



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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July 27, 2007

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Marcia Elkins - Director
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

**Rapid City Growth
Management Department**

RE: Letter of Intent – RVS Storage
Initial and Final Planned Development
Lot 3 of Block 4 of Feigel Subdivision

Dear Marcia:

At the direction of property owner, Shane Liebig, we are requesting an Initial and Final Planned Development for the above referenced property, to be known as RVS Storage. The property is currently undeveloped, with commercial use to the west and storage use to the east. Mr. Liebig plans to develop the property for storage purposes and the proposed development will include the following:

1. Three (3) buildings (7,200 sf ea) per the attached building and site plans, to be utilized for storage purposes.
2. The building shall be metal construction, with steel and sheet metal exterior finish (see attached photo sample). Building materials may also include wood, glass, brick and stone. Concrete aprons are provided adjacent to each side of the buildings and asphalt circulation aisles are provided on all sides of each building.

Building colors shall be tan or a neutral color and trim shall be red (see attached color samples).

3. Due to the topographic development constraints of the property, the units will be “stepped” and terraced up to the north portion of the property. All setback requirements of the Light Industrial Zoning District shall be maintained, with the exception of the rear setback. We request a reduction of the rear setback to 41.9 feet adjoining the MDR district to the north. The property to the north is not currently developed or occupied for residential use as it adjoins this property. The topography and location of existing utility easements create extenuating circumstances. The proposed use is low traffic and we anticipate minimal impact on any future development of the adjoining property.

4. Retaining wall (Pro Form or Redi Rock) shall be provided along a portion of the east driving aisle as indicated on Sheet 3.
5. Exterior lighting (per the attached sample photo) will be provided every 20 feet along each side of all buildings. A pole light will be provided at the entry gate.
6. For security purposes, the perimeter of the site shall be enclosed with an 8' high chain-link fence with barbed-wire top.
7. A site sign will be provided at the entry. The sign will face south and be no more than 8 feet high and six feet wide. The sign will be an elevated pole sign with total height not to exceed 22 feet and will be similar to the sample attached photo.

Thank you for your review and consideration of this request. Please do not hesitate to call if you or any members of your staff have any comments or questions.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck
President

jlf
encl