

RENNER & ASSOCIATES LLC.

616 Sixth Street, Rapid City, South Dakota 57701 - 605-721-7310 - Fax 605-721-7310
Email: gary@rennerassoc.com

Tower Road

Tower Road requires a 60' wide right-of-way and 24' of pavement. Currently, it is in a 66' wide right-of-way with 22'-24' of pavement. We are requesting a subdivision variance to waive requirements for: curb and gutter, street light conduit, sidewalk, water, sewer, and any additional pavement.

Hanks Drive, a private drive and utility easement.

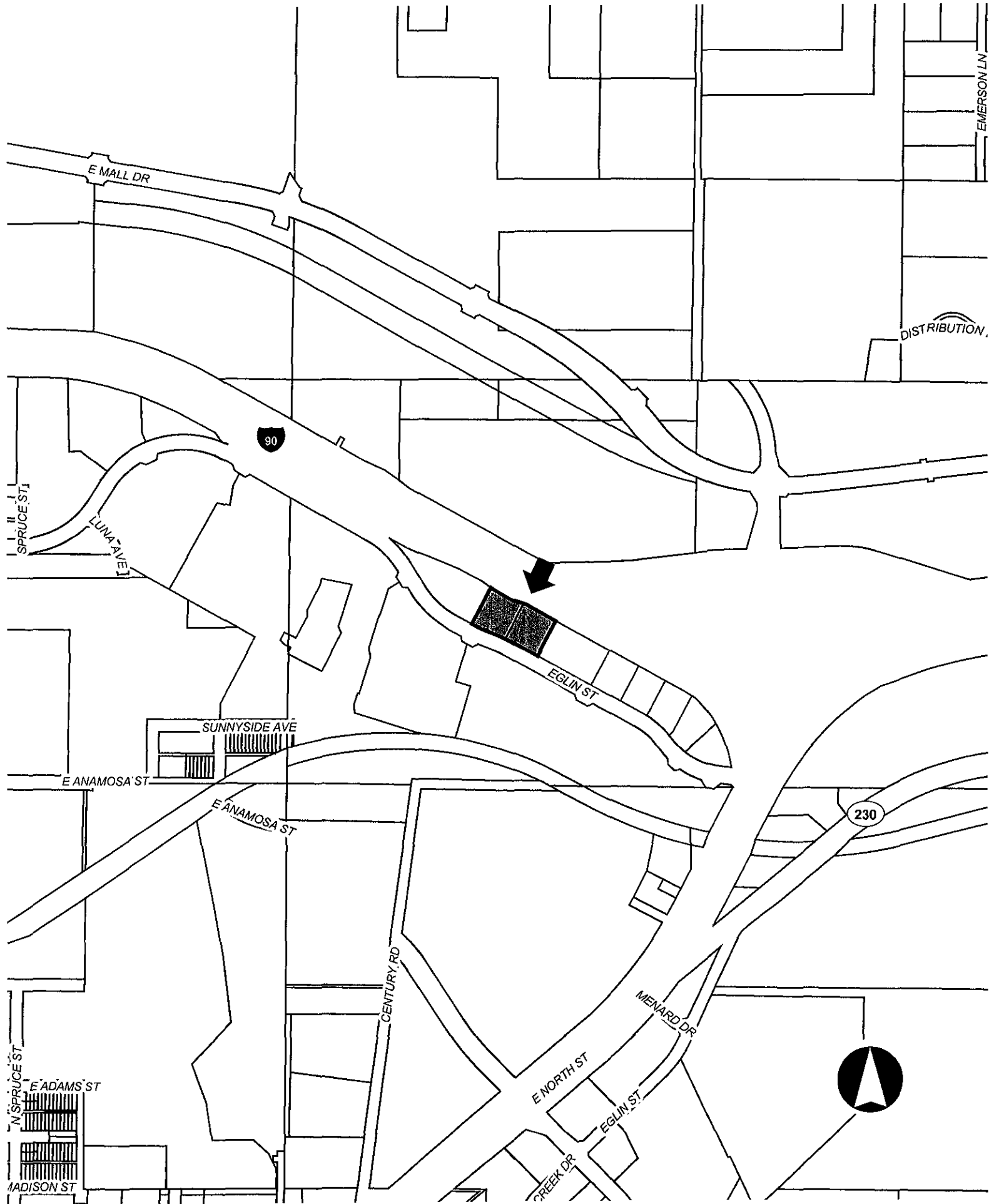
Hanks Drive requires a 45' wide right-of-way or easement and 20' of pavement. Currently, it is a 40' wide easement with a 10'-13' wide gravel road servicing one residence. We are creating 3' of easement on our side. We are requesting a subdivision variance to waive requirements for: curb and gutter, street light conduit, sidewalk, water, sewer, and pavement.

Skyline Ranch Road

Skyline Ranch Road currently is a 20' wide asphalt road, and is not in the existing 66' wide right-of-way. We are creating an easement to allow for the road. We are requesting a subdivision variance to waive requirements for: curb and gutter, street light conduit, sidewalk, water, sewer, and any additional pavement.

RENNER & ASSOCIATES LLC.

