



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

## Growth Management Department


300 Sixth Street

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Growth Management Department  
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### MEMORANDUM

TO: Rapid City Council

FROM: Jonathan Smith, Planner III 

DATE: March 28, 2007

RE: Authorization for Mayor and Finance Officer to sign a waiver of right to protest a future assessment for street improvements.

Legal Description: A parcel of land located in the NE1/4 of Section 4 of T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the northeast corner of Lot 3 of Block 1 of Rushmore Business Park, located in the S1/2 NE1/4 of Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat recorded on November 8, 2001 and filed in Book 30 of Plats on Page 101, said point being located on the southerly edge of Homestead Street right-of-way, and said point being marked by a nail; Thence, curving southeasterly to the left, along the southerly edge of Homestead Street right-of-way, along a curve with a radius of 538.00 feet, a delta of 35°01'57", an arc length of 328.95 feet, and a chord bearing of S72°30'31"E and a chord distance of 323.85 feet, to a point on the southerly edge of Homestead Street right-of-way, said point being marked by a rebar with survey cap "Huus LS 5680"; Thence, continuing easterly along the southerly edge of Homestead Street right-of-way, S89°59'32"E, a distance of 232.16 feet, more or less, to a point along the westerly edge of Elk Vale Road right-of-way, said point being marked by a rebar with cap "RW Fisk 6565"; Thence, southerly along the westerly edge of Elk Vale Road right-of-way, S00°11'38"E, a distance of 196.45 feet, more or less, to the northeast corner of Lot A of 1R of Block 4 of Rushmore Regional Industrial Park, as shown on the plat



EQUAL HOUSING  
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

recorded May 3, 2000 and filed in Book 29 of Plats on Page 148, said point being marked by a SDDOT monument; Thence, westerly along the north edge of said Lot A of Lot 1R of Block 4 of Rushmore Regional Industrial Park, and along the northerly edge of Lot 2 of Block 4 of Rushmore Regional Industrial Park, as shown on the plat recorded September 24, 1981 and filed in Book 18 of Plats on Page 103, S89°49'00"W, a distance of 541.37 feet, more or less, to the southeast corner of said Lot 3 of Block 1 of Rushmore Business Park, said point being marked by a rebar with survey cap "Huus LS 5680"; Thence, northerly along the easterly edge of said Lot 3 of Block 1 of Rushmore Business Park, N00°03'55"W, a distance of 295.55 feet, more or less, to the point of beginning

Variance to the Subdivision Regulations to waive the requirement to install sewer as per Chapter 16 of the Rapid City Municipal Code as it abuts the subject property has been submitted in conjunction with a Preliminary Plat to plat one lot. A stipulation of approval of the Variance to the Subdivision Regulations requires that the applicant sign a waiver of right to protest any future assesment for the improvements. The document also requires the signature of the Mayor and the Finance Officer.

**Staff Recommendation: Authorize the Mayor and Finance Officer to sign the waiver of right to protest a future assessment for the installation of curb, gutter, and sidewalk, along Elk Vale Road as it abuts the subject property.**

(File #07SV011)

PREPARED BY: City's Attorney Office  
300 Sixth Street  
Rapid City, SD 57701  
(605) 394-4140

*KR*

AGREEMENT WAIVING RIGHT TO PROTEST  
(SDCL 9-45-26; 9-47-13; 9-48-18; 9-48-42)

THIS AGREEMENT IS MADE and entered into this 27 day of March, 2007, by and for DUANE PANKRATZ, hereinafter called "Developer," and the City of Rapid City, a municipal corporation of the State of South Dakota, hereinafter called the "City."

WHEREAS, the Developer has submitted a proposed subdivision plat; and

WHEREAS, it is the intended purpose of the Developer to obtain final approval for this subdivision plat; and

