



DREAM DESIGN INTERNATIONAL, INC.

CIVIL ENGINEERING / ARCHITECTURE
LAND DEVELOPMENT / CONSTRUCTION ADMINISTRATION

May 13, 2013

Carla Cushman
Assistant City Attorney
Office of the City Attorney
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Re: Authorization of the Mayor and Finance Officer to sign Development Applications

Legal: Lot 1 of Tract 3, Discovery Subdivision, Rapid City, South Dakota

Dear Carla Cushman:

Dream Design International Inc. is requesting, on behalf of Discovery Circle LLC, that the Mayor and Finance Officer be granted authorization to sign Development Applications in order to replat and develop the existing Lot 1 of Tract 3 of the Discovery Subdivision, also known as current site of the Black Hills Visitor Information Center. The Owners, Discovery Circle LLC, of the surrounding parcel, Tract 3 less Lot 1 of the Discovery Subdivision have begun the process of subdividing and redeveloping their property. In order to adequately serve, access, and to comply with the agreements previously set forth by the City of Rapid City and Cabelas they are requesting to replat and redevelop portions of Lot 1 of Tract 3.

As shown in the attached Project Overview Exhibit, the Lot 1 replat would convey an additional 2.54+/- acres to the City of Rapid City. The proposed subdivision improvements include a redesign of the Black Hills Visitor Information Center Parking Lot that consists of the construction of two new accesses, portions of new curb and gutter and asphalt, and restriping. The additional property provides the Black Hills Visitors Information Center with direct access to the proposed Discovery Circle street right-of-way and transfers ownership of the sites parking lot to the City of Rapid City. Construction of the proposed subdivision is anticipated to begin in May, 2013 and be complete by the Fall of 2013. The replating process has already begun but additional items remain that will require authorization from the City of Rapid City, including, but not limited to:

Planned Developments
Subdivision Engineering Plans
Final Plat
Utility and Access Easements

528 Kansas City Street, Suite 4. Rapid City, SD 57701

Telephone: (605) 348-0538, Fax: (605) 348-0545, Email: engineers@dreamdesigninc.com

Utility and Access Easement Vacations
Temporary Construction Easements

On behalf of the owners, DDI requests that authorization be granted to the Mayor and Finance Officer to sign Development applications as necessary to replat and develop the property surrounding the Visitors Information center Lot.

We thank you for your help and please contact us if you need any additional information.

Sincerely,
DREAM DESIGN INTERNATIONAL, INC.

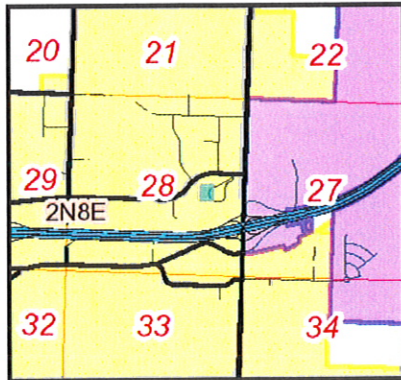


Kyle Treloar

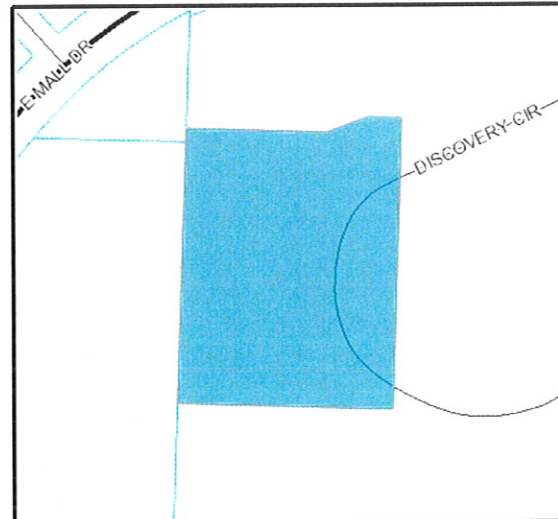
Rapid City-Pennington County Parcel Report

Parcel ID: 2128426003

Report generated 05/13/2013 10:58:11 AM



Parcel location within Pennington County



Parcel highlighted in blue

Parcel Information

PIN: 2128426003

Tax ID: 63468

Property Address: 1851 DISCOVERY CIR

Owner Name: CITY OF RAPID CITY

Second Name:

Mailing Address: 300 6TH ST

Mailing City: RAPID CITY

Mailing State: SD

Zip Code: 57701

Acres: 4.38

Land Value: 0

Non-ag Structure Value: 0

Legal: LOT 1 OF TRACT 3

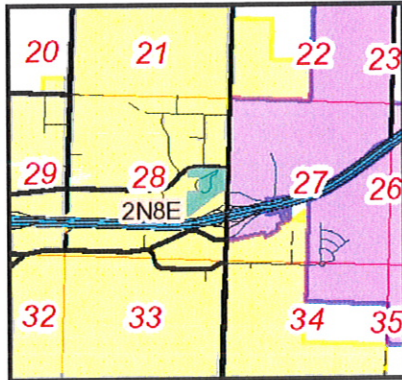
Block: **Subdivision:** DISCOVERY SUBD

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Rapid City-Pennington County Parcel Report

