

December 3, 2004

Ms. Renee Catron-Blair
Growth Management Division
300 6th Street
Rapid City, SD 57701

RWD
12-9-04

RE: Subdivision of un-platted portion of Tract A of Tract 1
Owen Hibbard Subdivision, Rapid City, SD
No. 04PL109


Dear Ms. Catron-Blair,

I am submitting an Application for Development Review for a Preliminary Plat, Waiver of Submittal Requirements, and a Topography Waiver Form regarding the above referenced project. If there is any additional information required at this time or revisions to these applications, please contact me.

Regarding the submittal waivers, it is the intent of the City Engineering Department to address the drainage plan, road plan, sewer plan, and water distribution plan when the development of the property is being proposed. In effect, the City Engineering Department will ensure that the development of the property will comply with the current subdivision regulations.

Again, if there are any questions regarding this submittal, please contact this office, or feel free to discuss the project with the City Engineering Department.

Respectfully submitted:


Allan Schreier, PE
Black Hills Surveying

Cc: Mr. Larry Chilstrom
Rapid City Engineering Department
300 6th Street
Rapid City, SD 57701

PW042605-02

A request by Dream Design International, Inc. to consider an application for a **Layout Plat** on Hyland Park Subdivision, Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as the W1/2 SE1/4 and SE1/4 SE1/4 of Section 35, T1N, R7E, BHM, Pennington County, South Dakota, more generally described as being located east of South Highway 16 and south of Sammis Trail.

Staff recommends that the Layout Plat be continued to the April 7, 2005 Planning Commission meeting at the applicant's request.

5. No. 04CA030 - Waterslide Addition

A Summary of Adoption Action - Amendment to the Comprehensive Plan to relocate a Collector Street on the Major Street Plan on a right-of-way 76.00 feet in width with centerline described as follows: Commencing at the found corner stamped R.L.S. No. 4208 of the center 1/4 of Section 26; thence N56 29'51"W along a non-visual line, 972.17 feet to the TRUE POINT OF BEGINNING; Thence S22 35'26"E 198.94 feet; Thence along a curve to the right having a radius of 526.00 feet, included angle of 23 53'35", and a curve length of 219.35 feet; Thence S01 18'09"W 1438.43 feet; Thence along a curve to the right having a radius of 600.00 feet, included angle of 56 04'11", and a curve length of 587.16 feet; Thence S57 22'20"W 343.27 feet; Thence along a curve to the left having a radius of 600.00 feet, included angle of 56 04'11", and a curve length of 587.16 feet; Thence S01 18'09"W 150.00 feet to a point on the south line of section 26; said parcel containing 6.15 acres more or less and located in the SE1/4NW1/4 and SW1/4 of Section 26, T1N, R7E, BHM, Pennington County, City of Rapid City, South Dakota, more generally described as being located east of South Highway 16 and south of U.S. Highway 16B (Catron Boulevard).

Staff recommends that the Planning Commission approve the summary and authorize publication in the Rapid City Journal.

6. No. 04PL154 - Section 20, T1N, R8E

A request by Hewey Clemmons to consider an application for a **Layout Plat** on Lots 1 thru 3 less right-of-way, less Lot H2, all located in the NW1/4 SW1/4 of Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lot B less right-of-way, less Lot H2, all located in the NW1/4 SW1/4 of Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 5680 South Highway 79.

Staff recommends that the Planning Commission acknowledge the applicant's request to withdraw the Layout Plat.

7. No. 04PL185 - Owen Hibbard Subdivision

A request by Black Hills Surveying to consider an application for a **Preliminary Plat** on Lots 4 and 5 of Owen Hibbard Subdivision, all located in the W1/2 SW1/4, Section 23, T1N, R7E, BHM, Rapid City Pennington County, South Dakota, legally described as the unplatted portion of Tract A of Tract 1, all located in the W1/2 SW1/4, Section 23, T1N, R7E, BHM, Rapid City Pennington County, South Dakota, more generally described as being located at the intersection of Promise Road and Golden Eagle Drive.

Staff recommends that the Preliminary Plat be continued to the April 7, 2005 Planning Commission meeting to allow the applicant time to submit additional information.

