

**REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS**

RECEIVED

PROJECT Plat of Lot 1 of Block 3 of East Mall Business Center Subdivision

OCT 12 2012

DATE: 10-12-12 **SUBMITTED BY:** Dave Muck, PE/LS, CFM

PIN #: 2129401003

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

LEGAL DESCRIPTION: A PART OF THE SE 1/4 NORTH OF I-90 LESS TRACT A OF THE NE 1/4 SE 1/4 AND LESS LOT 1 OF BLOCK 5 AND LOT 1 OF BLOCK 6 OF EAST MALL BUSINESS CENTER SUBDIVISION AND LESS LOTS H5, H6, H7 & H11 AND LESS THAT PART OF THE SE 1/4 NORTH OF I-90 AND WEST OF EAST NORTH STREET, BUT INCLUDING THAT PART OF VACATED EAST MALL DRIVE BEING PART OF LOT H5 ALL LOCATED IN SECTION 29, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EXCEPTION REQUESTED: SECTION 2.15.2/2.15.4 **STD / CRITERIA / REG** CRITERIA

DESCRIPTION OF REQUEST: Exception to the need for sidewalk along Dyess Avenue.

JUSTIFICATION:

(Please use back of sheet if additional room is needed) This portion of Dyess Avenue was reconstructed as a rural section with a cul-de-sac by SDDOT with the Exit 61 reconstruction project. Therefore, no sidewalk was included. The existing pavement varies in width from 49 feet at East Mall Drive to 24 feet at the south line of the proposed lot.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE:** [Signature] **DATE:** 10-12-12

**Or Agent, if previously designated by the Owner in writing.

AGENT FOR FMCC

-----FOR STAFF ONLY-----

STAFF COMMENTS: SIDEWALK ALONG DYESS AVENUE WILL BE EVALUATED WITH A BUILDING PERMIT.

STAFF RECOMMENDATION: APPROVE

REVIEWED BY: [Signature] **DATE:** 10/25/12

AUTHORIZATION:

APPROVED

DENIED

[Signature]
COMMUNITY PLANNING DIRECTOR

DATE

10/29/2012

APPROVED *

DENIED

[Signature]
PUBLIC WORKS DIRECTOR*

DATE

10/29/12

FOR

* Approve to Evaluate AT Building Permit

Revised 08/3/12

FILE #: 12EX123

ASSOCIATED FILE#: 12PL077

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.

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LEGAL DESCRIPTION: A PART OF THE SE 1/4 NORTH OF I-90 LESS TRACT A OF THE NE 1/4 SE 1/4 AND LESS LOT 1 OF BLOCK 5 AND

LOT 1 OF BLOCK 6 OF EAST MALL BUSINESS CENTER SUBDIVISION AND LESS LOTS H5, H6, H7 & H11 AND LESS THAT PART OF THE SE 1/4 NORTH

OF I-90 AND WEST OF EAST NORTH STREET, BUT INCLUDING THAT PART OF VACATED EAST MALL DRIVE BEING PART OF LOT H5 ALL LOCATED IN SECTION 29, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EXCEPTION REQUESTED: SECTION 3.5.5 **STD / CRITERIA / REG** CRITERIA

DESCRIPTION OF REQUEST: Exception to the extension of sanitary sewer main in Dyess Avenue.

JUSTIFICATION:

(Please use back of sheet if additional room is needed)

Sanitary sewer service to parcel in question is provided by the East Mall Drive

sanitary sewer main.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE:** [Signature]

DATE: 10-12-12

**Or Agent, if previously designated by the Owner in writing.

AGENT FOR FMLC

FOR STAFF ONLY

STAFF COMMENTS: THE UTILITY SYSTEM MASTER PLAN DOES NOT REQUIRE SEWER IN DYESS AVE. SOUTH OF E.MALL DRIVE.

STAFF RECOMMENDATION: APPROVE

REVIEWED BY: [Signature]

DATE: 10/25/12

AUTHORIZATION:

APPROVED

DENIED

[Signature]
COMMUNITY PLANNING DIRECTOR

10/29/2012
DATE

APPROVED

DENIED

[Signature]
PUBLIC WORKS DIRECTOR*

10/29/12
DATE

FOR

Revised 08/3/12

FILE #: 12EX124

ASSOCIATED FILE#: 12PL077

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.

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OF I-90 AND WEST OF EAST NORTH STREET, BUT INCLUDING THAT PART OF VACATED EAST MALL DRIVE BEING PART OF LOT H5 ALL LOCATED IN SECTION 29, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EXCEPTION REQUESTED: SECTION 2.15.4 STD / CRITERIA / REG CRITERIA

DESCRIPTION OF REQUEST: Exception to the need for concrete sidewalk on west side of E. North Street.

