



DREAM DESIGN INTERNATIONAL, INC.

CIVIL ENGINEERING ♦ LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT ♦ CONSTRUCTION ADMINISTRATION

January 26, 2007

Growth Management
City of Rapid City
300 6th Street
Rapid City, SD 57701

**RE: Copperfield Vistas
Subdivision Variance – Section 16.12.200.A
Letter of Intent**

We are requesting a variance to Section 16.12.200.A for Lots 1 to 21, Block 1 of Copperfield Vistas Subdivision. Section 16.12.200.A states that *"easements across lots or centered on rear or side lot lines shall be provided for utilities and drainage where necessary and shall not be less than twenty feet wide total unless otherwise approved by the city engineer."* The purpose of this request is to prevent utilities crossing the Rocky Mountain Pipeline and to place the existing pipeline easement within the rear setback. It is our intention to limit utilities crossing the existing pipeline to Homestead Street and the future Anamosa Street.

The existing pipeline and 50 foot easement runs north/south along the east property line. Attached is the Rocky Mountain Pipeline Conditions for Development. The plat document will address the conditions as they apply to the subdivision.

Sincerely,

Renee Catron-Blair
Project Coordinator