08PL053

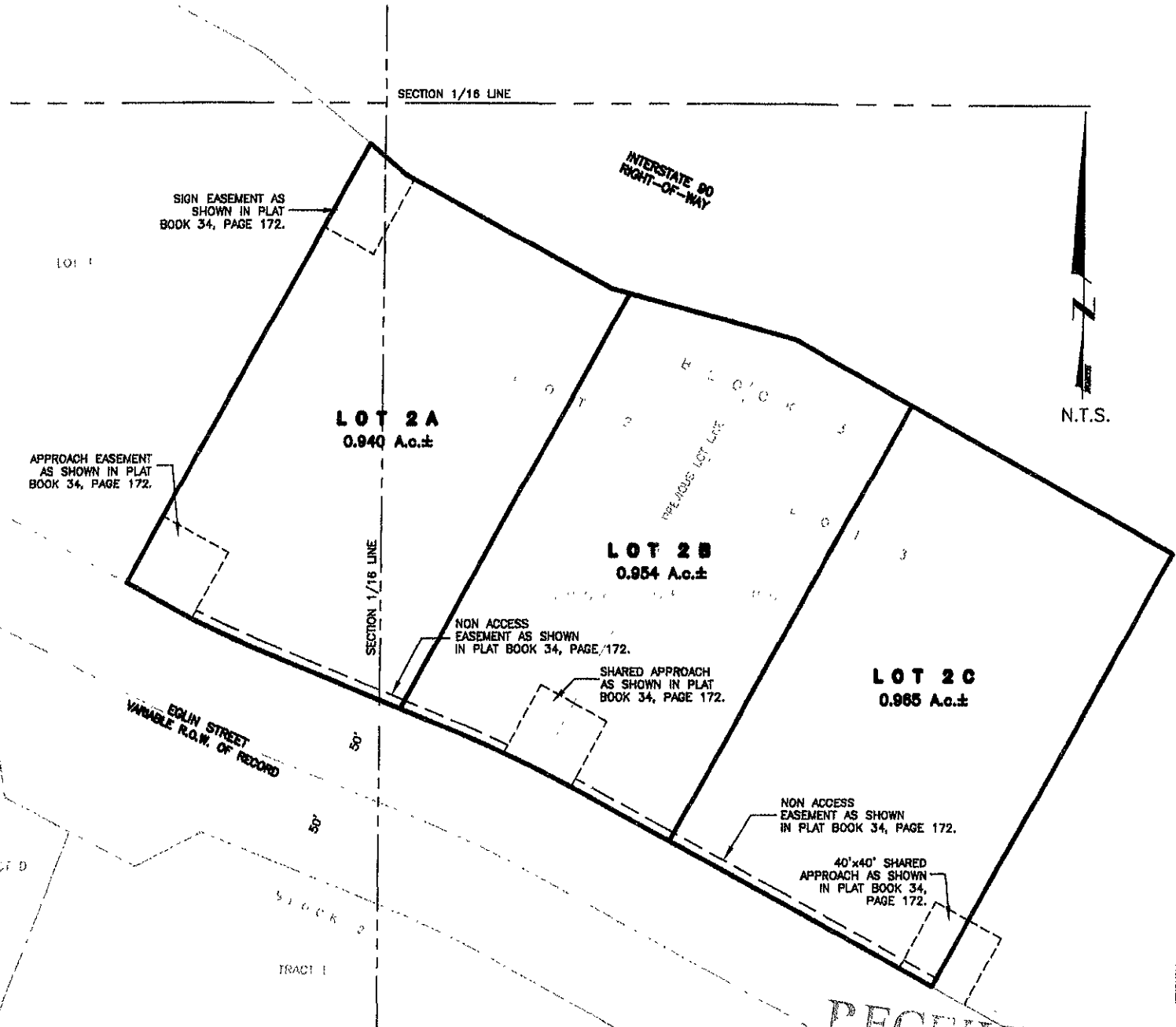


08PL053



PLAT OF
**LOTS 2A, 2B, AND 2C, BLOCK 3 OF,
RUSHMORE CROSSING**

(formerly Lots 2 and 3, Block 3 of Rushmore Crossing)
LOCATED IN THE S1/2 OF THE SW1/4,
SECTION 29, T2N, R8E, BHM
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



RECEIVED

APR 11 2008

Rapid City Growth
Management Department

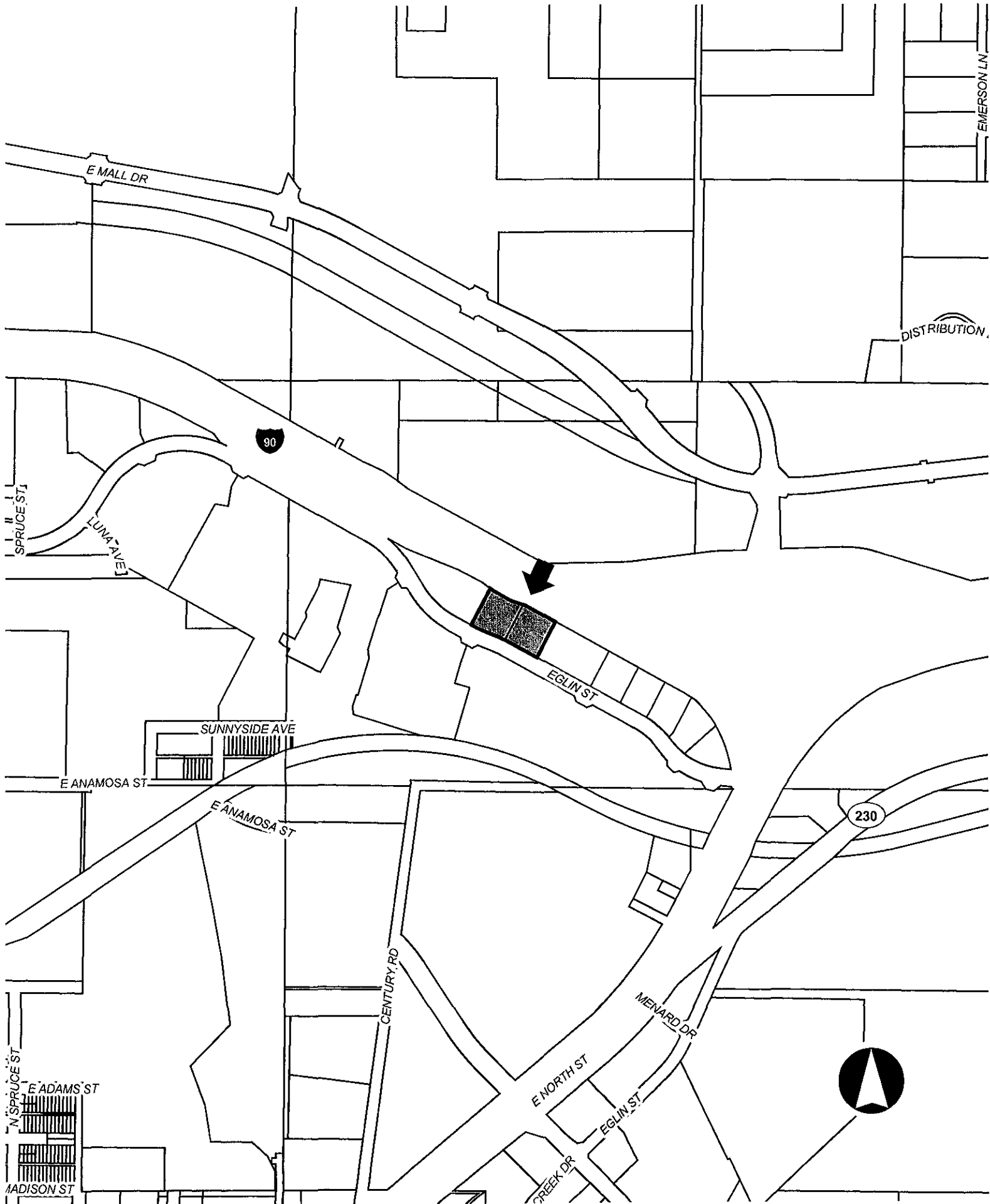
Renner & Associates, LLC.

