



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

August 22, 2007

City of Rapid City Planning Commission
300 6th Street
Rapid City, SD 57701

RECEIVED

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Rapid City Growth
Management Department

To Whom It May Concern:

Thank you for considering our application for a preliminary plat to subdivide the Tuscany Square property into two separate lots.

Earlier this year we rezoned the former Dan's Supermarket property to a Planned Commercial Development in order to split the existing building into eight separate retail stores, construct a 13,300 sq. ft. retail center on the south side of the parking lot, and build a stand alone family style restaurant on the northeast corner of the 5.6 acre property. The exterior of the existing building is almost complete, Black Hills Interiors opened on July 1st, and B.E.S. Lighting will open a 16,000 sq. ft. showroom and retail store in late September. The retail center construction is proceeding on schedule and the first stores should open in early October. Our search for a restaurant franchise however has been unsuccessful. We contacted over 30 different chains and none of them was willing to invest in a new building unless it was closer to the new mall developments near I-90.

Earlier this summer we were contacted by a local bank about buying the restaurant pad and constructing a 6,000 sq. ft. building on the site. Although we preferred to have a family style restaurant there the owners feel the best solution is to sell the pad so construction can be completed by the fall of 2008.

New water and sewer lines and a fire hydrant have been installed that will serve the new buildings. The water line to the old supermarket came from 3rd Street along the north side of the parking lot and we tapped into that line to serve the other two buildings. The Growth Management Department is now requiring us to abandon those lines because they will cross the interior lot lines. The requirement to construct a new line from the north side of Omaha Street to the existing building seems unreasonable and completely unnecessary. Easements have been placed on the plat that guarantees access for Rapid City Utility and Fire Department personal. We are willing to draft and sign an agreement that will state that if any repair and/or maintenance is needed on any water or sewer line on the property that the present or future owners will be responsible the costs. The

construction of additional water and sewer lines in 3rd St. just to serve the other two buildings is also unnecessary.

The only other condition we would like to address is the requirement to locate survey and document the entire ROW along the four adjoining streets. The locating and surveying will necessitate the closing of every lane of Omaha and 5th and will unnecessarily risk the lives of those workers as well as slowing traffic at a major intersection for up to a week. If our request to use the existing water and sewer lines is approved the locating and surveying is not necessary. We can update our site plan using the as-builts from the DOT and using field measurements from our lot lines to the existing streets.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Bob Brandt".

Bob Brandt

cc. Mayor Alan Hanks and the Rapid City Common Council;