



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

## Growth Management Department

300 Sixth Street

Travis Tegethoff, Urban Planner II  
Growth Management Department  
city web: [www.rcgov.org](http://www.rcgov.org)

Phone: 605-394-4120  
Fax: 605-394-6636  
e-mail: [travis.tegethoff@rcgov.org](mailto:travis.tegethoff@rcgov.org)

### MEMORANDUM

TO: Rapid City Council

FROM: Travis Tegethoff, Planner II

DATE: January 30, 2008

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

Legal Description: Lot 1 of Block 1 of Sundance Ridge Subdivision and the north 389.4 feet of Tract C of the NW1/4 of the NE1/4, located in the NW1/4 of the NE1/4 and the NE1/4 of the NW1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

A Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Sunset Vista Road and the Access Easement as per Chapter 16.16 of the Rapid City Municipal Code as it abuts the subject property has been submitted in conjunction with a Preliminary Plat to plat two lots. A stipulation of approval of the Variance to the Subdivision Regulations requires that the applicant sign a waiver of right to protest any future assessement 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, sidewalk, street light conduit, water, sewer and pavement along Sunset Vista Road and the Access Easement as it abuts the above legally described property.**

(File #07SV068)



EQUAL OPPORTUNITY EMPLOYER

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

1/25/08  
mcs

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 \_\_\_\_\_ day of \_\_\_\_\_, 2008, by and for QUSI AL HAJ and JAMIE AL HAJ, hereinafter called "Developers," and the City of Rapid City, a municipal corporation of the State of South Dakota, hereinafter called the "City."

WHEREAS the Developers have submitted a proposed subdivision plat; and

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

WHEREAS the City of Rapid City's subdivision regulations require installation of curb, gutter, sidewalk, street light conduit, water, sewer and pavement, which in this instance would require the Developers to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Sunset Vista Road and curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Apache Peak Lane as they abut Lot 1 of Block 1 of Sundance Ridge Subdivision and the north 389.4 feet of Tract C of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , located in the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; and

WHEREAS it is the intent and purpose of both the Developers and the City to enter into an agreement whereby the Developers will consent to a future assessed project for the installation of curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Sunset Vista Road and the installation of curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Apache Peak Lane as they abut the subject property in exchange for the City not requiring immediate installation of the improvements as required by Rapid City 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:

Lot 1 of Block 1 of Sundance Ridge Subdivision and the north 389.4 feet of Tract C of the NW¼ of the NE¼, located in the NW¼ of the NE¼ and the NE¼ of the NW¼, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

2. This agreement specifically references the installation of curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Sunset Vista Road and the installation of curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Apache Peak Lane as they abut the subject property.

3. The Developers acknowledge 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 Developers agree that if at any time in the future the City determines it is necessary or desirous to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Sunset Vista Road and to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Apache Peak Lane as they abut the subject property through an assessed project, Developers or their 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, sidewalk, street light conduit, water, sewer and pavement. It is understood by the Developers that the City of Rapid City's primary consideration for the granting of the approval for a subdivision plat on the herein described property and forbearance from requiring Developers to immediately install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Sunset Vista Road and to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Apache Peak Lane is the Developers' covenant and promise to waive any right to object to the assessed project and their consent to the assessed project.

4. Developers further covenant and agree for themselves, their heirs, assigns, and successors in interest, that should they or any of their heirs, assigns, or successors in interest fail to abide by each and every covenant herein contained, the immediate installation of curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Sunset Vista Road and the installation of curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Apache Peak Lane as it abuts the subject property, which is required in the City subdivision regulations, 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 Developers.

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 Developers, 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 28 day of January, 2008.

CITY OF RAPID CITY

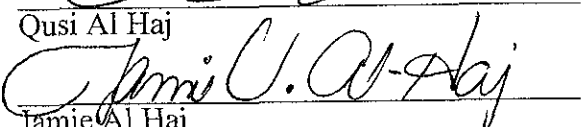
\_\_\_\_\_  
Alan Hanks, Mayor

ATTEST:

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

(SEAL)

  
\_\_\_\_\_  
Qusi Al Haj

  
\_\_\_\_\_  
Jamie U. Al-Haj

State of South Dakota       )  
  ss.  
County of Pennington       )

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me, the undersigned officer, personally appeared Alan Hanks 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 28 day of January, 2008, before me, the undersigned officer personally appeared Qusi Al Haj and Jamie Al Haj, husband and wife, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they 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:

CAROL McCOLLAM Notary Public  
My Commission Expires Feb. 8, 2008