616 Sixth St. * Rapid City, SD 57701 * 605/721-7310
FAX: 605/721-7313 * E-MAIL: Gary@RennerAssoc.com
* Spearfish 605/717-0016 *



CITY HALL 1903

08SV026



08SV026



PLAT OF
**LOTS 2A, 2B, AND 2C, BLOCK 3 OF,
RUSHMORE CROSSING**

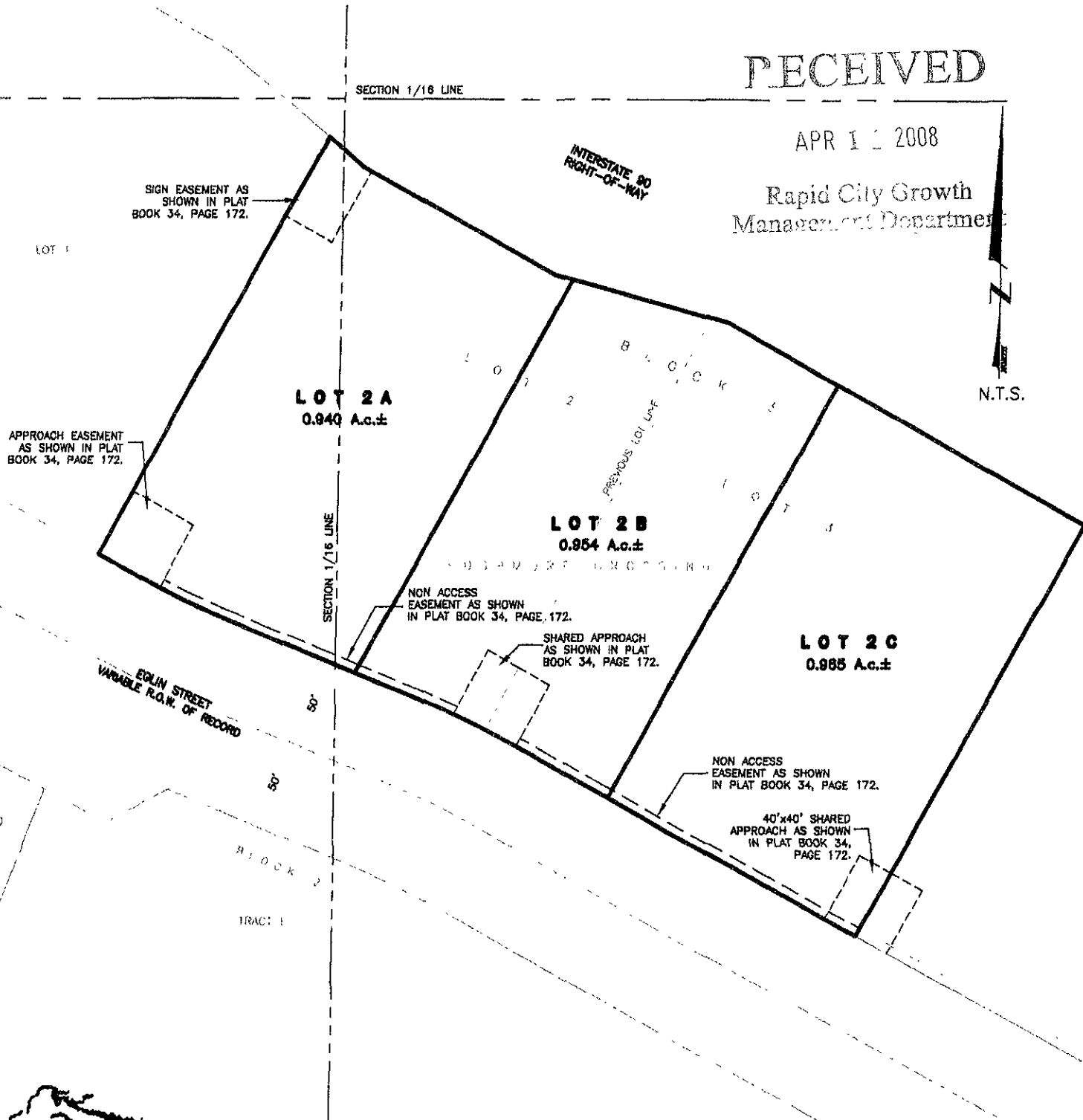
(formerly Lots 2 and 3, Block 3 of Rushmore Crossing)
LOCATED IN THE S1/2 OF THE SW1/4,
SECTION 29, T2N, R8E, BHM
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED

APR 1 2008

Rapid City Growth
Management Department

N.T.S.



