



**FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.**  
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## Transmittal

Date: September 7, 2012

To: Community Planning & Development Services  
 City of Rapid City  
 300 Sixth Street  
 Rapid City, SD 57701

Re: Preliminary Subdivision Plans  
 Lot 2 of S & S Subdivision

From: Janelle L. Finck – President  
 Fisk Land Surveying & Consulting Engineers, Inc.  
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**RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES**

Transmitted herewith, please find our application for Preliminary Subdivision Plans and Requests for Exceptions for James and Charlette Steele for proposed Lot 2 of S & S Subdivision.

This original/parent 10 acre parcel was divided into 2 non-transferrable unplatted balances by the extension/dedication of Sun Ridge Road - per the Major Street Plan. Beginning in 2006, previous Layout, Subdivision Variances for road and section line improvements and Exception to the 40 unit rule were approved for both Lots 1 and 2 of S & S Subdivision (06EX048, 08EX058, 10EX165, 08PL084, 08SV033, 10SV021 & 11PL033), as well as for the adjoining Brentwood Subdivision.

Due to the economic downturn in 2008-2009 the prospective buyers for these two parcels declined to move forward with the sales and the owner did not proceed to preliminary and final plat within two years of the approval of the layout, subdivision variances and exceptions. The owner reapplied for the same platting, variances and exceptions for Lot 1 and the final plat was recently files. He is now ready to move forward to complete the platting for Lot 2.

This lot will be served by an individual well and on-site waste disposal systems. 2011 soil profiles information previously submitted for both lots (observed by the Pennington County Environmental Planner) is included herewith.

We are requesting the same approvals that had been previously granted to waive requirement to dedicate and improve the undeveloped section line rights-of-way; to waive road and utility improvement requirements in lieu of existing chip-seal improvements to Sun Ridge Road; and to allow exceptions to the 40 unit rule for both of these parcels.

Thank you for your consideration of these requests and please do not hesitate to contact me if you have any questions.