



Boschee Engineering
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July 16, 2007

Growth Management Department
300 Sixth Street
Rapid City, SD 57701

Re: Letter of Intent, Catron Crossing Subdivision (Phase I)
Planned Residential Development- Initial & Final Development Plan

Growth Management Department:

The follow pertains to Catron Crossing Subdivision, Phase I. Reduced front yard setbacks of 18' to the garage and 15' to the living area are being requested. Building materials will consist of concrete foundation, timber structure for exterior and interior walls, pre-engineered roof & floor trusses. Please refer to the attached photos and write up describing the proposed finishes for the homes within this subdivision.



Sincerely,
Boschee Engineering

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Rapid City Growth
Management Department

Catron Crossing

There will be multiple builders in Catron Crossing. The style of houses will conform in concept to the homes in Stoney Creek Subdivision so as to not change the dynamics of the area. The following elevations will possibly be constructed: ranch style, two story, three and four level style and split foyers. All will have at least a double garage, many will have three car garages. Some garages will be attached and others drive under. Many lots will have walk-out basement possibilities.

The minimum size dwelling house constructed shall be 1,400 square feet for a one-level home, 2,000 square feet for a two-story home, and 1,400 square feet above ground for a multi-level home. These are for finished living areas only which excludes basements, garages, and open or screened porches. All construction shall be original, in that no previously constructed used dwelling, trailer house, or mobile home shall be permitted on any such property.

No dwelling house or structure shall be erected on the property without fire retardant concrete tile shingles, dimensional composition shingles, or an approved equal that meets Architectural Standard 80 (thirty-year shingle).

The exterior of every building shall be composed of one or a combination of the following: natural wood, hardboard, manufactured siding or other material approved by the Architectural Control Committee, stone, brick, or stucco. All siding materials shall be of an earth tone hue, all to be approved by the Architectural Control Committee. A minimum of ten percent of the front elevation must be in stone, brick, or stucco.

All natural surface areas disturbed on construction shall be returned promptly and as neatly as possible to their natural state. Landscaping shall be completed around each home with 360 days after completion of the home and shall at all times be maintained in good condition and repair. A minimum of three medium-size trees (as described in the Rapid City Planning Department Landscaping Manual) shall be planted. However, if a lot already has a minimum of three trees, the requirement will be waived. The Architectural Control Committee may adopt additional rules and regulations with regard to preservation of natural resources, grasses, trees, and wildlife within the subdivision as it may consider appropriate.

On-street parking is restricted to emergencies, deliveries, and guests. No automobile shall be parked or left on any portion of a lot other than inside a garage and shall not be visible unless it is in operating condition with current license plates. The outdoor repair of automobiles is prohibited upon any portion of the property as well as any other activities which may be or become an annoyance or nuisance to the neighborhood.

No modular homes, mobile homes, tents, shacks, barns, temporary buildings, manufactured houses or structures of a temporary character, except for a sales or construction office, will be allowed.

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