

06SV063

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

From: Sperlich Consulting Inc. <dougsperlich@rushmore.com>

To: <sam.kooiker@rcgov.org>

Sent: Wed, 1 Nov 2006 10:20

Subject: Fwd: Carlin Subd - 06SV063

November 1, 2006

Honorable Mayor and Council Members

City of Rapid City, South Dakota

RE: No. 06SV063

Carlin Subd.

This variance involves street and utility improvements to 2 parcels located in Carlin Subdivision. These 2 parcels are remnants of a 20-Acre subdivision in the 1980's.

The area is located ¼ mile from an existing asphalt (no curb, gutter or sidewalk) street and ½ mile from Rapid Valley Water and Sewer. The variance is for an existing access easement serving a total of 5 lots. The access easement cannot be extended to serve further properties.

The neighborhood consists of modest homes and the costs of asphalt streets and sewer and water cannot be re-captured with the lot sales. All existing homes within this area have gravel streets, individual water wells, and on-site sewer. The proposed lots are non-contiguous remnants of 1.8 Acres And 4.3 Acres. The owner, Joe Carlin is paying taxes on this land but cannot sell it because it has no legal description. He just wants to sell the property without the improvements costing more than its worth.

Please take a moment to acquaint yourself with the variance before the meeting and we think you will agree with our request.

Nov. 2, 2006

Honorable Mayor and Council Members

City of Rapid City, South Dakota

RE: No. 06SV063 Carlin Subd.

Recently, my friend, Joe Carlin approached me for help in solving a problem. He owns two separate (detached) pieces of land for which he cannot issue separate deeds. I will just give you some basic facts without a lot of dialogue in hopes it will help you sort through this issue:

1. Mr. Carlin is not trying to "develop" this property (neither am I)
2. These two parcels are about two acres and four acres in size
3. These parcels are not contiguous, They are already two separate parcels
4. Mr. Carlin simply wants to deed these properties as they exist, as two parcels
5. If someone were to attempt any development of these parcels they would be subject to a total review. This variance would in no way compromise City jurisdiction over development of these properties.

This is a situation where a taxpayer has become somewhat of a victim of the system. Even though he owns and pays taxes on these two completely separate parcels, he cannot deed them or sell them without cost prohibiting improvements or a variance from the City of Rapid City.

Please grant Mr. Carlin this variance. If you would like a personal tour of the properties or if you have any questions, please call me. My office number is 393-2334. My cell number is 381-3998

Thank you for your consideration.

Gordon Howie

This letter was sent to the following e-mail addresses

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**YAHOO!** MAIL

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**From:** "Anna Raue" <annar@rushmore.com>  
**To:** "gordon howie" <gkhowie@yahoo.com>  
**Subject:** Carlin Subd - 06SV063 with e-mails  
**Date:** Wed, 1 Nov 2006 11:06:14 -0700

November 1, 2006

Honorable Mayor and Council Members  
City of Rapid City, South Dakota

RE: No. 06SV063  
Carlin Subd.

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This letter was sent to the following e-mail addresses

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