

PREPARED BY: City Attorney's Office
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SUMMARY OF ADOPTION ACTION

Amendment to the Elk Vale Neighborhood Area Future Land Use Plan Comprehensive Plan

On 18th day of December, 2006, the Rapid City Council approved an amendment to the Comprehensive Plan. The amendment will revise the Elk Vale Neighborhood Future Land Use Plan by changing the land use designation from Planned Residential Development with a maximum density of 1.5 dwelling units per acre to Low Density Residential with a Planned Residential Development on a parcel of land located in Government Lot 3 and the SE1/4 of the NW1/4, Section 4, T1N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the northeast corner of said Lot 3, said point being coincident with the north one-quarter corner of said Section 4, T1N, R8E, BHM, Pennington County, South Dakota, said corner being marked by a brass cap; thence, southerly along the one-quarter section line, S00°05'16"E, a distance of 512.09 feet, more or less, to the point of beginning; thence, continuing southerly along the one-quarter section line, S00°05'16"E, a distance of 1914.86 feet, more or less, said point being marked by an iron pin; thence, continuing southerly along the one-quarter section line, S00°05'03"E, a distance of 246.18 feet, more or less to the center one-quarter corner of said Section 4, said point being marked by a rebar with a surveyor cap number 6565; thence, westerly along the one-quarter section line, S89°48'42"W, a distance of 1328.91 feet, more or less to the southwest corner of the SE1/4 NW1/4 of said Section 4, said point being marked by a rebar with a surveyor cap number 6565; thence, northerly along the one-sixteenth section line, N00°02'44"E, a distance of 1048.69 feet, more or less to the southwest corner of Lot A of the SE1/4 NW1/4 of said Section 4, T1N, R8E, BHM, Pennington County, South Dakota, as shown on the plat recorded in Plat Book 17 on Page 167, said point being marked by a 5/8 inch rebar; thence, easterly along the south line of said Lot A, N89°59'59"E, a distance of 145.15 feet, more or less to the southeast corner of said Lot A, said point being marked by a 5/8 inch rebar; thence, northerly along the east line of said Lot A, N00°02'52"E, a distance of 110.12 feet, more or less, to the northeast corner of said Lot A, said point being marked by a 5/8 inch rebar; thence, westerly along the north line of said Lot A, S89°53'30"W, a distance of 145.14 feet, more or less, to the northwest corner of said Lot A and the one-sixteenth section line, said point being marked by a 5/8 inch rebar; thence, northerly along the one-sixteenth section line N00°00'48"W, a distance of 995.00 feet, more or less; thence, N89°53'30"E, a distance of 151.98 feet, more or less; thence, curving to the right on a curve with a radius of

226.00 feet, an arc length of 2.79 feet, a delta of $00^{\circ}42'26''$, and a chord bearing of $S00^{\circ}22'01''E$ with a chord distance of 2.79 feet; thence, $S00^{\circ}00'48''E$, a distance of 181.83 feet, more or less; thence, $N89^{\circ}50'20''E$, a distance of 968.82 feet, more or less; thence, $N00^{\circ}03'34''W$, a distance of 108.52 feet, more or less; thence, curving to the right on a curve with a radius of 326.00 feet, an arc length of 85.64 feet, a delta of $15^{\circ}03'07''$, and a chord bearing of $N07^{\circ}28'00''E$ with a chord distance of 85.40 feet; thence, $N89^{\circ}54'44''E$, a distance of 193.07 feet, more or less, to the point of beginning. Copies of the Comprehensive Plan, the Elk Vale Neighborhood Area Future Land Use Plan and amendments are available for public inspection at the Rapid City Finance Office, 300 Sixth Street, Rapid City, South Dakota during regular business hours, Monday through Friday, from 7:30 a.m. to 5:00 p.m.