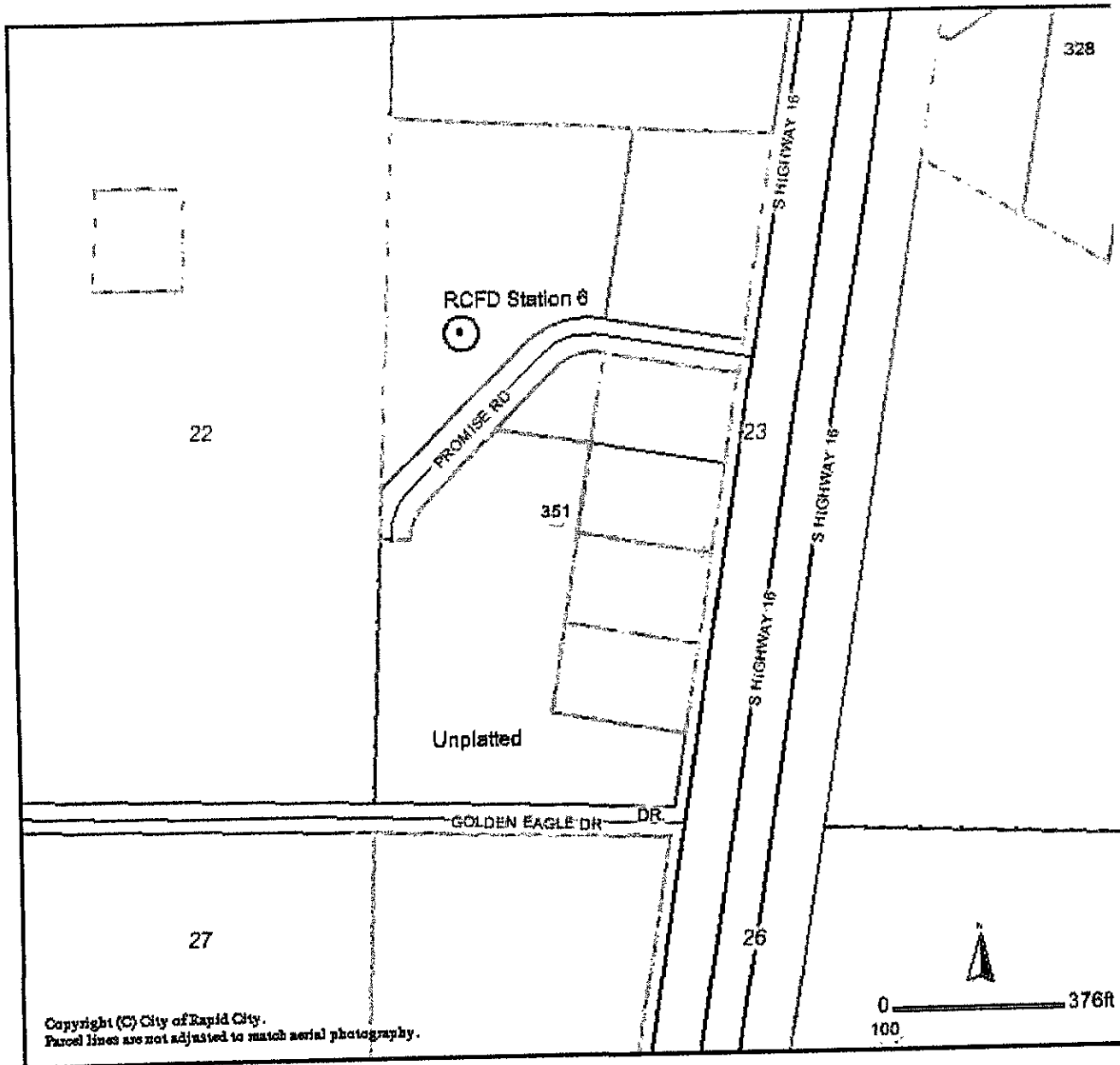
MAR 10, 2005

5. No. 04PL185 - Owen Hibbard Subdivision PW042605-02
A request by Black Hills Surveying to consider an application for a **Preliminary Plat** on Lots 4 and 5 of Owen Hibbard Subdivision, all located in the W1/2 SW1/4, Section 23, T1N, R7E, BHM, Rapid City Pennington County, South Dakota, legally described as the unplatted portion of Tract A of Tract 1, all located in the W1/2 SW1/4, Section 23, T1N, R7E, BHM, Rapid City Pennington County, South Dakota, more generally described as being located at the intersection of Promise Road and Golden Eagle Drive.

Staff recommends that the Preliminary Plat be continued to the May 5, 2005 Planning Commission meeting to allow the applicant time to submit additional information.

