Case No. 18PD005

Legal Description:

A portion of Lot 3, Eastbrooke Subdivision, Section 31, T2N, R8E, and Section 6, T1N, R8E, BHM Rapid City, Pennington County, South Dakota, more fully described as follows: commencing at the southwesterly corner of Lot 3, Eastbrooke Subdivision, all located in the SE ¼ of the SW ¼ of Section 31, T2N, R8E, & in the NE ¼ of the NW ¼ of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; then N 00°04’34” E, a distance of 201.96’ to the point of beginning; Thence, first course: S 89°58’33” E a distance of 450.73’; Thence, second course: N 00°10’47” W a distance of 82.09’; Thence, third course: N 89°56’24” W a distance of 450.38’; Thence, fourth course: S 00°03’12” W a distance of 82.36’, to the said point of beginning.
February 22, 2018

Community Planning and Development
City of Rapid City
300 Sixth Street
Rapid City, SD  57701

RE:  Vacation of 10PD045 and 14PD037
     Lot 3, Eastbrooke Subdivision SE¼ SW¼ S31, T2N, R8E, and NE¼ NW¼ S6, T2N, R8E, BHM, Rapid
     City, Pennington County, South Dakota
     DDI Project No. 15-0729

Dear Mr. Lacock:

KTM Design Solutions, Inc., on behalf of Mollers Limited Partnership, request to vacate all of the Final Plan
Development and Plan Development Designation for area described with the attached metes and bounds description.

The owner’s plan for the area of proposed planned development has significantly changed. The owner plans to
develop the site with the existing general commercial zoning codes. The remainder of Lot 3 will retain the current
planned development designation with general commercial zoning to protect the adjacent medium density residential
zoning from noncompliant land use.

If you have questions or comments, please contact me at james@ktmdsi.com or (605) 791-5866.

Sincerely,
KTM DESIGN SOLUTIONS, INC.

James Warne

Enclosures

RECEIVED
FEB 23 2018
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

CIVIL ENGINEERING  LAND PLANNING  CONSTRUCTION ADMINISTRATION
EAST BROOKER SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
PROPOSED LOTS 3A, 3B AND 3C
FORMERLY LOT 3 OF EAST BROOKER SUBDIVISION BEING
LOTS 1-21, AND VACATED ALLEY OF BLOCK 1 OF
BRENNAN & SWEENEY ADDITION, LOT 1 OF
EAST BROOKER SUBDIVISION, A PORTION OF THE SOUTH
HALF OF VACATED ST. LOUIS STREET, A PORTION OF
THE EAST 10' OF VACATED RACINE STREET, AND
TRACT B OF THE SE1/4 SW1/4 OF SECTION 31; ALL
LOCATED IN SE1/4 SW1/4 OF SECTION 31, T2N, R8E, AND
THE NE1/4 NW1/4 OF SECTION 6, T2N, R8E, B.H.M., CITY
OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

CITY OF RAPID CITY, SOUTH DAKOTA

PROJECT LOCATION MAP
NOT TO SCALE