Renner & Associates, LLC.

616 Sixth St. * Rapid City, SD 57701 * 605/721-7310
FAX: 605/721-7313 * E-MAIL: Gary@RennerAssoc.com
* Spearfish 605/717-0016 *



CITY HALL 1903

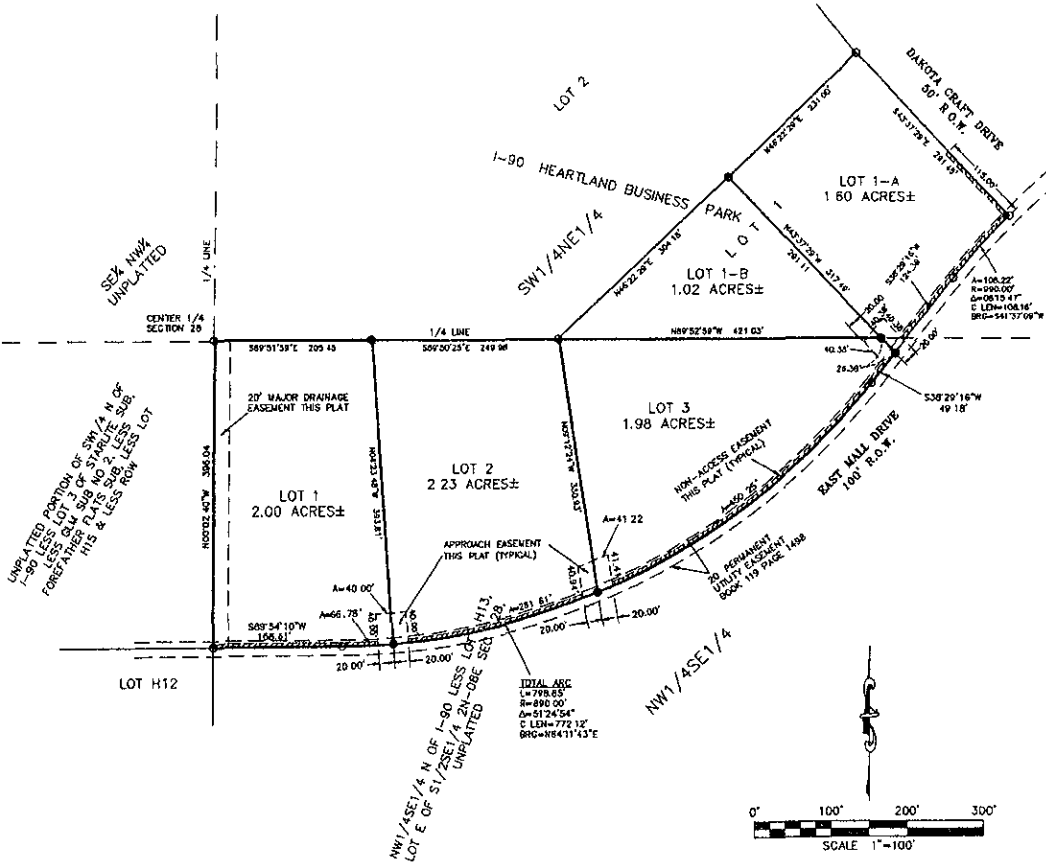
08PL054



08PL054



**PLAT OF MALL DRIVE SUBDIVISION, LOTS 1, 2 AND 3,
 PART OF THE UNPLATTED PORTION OF NW1/4SE1/4 NORTH OF I-90 EXCEPTING LOT H13 AND LOT E OF S1/2SE1/4
 AND
 I-90 HEARTLAND BUSINESS PARK, LOTS 1-A AND 1-B,
 FORMERLY LOT 1, OF I-90 HEARTLAND BUSINESS PARK AND
 PART OF THE UNPLATTED PORTION OF NW1/4SE1/4 NORTH OF I-90 EXCEPTING LOT H13 AND LOT E OF S1/2SE1/4
 ALL LOCATED IN THE NW1/4SE1/4 AND SW1/4NE1/4 OF SECTION 28 IN T2N, R8E, B.H.M.,
 CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.**



RECEIVED

APR 1 2008

PLAT OF MALL DRIVE SUBDIVISION, LOTS 1, 2 AND 3, PART OF THE UNPLATTED PORTION OF NW1/4SE1/4 NORTH OF I-90 EXCEPTING LOT H13 AND LOT E OF S1/2SE1/4 AND I-90 HEARTLAND BUSINESS PARK, LOTS 1-A AND 1-B, FORMERLY LOT 1, OF I-90 HEARTLAND BUSINESS PARK AND PART OF THE UNPLATTED PORTION OF NW1/4SE1/4 NORTH OF I-90 EXCEPTING LOT H13 AND LOT E OF S1/2SE1/4 ALL LOCATED IN THE NW1/4SE1/4 AND SW1/4NE1/4 OF SECTION 28 IN T2N, R8E, B.H.M., CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

