



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

300 Sixth Street

Vicki Fisher, 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: Public Works Committee
City Council

FROM: Vicki L. Fisher, Planner III

DATE: September 18, 2008

RE: Request to extend the expiration date of Layout Plat #06PL160 for the unplatted portion of the south 495 feet of the NE1/4 SE1/4, less Lot 1, Bendert Subdivision, and the SE1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota to be known as Lots 1A, 1B, 1C, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10, 10A, 10B, 11 of Block 1; Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, of Block 2; Block 3; Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, utility Lot 1, Outlots 1 thru 3, of Block 4; Block 5; and the dedicated public right-of-way, Skyline Village Subdivision, located in the SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

On November 6, 2006, the City Council approved a Layout Plat for the above legally described property. Chapter 16.08.015 of the Rapid City Municipal Code states that "any approved Layout or Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the Common Council".



EQUAL OPPORTUNITY EMPLOYER

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No grading and or construction of the subdivision improvements have been initiated. As such, the applicant has requested a one year extension of the Layout Plat to allow additional time to complete construction plans and submit a Preliminary Plat application.

Recommendation: Staff recommends that the request to extend the expiration date of the Layout Plat for one year be approved.

ATTN: VICKI
394-6636

Hidden Valley, Inc.

P.O. Box 795 Black Hawk, SD 57718
Tel & FAX (605) 787-9263

September 9, 2008

To: City of Rapid City

RE: 06PL160 – Layout Plat

Petitioner: Hidden Valley, Inc.

Request: Extend Layout Plat

RECEIVED

SEP 11 2008

**Rapid City Growth
Management Department**

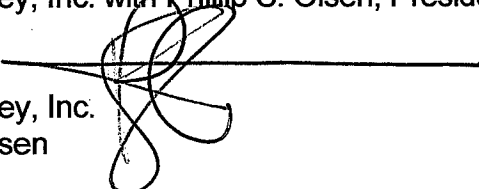
Legal Description: The unplatted portion of the south 495 feet of the NE1/4 SE1/4, less Lot1, Bendert Subdivision, and the SE1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Dear City Council:

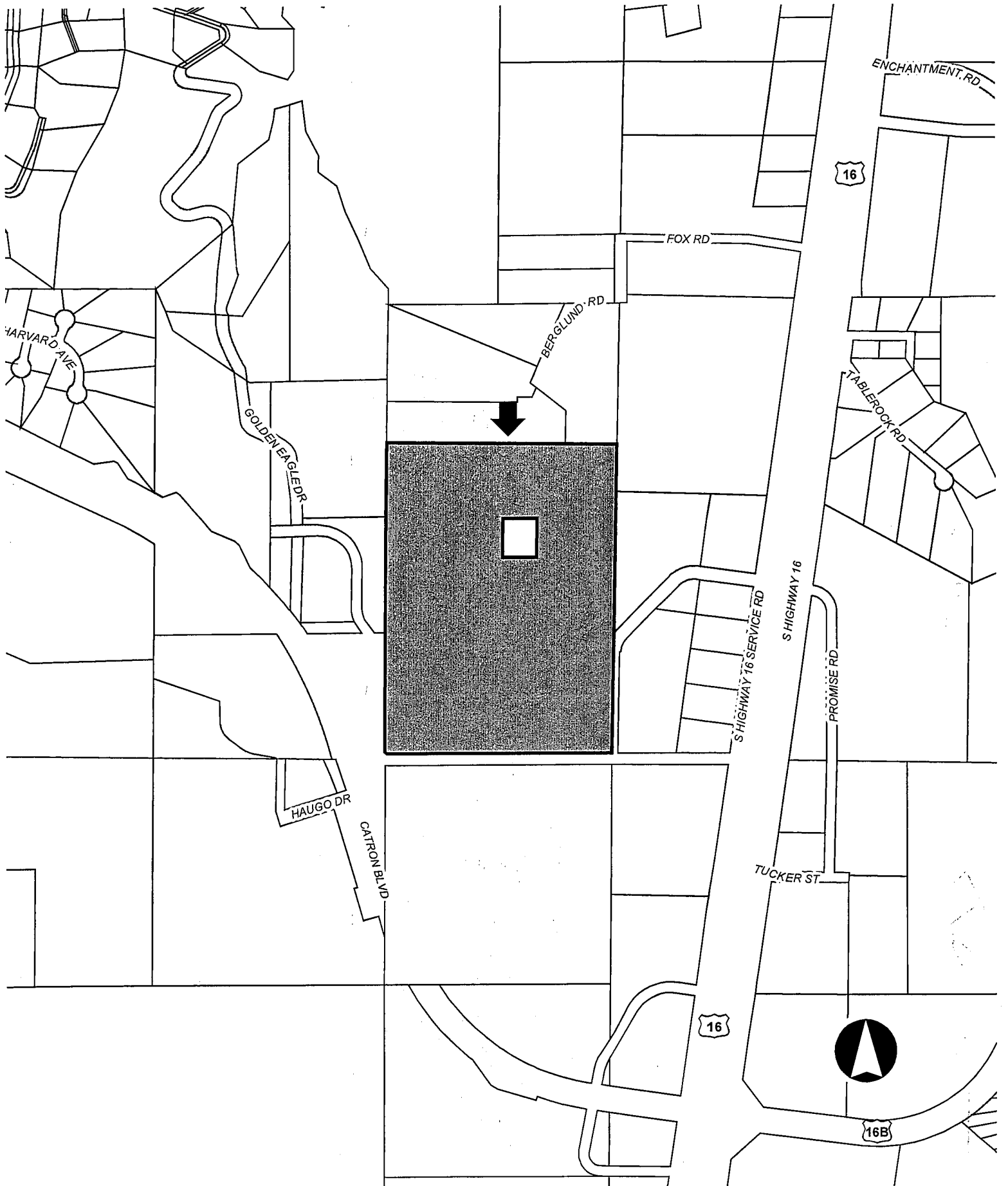
Please extend Layout Plat 06PL160 for one year. A preliminary plat will be submitted prior to the one year expiration of this Layout Plat. The project has been transferred from Generations, Inc. to Hidden Valley, Inc. with Phillip S. Olsen, President of both corporations.

