

07PD020



April 12, 2007

Ms. Vicki Fisher  
Growth Management Department  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

Re: **Appeal to City Council for Major Amendment to Planned Commercial  
Development for First Western Gateway on 333 West Boulevard in Rapid City, SD;**

Dear Vicki:

The purpose of this letter is to appeal the required stipulation #1 of 07PD020 which was approved by the Planning Commission on April 4, 2007 (Agenda Item # 48).

Justification is as follows:

1. The stipulation allowed for the submittal, review and approval of a revised landscape plan to conform to the approved civil engineering plans and actual construction. We were of the understanding that this plan which was submitted on April 3<sup>rd</sup> was acceptable to RC Growth Management. If it was not acceptable we were understanding that RCGM staff would inform us of such so that we could request a continuation of the Major Amendment.
2. The issue is with regards to a section of sloped concrete near the intersection of Omaha and West Blvd. The civil engineering for the site included the sloped concrete to handle the grade transition. The civil engineering was reviewed and approved by the city as part of the original PCD. The landscape design that was approved during the same PCD showed landscaping in this area. There was an inconsistency in the landscaping design and the civil engineering. Both were approved by the city. The civil engineering aspects of the project were built first including the sloped concrete area. The landscaping was accomplished at the end of the project and was adjusted accordingly to incorporate the sloped concrete. This work was completed in late 2005 / early 2006. The existing as-built condition is a practical solution that meets the approved civil engineering and the intent of the approved landscape design. This detail is extremely minute in consideration of the overall improvement that the First Western Gateway development brought to this property.

Sincerely,

Donovan Broberg, Architect  
ARC International, Inc.

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APR 12 2007

Rapid City Growth  
Management Department

