



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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September 15, 2006

Jenni Dragoo
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Elysian Heights
PIN 3721326001
Request for Exception

Ms. Dragoo:

On behalf of Mr. Harley Taylor, we would like to request that the requested exception to the 40 Unit Rule be placed on the agenda of the next Public Works Meeting for consideration.

In 1996 the subject property was approved for Preliminary Plat for eleven lots, but the development did not move forward for final plat at that time. Mr. Taylor would like to move forward with a modified version of that same plat, containing a total of eight lots. One of the lots would have the potential to be divided for a total of nine residences.

The area in question is an open meadow with limited tree cover. The lots range in size from 0.7 to 5.24 acres in size and the average size of the 9 lots is 2.48 acres.

Mr. Taylor previously granted the City of Rapid City easement for extension of water main along the east portion of his property to provide water service to the Wildwood area. In this development, he is proposing to extend sewer main westward from Wildwood Drive up to the current terminus of Carriage Hills Drive. The proposed sewer extension will provide a valuable and much needed sewer connection to several homes in the Westview Estates area – an area that currently utilizes on-site waste disposal.

Based on the limited number of lots, the open meadow with limited forestation and the extension of sewer main and service to the adjoining development, we believe that the exception to the 40 Unit Rule is warranted.

We look forward to addressing the Public Works Committee with our comments. Please advise of the date and time for our requested hearing. Please also circulate a copy of this transmittal along with the information that was originally submitted for the request.

Sincerely
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Finck
President

cc Harley Taylor
Allen Nelson