



No. PW073102-13
CITY OF RAPID CITY
RAPID CITY, SOUTH DAKOTA 57701-2724

Community Development

300 Sixth Street
605-394-4181
Fax: 605-394-2232

July 22, 2002

Mr. Gail Miller
907 North Madison
Pierre, SD 57501

Dear Gail:

Thank you for stopping in my office to meet with Alan Hanks and myself regarding the drainage right of way that the City of Rapid City needs to complete the metering dam improvement for the Knollwood Drainage Basin. Your cooperation on this project is greatly appreciated.

The following is a recap of our agreement with timelines established.

Both parties have agreed to:

- 1) The City of Rapid City will survey and stake all corners of the drainage lot. This will set the limits of the area that you will be allowed to fill, and it will provide the limits of the project for the city.
- 2) The City of Rapid City will compensate you \$12,000; waive the drainage basin fees when the lot abutting LaCrosse Street develops, a value of \$13,570; the City will plat the drainage lot; and the City will waive the grading permit fee which will allow you to continue filling the area abutting LaCrosse Street.
- 3) The City will initiate an amendment to the Future Land Use Plan for your property abutting LaCrosse Street to have that parcel designated as General Commercial with a PCD.

Timelines to accomplish these actions are:

- 1) Future Land Use Subcommittee review of the request should be completed by July 31, 2002; complete approvals by City Council, Planning Commission and meeting publication requirements is estimated to be completed by October 1, 2002.
- 2) Surveying and staking of the drainage lot is scheduled for



EQUAL OPPORTUNITY EMPLOYER

- completion by August 17, 2002.
- 3) The platting of the drainage lot requires the development of a plat, and you as the property owner will be required to sign the plat. Once the plat is completed and signed, City staff will handle the submittal to the Planning Department and we will work to complete this by October 1, 2002.
 - 4) Rich Wells, Drainage Engineer, will process the grading permit for you once the staking and surveying is complete.

I believe this covers all the items we discussed, and in order to move this project forward, I am requesting your signature on the bottom of this letter. Once that is received I will submit this for Council approval and distribute copies of the letter to the other divisions, Engineering, Planning Dept. and Building Inspection. I will request Building Inspection set up a file with an address for the property to guarantee that future building permit applications for this property will not be assessed Drainage Basin Fees.

Thanks Gail for your cooperation on this project.

Sincerely,



Bonnie J. Hughes
Community Development Director

/bjh

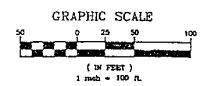
cc Terri Whitmyre
721 East Chicago, #73
Rapid City, SD 57701

Alan Hanks
Aldersperson

Accepted and agreed to this _____ day of July 2002.


Gail Miller

EXHIBIT "A"
PERMANENT DRAINAGE EASEMENT FOR
FEIGELS WEST ADDITION
IN THE SW1/4 SE1/4 SEC. 31, T2N, R8E, B.H.M.
RAPID CITY, PENNINGTON COUNTY, S.D.