Parcel ID: 2128426004

Report generated 05/13/2013 10:58:11 AM



Parcel location within Pennington County



Parcel highlighted in blue

Parcel Information

PIN: 2128426004

Tax ID: 63469

Property Address: DISCOVERY CIR

Owner Name: DISCOVERY CIRCLE LLC

Second Name:

Mailing Address: 1 CABELA DR

Mailing City: SIDNEY

Mailing State: NE

Zip Code: 69160

Acres: 28.08

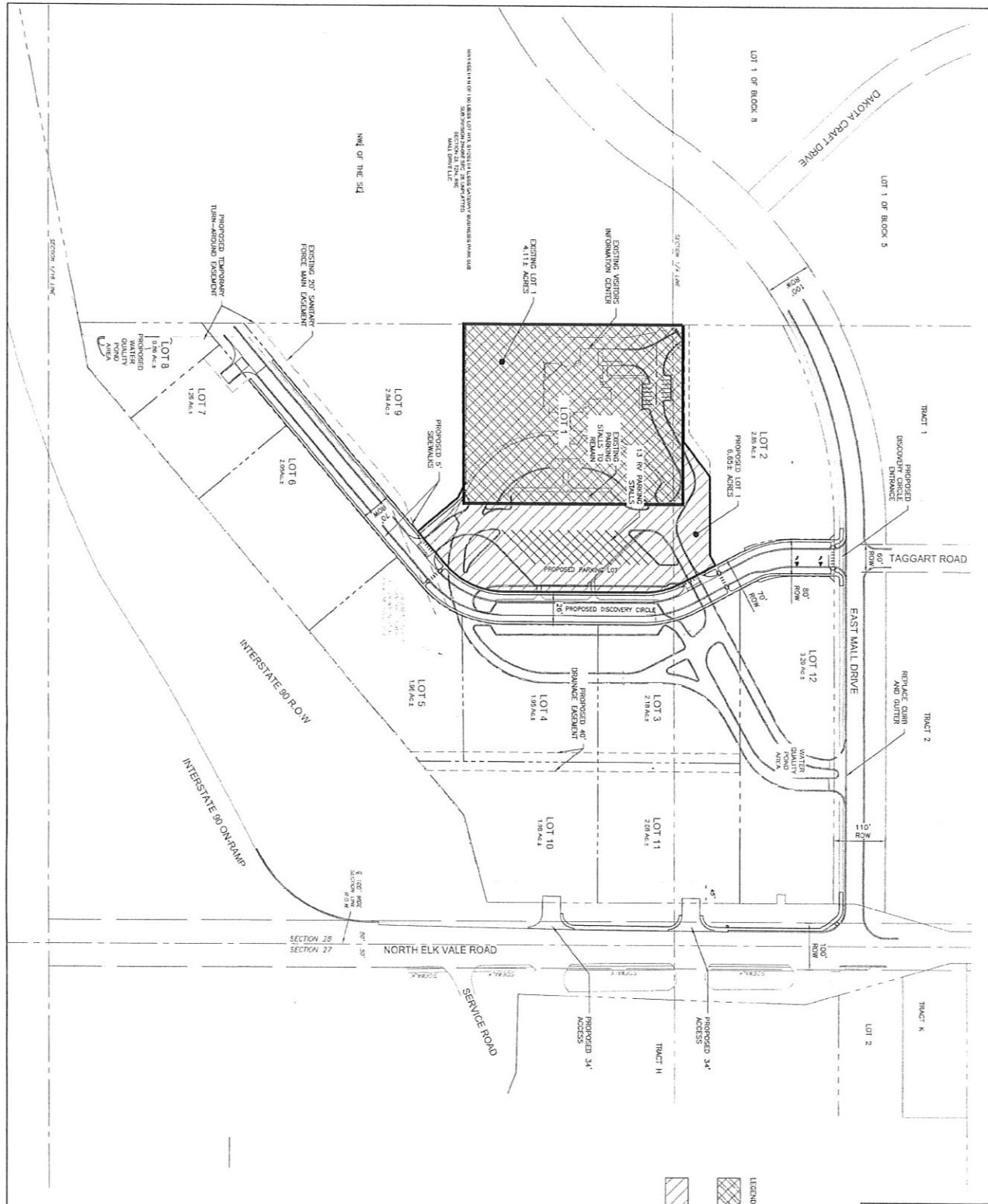
Land Value: 3987500

Non-ag Structure Value: 0

Legal: TRACT 3 LESS LOT 1

Block: **Subdivision:** DISCOVERY SUBD

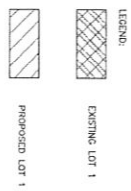
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CITY OF RAPID CITY

10/20/2013 - PRELIMINARY

For use and reference by applicant and contractor only. This plan is preliminary and subject to change without notice. The City of Rapid City is not responsible for any errors or omissions on this plan. The applicant and contractor are responsible for obtaining all necessary permits and approvals from the appropriate agencies. The City of Rapid City is not responsible for any damages or injuries resulting from the use of this plan. The City of Rapid City is not responsible for any costs or expenses incurred by the applicant or contractor in connection with the use of this plan.



Project No.	Project Name	Client
10/20/2013	DISCOVERY SUBDIVISION STREET PLANS	DREAM DESIGN INTERNATIONAL, INC.

PRELIMINARY FOR REVIEW ONLY



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DISCOVERY SUBDIVISION STREET PLANS
 RAPID CITY, SD

PROJECT OVERVIEW