



Variance for the Rearage Road adjacent to Proposed South Yard Subdivision Lots 1 and 2

Moyle Petroleum Incorporated is submitting an application for a preliminary plat for a parcel of land that is directly adjacent to an existing portion of the Rearage Road. The Rearage Road was constructed as a rural section and does not include certain infrastructure required by the Rapid City Code of Ordinances. This submittal requests a variance on these ordinances which includes:

- A. Curb and Gutter
- B. Water Main
- C. Storm Sewer and Drainage
- D. Streetlights
- E. Sidewalk

An 8" sanitary sewer main has been previously installed in the Rearage Road R.O.W. adjacent to the property. Fire hydrant flow test have been conducted in the near vicinity and are provided with this application.

Reasons for Variance:

1. The Department of Transportation recently designed and built the Rearage road as a rural section during the Highway 79 Reconstruction. An H Lot was established from Moyle Petroleum's land to build the Rearage road. The street should have been constructed to Rapid City Standards at that point in time. It should not be the property owner's responsibility to bring this newly constructed road to Rapid City Standards.
2. The Rearage Road is a rural section for the entire length, if curb and gutter and sidewalk were to be constructed in front of the South Yard property the road section would be discontinuous.
3. Property owner will agree to sign a wavier of right to protest a future assessed street project.

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Rapid City Growth
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Variance for Minnesota Street adjacent to Proposed South Yard Subdivision Lots 1 and 2

Moyle Petroleum Incorporated is submitting an application for a preliminary plat for a parcel of land that is directly adjacent to an undeveloped portion of Minnesota Street. This submittal requests a variance on the City of Rapid City Code of Ordinances to construct this portion of Minnesota Street including:

- A. Hard Surface Pavement
- B. Curb and Gutter
- C. Water Main
- D. Storm Sewer and Drainage
- E. Traffic Signs and Pavements Markings
- F. Street Lights
- G. Sidewalks

A 12" sanitary sewer main has been previously installed in the Minnesota Street R.O.W. adjacent to the property.

Fire hydrant flow test have been conducted in the near vicinity and are provided with this application.

Reasons for Variance:

1. Minnesota Street Extension will eventually be part of a larger project from Highway 79 to Elk Vale Road. The future alignment for this section has not been established and may not match with an extension built at this time.
2. The termination of the east end of Minnesota Street would be at a rail road bridge in the railroad R.O.W. It would be unwise to construct a crossing not knowing what the future grades would be.
3. Adjacent properties already have access to existing developed streets.
4. Property owner will agree to sign a wavier of right to protest a future assessed street project.

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