APRIL 7, 2005

Owen Hibbard Re-Plat



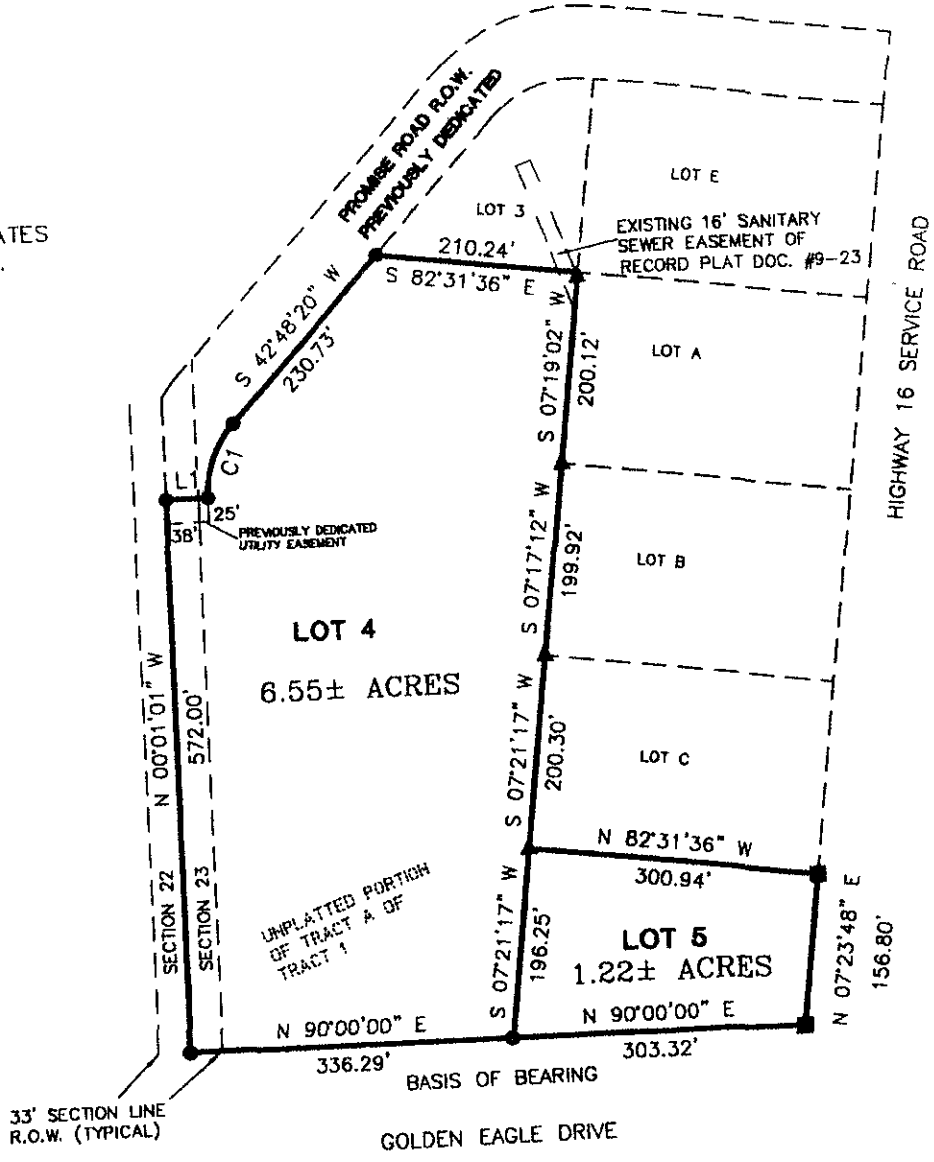
Copyright (C) City of Rapid City.
 Parcel lines are not adjusted to match aerial photography.

EXISTING CONDITION

JOC

PLAT OF LOTS 4 & 5 OF OWEN HIBBARD SUBDIVISION,
 FORMERLY THE UNPLATTED PORTION OF TRACT A OF TRACT 1,
 ALL LOCATED IN THE W1/2SW1/4, SECTION 23, T.1N., R.7E., B.H.M
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

LOT LINES THIS PLAT DEDICATES
 A MINOR DRAINAGE EASEMENT.



PROPOSED LOT SPLIT

SURVEYOR CERTIFICATE

I, Randy L. Deibert, P.O. Box 408, Spearfish, S.D., being a Registered Land Surveyor in the State 5086, do hereby certify that at the request of the owner and under my supervision, I have caused to be platted the property shown and described hereon. I also certify that this plat is true and correct to the best of my knowledge and belief. This survey does not constitute a title search to determine ownership or interest in the property. I further state that I did not obtain the signatures for the certificates other than the Surveyor. In witness whereof, I have hereunto set my hand and seal dated this 29th day of July, 2014.

Randy L. Deibert
 Randy L. Deibert R.L.S. 5086

4.14.05
 JOT

INFORMAL QUOTATIONS

PROJECT ST04-1399; OWEN HIBBARD SURVEY & PLAT

ITEM NO.	ITEMS	ESTIMATED QUANTITY	UNIT PRICE	EXTENDED PRICE
1	OWEN HIBBARD SURVEY & PLAT, PER LUMP SUM		\$ 1,150.00	\$ 1,150.00

TOTAL AMOUNT \$ 1,150.00

END ITEMS ST04-1399

PROJECT ST04-1399; OWEN HIBBARD SURVEY & PLAT

EXISTING CONTRACT WITH BLACK HILLS SURVEYING.
4.14.05 GUC

THIS QUOTATION WAS PREPARED BY

Black Hills Surveying
CONTRACTOR

2014 S. 10th, Spearfish SD 57760
ADDRESS

Alle Silver, Project Manager
SIGNATURE AND TITLE

647-218-8133
PHONE NO.

5-1-04
DATE

QUOTATION ACCEPTED BY:

[Signature] PROJECT ENGINEER DATE 5-6-04

[Signature] DEPARTMENT HEAD DATE 5/6/04

[Signature] PURCHASING AGENT DATE 5/6/04

[Signature] MAYOR DATE 5-6-04

FOR CITY USE ONLY:

FUND NO. 505

DEPT NO. 910

LINE NO. 4223

COST ESTIMATE \$ 1,200.00