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TO: Growth Management
Rapid City Planning Commission
Rapid City Council
Mayor Jim Shaw

DEC - 7 2004

Rapid City Growth
Management Department

From: Rhonda F. Haskell

Date: December 1, 2004

Re: Moving a lot line 14 feet

I will start my story in August of 2004 when I made an offer to purchase the property at 4030 Hall Street from Shirley Osterday. As part of my offer, I decided that I would move the lot line between Lot 40 and Lot 41 because e they had added onto the house and built across the lot line of Lot 40 into Lot 41 (Lot 41 was a totally separate lot at one time and was added to this property wherein the legal read: W1/2 of Lot 38, all of Lots 39, 40 and 41.

I was told I could accomplish moving the lot line 14 feet to the left simply through a minor plat, so I was not concerned with achieving that goal by my closing date of October 29, 2004. But, as I have worked with the City in the past, I made a special trip to make sure all the details were taken care of ahead of time. The question then came up as to whether there was curb and gutter on the property; The city did not complete curb and gutter at the time they constructed the cul-de-sac at the end of Hall Street (I believe because they thought they would continue Hall Street all the way through at some future date); therefore, curb and gutter stops in the middle of the property. The entire cul-de-sac and half the block edges the North draw so there are no other houses in the area around the cul-de-sac.

Since curb and gutter cannot be approved via a minor plat, I was told I would have to go through Planning Commission and City Council for a variance.

I submitted a Layout Plat and subdivision variance as I was told had to be done. Unfortunately, this compromised my closing date and, rather than lose the deal, my boss offered to buy the property until I could get through the "process".

Everything was approved (with stipulations) at the November 24, 2004 Planning Commission meeting.

I assumed that since the variance was approved, it then went into the Minor Plat mode (14 day time frame) but was told I would have to have my surveyor do a Preliminary and Final Plat, provide a flood study, drainage plan, etc.

I was asked why I didn't forego the Layout Plat and just bring the Preliminary Plat in with the variance so that the time could have been cut down????

I had locked in a very good interest rate with my lender which lock expires on January 3, 2004.

Needless to say, I am very discouraged with the process of moving a lot line 14 feet-- a process which will end up taking almost six months (February 3, City Council meeting).

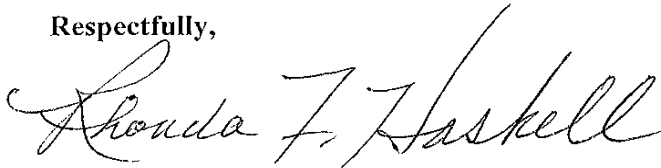
I'm afraid I would have to rename the Growth Management department "Stunted"Growth Management.

I would like to suggest amending the parameters of the minor plat process so your time and the people's time is not wasted with small details.

I also would like to suggest that individual lot situations be handled on a one-by-one basis with a little more flexibility and authority given to the Growth Management department to make decisions without wasting everyone's time (and money!)

I would appreciate it if there is any way my process can be expedited so I can close prior to January 1, 2005 (After that, I am then obligated to pay a full year of taxes before I can record the plat --to move my lot line 14 feet!)

Respectfully,

A handwritten signature in cursive script that reads "Rhonda F. Haskell". The signature is written in black ink and is positioned below the word "Respectfully,".

Rhonda F. Haskell