

Case No. 17VA003

Legal Description:

Lot 1 of Block 2 of Skyline Pines Subdivision, located in the SW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Rapid City
300 Sixth Street, Rapid City, SD 57701-2724

Phone: (605) 394-4120

Fax: (605) 394-6636

Web: www.rcgov.org

**APPLICATION FOR
A VARIANCE**
Written statement describing the proposed and/or intended use and detailing the Variances(s) being requested:

The use for the proposed Lots 1A and 1B of Block 2, Skyline Pines Subdivision is single family residential. Lot size for proposed 1A is 1.308 acres and proposed 1B is 2.555 acres. Current lots that front Pevans Parkway and surround the proposed Lots 1A and 1B are a minimum 3 acres but have minimal frontage along Pevans Parkway. The decrease in lot size would still provide adequate frontage along Pevans Parkway and would not negatively affect the visual density of lots along Pevans Parkway.

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Applicant's Justification:

Pursuant to Chapter 17.54.020.D of the Rapid City Municipal Code, before the Board shall have the authority to grant a Variance, the applicant must adequately address the following criteria:

Criteria:	Applicant Response:
1. The granting of the Variance will not be contrary to the public interest.	<i>The quality & appearance of the home built will be in harmony with surrounding properties & will enhance the value of surrounding properties.</i>
2. Due to special conditions the literal enforcement of the Zoning Ordinance will result in an unnecessary hardship.	<i>Allowing us this variance would allow us the opportunity if need be to construct a separate residence to house our aging parents ^{& care for} them rather than placing them in a costly long term facility.</i>
3. By granting the Variance to the provisions of the Zoning Ordinance the spirit of the Zoning Ordinance will be observed.	<i>The spirit of the ordinance will be observed as the home built will be of equal or greater value to other homes in the neighborhood.</i>
4. By granting the Variance substantial justice will be done.	<i>Yes, by granting this variance another home owner will be generate additional property taxes for the city and create jobs for construction industry.</i>

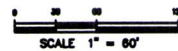
PLAT OF
**LOTS 1A AND 1B OF BLOCK 2,
 SKYLINE PINES SUBDIVISION**
 (formerly Lot 1 of Block 2 of Skyline Pines Subdivision)
 LOCATED IN THE SW¼,
 SECTION 11, T1N, R7E, B.H.M.,
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

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MARCH 22, 2017



LINE	BEARING	DISTANCE
L1	N 75°01'13" E	112.37'
L2	S 07°06'49" W	118.91'
L3	S 14°58'07" E	44.17'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	113.81	291.76	22°21'02"	N 30°30'04" W	113.09
C2	32.31	409.06	04°31'32"	N 17°03'48" W	32.30
C3	156.75	409.06	21°46'54"	S 03°53'33" E	154.81
C4	48.85	487.04	09°44'49"	N 28°53'13" W	48.83

NOTES:
 BUILDINGS ON ANY LOTS HAVING DRIVEWAYS EXCEEDING 15% SLOPE SHALL BE EQUIPPED WITH AN AUTOMATED RESIDENTIAL SPRINKLER SYSTEM SUBJECT TO APPROVAL BY THE RAPID CITY FIRE DEPARTMENT.

MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED THE LIMITS ESTABLISHED IN THE RAPID CITY STREET CRITERIA MANUAL WITHOUT WRITTEN APPROVAL OF THE CITY OF RAPID CITY.

SPECIFIC GEOTECHNICAL AND SLOPE STABILITY INFORMATION MUST BE SUBMITTED TO THE CITY OF RAPID CITY FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

- NOTES:**
- ⊙ Denotes set 5/8" rebar with survey cap marked "Janis LS 11700"
 - ⊙ Denotes Found Survey Monument marked LS 2852 unless otherwise noted
 - (R) Denotes Recorded in previous plat or description.
 - (M) Denotes Measured this survey.
 - CB Denotes Chord Bearing
 - CD Denotes Chord Distance

Beats of Bearings: Geodetic North determined by Global Positioning (GPS) Utility and Minor Drainage Easements (E) on the Interior sides of all lot lines, except where major drainage easements exist. Any major drainage easement shown hereon shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect, and repair such improvements and structures as it deems expedient to facilitate drainage from any source.



CERTIFICATE OF SURVEYOR
 State of South Dakota
 County of Pennington s.s.

I, Jeffrey L. Janis, Registered Land Surveyor No. 11700 in the State of South Dakota, do hereby certify that at the request of the owner(s) listed hereon, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plat is a representation of said survey. Easements or restrictions of miscellaneous record or private agreements that are not known to me are not shown hereon.

