
-----Original Message-----

From: Sam Kooiker [mailto:skooiker@rushmore.com]
Sent: Wednesday, January 12, 2005 5:17 PM
To: Elkins Marcia
Subject: Elks Country/Jolly Lane

Marcia, FYI.

----- Original Message -----

From: Anna
To: sam.kooiker@rcgov.org
Sent: Wednesday, January 12, 2005 9:40 AM
Subject: Elks Country/Jolly Lane

January 12, 2005

Mayor and City Council Members:

We have submitted a layout and preliminary plat for Elks Country Estates 04L194 to be on your January 17, 2005 agenda.

The staff recommendation is to deny based upon your previous designation of this subdivision to be within a "Study Area."

At the January 6th Planning and Zoning meeting, we asked for and received unanimous approval to recommend to you the following:

The plat be continued

The City Council grant an exception to this designation

Our reasons for the exception are:

1. The plat only includes street right of way and associated improvements – no lots.
2. The Owner, Dennis Zandstra, would like to construct the water and sewer this winter while he has crews available.
3. The street extension is in accordance with long range street plan for this area.
4. This action would allow us to proceed with red line revisions
5. Waiting for Plum Creek to construct a second access from this "Study Area" would cause my client an undo hardship and delay that is unnecessary because he is not platting any residential lots.

1/12/2005

We would appreciate your concurrence with the Planning Commission but if you are uncomfortable with this request or require additional information, we ask you to continue the item without granting the exception.