CERTIFICATE OF SURVEYOR STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON

I JOHN M ARLETH, REGISTERED LAND SURVEYOR NO 3977 IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER(S) LISTED HEREON I HAVE SURVEYED THAT TRACT OF LAND SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT IS A REPRESENTATION OF SAID SURVEY EASEMENTS OR RESTRICTIONS OF MISCELLANEOUS RECORD OR PRIVATE AGREEMENTS THAT ARE NOT KNOWN TO ME ARE NOT SHOWN HEREON IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

JOHN M. ARLETH, REGISTERED LAND SURVEYOR DATE

CERTIFICATE OF OWNERSHIP STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON

I, KENT HAGO, PRESIDENT, MALL DRIVE, LLC, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON; THAT THE SURVEY WAS DONE AT MY REQUEST FOR THE PURPOSE INDICATED HEREON; THAT I SO HEREBY APPROVE THE SURVEY AND WITHIN PLAT OF SAID LAND; AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. ANY LAND SHOWN ON THE WITHIN PLAT AS DEDICATED TO PUBLIC RIGHT OF WAY IS HEREBY DEDICATED TO PUBLIC USE AND PUBLIC UTILITY USE AS SUCH, FOREVER, BUT SUCH DEDICATION SHALL NOT BE CONSTRUED TO BE A DONATION OF THE FEE OF SUCH LAND

OWNER ADDRESS PO BOX 8008 RAPID CITY, SD 57709

ACKNOWLEDGMENT OF OWNER ON THE DAY OF 20 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED KENT HAGO, PRESIDENT, MALL DRIVE, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME

NOTARY PUBLIC MY COMMISSION EXPIRES:

CERTIFICATE OF OWNERSHIP STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON

I, PAT TLUSTOS, MEMBER, AND MIKE TENNYSON, MEMBER, BY-PASS DEVELOPMENT, LLC, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, THAT THE SURVEY WAS DONE AT MY REQUEST FOR THE PURPOSE INDICATED HEREON; THAT I SO HEREBY APPROVE THE SURVEY AND WITHIN PLAT OF SAID LAND; AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. ANY LAND SHOWN ON THE WITHIN PLAT AS DEDICATED TO PUBLIC RIGHT OF WAY IS HEREBY DEDICATED TO PUBLIC USE AND PUBLIC UTILITY USE AS SUCH, FOREVER, BUT SUCH DEDICATION SHALL NOT BE CONSTRUED TO BE A DONATION OF THE FEE OF SUCH LAND.

OWNER ADDRESS: 35 SOUTH 4TH STREET CUSTER, SD 57730

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NOTARY PUBLIC MY COMMISSION EXPIRES:

CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR I, GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF CHAPTER 16.08.03 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT.

DAY OF 20 GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY THE LOCATION OF THE PROPOSED LOT LINES WITH RESPECT TO THE HIGHWAY OR STREET AS SHOWN HEREON IS HEREBY APPROVED ANY APPROACHES OR ACCESS TO THE HIGHWAY OR STREET WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS DAY OF 20 HIGHWAY/STREET AUTHORITY

CERTIFICATE OF DIRECTOR OF EQUALIZATION I, DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY, DO HEREBY CERTIFY THAT I HAVE ON RECORD IN MY OFFICE A COPY OF THE WITHIN DESCRIBED PLAT

DATED THIS DAY OF 20 DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY APPROVED DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY

CERTIFICATE OF FINANCE OFFICER I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT THE GROWTH MANAGEMENT DIRECTOR OF RAPID CITY HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON

DATED THIS DAY OF 20 FINANCE OFFICER OF THE CITY OF RAPID CITY

CERTIFICATE OF FINANCE OFFICER I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT THAT ALL SPECIAL ASSESSMENTS WHICH ARE LIENS UPON THE WITHIN DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.

DATED THIS DAY OF 20 FINANCE OFFICER OF THE CITY OF RAPID CITY

CERTIFICATE OF COUNTY TREASURER I, THE TREASURER OF PENNINGTON COUNTY, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON THE WITHIN DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.

DATED THIS DAY OF 20 TREASURER OF PENNINGTON COUNTY

CERTIFICATE OF REGISTER OF DEEDS STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON FILED THIS DAY OF 20 AT O'CLOCK M IN BOOK OF PLATS, ON PAGE

