Case No. 19RZ013

Legal Description:

A portion of the N1/2 of the SE1/4 of the NW1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the Northwest 1/16th corner of Section 9, T1N, R8E, BHM., the point of beginning; Thence, first course: with the north line of the N1/2 of the SE1/4 of the NW1/4 of said Section 9, S 89°45'59" E, a distance of 153.42 feet to a point on the westerly right of way of Elk Vale Road On/Off Ramp; Thence, second course: with said westerly right of way, on a curve turning to the left with an arc length of 79.48 feet, with a radius of 409.03 feet, with a chord bearing of S 00°18'57" E, with a chord length of 79.36 feet; Thence, third course: continuing with said right of way, S 05°52'28" E, a distance of 435.26 feet; Thence, fourth course: continuing with said right of way, S 00°58'39" E, a distance of 147.75 feet; Thence, fifth course: with the south line of the N1/2 of the SE1/4 of the NW1/4 of aforementioned Section 9, N 89°59'13" W, a distance of 202.81 feet; Thence, sixth course: with the west line of the N1/2 of the SE1/4 of the NW1/4 of said Section 9, N 00°09'47" E, a distance of 659.48 feet, to the point of beginning
April 30, 2019

Mr. John Green  
Planning Associate  
300 Sixth Street  
Rapid City, SD  57701  

RE: Johnson Ranch Phase 4 – Preliminary Subdivision Plan  
    Johnson Ranch Phase 4, Residential Development – Rapid City, South Dakota

Dear Mr. Green

Johnson Ranch Phase 4 includes the proposed platting of 18 new lots all accessed from Johnson Ranch Road – which terminates in a cul-de-sac on the east side of the property. The largest lot, Lot 26 of Block 2 will be 4.07 Acres. We have also submitted an application to rezone this area to MDR (medium density residential). The intent is to allow the lot to access Johnson Ranch Road and be developed by any of the uses allowed under the current zoning code.

I hope this helps clear up any confusion regarding the intent of the preliminary subdivision plan or rezone application.

Thank you for your help.

Sincerely,
KTM Design Solutions, Inc.

Kyle Treloar  
Enclosures

cc: Fletcher Lacock, City of Rapid City  
    Hani Shafai, Dream Design International, Inc.