



SPERLICH

Consulting, Inc.

821 Columbus St., Suite 1
Rapid City, SD 57701

October 26, 2007

City of Rapid City Growth Management
Attn: Vicki L. Fisher
300 Sixth Street
Rapid City, South Dakota 57701-2724

**Subj: Lot 11A and 11B of Elks Country Estates
Rapid City, South Dakota
Project #1260**

Attn: Vicki Fisher:

This letter is written in reference to the proposed townhouse lot split to create Lots 11A and 11B of Block 10, Elks Country Estates. As of March 2005 the City Council enacted a platting moratorium including Elks Country Estates. On behalf of our client, we request that the City Council authorize the creation of Lots 11A and 11B based upon the following mitigating factors:

1. We propose a townhouse lot split on an existing platted lot. The original lot was platted on March 11, 2004. The platting moratorium was enacted on March 21, 2005. A full year after the plat for the lot was filed.
2. The City signed construction drawings on March 5, 2004 showing two (2) water and sewer service line connections to the original lot.
3. The City Council approved the Layout and Preliminary Plat application (No. 04PL004) with the staff report clearly referencing townhouse lots, and future requirements associated with subdividing the townhouse lots.
4. The City Council approved the Elks Country Estates PRD, outlining a townhouse density of 281-du (dwelling units). Elks Country Estates has not exceeded the allowed townhouse density.
5. The owner received a building permit for the townhouse on September 28, 2007. The building permit identifies a separate address for each townhouse lot.

Elks Country Estates
Rapid City, South Dakota
Project #1260
October 26, 2007

6. The owner has already placed the concrete foundation for the townhouse, in accordance with the issued building permit.

We ask that the City Council make and approve a motion to authorize the creation of Lots 11A and 11B of Block 10 of Elks Country Estates.

If you have any questions or require additional information please do not hesitate to contact me at (605) 721-4040.

Sincerely;



Kale R. McNaboe, P.E.

cc: Steve Zandstra
Chad Zandstra

C:\WINDOWS\Word\letters\elks_citymoratorium.doc