



DREAM DESIGN INTERNATIONAL, INC.
CIVIL, STRUCTURAL, AND LAND DEVELOPMENT ENGINEERS

RECEIVED APR 11, 2007

APR 12 2007

Growth Management Department
 300 Sixth Street
 Rapid City, SD 57701

**Rapid City Growth
 Management Department**

Re: Letter of Intent,
 Starlite Subdivision – Planned Light Industrial Development, Initial/Final

Growth Management Department:

A new steel storage yard is proposed within a portion of Lot 1B of the Starlite Subdivision. A seven foot steel screen fence is proposed to be constructed around the outside perimeter of Lot 1B with the exception of the entrance location. A six foot chain link fence will be constructed along the west property line the length of the proposed loading/unloading pad. Details of the existing screen fence and proposed chain link fence are included within the development plans.

7' Screen
 Fence to
 be
 Galvanized
 Steel
 color.

The existing fence located on the east side of Lot 1B will be painted to match the proposed fence color.

The off-street loading and unloading area is proposed to be paved in accordance with the Minimum Standards for Construction of Parking lots approved June 16, 1980. The proposed loading/unloading area will not adversely affect the adjacent operations of Ace Steel and Recycling.

The storage yard is to be used for steel and building products. The specific contents of the storage yard will include beams, culverts, pipe, and rebar. The proposed storage yard will not contain any scrap materials.

Other than the existing grandfathered, off-premise advertising sign, no other signage is proposed. Also, no lighting is proposed for the new steel storage yard.

Exceptions Requested:

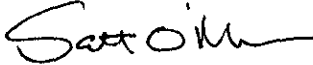
Waive Landscaping Plan

Due to the use of a screen fence & proposed trees along the boundary of Lot 1B, no additional landscaping is proposed.

Waive the Requirement for Paving for Circulation Through the Storage Area

Traffic in the storage yard is to be limited to the equipment required to stock and retrieve steel products. Ace Steel is requesting to utilize the yard with gravel surfacing to allow for flexibility with storing items of varying size. Drive paths will be altered to allow for different types of inventory. The combination of the low speeds of loading/unloading equipment, heavy loads (exceeding 30,000 lbs.) and dust surfactants will minimize dust emissions from the site.

Sincerely,
Dream Design International, Inc.



Scott O'Meara
Project Manager