In witness whereof, I have hereunto set my hand and seal.

Jeffrey L. Janis, Registered Land Surveyor Date

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Pennington County, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this _____ day of _____, 20____.

 Director of Equalization of Pennington County

APPROVED: _____
 Director of Equalization of Pennington County

CERTIFICATE OF HIGHWAY OR STREET AGENCY

The location of the proposed lot lines with respect to the Highway or Street as shown hereon is hereby approved. Any approaches or access to the Highway or Street will require additional approval.

Dated this _____ day of _____, 20____.

 Highway/Street Authority

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the within described lands are fully paid according to the records of my office.

Dated this _____ day of _____, 20____.

 Treasurer of Pennington County

CERTIFICATE OF REGISTER OF DEEDS
 State of South Dakota
 County of Pennington s.s.

Filed this _____ day of _____, 20____, at _____ o'clock _____ M.

In Document No. _____

 Register of Deeds

CERTIFICATE OF COUNTY
 State of South Dakota
 County of Pennington s.s.

We, the undersigned, do hereby certify that we are the owners of the land shown and described hereon; that the survey was done at our request for the purposes indicated hereon; that we do hereby approve the survey and within plot of said lands and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

Any land shown on the within plot as dedicated to public right of way is hereby dedicated to public use and public utility use as such, forever, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, we have set our hand and seal.

Owner: _____
 Kent Guthrie

Owner: _____
 Cynthia Guthrie

On the _____ day of _____, 20____, before me, a Notary Public, personally appeared Kent & Cynthia Guthrie, known to me to be the person(s) described in the foregoing instrument and acknowledged to me that they signed the same.

Notary Public: _____
 My Commission Expires: _____

CERTIFICATE OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR

I, Community Planning and Development Services Director of the City of Rapid City, have reviewed this plat and have found it to conform to the subdivision requirements of Chapter 16.05.020 of the Rapid City Municipal Code and as such I have approved this as a Final Plat.

Dated this _____ day of _____, 20____.

 Community Planning and Development Services Director of the City of Rapid City

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning and Development Services Director of the City of Rapid City has approved this Final Plat as shown hereon.

Dated this _____ day of _____, 20____.

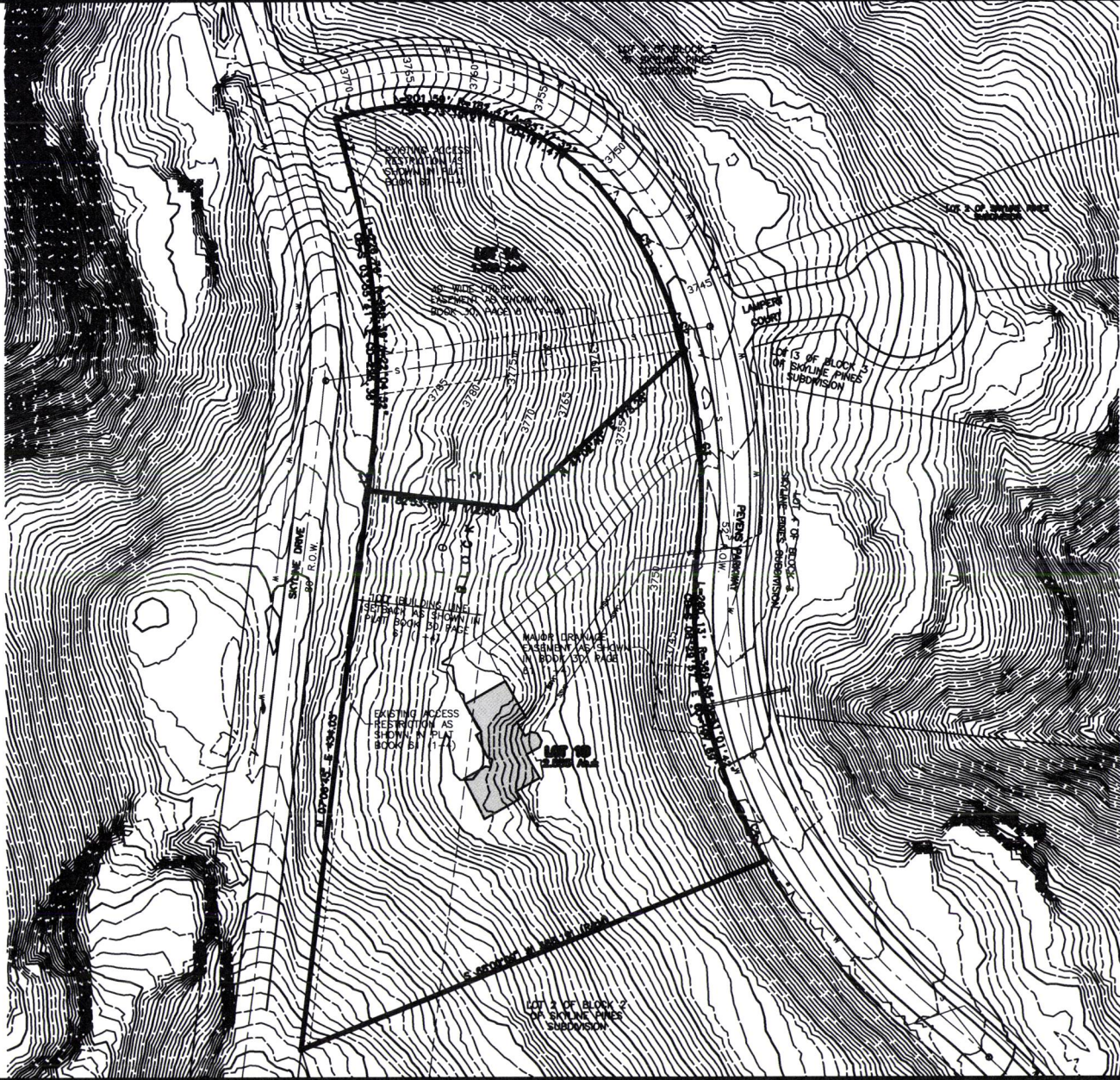
 Finance Officer of the City of Rapid City

