

Jackson Park, L.L.C.

4420 Universal Drive, Rapid City, SD 57709 (605)787-9007 FAX (605)787-9008

LF091405-07

September 1, 2005

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

Attn: Joel P. Landeen

Re: 2834 Jackson Blvd.

I am writing on behalf of Jackson Park, L.L.C. to request City Council approval to be able to develop and maintain a new parking lot on City Park land adjacent to our property (1N-07E SEC 03, LOT 1 OF LOT A OF SE1/4 SW1/4). The new parking lot will be located off the current Park Access drive. The entire lot will consist of 50 spaces of which roughly 22 ea. will be located on City property. The planned use of our building requires only 45 spaces, and the hours of operation will be Mon.-Fri., 8a.m.-5p.m.

We have been to the Parks and Recreation Board for approval of our proposal. They are in support, conditioned that we pay for some minor changes to the Disc Golf Course. We are scheduled September 8th to appear before Planning Commission for approval of our 11-6-19 request.

We feel our proposal improves the general use of the park by providing additional parking for park users that is located closer to Jackson Blvd.

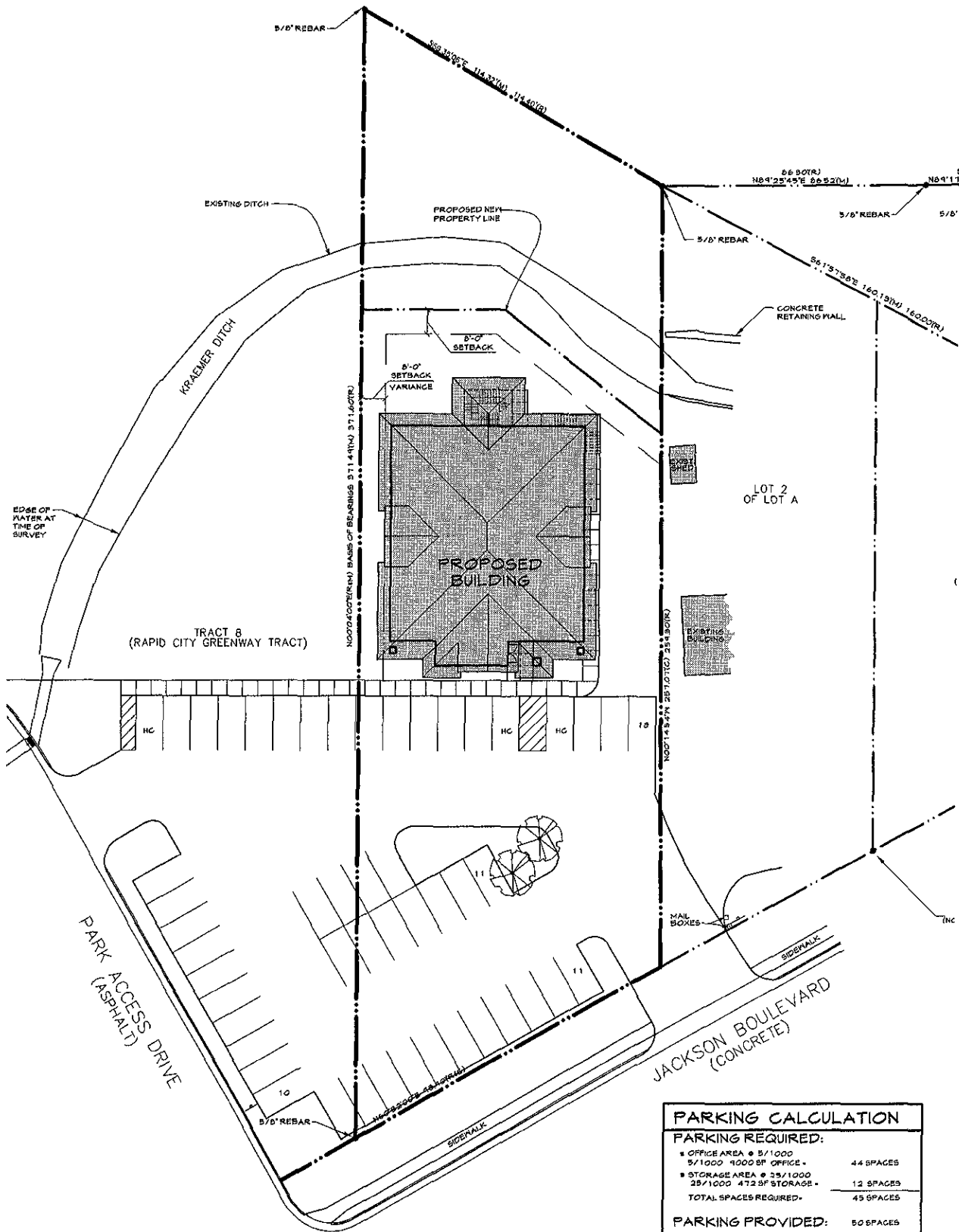
In addition, as part of our company's desire to improve the Park and its uses, we are also planning to donate the back portion of our lot, with the existing creek, to the City. The costs for replatting this will also be a part of our donation.

Please see attached drawing for clarification.

Regards,



Peter Anderson
Manager
Jackson Park, L.L.C.



PARKING CALCULATION	
PARKING REQUIRED:	
• OFFICE AREA @ 51/1000	
51/1000 4000 SF OFFICE	44 SPACES
• STORAGE AREA @ 35/1000	
25/1000 472 SF STORAGE	12 SPACES
TOTAL SPACES REQUIRED	45 SPACES
PARKING PROVIDED:	50 SPACES

JACKSON PARK BUILDING - OPTION #2

SCALE 1" = 30'-0"



Sheet Number 1.10	Sheet Title SITE PLAN	Project Title JACKSON PARK OFFICE BUILDING	IN PROGRESS NOT FOR CONSTRUCTION	WILLIAMS & ASSOCIATES ARCHITECTURE, INC. <small>125 E Colorado Blvd., Suite 2A Spearfish, South Dakota 57783 Phone (605) 642-2099 • E-mail skwarcht@rushmore.com Fax (605) 642-3339</small>
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