

08SV011

# DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

300 Sixth Street, Rapid City, SD 57701-2724

Phone: (605) 394-4120

Fax: (605) 394-6636

Web: www.rcgov.com

# APPLICATION FOR WAIVER OF SUBMITAL REQUIREMENTS

## PROJECT INFORMATION

Project Name: LOT 14 + LOT 15 of Block 2 of Highland Hills Subdivision

Project Location: 8710 Highland Hills Road

Lot (s): 14R + 15R

Block (s): 2

Subdivision: Highland Hills

Section: 32

Township: 1N

Range: 7E

## APPLICANT

Name: Ralph + Sylvia Veita

Phone #: 342-0099

Fax #:

Mailing Address: 8710 Highland Hills Road City, State, Zip: Rapid City, SD 57102

Applicant's Signature:

Date:

## OWNER OF RECORD (if different from applicant)

Name: Same

Phone #:

Fax #:

Mailing Address:

City, State, Zip:

Owner's Signature: Sylvia Buttolta Veita

Date: 4/21/08

I hereby request that the following Subdivision Submittal Requirement(s) be waived:

A variance on dedicating an additional sixteen feet of right-of-way and submit construction plans for Highland Hills Road

A variance on dedicating an additional 19 feet of right-of-way and submit construction plans for the access easement

A variance on road construction plans for the section line highway

**PLEASE NOTE:** This request must be approved by the Growth Management Director and the Public Works Director in writing prior to submission of any application or all submittal requirements must be met. The original Waiver Application signed by the Growth Management Director and the Public Works Director must accompany the application submittal.

I hereby reject the request for Subdivision Submittal Requirement(s)

I hereby waive the following Subdivision Submittal Requirement(s)

\_\_\_\_\_  
Date Growth Management Director

\_\_\_\_\_  
Date Public Works Director

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FEB 22 2008

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Subdivision: Highland Hills

Section: 32

Township: 1N

Range: 7E

**APPLICANT**

Name: Fred L. Nielsen

Phone #:

Fax #:

Mailing Address: 8708 Highland Hills Road City, State, Zip: Rapid City, SD 57102

Applicant's Signature:

Date:

**OWNER OF RECORD (if different from applicant)**

Name: Same

Phone #:

Fax #:

Mailing Address: City, State, Zip:

Owner's Signature: Fred L. Nielsen

Date: 2.21.08

I hereby request that the following Subdivision Submittal Requirement(s) be waived:

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\_\_\_\_\_  
Date Growth Management Director

\_\_\_\_\_  
Date Public Works Director

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**REQUEST FOR EXCEPTION TO  
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS**

PROJECT LOT 14 + LOT 15 OF Block 2 of Highland Hills SubdivisionDATE: 2-21-08 SUBMITTED BY: Ralph + Sylvia VejtaPIN #: 3732426004LEGAL DESCRIPTION: LOT 14R+15R of Block 2 of Highland Hills Subdivision Located in the NE 1/4 of the SE 1/4 of Section 32, T1N, R7E, B.H.M. Pennington County, SDEXCEPTION REQUESTED: SECTION 5.2.2 STD / CRITERIA / REG Street Design Criteria ManualDESCRIPTION OF REQUEST: An exception to allow a cul-de-sac in excess of 1200 feet and to waive the requirement to provide intermediate turnaroundsJUSTIFICATION: Changing the lot line adjacent to Lots 14 + 15 platted in 1973 will not change the density of Highland Hills Subdivision, with the street system functioning the same as it has in the past.SUPPORTING DOCUMENTATION:  Yes  No

STAFF COMMENTS: \_\_\_\_\_

STAFF RECOMMENDATION: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

AUTHORIZATION:  APPROVED  DENIEDGROWTH MANAGEMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED  DENIED

PUBLIC WORKS DIRECTOR\* \_\_\_\_\_ DATE \_\_\_\_\_

Revised 04/18/07

FILE #: \_\_\_\_\_

ASSOCIATED FILE#: \_\_\_\_\_

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Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5232.

FEB 22 2008

**Britton Engineering & Land Surveying, Inc**

8035 Black Hawk Road, Suite #5  
PO Box 649  
Black Hawk, South Dakota 57718  
(605) 716-7988

February 20, 2008

RE: Plat of Lots 14R and 15R of Block 2 of Highland Hills Subdivision – existing water and onsite wastewater system.

Ralph and Sylvia Vojta  
8710 Highland Hills Road  
Rapid City, SD 57702

Dear Ralph and Sylvia,

We understand that it is your and Mr. Neilson's intention to adjust the existing lot line common to Lot 14 and Lot 15 of Block 2 of Highland Hills Subdivision. We also understand that the proposed plat of Lot 14R and Lot 15R of Block 2 of Highland Hills Subdivision will not increase the lot density of the Highland Hills Subdivision.

We have been in contact with Mr. Roy Brumbaugh, the Highland Hills water system operator. He has indicated to me that the Highland Hills water system has been functioning properly since the early 1980's. The system is qualified as public drinking water and as such the system's operations are regulated by the South Dakota Department of Environment and Natural Resources. Annual drinking water reports are submitted to the South Dakota Department of Environment and Natural Resources and are available for public review. We have attached a copy of the most recent review with this communication. It is our view that since the water system has function properly under the regulation of the South Dakota Department of Environment and Natural Resources then the system is providing drinking water in both sufficient quality and quantity.

It is our understanding that the existing onsite wastewater disposal systems for both Lot 14 and 15 of Block 2 of Highland Hills Subdivision Highland Hills Subdivision have been in place since the early to mid 1970's and that neither system has shown any signs of failure. Since both systems are in place and are functioning properly we have not provided additional percolation data.

Please contact us if you have any questions, comments or concerns.

Sincerely,



Steven O. Thingelstad, PE/LS  
President  
cc: file

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FEB 22 2008

Rapid City Growth  
Management Department