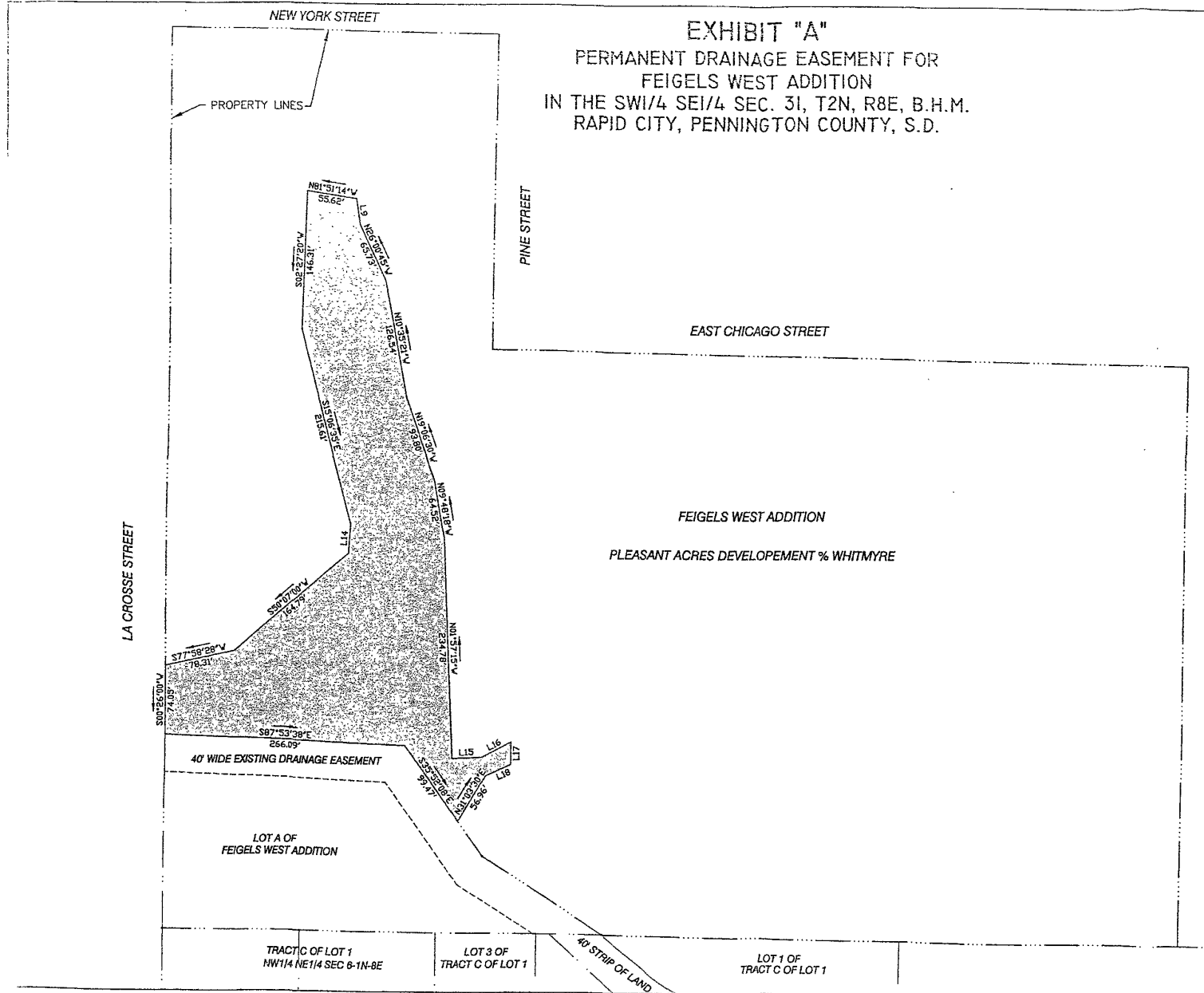
BASIS OF BEARING:
 WESTERLY LINE OF LOT A OF
 FEIGELS WEST ADDITION;
 SAID BEARING BEING:
 N 00°26'00" E

LINE TABLE		
LINE	LENGTH	BEARING
L9	27.14	N08°30'03"W
L14	31.68	S04°27'49"W
L15	32.53	S07°16'25"W
L16	35.88	S63°21'58"W
L17	23.88	N00°25'16"E
L18	30.36	N66°10'20"E

 PERMANENT DRAINAGE EASEMENT
 CONTAINING 1.97 ACRES, MORE
 OR LESS. (85,648.87 Sq. Ft.)

No. PW073102-

2/28/01



TRACT C OF LOT 1
 NW1/4 NE1/4 SEC 8-1N-8E

LOT 3 OF
 TRACT C OF LOT 1

LOT 1 OF
 TRACT C OF LOT 1

40' STRIP OF LAND

40' WIDE EXISTING DRAINAGE EASEMENT

LOT A OF
 FEIGELS WEST ADDITION

FEIGELS WEST ADDITION
 PLEASANT ACRES DEVELOPEMENT % WHITMYRE

PROPERTY LINES

NEW YORK STREET

PINE STREET

EAST CHICAGO STREET

LA CROSE STREET