

August 11, 2006

Ms. Karen Bulman  
City of Rapid City  
Growth Management  
300 6th Street  
Rapid City, SD 57701-2726

Re: **Planned Development Eastridge Estates Subdivision**  
**File Reference No. 05PD002**

Dear Ms. Bulman:

Eastridge Estates was granted a Planned Development through the City of Rapid City Growth Management process. As a Planned Development, the stipulations for building setbacks were set. These setbacks are as follows: 18' front (garage), 15' front (house), 25' rear, and 8' side.

The current developer, Mark Bradsky, owner of Canyon Development, has constructed a townhouse on Lots 5A and 5B of Block A of Eastridge Estates Subdivision. Mr. Bradsky constructed this townhouse to visually have a similar setback to Lots 4A and 4B to the north, but due to the arc of the road and curved configuration of lots 5A and 5B, he inadvertently violated the rear setback on Lot 5B.

This letter of intent is to address this situation and request a major amendment to the approved Planned Development No. 05PD002 – Eastridge Estates. We respectfully request that the rear setback on Lot 5B be reduced from 25 feet to 19.50 feet.

Upon approval of this major amendment, the developer will also file for a minor plat to modify the center corner lot line of Lots 5A and 5B.

Sincerely,

CETEC Engineering Services, Inc.



Michael Riker  
Field Manager

MR/sjf

Enclosures

**RECEIVED**

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**Rapid City Growth  
Management Department**

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