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D. C. Scott
SURVEYORS, INC.

February 12, 2007

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**Rapid City Growth
 Management Department**

**3153 ANDERSON ROAD
 RAPID CITY, SD 57703
 (605) 393-2400**

Project No. 07-03

Vicki Fisher
 Rapid City Growth Management
 600 Sixth Street
 Rapid City, SD 57701

**Re: Duane C. Pankratz / Word of Hope Wesleyan Church
 Application requesting Subdivision Variances**

Dear Vicki:

This letter is in reply to your request for additional information on the referenced application. We understand your request is that we name in the application the individual streets for which each variance is being requested, and constrain the variance requests to subsets appropriate to the classification and condition of each street. In the future we will try to be more specific. In the absence of specificity in the application, please consider that we are asking for each variance to be applied to each street as clarified in this letter – understanding that on the whole, the developers are requesting that they not be required to construct any additional infrastructure outside the limits of their property.

The proposed development consists of one lot fronting on two public streets: Elk Vale Road (a controlled access arterial highway), and Jolly Lane (a Section Line road).

As depicted on the Preliminary Plat, Elk Vale Road runs along the northwest side of the proposed lot. No access is provided to the lot from Elk Vale Road. No water or sewer utilities accessible to this property appear to exist in the Elk Vale Road right-of-way. The Elk Vale Road pavement is not provided with sidewalk or curb along the outside edge. The Elk Vale Road right-of-way is sufficient for an arterial street, and it is illuminated with streetlights.

Jolly Lane serves as the access for this property. It runs along the east line of Section 4, within the statutory Section Line right-of-way, terminating in an asphalt paved cul-de-sac turn-around along the east side of the proposed lot. None of the Section Line right-of-way within the boundaries of this development has been dedicated to the public. Beyond and north of the cul-de-sac, the existing Section Line right-of-way is undeveloped as a street, but is in use as an easement for utilities. The existing Jolly Lane paving includes concrete curb and gutter. No sidewalk is in place in the Jolly Lane right-of-way. The cul-de-sac is illuminated with a streetlight. Water and sewer service are in place within the Jolly Lane right-of-way. There is no need to develop additional street in the Section Line right-of-way beyond the existing Jolly Lane cul-de-sac, however, since utilities are already in-place within this right-of-way it would be improper to vacate it. Thus we ask that no stipulations be made requiring a street or additional public dedication beyond what is shown on the Preliminary Plat.

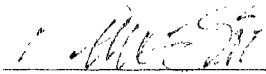
In order to comply with your request and the desires of my clients, please consider that the application reads as follows:

“To waive the requirements to: develop section line right-of-way on an extension of Jolly Lane, dedicate additional public right-of-way on an extension of Jolly Lane, or install sidewalk on Jolly Lane; and to waive the requirements to: install curb, gutter, sidewalk, sewer, water, or planting screen easement on Elk Vale Road.”

Thank you for your advice and consideration.

Respectfully,

D. C. SCOTT SURVEYORS, INC.



Dean G. Scott, L.S.

c.c. Duane Pankratz
R. Scott Wiley