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February 4, 2007

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Development Services Center
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701-2724

Rapid City Growth
Management Department

Ladies and Gentlemen:

My wife and I own two adjacent 10 acre tracts – (1) the NE ¼ of the NE ¼ of the NE ¼ and (1) the SE ¼ of the NE ¼ of the NE ¼ of Section 14, Township One North, Range Six East of the Black Hills Meridian, Pennington County, South Dakota. These two tracts are illustrated in Figures 1 and 2. The northern tract is zoned *General Agricultural* and the southern tract is zoned *Limited Agricultural*.

We reside in our home located on the southern 10 acre tract. We purchased the northern tract in 2006 and rent out the residence in the north central part of the northern 10 acre tract to the couple from whom we purchased the property.

We would like to split the northern 10 acre tract into (1) a 3 acre tract that would include the residence and (2) a 7 acre tract that would become part of the southern tract that includes our residence. Figure 3 illustrates the revised two tracts of land.

We want to split the land as described so that we would have more “flat land” for our horses. The proposed property split would not result in any additional residences on the combined 20 acres.

We are submitting two applications:

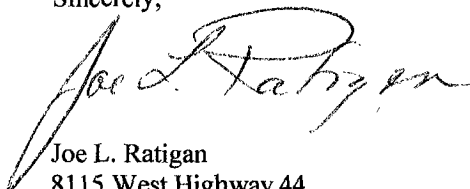
1. A Layout Plat; and,
2. A Variance to the Subdivision Regulations.

We seek variances to any requirements that might otherwise be imposed relating to road improvements and curb and gutter construction.

The two tracts along with existing improvements are described in attachments to this letter.

I hope the information I have submitted is sufficient. I welcome any questions and requests for additional information. Thank you for your consideration.

Sincerely,



Joe L. Ratigan
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Attachment