Case No. 16PL023

**Existing Legal Description:**

Tract 2 and Tract 4 Less Lot H1 of Pine View Terrace, located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

**Proposed Legal Description:**

 Lots 1 through 22 of Block 1 of Pine View Terrace
NOTE: Phase 1 Development (townhomes on Park Drive) proposes to access existing water and sewer mains within adjoining Park Drive right-of-way.

Phase 2 Development (Southwest Ct.) is predicated on the future extension of utilities from the public water and sewer mains located in Park Drive ROW.

Phase 3 Development (Severson St. & Sererson Ct.) is predicated on the availability and future extension of access and utilities from the east either through an extension of Severson Street or from an alternate location. At such time as access to Phase 2 is secured, a practical assessment of utility extension can be undertaken.
Rapid City Limits

Future Land Use Categories

- Parks and Greenway
- Public/Quasi-Public
- Low Density Neighborhood
- Urban Neighborhood

Subject Property

East of Park Drive