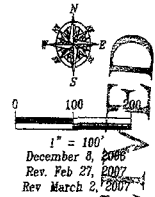


**PLANNED RESIDENTIAL DEVELOPMENT
AMENDED THIS DOCUMENT**

Lot 1 of Vista Lake Subdivision No.2

- PROPOSED LAND USES** Residential or any permitted use per approved PRD.
A cellular communications shelter, tower & appurtenances may be located on Lot 1.
- SETBACKS** Building setbacks shall be as shown herein.
Westerly building envelope for the primary residential structure on Lot 1 shall include any area upon which a minimum entry elevation of 3475 (minimum pressure requirement) can be met. That shall include the current grade location or proposed grade extension which may be approved as a part of the building permit application.
- BUILDING HEIGHTS** Proposed building heights shall not exceed 30 feet (plus roof).
A 150' flag pole communications tower may be located on Lot 1.
Renovation or use of the existing structure on Lot 1 is permitted.
- STRUCTURES** New construction shall be "stick-built" and residential in character.
Building materials may include wood, stucco, brick, glass, stone, and fabricated siding.
A prefabricated concrete equipment shelter and flag-pole tower for cellular communications may be located on Lot 1.
- PARKING** 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-site parking as may be required with a "Major Home Occupation".
Additional on-site parking is permitted for telecommunications tower.
- RETAINING WALLS** Retaining walls may be permitted on each lot to allow for landscaping and optimum utilization of land area.

- OUTDOOR LIGHTING** 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.
Lighting for flag on the telecommunications tower and shelter is permitted on Lot 1 (within the telecommunications lease area).
- FENCING** Fencing of wood, metal or other material of a privacy or decorative nature is permitted.
Wire fencing is permitted along the subdivision (or easement) perimeter except within 100 feet of any residence.
Chain link fencing is permitted on Lot 1 within the telecommunications lease area.
- FIRE MITIGATION PLAN** 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 shake shingles shall be permitted.
- SIGNAGE** An interior illuminated commercial sign shall be permitted on Lot 1.
Solid sign shall not exceed the following dimensions: 4 feet tall, 8 feet long, 2 feet wide.
Solid sign may be constructed of any of the following materials: wood, stone, brick, glass, fiberglass, and/or metal.



RECEIVED

MAR 02 2007
PRD

Vista Lake Subdivision #2
Rapid City, South Dakota
Planning Commission

1022 Main Street
P.O. Box #154
Rapid City, South Dakota
57709
(605) 348-1558
(605) 341-1112 (fx)

Fisk Land Surveying
& Consulting
Engineers, Inc.



Surveyed by: RWF
Date:
Drawn by: RWF/BL
Date: 12/28/06
Checked by: RWF

Revisions
1. 12/28/06
2. 1/10/07
3. 1/10/07
4. 1/10/07
5. 1/10/07

Project No.
06-07-04

Sheet
1
of
1

