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December 14, 2007

Marcia Elkins
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: PROPOSED RAY KRAEMER SUBDIVISION
LAYOUT & PRELIMINARY PLAT AND VARIANCES TO SUBDIVISION REGULATIONS

Dear Marcia:

On behalf of our client, Jackson Park LLC, we are making this application for the Layout Plat, Preliminary Plat and Variances to Subdivision Regulations for proposed Ray Kraemer Subdivision. Per our discussions it was the understanding of Jackson Park LLC that a Minor Plat could be used for the platting procedure; however, that submittal was rejected by the City a few months ago. In accordance with your instructions we are now making the applications described in this letter.

The Jackson Park LLC office building has been constructed and the purpose of this plat is to fulfill the shared parking agreement between the City of Rapid City and Jackson Park LLC. As part of the parking agreement Jackson Park LLC agreed to plat and donate proposed Lot 2 to the City for expansion to the City park system. The City Legal and Finance Committee approved the agreement on September 14, 2005 (LF091405-07) and the City Council approved the agreement on December 19, 2005 (LF121405-01).

As part of the agreement process it was necessary for the City of Rapid City to file an access easement to the property. The City actually filed two easements. We have included a copy of each of the easements for your file. The easements are also referenced on the proposed plat.

LAYOUT AND PRELIMINARY PLAT

The following items are submitted for the Layout and Preliminary Plat.

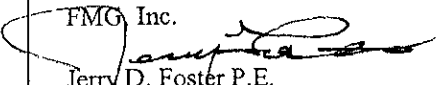
1. Application Document
2. Preliminary Plat (4 copies)
3. Letter size Preliminary Plat
4. 4 copies of Sheet C3 of the original Engineering Drawings from the building permit application. The site has been constructed and this drawing is being submitted to serve as the required topographic map of the site.
5. Vicinity Map

VARIANCE TO WAIVE THE REQUIREMENTS TO CONSTRUCT PAVEMENT, CURB AND GUTTER, WATER, SEWER, SIDEWALK, AND STREET LIGHT CONDUIT ALONG THE ACCESS EASEMENTS.

An application document for this variance is enclosed. This variance is to waive the requirements to provide pavement, curb and gutter, water, sewer, sidewalk, and street light conduit. Proposed Lot 2 is an expansion of the City Park system and is not intended to have structures on it; therefore, access and utility service is not needed. The shared parking lot for Lot 1 is accessed by an existing paved and curbed drive. Utility service in the access easement is not needed for Lot 1 as it is served from Jackson Boulevard.

Please call me if you have any questions.

Sincerely,
FMG, Inc.


Jerry D. Foster P.E.
Enclosures

CC Jackson Park LLC and File 8830

Civil Engineering
Geotechnical Engineering
Materials Testing Laboratory
Land Surveying
Environmental Services
Water Resources

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**Rapid City Growth
Management Department**