

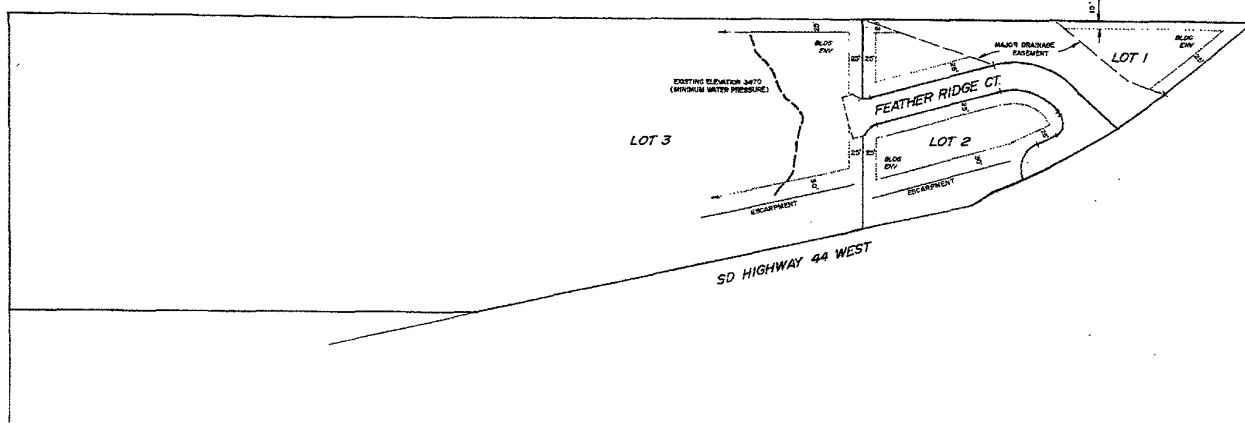
03PD029

**PLANNED RESIDENTIAL DEVELOPMENT**

**Lots 1, 2 and 3 of Vista Lake Subdivision No. 2**

<b>PROPOSED LAND USES</b>	Residential or any permitted use in Park Forest designation. Lot 1 may apply for a "Major Home Occupant".
<b>SETBACKS</b>	Building setbacks shall be as shown hereon.  Westerly building envelope for the primary residential structure on Lot 3 shall include any area upon which a minimum entry elevation of 3470 (minimum pressure requirement) can be met. This shall include the corner, grade location or proposed grade extension which may be approved as a part of the building permit application.
<b>BUILDING HEIGHTS</b>	Proposed building heights shall not exceed 30 feet (plus roof).
<b>STRUCTURES</b>	Removal or use of the existing structure on Lot 1 is permitted.  New construction shall be "stick-built" and residential in character.  Building materials may include wood, stone, brick, glass, stone, and fabricated siding.
<b>PARKING</b>	No on-street parking shall be permitted.  At the time of lot development, a minimum of two parking spaces shall be provided on each lot.  Lot 1 may be permitted additional on-street parking as may be required with a "Major Home Occupant".
<b>RETAINING WALLS</b>	Retaining walls may be permitted on each lot to allow for landscaping and optimum utilization of land area.

<b>OUTDOOR LIGHTING</b>	Residential style lighting is permitted for all structures, walkways and accessory structures or use areas.  Existing outdoor lighting on Lot 1 is permitted.  An interior illuminated commercial sign and a ground or pole illuminated flag pole shall be permitted on Lot 1.
<b>FENCING</b>	Fencing of wood, metal or other material of a privacy or decorative nature is permitted.  Wire fencing is permitted along the subdivision (or encampment) perimeter except within 100 feet of any residence.
<b>FIRE MITIGATION PLAN</b>	At the time of application for building permit, all proposed residences shall coordinate a fire hazard mitigation plan with the Rapid City Fire Department.  No wood shingle shingles shall be permitted.
<b>SIGNAGE</b>	An interior illuminated commercial sign shall be permitted on Lot 1.  Said sign shall not exceed the following dimensions: 4 feet tall, 8 feet long, 2 feet wide.  Said sign may be constructed of any of the following materials: wood, stone, brick, glass, fiberglass, and/or metal.



**RECEIVED**  
 MAY 30 2003  
 Rapid City  
 Planning Department

Sheet 8 of 8

SUBMITTED BY: RF  
 DRAWN BY: JF  
 REVISIONS: 9/27/01, 10/9/01, 12/13/01, 1/26/02, 5/25/03  
 PROJECT NO.: 03-01-02  
 DATE: 3/20/03  
 CHECKED BY: WF  
**FISK LAND SURVEYING**  
**AND CONSULTING ENGINEERS, INC.**  
 1033 MAIN STREET, P.O. BOX 8134  
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 (605) 349-1538 FAX (605) 341-1112

PRD  
 Vista Lake Subdivision #2