Thank You.

Hidden Valley, Inc.
Phillip S. Olsen
President



06PL160



06PL160

BERGLUND RD

SHIGHWAY 16

16

SHIGHWAY 16 SERVICE RD

SHIGHWAY 16

PROMISE RD

GOLDEN EAGLE DR

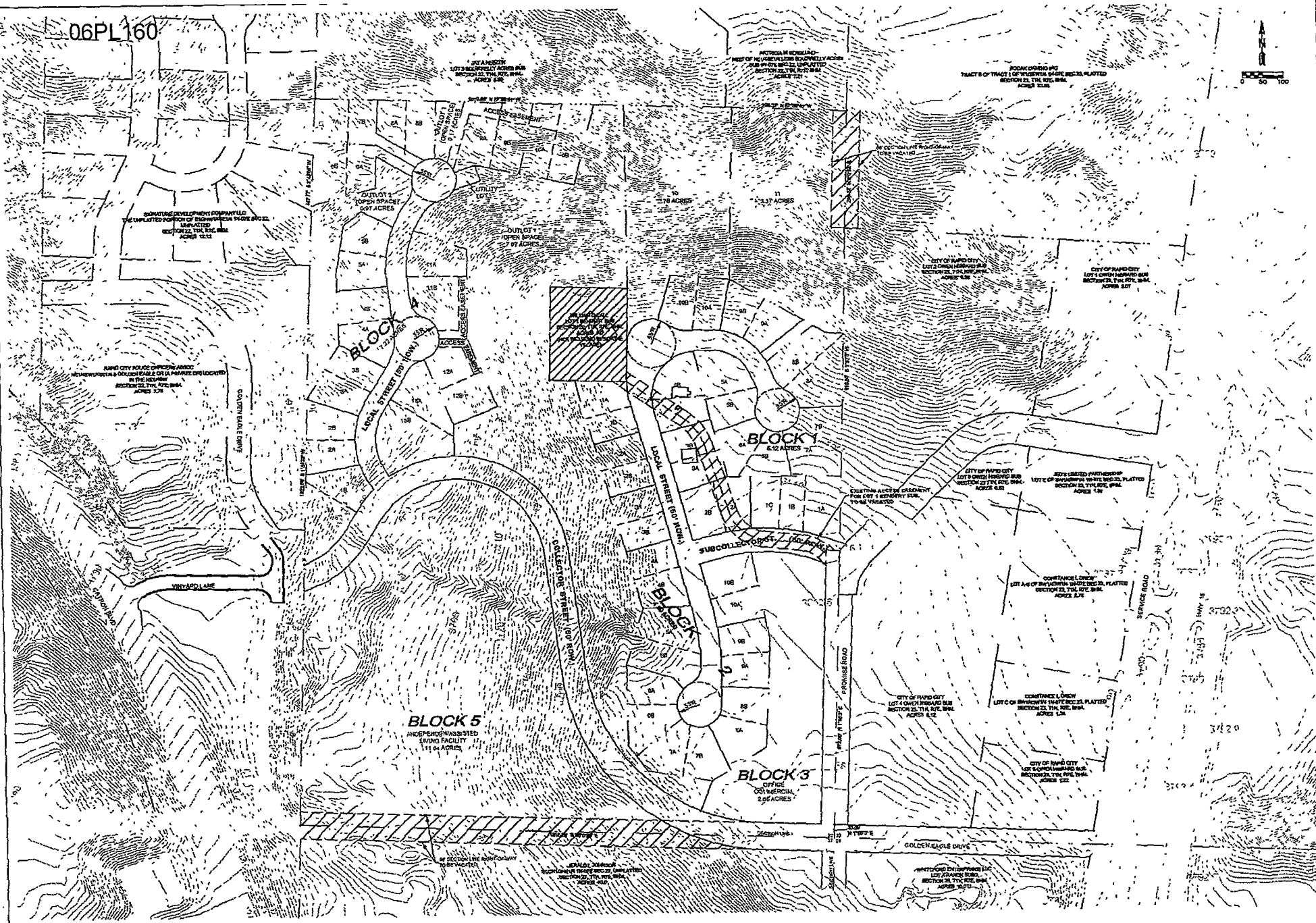
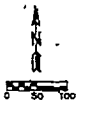
COVENANT DR

HAUGO DR

CATRON BLVD



06PL160



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www.onbonyllengineering.com

cattec
ENGINEERING & ARCHITECTURE, INC.

DESIGNED	BY	DATE
CHECKED	BY	DATE
APPROVED	BY	DATE
		9/22/08

LAYOUT PLAT WITH
EXISTING CONTOURS

SHEET DESCRIPTION

PROJECT: SKYLINE VILLAGE PLANNED UNIT DEVELOPMENT

SHEET: 2 OF 4