REGISTER OF DEEDS

REVISED REVISED REVISED

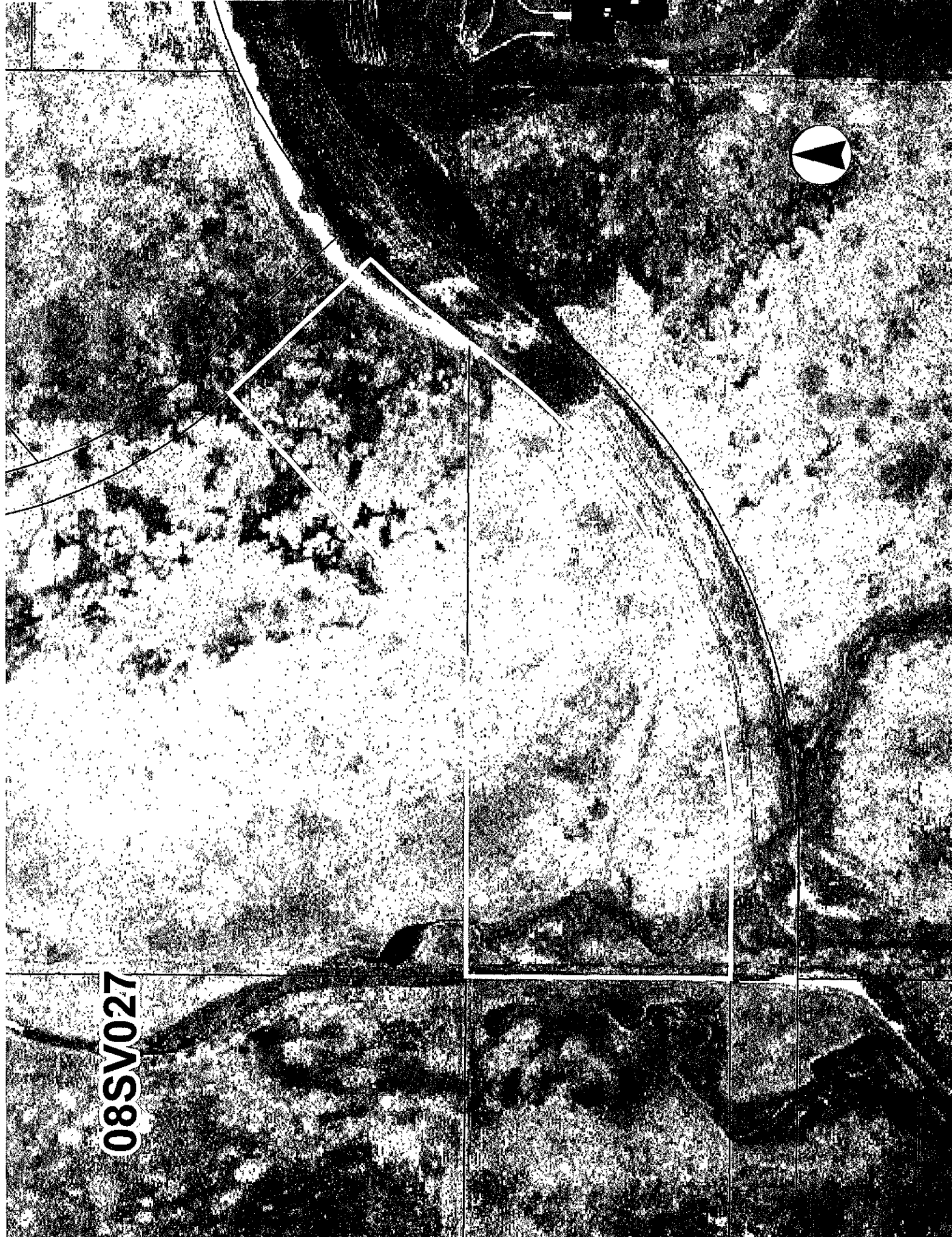
PREPARED BY ARLETH & ASSOCIATES 25 KIRK ROAD DEADWOOD, SD 57732 605-678-1637 DDI JOB NO 08-0504 DATE APRIL 11, 2008 SCALE 1" = 100' DRAWN FD APPROVED JMA Prepared for Dream Design International Inc. 528 Kansas City Street, Suite 4 Rapid City, SD 57701 605.348.0533 cpj@dreamdesigninc.com

RECEIVED

08SV027



08SV027



PLAT OF MALL DRIVE SUBDIVISION, LOTS 1, 2 AND 3, PART OF THE UNPLATTED PORTION OF NW1/4SE1/4 NORTH OF I-90 EXCEPTING LOT H13 AND LOT B OF S1/2SE1/4 AND I-90 HEARTLAND BUSINESS PARK, LOTS 1-A AND 1-B, FORMERLY LOT 1, OF I-90 HEARTLAND BUSINESS PARK AND PART OF THE UNPLATTED PORTION OF NW1/4SE1/4 NORTH OF I-90 EXCEPTING LOT H13 AND LOT B OF S1/2SE1/4 ALL LOCATED IN THE NW1/4SE1/4 AND SW1/4NE1/4 OF SECTION 28 IN T2N, R8E, B.H.L.M., CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

CERTIFICATE OF SURVEYOR STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON

I, JOHN M ARLETH, REGISTERED LAND SURVEYOR NO 3977 IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER(S) LISTED HEREON I HAVE SURVEYED THAT TRACT OF LAND SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT IS A REPRESENTATION OF SAID SURVEY EASEMENTS OR RESTRICTIONS OF MISCELLANEOUS RECORD OR PRIVATE AGREEMENTS THAT ARE NOT KNOWN TO ME ARE NOT SHOWN HEREON IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL

DATE _____ JOHN M ARLETH, REGISTERED LAND SURVEYOR

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OWNER _____ ADDRESS PO BOX 8008 RAPID CITY, SD 57709

ACKNOWLEDGMENT OF OWNER ON THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED KENT HAGG, PRESIDENT, MALL DRIVE, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME

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CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR I, GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF CHAPTER 16 08.035 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT.

_____ DAY OF _____, 20____ GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

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DATED THIS _____ DAY OF _____, 20____ TREASURER OF PENNINGTON COUNTY

CERTIFICATE OF REGISTER OF DEEDS STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON FILED THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M IN BOOK _____ OF PLATS, ON PAGE _____