JUSTIFICATION:

(Please use back of sheet if additional room is needed) Sidewalk was constructed on the east side of E. North Street during SDDOTs reconstruction of Exit 60 and US Hwy 16B (IM-P 90-2(134)59 & P 2016(13)71. There is currently no need for sidewalk on the west side of the road.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**: [Signature] DATE: 10-12-12

**Or Agent, if previously designated by the Owner in writing. AGENT FOR FULLC

-----FOR STAFF ONLY-----

STAFF COMMENTS: SIDEWALK ON THE WEST SIDE OF E. NORTH STREET IN THIS LOCATION WILL BE EVALUATED AT THE TIME A BUILDING PERMIT IS APPLIED FOR ON THE UNPLATTED PROPERTY.

STAFF RECOMMENDATION: APPROVE

REVIEWED BY: [Signature] DATE: 10/25/12

AUTHORIZATION:

APPROVED DENIED
10/29/2012

[Signature]
COMMUNITY PLANNING DIRECTOR

APPROVED * DENIED
10/29/12

[Signature]
PUBLIC WORKS DIRECTOR* * Approve to evaluate AT Building Permit.

FILE #: 12EX125

ASSOCIATED FILE#: 12PL077

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.

Revised 08/3/12

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LOT 1 OF BLOCK 6 OF EAST MALL BUSINESS CENTER SUBDIVISION AND LESS LOTS H5, H6, H7 & H11 AND LESS THAT PART OF THE SE 1/4 NORTH
OF I-90 AND WEST OF EAST NORTH STREET, BUT INCLUDING THAT PART OF VACATED EAST MALL DRIVE BEING PART OF LOT H5 ALL LOCATED IN SECTION 29, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EXCEPTION REQUESTED: SECTION 3.5.4 **STD / CRITERIA / REG** CRITERIA

DESCRIPTION OF REQUEST: Exception to the need for water main in E. North Street

JUSTIFICATION:

(Please use back of sheet if additional room is needed) Three water system connections exist across I-90. One occurs on the E1/16 line of Section
30 (1-Low Level ; 1- North Rapid High) to the west of E. North Street and one (1-Low Level) occurs on the 1/4 line of Section 28 to the east.
The Utility System Master Plan, the North Rapid High Level and Low Level Water System Modeling for NE Rapid City report, the Seger Drive-Dyess Avenue
Sanitary Sewer Extension Design Report (DRAFT) as well as others confirm that the existing water system connections are sufficient for future growth.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE:** [Signature] **DATE:** 10-12-12

**Or Agent, if previously designated by the Owner in writing.

AGENT FOR FULL

-----FOR STAFF ONLY-----

STAFF COMMENTS: THE UTILITY SYSTEM MASTER PLAN DOES NOT
REQUIRE A WATER MAIN IN E. NORTH STREET BETWEEN E. MALL DRIVE
AND I90.

STAFF RECOMMENDATION: APPROVE

REVIEWED BY: [Signature]

DATE: 10/25/12

AUTHORIZATION:

APPROVED

DENIED

[Signature]
COMMUNITY PLANNING DIRECTOR

10/29/2012

DATE

APPROVED

DENIED

[Signature]
PUBLIC WORKS DIRECTOR*

10/29/12
DATE

Fok

Revised 08/3/12

FILE #: 12EX126

ASSOCIATED FILE#: 12PL077

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.

**REQUEST FOR EXCEPTION TO
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RAPID CITY COMMUNITY PLANNING
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LOT 1 OF BLOCK 6 OF EAST MALL BUSINESS CENTER SUBDIVISION AND LESS LOTS H5, H6, H7 & H11 AND LESS THAT PART OF THE SE 1/4 NORTH
OF I-90 AND WEST OF EAST NORTH STREET, BUT INCLUDING THAT PART OF VACATED EAST MALL DRIVE BEING PART OF LOT H5 ALL LOCATED IN SECTION 29, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EXCEPTION REQUESTED: SECTION 3.5.5 **STD / CRITERIA / REG** CRITERIA

DESCRIPTION OF REQUEST: Exception to the need for sanitary sewer main in E. North Street

JUSTIFICATION:

(Please use back of sheet if additional room is needed) The sanitary sewer interceptor main for the northeast area of town south of I-90
crosses the interstate along the N-S 1/4 line of Section 28 east of Dyess Avenue. The E. Mall Drive East North Street to Dyess Avenue Design Report (ST03-1334) presents the initial modeling
of the entire system. The E. Mall Drive Connection - North Lacrosse Street to East North Street Design Report ST06-1334b confirms the findings. The Utility System
Master Plan also recommends the one sanitary sewer crossing is sufficient.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE:** [Signature] **DATE:** 10-12-12

**Or Agent, if previously designated by the Owner in writing.

AGENT FOR FMCC

-----FOR STAFF ONLY-----

STAFF COMMENTS: THE UTILITY SYSTEM MASTER PLAN DOES NOT
REQUIRE SANITARY SEWER ON E. NORTH STREET BETWEEN
E. MALL DRIVE AND I90.