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that all special assessments which are liens upon the within described lands are fully paid according to the records of my office.

Dated this _____ day of _____, 20____.

 Finance Officer of the City of Rapid City




 FEBRUARY 16, 2017

 SCALE 1" = 40'
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NOTE:
HOUSE LOCATION TAKEN FROM AERIAL PHOTO NOT FIELD VERIFIED.
TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS GRAPHICALLY
SCALED FROM LIDAR DATA AND NOT FIELD VERIFIED.

LEGEND

LOT 15 OF BLOCK 5 OF SINKHOLE PINES SUBDIVISION
 LOT 16 OF BLOCK 2 OF SINKHOLE PINES SUBDIVISION
 LOT 17 OF BLOCK 2 OF SINKHOLE PINES SUBDIVISION
 EXISTING ACCESS RESTRICTION AS SHOWN IN PLAT (BOOK 85 11-14)
 MAJOR DRAINAGE SYSTEM AS SHOWN IN PLAT BOOK 85 11-14
 SINKHOLE DRIVE R.O.W.
 LAMPSON COURT
 FRENCH PARKWAY
 HOUSE LOCATION (NOT FIELD VERIFIED)
 ELEVATION

LOOSE SHEETS: JOHN BROWN ONE CALL
 118 Emerson Mobile Bldg
 Florence, SC 29505
 (803) 761-7424

THE ACCURACY OF THESE INSTRUMENTS MEASUREMENTS ARE GUARANTEED TO BE WITHIN THE TOLERANCES SPECIFIED IN THE INSTRUMENTS. THE USER SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE INSTRUMENTS AND FOR THE ACCURACY OF THE DATA OBTAINED THEREFROM. THE USER SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE INSTRUMENTS AND FOR THE ACCURACY OF THE DATA OBTAINED THEREFROM. THE USER SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE INSTRUMENTS AND FOR THE ACCURACY OF THE DATA OBTAINED THEREFROM.

SPERLICH
 Consulting, Inc.
 821 1/2 Columbia St., Rapid City, SD 57701
 TELE: (605) 721-4040 • FAX: (605) 721-4045
 EMAIL: gsperlich@sperrlich.com

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 COMMUNITY
 CONSTRUCTION
 CITY ENGINEER
 ONLY

REVISIONS	DATE

LEGAL DESCRIPTION
 LOT 15 OF BLOCK 5 OF SINKHOLE PINES SUBDIVISION
 LOT 16 OF BLOCK 2 OF SINKHOLE PINES SUBDIVISION
 LOT 17 OF BLOCK 2 OF SINKHOLE PINES SUBDIVISION
 DRAWN BY: JTB
 DATE: 02/16/17

PRELIMINARY LAYOUT
 SINKHOLE PINES SUBDIVISION