WHEREAS, the City of Rapid City's subdivision regulations require installation of curb, gutter, and sidewalk, which in this instance would require the Developer to install curb, gutter, and sidewalk along Elk Vale Road as it abuts a parcel of land located in the NE1/4 of Section 4 of T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the northeast corner of Lot 3 of Block 1 of Rushmore Business Park, located in the S1/2 NE1/4 of Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat recorded on November 8, 2001 and filed in Book 30 of Plats on Page 101, said point being located on the southerly edge of Homestead Street right-of-way, and said point being marked by a nail; thence, curving southeasterly to the left, along the southerly edge of Homestead Street right-of-way, along a curve with a radius of 538.00 feet, a delta of 35°01'57", an arc length of 328.95 feet, and a chord bearing of S72°30'31"E and a chord distance of 323.85 feet, to a point on the southerly edge of Homestead Street right-of-way, said point being marked by a rebar with survey cap "Huus LS 5680"; Thence, continuing easterly along the southerly edge of Homestead Street right-of-way, S89°59'32"E, a distance of 232.16 feet, more or less, to a point along the westerly edge of Elk Vale Road right-of-way, said point being marked by a rebar with cap "RW Fisk 6565"; Thence, southerly along the westerly edge of Elk Vale Road right-of-way, S00°11'38"E, a distance of 196.45 feet, more or less, to the northeast corner of Lot A of 1R of Block 4 of Rushmore Regional Industrial Park, as shown on the plat recorded May 3, 2000 and filed in Book 29 of Plats on Page 148, said point being marked by a SDDOT monument; Thence, westerly along the north edge of said Lot A of Lot 1R of Block 4 of Rushmore Regional Industrial Park, and along the northerly edge of Lot 2 of Block 4 of

Rushmore Regional Industrial Park, as shown on the plat recorded September 24, 1981 and filed in Book 18 of Plats on Page 103, S89°49'00"W, a distance of 541.37 feet, more or less, to the southeast corner of said Lot 3 of Block 1 of Rushmore Business Park, said point being marked by a rebar with survey cap "Huus LS 5680"; Thence, northerly along the easterly edge of said Lot 3 of Block 1 of Rushmore Business Park, N00°03'55"W, a distance of 295.55 feet, more or less, to the point of beginning; and

WHEREAS, it is the intent and purpose of both the Developer and the City to enter into an agreement whereby the Developer will consent to a future assessed project for the installation of curb, gutter, and sidewalk along Elk Vale Road as it abuts the above described property in exchange for the City not requiring immediate installation of the improvements as required by Rapid City's Subdivision Regulations.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, it is hereby agreed as follows:

1. This agreement pertains to, and includes those properties which are designated and identified as follows:

A parcel of land located in the NE1/4 of Section 4 of T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the northeast corner of Lot 3 of Block 1 of Rushmore Business Park, located in the S1/2 NE1/4 of Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat recorded on November 8, 2001 and filed in Book 30 of Plats on Page 101, said point being located on the southerly edge of Homestead Street right-of-way, and said point being marked by a nail; thence, curving southeasterly to the left, along the southerly edge of Homestead Street right-of-way, along a curve with a radius of 538.00 feet, a delta of 35°01'57", an arc length of 328.95 feet, and a chord bearing of S72°30'31"E and a chord distance of 323.85 feet, to a point on the southerly edge of Homestead Street right-of-way, said point being marked by a rebar with survey cap "Huus LS 5680"; Thence, continuing easterly along the southerly edge of Homestead Street right-of-way, S89°59'32"E, a distance of 232.16 feet, more or less, to a point along the westerly edge of Elk Vale Road right-of-way, said point being marked by a rebar with cap "RW Fisk 6565"; Thence, southerly along the westerly edge of Elk Vale Road right-of-way, S00°11'38"E, a distance of 196.45 feet, more or less, to the northeast corner of Lot A of 1R of Block 4 of Rushmore Regional Industrial Park, as shown on the plat recorded May 3, 2000 and filed in Book 29 of Plats on Page 148, said point being marked by a SDDOT monument; Thence, westerly along the north edge of said Lot A of Lot 1R of Block 4 of Rushmore Regional Industrial Park, and along the northerly edge of Lot 2 of Block 4 of Rushmore Regional Industrial Park, as shown on the plat recorded September 24, 1981 and filed in Book 18 of Plats on Page 103, S89°49'00"W, a distance of 541.37 feet, more or less, to the southeast corner of said Lot 3 of Block 1 of Rushmore Business Park, said point being marked by a rebar with survey cap "Huus LS 5680";

Thence, northerly along the easterly edge of said Lot 3 of Block 1 of Rushmore Business Park, N00°03'55"W, a distance of 295.55 feet, more or less, to the point of beginning.

2. This agreement specifically references the installation of curb, gutter, and sidewalk along the access easement as it abuts the above described property.

