

16. No. 04SV011 - Enchanted Hills Subdivision No. 4 and Eastridge Estates Subdivision  
A request by Dream Design International, Inc. to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and pavement as per Chapter 16.16 of the Rapid City Municipal Code** on Lots 15BR and 23RA of Enchanted Hills Subdivision No. 4 located in the S1/2 NW1/4 Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; and, Lot 1R, Block 1 of Eastridge Estates Subdivision located in the NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County South Dakota, legally described as Lots 15B and 23R of Enchanted Hills Subdivision No.4 located in the S1/2 NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota and Lot 1, Block 1 of Eastridge Estates Subdivision located in the NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the extension of Enchantment Road.

Fisher presented the request and reviewed the slides of the subject property and staff's recommendation. Fisher explained that there is a 70 foot section of discontinuous non-standard road.

Discussion followed concerning the previous developer and completion of the road improvements.

Jeff Uecker, 347 Enchantment Road, expressed concerns with completion of a 70 foot discontinuous stretch of Enchantment Road and asked the Planning Commission to require the developer to install curb, gutter and pavement along Enchantment Road.

**Nash moved, seconded by Henning and unanimously carried to recommend that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and pavement be approved. (9 to 0 with Brannan, Brown, Henning, Hoffmann, Nash, Prairie Chicken, Schmidt, Stone and Wevik voting yes and none voting no)**

**Nash moved, seconded by Brown and unanimously carried to request that the City Council complete the improvements on Enchantment Road. (9 to 0 with Brannan, Brown, Henning, Hoffmann, Nash, Prairie Chicken, Schmidt, Stone and Wevik voting yes and none voting no)**