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From: Centrline@aol.com [mailto:Centrline@aol.com]

Sent: Monday, July 07, 2003 4:00 PM

To: vicki.fisher@ci.rapid-city.sd.us; marcia.elkins@ci.rapid-city.sd.us

Cc: proinc@gwtc.net

Subject: Lazy P-6: 03PL072, 03SV024

Dear Vicki, Marcia:

Please provide copies of this email to Planning Commissioners.

1) Lazy P-6 Land Co., Inc has requested a variance in order to postpone construction of the proposed collector that adjoins their north property line. This request is made after consultation with the adjoining owner, who indicated that even though they have a Layout Plat approved, they are in no position to build the road at this time. Consequently, Lazy P-6 is requesting the City accept a WORP for this road. Lazy P-6 is also willing to plat the additional ROW required as a condition of final plat approval. Lazy P-6 asks Planning Commission concurrence with this proposal.

2) Lazy P-6 is asking for an exception to the 40 unit rule to allow up to 72 units on the proposed 10 acre parcel. This is considered a temporary situation that will be resolved with the completion of 5th St. In the interim, however, the elderly housing clusters proposed for the site needs space for 72 units. In addition, Lazy P-6 is willing to consider a temporary secondary access to Catron Blvd. with the concurrence of the Fire Department. Lazy P-6 asks Planning Commission concurrence with this proposal.

Lawrence M. Kostaneski for Lazy P-6 Land Co., Inc.