

Subject: Variance Request

Project No. 08PL113 – Preliminary Plat

Existing Legal: A portion of the W1/2 of the NW1/4 of the SE1/4, of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal: Lot 8 of Block 2 of the Villaggio at Golden Eagle, located in the W1/2 of the NW1/4 of the SE1/4, of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Variance Request: Summarized Below

1. **Variance Request:** Variance to construct City sewer from Villaggio Lane to the proposed lots as required by Chapter 16.16.050B of the Rapid City Municipal Code.

Reasoning for Request: The existing single-family residence is serviced by an individual septic system. An easement has been set aside for a future connection to the municipal sewer should the individual septic system fail. A “future” service line route has been identified on the construction drawings.

2. **Variance Request:** Variance to construct the existing 66-foot wide private drive and utility easement with a 20-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer.

Reasoning for Request: Plat Book 117 Page 515 (1-3) lists the easement as a 66-foot wide utility easement only. The existing easement is not a private drive easement. We propose to vacate the utility easement on the plat. We have provided a master plan for the balance of the property, which does not require the utility easement. Those properties lying to the north have legal access via dedicated right of way and existing private access and utility easements.

3. **Variance Request:** Variance to the existing 20-foot wide private access easement to provide a minimum width of 45-feet, 20-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer.

Reasoning for Request: The existing 20-foot wide private access easement currently provides driveway access to a single residence. A 25-foot wide private access and private utility easement will be recorded over the top of the existing easement to allow water and “future” sewer service line access to the Villaggio Lane infrastructure. The proposed 25-foot wide private access and private utility easement will provides driveway access to the same single-family residence it did prior to this platting and variance action.

RECEIVED

SEP 12 2008

Rapid City Growth
Management Department