



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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November 25, 2009

RECEIVED

Marcia Elkins – Director
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

DEC 04 2009

**Rapid City Growth
Management Department**

RE: Gowan / Habitat for Humanity Replat

Dear Marcia:

We are representing Mr. Stephen Gowan and Black Hills Area Habitat for Humanity. Mr. Gowan is the owner of the property known as 134 Anamosa Street which contains an existing residence and garage. Black Hills Area Habitat For Humanity owns the vacant lot east and adjoining to Mr. Gowan's lot. They are proposing an alteration of an existing deed line which will better reflect the current use of the property.

The proposed change in lot lines does not adversely affect the building setbacks (or cause incompliance) for any of the structures, however, additional dedication of right-of-way for Anamosa Street could result in a front building setback of less than 25'. We are proposing to provide 10' of dedicated right-of-way and 7' of public access and utility easement in lieu of a 17' dedication of right-of-way (see attached request for exception).

The current properties have no platted or miscellaneous easements. We are proposing to provide standard 8' Utility and Minor Drainage Easements on all lot lines. There is an existing shed at the northwest corner of Mr. Gowan's property which shall be removed or relocated to comply with the 8' proposed easements.

As shown on the topographic information, there are no significant drainages or drainage patterns that are affected by either the existing structures or the proposed adjustment of lot lines.

The proposed plat request does not represent an increase in lot density and we request your support and approval of the lot line adjustments and the request for exception to design criteria.

Thank you for your time and consideration.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Finck
President

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encl