STAFF RECOMMENDATION: APPROVE

REVIEWED BY: [Signature]

DATE: 10/25/12

AUTHORIZATION:

APPROVED

DENIED

[Signature]
COMMUNITY PLANNING DIRECTOR

10/29/2012
DATE

APPROVED

DENIED

[Signature]
PUBLIC WORKS DIRECTOR*

10/29/12
DATE

FOR

FILE #: 12EX127

Revised 08/3/12

ASSOCIATED FILE#: 12PL077

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.

**REQUEST FOR EXCEPTION TO
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OF I-90 AND WEST OF EAST NORTH STREET, BUT INCLUDING THAT PART OF VACATED EAST MALL DRIVE BEING PART OF LOT H5 ALL LOCATED IN SECTION 29, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EXCEPTION REQUESTED: SECTION 3.5.4 **STD / CRITERIA / REG** CRITERIA

DESCRIPTION OF REQUEST: Exception to the need for water main in Interstate 90

JUSTIFICATION:

(Please use back of sheet if additional room is needed) Three water system connections exist across I-90. One occurs on the E1/16 line of Section 30 (1-Low Level ; 1- North Rapid High) to the west of E. North Street and one (1-Low Level) occurs on the 1/4 line of Section 28 to the east. The Utility System Master Plan, the North Rapid High Level and Low Level Water System Modeling for NE Rapid City report, the Seger Drive-Dyess Avenue Sanitary Sewer Extension Design Report (DRAFT) as well as others confirm that the existing water system connections are sufficient for future growth.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE:** [Signature] **DATE:** 10-12-12

**Or Agent, if previously designated by the Owner in writing.

AGENT FOR FALC

-----FOR STAFF ONLY-----

STAFF COMMENTS: SD DOT REGULATES THE I90 R.O.W., AND DOES NOT DESIRE THIS IMPROVEMENT.

STAFF RECOMMENDATION: APPROVE

REVIEWED BY: [Signature] **DATE:** 10/25/12

AUTHORIZATION:

APPROVED

DENIED

[Signature]
COMMUNITY PLANNING DIRECTOR

10/29/2012
DATE

[Signature]
PUBLIC WORKS DIRECTOR*

APPROVED

DENIED

10/29/12
DATE

FOR

Revised 08/3/12

FILE #: 12EX128

ASSOCIATED FILE#: 12PL077

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.

REQUEST FOR EXCEPTION TO RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS

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DATE: 10-12-12 SUBMITTED BY: Dave Muck, PE/LS, CFM

OCT 12 2012

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LOT 1 OF BLOCK 6 OF EAST MALL BUSINESS CENTER SUBDIVISION AND LESS LOTS H5, H6, H7 & H11 AND LESS THAT PART OF THE SE 1/4 NORTH
OF I-90 AND WEST OF EAST NORTH STREET, BUT INCLUDING THAT PART OF VACATED EAST MALL DRIVE BEING PART OF LOT H5 ALL LOCATED IN SECTION 29, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EXCEPTION REQUESTED: SECTION 3.5.5 STD / CRITERIA / REG CRITERIA

DESCRIPTION OF REQUEST: Exception to the need for sanitary sewer main in Interstate 90

JUSTIFICATION:

(Please use back of sheet if additional room is needed) The sanitary sewer interceptor main for the northeast area of town south of I-90
crosses the interstate along the N-S 1/4 line of Section 28 east of Dyess Avenue. The E. Mall Drive East North Street to Dyess Avenue Design Report (ST03-1334) presents the initial modeling
of the entire system. The E. Mall Drive Connection - North Lacrosse Street to East North Street Design Report ST06-1334b confirms the findings. The Utility System
Master Plan also recommends the one sanitary sewer crossing is sufficient.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**: [Signature] DATE: 10-12-12

**Or Agent, if previously designated by the Owner in writing. AGENT FOR FALL

-----FOR STAFF ONLY-----

STAFF COMMENTS: SD DOT REGULATES THE I90 R.O.W.,
AND DOES NOT DESIRE THIS IMPROVEMENT.

STAFF RECOMMENDATION: APPROVE

REVIEWED BY: [Signature]

DATE: 10/25/12

AUTHORIZATION:

APPROVED

DENIED

[Signature]
COMMUNITY PLANNING DIRECTOR

DATE 10/29/2012

[Signature]
PUBLIC WORKS DIRECTOR*

DENIED
DATE 10/29/12

FOR

FILE #: 12EX129

Revised 08/3/12

ASSOCIATED FILE#: 12PL077

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.

**REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS**

RECEIVED

PROJECT Plat of Lot 1 of Block 3 of East Mall Business Center Subdivision

OCT 26 2012

DATE: 10-25-12 SUBMITTED BY: Dave Muck, PE/LS, CFM

ENGINEERING SERVICES

PIN #: 2129401003

LEGAL DESCRIPTION: A PART OF THE SE 1/4 NORTH OF I-90 LESS TRACT A OF THE NE 1/4 SE 1/4 AND LESS LOT 1 OF BLOCK 5 AND LOT 1 OF BLOCK 6 OF EAST MALL BUSINESS CENTER SUBDIVISION AND LESS LOTS H5, H6, H7 & H11 AND LESS THAT PART OF THE SE 1/4 NORTH OF I-90 AND WEST OF EAST NORTH STREET, BUT INCLUDING THAT PART OF VACATED EAST MALL DRIVE BEING PART OF LOT H5 ALL LOCATED IN SECTION 29, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EXCEPTION REQUESTED: SECTION 2.15.2/2.15.19 STD / CRITERIA / REG CRITERIA

DESCRIPTION OF REQUEST: Exception to the need for curb and gutter (2.15.2), street light conduit (2.15.19) and pavement width less than 26' (Commercial - Figure 2.1).

JUSTIFICATION:

(Please use back of sheet if additional room is needed) This portion of Dyess Avenue was reconstructed as a rural section with a cul-de-sac by SDDOT with the Exit 61 reconstruction project. The existing pavement varies in width from 49 feet at East Mall Drive to 25 feet at the south line of the proposed lot. This portion of Dyess Avenue currently serves as a driveway to a single business. Street lights and conduit exist along E. Mall Drive; none exists on Dyess Avenue either north or south of East Mall Drive.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**: [Signature] DATE: 10-25-12

**Or Agent, if previously designated by the Owner in writing. AGENT FOR FULL

FOR STAFF ONLY

STAFF COMMENTS: THIS PORTION OF DYESS IS A DEAD END COMMERCIAL STREET. THE IMPROVEMENTS ARE NOT DESIRGD AT THIS TIME, BUT THE OWNER SHALL SIGN A WORP TO AGREE WITH ANY FUTURE ASSESSMENT OF THE IMPROVEMENTS.

STAFF RECOMMENDATION: APPROVE

REVIEWED BY: [Signature]

DATE: 10/26/12

AUTHORIZATION:

APPROVED

DENIED

Brett C. Limbaugh
COMMUNITY PLANNING DIRECTOR

10/29/2012
DATE

APPROVED *

DENIED

[Signature]
PUBLIC WORKS DIRECTOR*

10/29/12
DATE

fax

* condition on signing WORP.

Revised 08/3/12

FILE #: 12EX130

ASSOCIATED FILE#: 12PLOT7

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.

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OCT 26 2012

PIN #: 2129401003

**ENGINEERING
SERVICES**

LEGAL DESCRIPTION: A PART OF THE SE 1/4 NORTH OF I-90 LESS TRACT A OF THE NE 1/4 SE 1/4 AND LESS LOT 1 OF BLOCK 5 AND LOT 1 OF BLOCK 6 OF EAST MALL BUSINESS CENTER SUBDIVISION AND LESS LOTS H5, H6, H7 & H11 AND LESS THAT PART OF THE SE 1/4 NORTH OF I-90 AND WEST OF EAST NORTH STREET, BUT INCLUDING THAT PART OF VACATED EAST MALL DRIVE BEING PART OF LOT H5 ALL LOCATED IN SECTION 29, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EXCEPTION REQUESTED: SECTION 2.15.2/2.15.4 **STD / CRITERIA / REG** CRITERIA

DESCRIPTION OF REQUEST: Exception to the need for curb and gutter and concrete sidewalk along Interstate 90.

JUSTIFICATION:

(Please use back of sheet if additional room is needed) SDDOT reconstructed I-90 per their/FHWA criteria. No sidewalk or curb and gutter currently exists or is anticipated in any of the I-90 right-of-way.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE:** *[Signature]* **DATE:** 10-25-12

**Or Agent, if previously designated by the Owner in writing. AGENT FOR FILL

-----FOR STAFF ONLY-----

STAFF COMMENTS: SD DOT CONTROLS THE I90 R.O.W,

AND DOES NOT DESIRE THESE IMPROVEMENTS.

STAFF RECOMMENDATION: APPROVE

REVIEWED BY: *[Signature]* **DATE:** 10/26/12

AUTHORIZATION:

[Signature] APPROVED DENIED 10/29/2012
COMMUNITY PLANNING DIRECTOR **DATE**

[Signature] APPROVED DENIED 10/29/12
PUBLIC WORKS DIRECTOR* **DATE**

For

Revised 08/3/12

FILE #: 12EX131

ASSOCIATED FILE#: 12 PL077

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.