



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

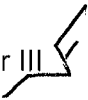
300 Sixth Street

Vicki Fisher, Urban Planner III
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: vicki.fisher@rcgov.org

MEMORANDUM

TO: Rapid City Council

FROM: Vicki L. Fisher, Planner III 

DATE: February 20, 2007

RE: Approve a request by Dream Design International for authorization to prepare an H-Lot located in the SW1/4 of the NE1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the north center 1/16th corner of said Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, said corner being marked with a 5/8 inch rebar with survey cap "RW FISK 6565"; thence, southerly along the one-quarter 1/4 section line, S00°05'16"E, a distance of 135.90 feet, more or less, to the point of beginning, said point being marked with a 5/8 inch rebar with survey cap "RW FISK 6565"; thence, N90°00'00"E, a distance of 631.62 feet, more or less, to a point marked with a 5/8 inch rebar with survey cap "RW FISK 6565"; thence, curving to the left on a curve with a radius of 462.00 feet, a delta of 09°39'31" an arc length of 77.88 feet, and a chord bearing of N85°10'15"E and chord distance of 77.79 feet, to a point on the westerly edge of existing Concourse Drive right-of-way, said point being marked with a 5/8 inch rebar with survey cap "RW FISK 6565"; thence, southeasterly along the westerly edge of said Concourse Drive right-of-way and curving to the right on a curve with a radius of 438.53 feet, a delta of 09°57'02" an arc length of 76.16 feet, and a chord bearing of S07°07'13"E and chord distance of 76.06 feet, to a point on the westerly edge of existing Concourse Drive right-of-way, said point being marked with a 5/8 inch rebar with survey cap "RW FISK 6565"; thence, southwesterly and curving to the right on a curve with a radius of 538.00 feet, a delta of 09°17'59", an arc length of 87.32 feet, and a chord bearing of S85°21'00"W and chord distance of 87.23 feet, to a point marked with a 5/8 inch rebar with survey cap "RW FISK 6565"; thence, S90°00'00"W, a distance of 631.51 feet, more or less to a point located on the one-quarter 1/4 section line of said Section 4, said point being marked by a 5/8 inch



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rebar with survey cap "RW FISK 6565"; thence, northerly along said 1/4 section line, N00°05'16"W, a distance of 76.00 feet, more or less, to the point of beginning on behalf of the City of Rapid City and authorize acceptance of deeds.

On December 18, 2006, the City Council approved a Layout Plat to create 276 single family residential lots, 64 townhome lots and one multi-family lot to be known as Copperfield Vistas Subdivision. The Layout Plat also included the extension of Homestead Street from Copperfield Vistas Subdivision to Concourse Drive.

On February 22, 2007, the Planning Commission will review a SDCL 11-6-19 Review for the construction of Homestead Street from Copperfield Vistas Subdivision to Concourse Drive.

The applicant is now requesting the authorization to prepare the H Lot for this section of Homestead Street as identified above on behalf of the City of Rapid City and to authorize acceptance of the deed.

Staff Recommendation: Approve a request by Dream Design International for authorization to prepare an H-Lot as legally described above on behalf of the City of Rapid City and authorize acceptance of deeds.

(File #07SR011)