REGISTER OF DEEDS _____

REVISED _____ REVISED _____ REVISED _____



PREPARED BY ARLETH & ASSOCIATES

25 KIRK ROAD DEADWOOD, SD 57732 805-578-1637

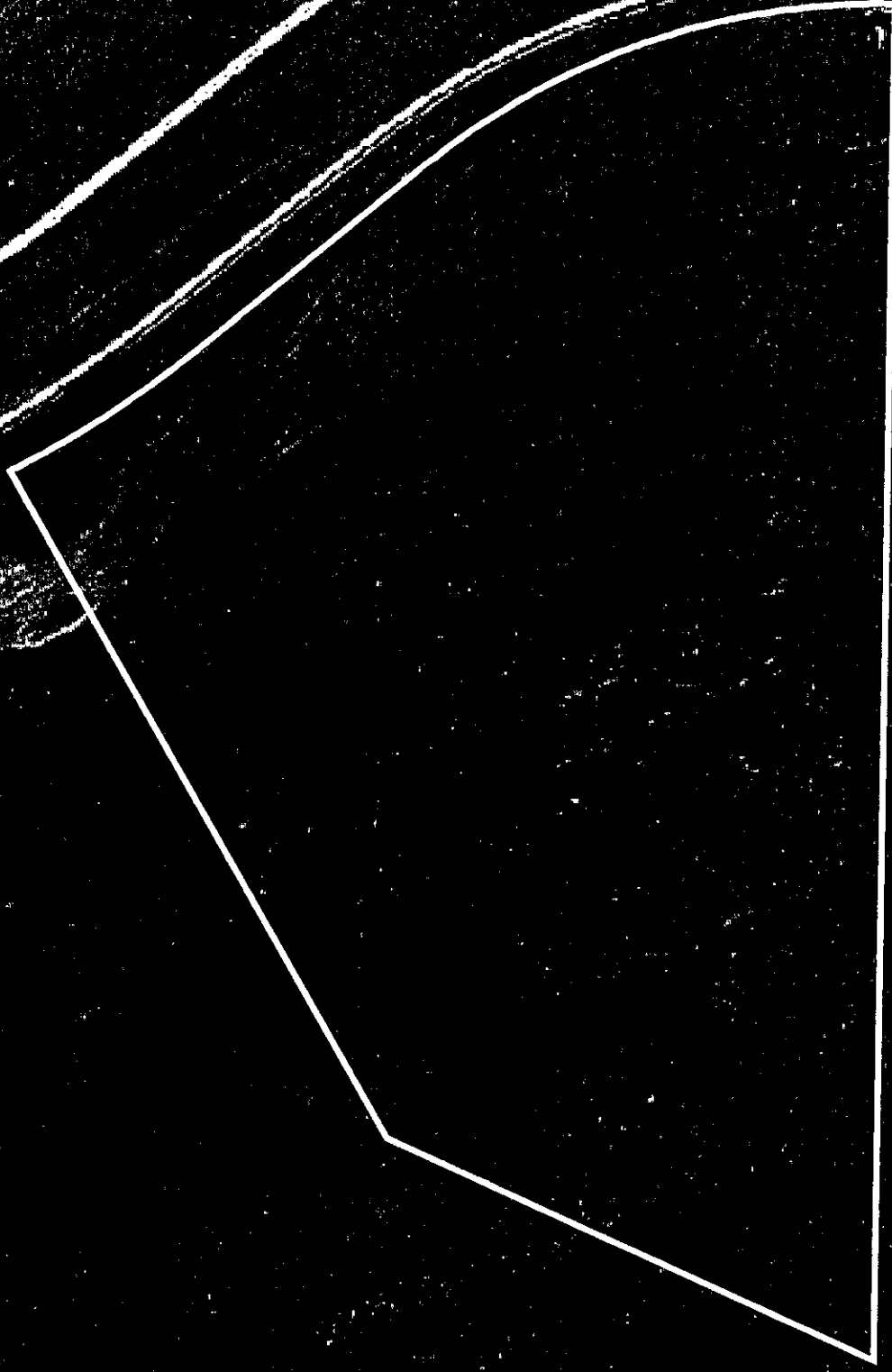
DDI JOB NO 08-0504 DATE APRIL 11, 2008 SCALE 1" = 100' DRAWN FD APPROVED JMA

Prepared for: Oregon Design International Inc. 528 Kansas City Street, Suite 4 Rapid City, SD 57701 605.348.0638 oregondesign.com

08PL055



08PL055



PARCEL ZONING	MEDIUM DENSITY RESIDENTIAL DISTRICT	
ADJACENT PARCELS ZONING	MEDIUM DENSITY RESIDENTIAL DISTRICT	
NORTH PARCEL ZONING	MEDIUM DENSITY RESIDENTIAL DISTRICT - OFFICE COMMERCIAL	
EAST PARCEL ZONING	DISTRICT (PLANNED DEVELOPMENT DESIGNATION)	
SOUTH PARCEL ZONING	LOW DENSITY RESIDENTIAL DISTRICT	
WEST PARCEL ZONING	MEDIUM DENSITY RESIDENTIAL DISTRICT	
OCCUPANCY TYPE(S)	R-1 (4-PLEX APARTMENT BUILDING)	
LOT ACRES	APPROXIMATELY 0.42 ACRES / 18,421 SQFT	
BUILDING TYPE	V-N	
ALLOWABLE STORIES / PROPOSED STORIES	2 ALLOWED / 2	
AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS	REQUIRED / PROVIDED	
ALLOWABLE BUILDING SQFT	1 STORY / 2+STORIES 6000 SQFT / 12000 SQFT	
ALLOWABLE BUILDING SQFT INCREASES	0 SQFT PER FLOOR INCREASE	
PROPOSED BUILDING SQFT	3360 SQFT MAIN FLOOR / 3360 SQFT 2ND FLOOR < 6000 / 12000 (OK)	
MAIN LEVEL LIVING	3151 SQFT	
MAIN LEVEL GARAGES	386 SQFT	
2ND FLOOR LIVING	3151 SQFT	
BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH (SIDE)	12 FEET	57 FEET
EAST (FRONT)	35 FEET	26 FEET
SOUTH (SIDE)	12 FEET	30 FEET
WEST (SIDE)	12 FEET	113 FEET
WEST (BACK) (IRREGULAR LOT PER RAPID CITY CODE 17.04.460)	25 FEET	48.09 FEET

