



**FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.**  
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September 9, 2011

Brett Limbaugh – Director  
Growth Management Department  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

RE: Layout & Subdivision Variances  
Proposed Lots 1 and 2 of Strato Rim Estates II

Brett:

On behalf of landowner Larry Patterson, we are requesting your consideration of the enclosed applications for Layout and Subdivision Variances.

In addition to these requests, we have recently submitted a request to Pennington County to rezone the property from Limited Agriculture (LA) to Low Density Residential (LDR) and have also requested a Conditional Use Permit to allow a secondary structure (shop) on the proposed Lot 2 without a primary structure (residence).

The existing waterline and access easement provides access to the current lot and two other residences (1 south and 1 east). The additional proposed lot will bring the total served by the easement to 4 residences. We also propose to extend easements for access to the property to the east and provide a common approach and emergency vehicle turnaround, as shown.

We have enclosed copies of the inspection and permit for the existing septic system and percolation tests and soil profiles for the proposed lot. Also included is information regarding the existing community water association, which will provides water service to the existing residence and will also support the additional lot.

Subdivision variances are requested for additional improvements to the access easements. The primary lot access is via an existing gravel road (minimum of 12' wide surface) located within an existing waterline and access easement which effectively serves as a common drive for the existing three residences. The easement is relatively short, with minimal grade changes and in open terrain with excellent visibility. Per the attached photographs and cross

sections (and as shown on the topographic map) the easement is located on the top of a "saddle" with virtually no tributary drainage area. The road is constructed such that what drainage falls within the road area flows through adjoining grassed areas or minor swales and is effectively managed without curb and gutter.

In addition we are requesting subdivision variances to waive all improvements to a previously platted, undeveloped and isolated portion of right-of-way located at the northwest portion of proposed Lot 1. The right-of-way was dedicated in a 1979 plat. We have attached a copy of the plat document for your reference. We surmise that the right-of-way was intended to provide a technical means of access to a Well Lot which belongs to the community water association. It would be impractical and possibly unfeasible to develop this isolated portion of right-of-way since we have no control over access across the adjoining property.

We believe that the density and residential use of the proposed plat will be consistent in use and character with the surrounding area.

Your time and consideration of these requests is greatly appreciated.

Sincerely,  
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck  
President

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encl