

**Department of Community Planning and Economic Development - Planning Division**  
Utility Vacation  
Vac-1539

**Date:** March 31, 2008

**Applicant:** Premier Storage, LLC

**Address Of Property:** 2845 Harriet Avenue South

**Contact Person And Phone:** Todd Jones, 952-345-3450

**Planning Staff And Phone:** Shanna Sether, 612-673-2307

**60 Day Review Decision Period:** Not applicable

**Ward:** 6

**Neighborhood Organization:** Whittier Alliance

**Existing Zoning:** I1

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 25

**Legal Description:** Beginning at the northwest corner of Lot 5, Excelsior Addition to Minneapolis, thence south to the southwest corner of Lot 6, said Addition, thence west 12 feet to the southeast corner of Lot 7, said Addition, thence north to the northeast corner of Lot 8, said Addition, thence east 12 feet to the point of beginning. All according to Doc. No. 2062142, filed November 4, 1940, and of record at the Hennepin County Recorders office in Book 397, Misc. Deeds; Pages 449-450.

**Proposed Use:** The easement is not in use and is located under an existing structure built in 1927.

**Concurrent Review:** Utility vacation.

**Background:** The utility easement proposed to be vacated runs underneath a portion of the building located at 2845 Harriet Avenue South. The applicants have requested the utility easement vacation to clean-up the title of the property.

**Development Plan:** See attached plan.

**Other Zoning Applications Required:** No other approvals are required at this time.

**Responses from Utilities and Affected Property Owners:** Staff has not received any responses recommending denial of the petition. Staff has received a request for reservation of an easement by Xcel Energy over, under and across the north 10.00 feet of that part of the vacated alley where electric facilities are located (see attached plan).

CPED Planning Division Report  
Vac-1539

**Findings:** The Public Works Department and the Department of Community Planning & Economic Development – Planning Division find that the area proposed for vacation is not needed for any public purpose, that it is not part of a public transportation corridor, and that it can be vacated if any easements requested above are granted by the petitioner.

**RECOMMENDATION**

**Recommendation of the Community Planning and Economic Development Department – Planning Division:**

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the vacation, subject to retention of an easement by Xcel Energy.

**Attachments:**

1. Aerial photo.
2. Plat map.
3. Photos.
4. Xcel Energy easement reservation plan.
5. Public Works letter