



Project/Issue Name: VACA 25-008. Recommending the Approval of An Application to Vacate an existing utility easement in Lot 1 of Mason Ridge Phase I.

Submitted By: Community Development Department

Presented By: Patrick Ruiz, Associate Planner

Date: July 14, 2025

ISSUE IDENTIFICATION

The Community Development Department is requesting the vacation of a utility easement located in Lot 1 of Mason Ridge Phase I.

DISCUSSION AND ANALYSIS

The requested vacation of a utility easement is a 10' wide easement that runs parallel with the southern property line of Lot 1 and in total is approximately (1,100) square feet.

The referenced Utility Easement is currently unused for the intended purpose of construction and maintenance of infrastructure designed to serve Lot 1. The City has no utilities occupying this easement and has no plans for future utilities to occupy this easement. City Staff also verified no utility infrastructure or planned extensions exist for this easement with the other Utility Companies that provide infrastructure to the Mason Ridge Subdivision.

Vacating this easement would provide for more flexibility to develop a single-family house on the vacant property of Lot 1. Once the easement is vacated the associated development rights will be given to the property owner of Built Better Homes LLC.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the requested Street Vacation.