3. The Developer acknowledges the City has the power to make assessments for local improvements on property adjoining or benefited thereby, to collect same in the manner provided by law, and to fix, determine and collect penalties for nonpayment of any special assessments. The Developer agrees that if at any time in the future the City determines it is necessary or desirous to install curb, gutter, and sidewalk along Elk Vale Road as it abuts the above described property through an assessed project, the Developer or his heirs, assigns, or successors in interest, waive any right to object to such an assessed project as allowed under state law in consideration for the final approval of the subdivision plat without the immediate installation of curb, gutter, and sidewalk. It is understood by the Developer that the City of Rapid City's primary consideration for granting approval of the subdivision plat on the herein described property and its forbearance from requiring Developer to immediately install curb, gutter, and sidewalk along Elk Vale Road is the Developer's covenant and promise to waive any right to object to the assessed project and his consent to the assessed project.

4. Developer further covenants and agrees for himself, his heirs, assigns, and successors in interest, that should he or any of his heirs, assigns, or successors in interest fail to abide by each and every covenant herein contained, the immediate installation of curb, gutter, and sidewalk along Elk Vale Road as it abuts the above described property will be required within 90 days of the objection in order to comply with the City of Rapid City's subdivision regulations. Should the weather prevent immediate installation of these subdivision improvements, the City Council may accept a surety bond in an amount equal to the estimated cost of installation of the improvements, whereby the improvements will be made and utilities installed without cost to the City in the event of default of the Developer.

5. All of the terms and conditions herein set forth shall extend to and be binding upon the heirs, assigns, or successors in interest of the Developer, and be considered as a covenant running with the above-described property. Furthermore, it is agreed that, in accepting title to the above-described property any grantee, heir, assign, or successor in interest to the undersigned expressly agrees to be bound by the terms of this agreement recorded with the Pennington County Register of Deeds' Office pursuant to the provisions of South Dakota statutes.

6. The City may undertake any legal or equitable action available to enforce the provisions of this agreement in addition to any remedy provided herein. In the event the City is required to undertake any action to enforce the terms of this agreement or its subdivision regulations in connection with this agreement, the undersigned, heirs, assigns or successors in interest agree the City may recover from the owner of said property its reasonable expenses, including attorney's fees incurred with respect to such action.

7. If any section(s), or provision of this application is declared invalid for any reason whatsoever by any competent court, such invalidity shall not affect any other section(s) or provision of this application if they can be given effect without the invalid section(s) or provisions.

8. This agreement shall be construed according to the laws of the State of South Dakota. No modification or amendment to this agreement shall be valid, unless evidenced by a writing signed by the parties hereto.

9. If the Developer is a corporation, it has the power to enter into this agreement and its officers signing for it have full power and authority to do so.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

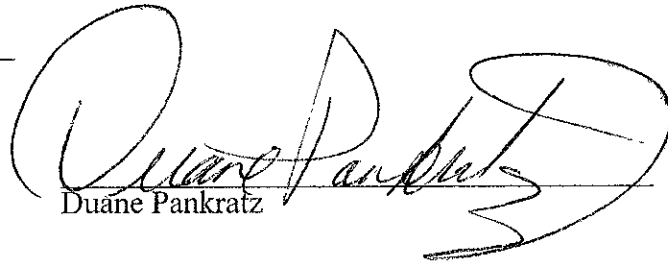
CITY OF RAPID CITY

\_\_\_\_\_  
Jim Shaw, Mayor

ATTEST:

\_\_\_\_\_  
Finance Officer

(SEAL)

  
Duane Pankratz

State of South Dakota        )  
  ss.  
County of Pennington        )

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me, the undersigned officer, personally appeared Jim Shaw and James F. Preston, who acknowledged themselves to be the Mayor and Finance Officer, respectively, of the City of Rapid City, a municipal corporation, and that they, as such Mayor and Finance Officer, being authorized so to do, executed the foregoing Agreement Consenting to Assessed Project for the purposes therein contained by signing the name of the City of Rapid City by themselves as Mayor and Finance Officer.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public, South Dakota

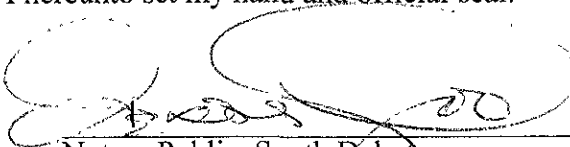
My Commission Expires:

(SEAL)

State of South Dakota        )  
  ss.  
County of Pennington        )

On this the 27<sup>th</sup> day of March, 2007, before me, the undersigned officer personally appeared Duane Pankratz, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public, South Dakota

My Commission Expires: 6/27/2012

(SEAL)

