

OFFICIAL PROCEEDINGS OF THE CITY COUNCIL  
Rapid City, South Dakota  
October 16, 2000

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Rapid City was held at the City/School Administration Center in Rapid City, South Dakota on Monday, October 16, 2000 at 7:00 P.M.

Mayor Jim Shaw, Finance Officer James Preston, and the following Alderpersons were present: Alan Hanks, Tom Johnson, Babe Steinburg, Tom Murphy, Jerry Munson, Steve Rolinger, Ray Hadley, Ron Kroeger, Mel Dreyer and Rick Kriebel; the following arrived during the course of the meeting: None; and the following were absent: None.

The Mayor presented No. 00PL089, an application by Dream Design International for a **Preliminary and Final Plat** on Lots 4-8, Block 1 and Lots 10-17, Block 3, Lot 8, Block 4 and Lots 1-15, Block 5 and Lots 4-7, 18, Block 6 and Lots 1-7, Block 7 and Lot 1, Block 8, Valley Ridge Subdivision, located in NE1/4 of SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota, located at the current western terminus of South Pitch Drive and Solitaire Drive. Motion was made by Kroeger, seconded by Hanks and carried to approve the preliminary plat with the following stipulations, and continue the final plat until November 6, 2000: 1) That prior to City Council approval of the Preliminary Plat, the Engineering Division shall have approved of the drainage information including that related to the drainage detention facility; 2) Prior to Final Plat approval, the petitioner shall have completed the required Subdivision Improvements Estimate form and paid the required Subdivision Inspection Fees; 3) Prior to Final Plat approval, the petitioner shall post financial surety for any incomplete subdivision improvements; 4) Prior to City Council approval of the Preliminary Plat, all required "red-line" changes shall be made to the plat and plans; 5) Prior to City Council approval of the Preliminary Plat, the Pennington County Highway Department shall have reviewed and approved of the drainage/detention plans; 6) Prior to Final Plat approval the petitioner shall have revised the plat to reflect the dedication of right-of-way for the Meadow Lane turn-around and shall have either constructed the turn-around or posted financial surety to cover its construction; 7) Prior to City Council approval of the Final Plat, non-access easements shall be provided along the first fifty feet of corner lots on either side of the street; 8) Prior to City Council approval of the Final Plat, the petitioner shall have received the preliminary approval of the Pennington County Register of Deeds Office to ensure that the legal description is acceptable and that lots are labeled correctly; 9) Prior to any construction occurring on the site, the developers must schedule a pre-construction meeting with the Rapid Valley Sanitary District and all infrastructure must be built to the Sanitary District standards; and 10) The detention pond, identified as element 103 in the County Heights Drainage Basin Plan shall be constructed in accordance with construction plans to be approved by the City Engineering Division and the Pennington County Highway Department, prior to the approval of the Final Plat for any portion of Phase III of the Valley Ridge Subdivision, or approval of a Preliminary Plat for any subsequent phase.