

November 8, 2006

City of Rapid City
Growth Management Dept.
Attn: Travis Peckosh
300 6th Street
Rapid City, SD 57701-2726

Re: **Preliminary Plat**
Tract P of Fountain Springs Business Park

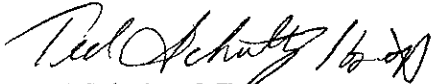
On behalf of Mr. Franklin O. Simpson, I am submitting a development application for a proposed preliminary plat. The proposed 5.00-acre parcel is located at the southeast intersection of Fountain Plaza Drive and North Plaza Drive as shown on the attached plat. The plat also donates an additional 17 feet of public right-of-way on North Plaza Drive for a future Minor Arterial roadway section.

The right-of-way in Fountain Plaza Drive and North Plaza Drive includes rural street sections with City water and sewer adjacent to the property as shown on the lot layout map. Mr. Simpson does not plan to construct any facilities or improvements on or adjacent to the property at this time, but intends to sell the property to a potential buyer. The property rezoning and building permit applications will be submitted by the new Owner at a future date.

Mr. Simpson requests a variance to the subdivision regulations to install street, curb and gutter, sidewalks, and street light conduit, as per Chapter 16.16 of the Rapid City Municipal Code.

Please review and contact me with any questions.

Sincerely,
CETEC Engineering Services, Inc.


Ted Schultz, P.E.
Principal

TS/jc

Enclosures

cc: Franklin Simpson

RECEIVED

NOV 0 2006

Rapid City
Municipal
Engineering

1830 West Fulton St.
PO Box 9014
Rapid City, SD
57709-9014

www.cetecengineering.com



06156.00119/2006

© 605.341.7800
© 605.341.7864