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December 10, 2009

Growth Management Department
City of Rapid City
300 6th Street
Rapid City, SD 57701

To Whom It May Concern:

We request the review and approval of a preliminary plat for Lot 1 of Vista Ridge. The proposed lot will be the future home of an Old Chicago restaurant. The water and sewer service for this lot will come from the north side of the proposed lot, so there is no reason to construct a sewer line in that portion of the road abutting the west side of the lot. We have asked for a variance to not construct that sewer line in the plat request for the OTB property to the west. The frontage road to the north has been deleted from the newest proposed site drawings, and the parking lot has been reconfigured to show two exits from that lot. The Master Plan for this area has been amended to show the extension of Philadelphia St., the deletion of the E. North St. frontage road, the easement change between Lot 3 and Lot 5, and we have removed any reference to apartment development from this Master Plan. The Master Plan shows the relocation of an existing access from E. North St. The present access to the Horseshoe Bar will be moved approximately 100' to the east when this property is redeveloped. While the proposed new access does not meet the current spacing requirements based on a 40 mph speed limit for E. North St., we believe that when this property and the Anamosa Crossing property is developed, and the extension of Anamosa St. is finished the traffic count will justify lowering the speed limit in this area to 35mph. When that occurs the spacing between the two roads will meet City specifications. Drainage plans for the rest of this area are being developed and will be submitted to the City in the very near future. The alley has been vacated from the proposed plat. The Master Plan for this area shows the sewer lines for this entire area flowing to the southwest so there is no reason to construct a dead end sewer line in the E. North St. ROW. There are no sidewalks on either side of E. North St., so we are requesting a variance to not construct these improvements. The comments titled "Plat Label" on the staff report have been addressed on the proposed plat. If possible, please arrange the Planning Commission agenda so this plat and the request for the OTB property could be heard together as some of the variances requested overlap. Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Brandt', written in a cursive style.

Bob Brandt