



THE CENTURY COMPANIES

1301 OMAHA STREET, SUITE 207 • RAPID CITY, SD 57701 • (605) 343-7117

CENTENNIAL PROPERTIES, LLC • CENTURY BUSINESS PLAZA, LLC • CENTURY PROPERTIES, LLC • CENTURY MEDICAL PLAZA, LLC • DACOTAH PROPERTIES, LLC
CENTURY RESOURCES, INC • CENTURY DEVELOPMENT CO., INC • CENTURY MOTELS, INC • TURNAC GROUP, LLC

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**Rapid City Growth
Management Department**

Growth Management Department
300 6th St.
Rapid City, SD 57701

To Whom It May Concern:

There are three issues that need to be addressed that I failed to bring up in my Letter of Intent for the Tuscany Square Redevelopment Project.

The first is our plan to construct a replica of an Old Italian Bell Tower on the north side of the parking lot along Omaha St. The structure will be up to 16' x 16' square at the base and 35' to 40' high. The only signage on the tower will be one, 4' x 9' illuminated sign on each of the four sides that will say "TUSCANY SQUARE". The tower will be at least 10' from the property line and is well out of the sight triangle for oncoming traffic at the Omaha St. - 3rd St. intersection. We believe that this tower will enhance the style and feel of our project much more than a sign on a pole that we could put up without a variance. We request that you approve a reduction in the setback from 25' to 10' from the north property line for this tower.

We would like you to approve three areas of on-premise advertising for this project:

1. The four signs on the Bell Tower.
2. A maximum of twenty individual, lighted tenant sign spaces on the two buildings in Phase One. Each space will be a maximum of 48 square feet. There may be signs for more than one store in each individual space. The signage for the restaurant will be addressed in Phase Two.
3. An area on the west side of the northwest corner of the building facing 5th St. The sign will have a maximum size of 36' long and 14' high. There will be extensive stonework in this corner and the sign will be incorporated into this architectural element. An L.E.D. [Daktronics type sign] up to 196 square feet [14'x14'] and individual, backlight flat tenant panels will make up the rest of the sign.

The total square footage of on-premise signage in Phase One will not exceed 1608 square feet. Even if we add another 200 square feet of signage on the restaurant we will still have less than 1/2 of the 3800 square feet of on-premise signs that this project is allowed based on the lineal feet of public streets that this property abuts.

**LATE
SUBMITTAL**

The final issue concerns the screening of the new HVAC equipment on the roof of the existing building. The old store has a variety of equipment ranging from a large 40'x8'x8' building on the roof to small ceiling mounted gas heaters with vents through the roof. None of this equipment is screened and much of it is visible even when a person is close to the building. All of the larger HVAC units and many of the vents will be removed from the roof. We will be using much smaller 10 ton units that look very much like residential heat pumps. These units are olive green in color and measure 4' wide by 7' long by 5' high. There will be between 15 and 20 units on the roof and no unit will be closer than 18' from a roof edge. A person would have to be almost 70' from the building to even see the top edge of a unit. Only 7 or 8 of the units will be visible at one time from any of the surrounding streets, and even then only the green tops will be visible. We request that you waive the screening requirement for the new HVAC equipment on the roof of the existing building if we remove the existing equipment from the roof.

Thank you for considering these requests.

Sincerely,

A handwritten signature in cursive script that reads "Bob Brandt". The letters are fluid and connected, with a prominent loop on the "B" and a trailing flourish on the "t".

Bob Brandt