LOT COVERAGE PERCENTAGE (3360 / 18,421) 18% < 30% (OK)

PARKING REQUIREMENTS- SPACES
(4 UNITS X 1.5 PER UNIT = 6 SPACES)

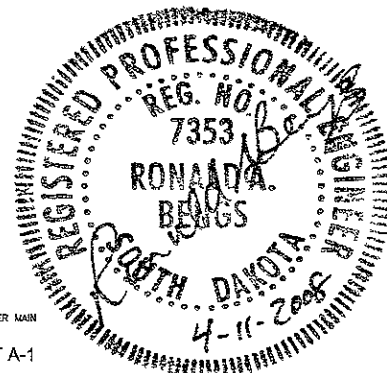
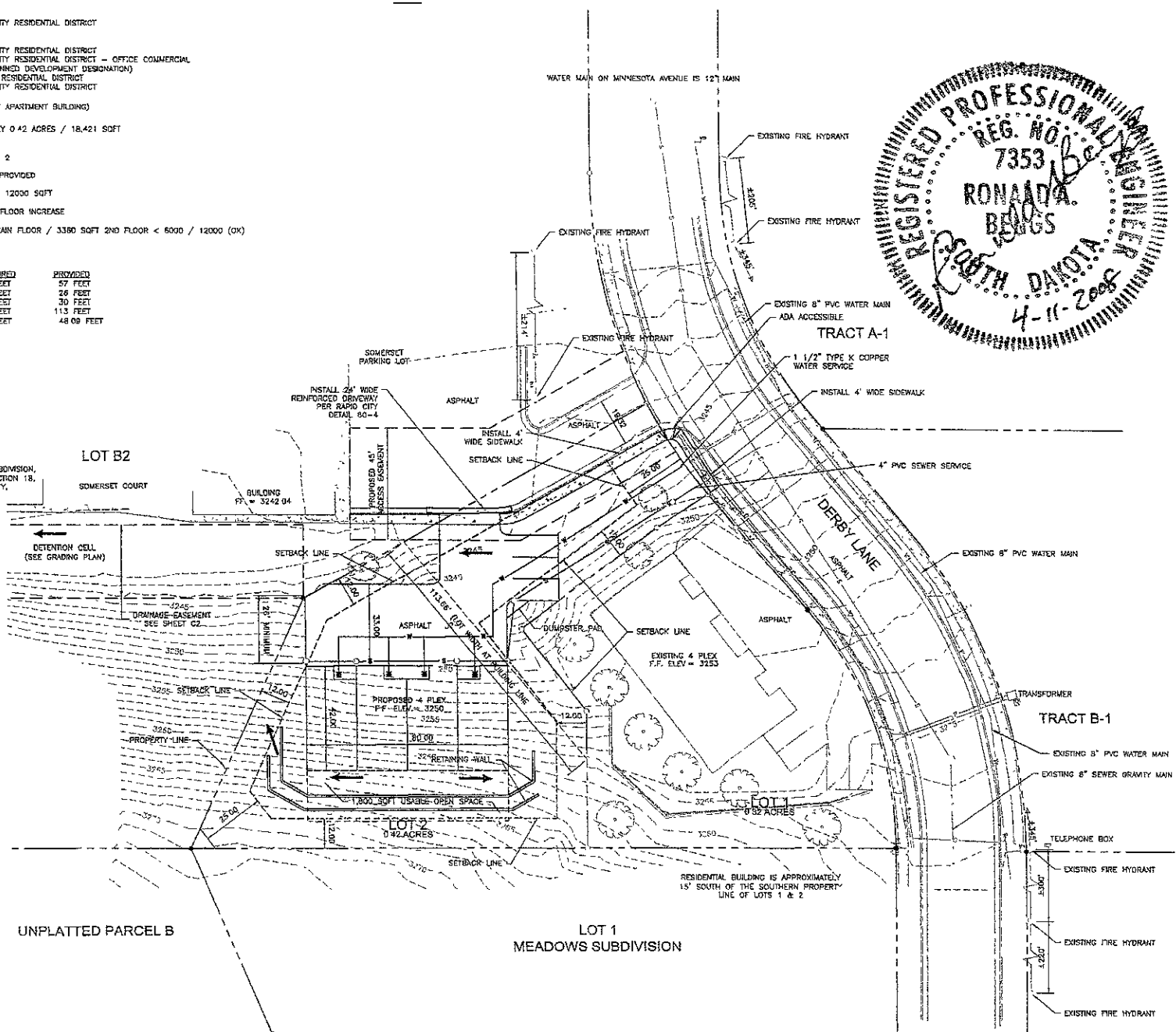
PARKING PROVIDED 7 SPACES PROVIDED (4 SPACES IN GARAGES)

LANDSCAPING REQUIREMENTS SEE LANDSCAPE PLAN

LANDSCAPING PROVIDED SEE LANDSCAPE PLAN

ADDRESS 4000 BLOCK OF DERBY LANE

LEGAL DESCRIPTION LOT 2 OF LOT B3 OF PARCEL 9 OF THE 1/4 AC SUBDIVISION, LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 18, T1N, R9E, B1/4M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



ADVANCED ENGINEERING & SURVEYING, INC.
 RAPID CITY, SOUTH DAKOTA 57101
 PHONE: 605-718-8825 FAX: 605-718-8887
 EMAIL: info@advancedgs.com

Scale: AS SHOWN
 Designed By: RAS
 Design Date: 04/11/08
 Job No.: 08-037(B)
 Checked By: FRK
 Date: 04/11/08

LOT #2 DERBY LANE RAPID CITY, SOUTH DAKOTA

Sheet Title: SITE PLAN