



Land & Marine Developments, Inc.

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 City of Rapid City, Growth Management Division
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January 23, 2008

Dear Vicki,

Reference. Initial and Final Planned Residential Development to allow single family homes with front yard setbacks of 18' in lieu of on Lots 7, 22, 31 and 32; Phase IB Plat Lots 8-14, 23-30, 33-35 and Phase II Plat of Lots 13-21 all within Rockinon Ranch Estates Located in the N1/2 NE1/4 SE1/4 Section 23, T2N, R7E, BHM Rapid City, Pennington County, South Dakota.

We are writing to request the reduction of setback requirements on front yard setbacks from 25' to 18' on lots 8-21, 23-30, 33-35 within Phase IB and Phase II of Rockinon Ranch Estates.

Phase IB.

- Lot 8 Reduction in setback from 25' to 18' along Hendrix Drive (Currently Antler Ridge Road)
- Lot 9 Reduction in setback from 25' to 18' along Hendrix Drive (Currently Antler Ridge Road)
- Lot 10 Reduction in setback from 25' to 18' along Hendrix Drive (Currently Antler Ridge Road)
- Lot 11 Reduction in setback from 25' to 18' along Hendrix Drive (Currently Antler Ridge Road)
- Lot 12 Reduction in setback from 25' to 18' along Hendrix Drive (Currently Antler Ridge Road)
- Lot 13 Reduction in setback from 25' to 18' along Springsteen Lane (Currently Lawton Lane)
- Lot 14 Reduction in setback from 25' to 18' along Springsteen Lane (Currently Lawton Lane)
- Lot 23 Reduction in setback from 25' to 18' along Joplin Lane (Currently Butterfly Lane)
- Lot 24 Reduction in setback from 25' to 18' along Joplin Lane (Currently Butterfly Lane)
- Lot 25 Reduction in setback from 25' to 18' along Joplin Lane (Currently Butterfly Lane)
- Lot 26 Reduction in setback from 25' to 18' along Joplin Lane (Currently Butterfly Lane)
- Lot 27 Reduction in setback from 25' to 18' along Joplin Lane (Currently Butterfly Lane)
- Lot 28 Reduction in setback from 25' to 18' along Joplin Lane (Currently Butterfly Lane)
- Lot 29 Reduction in setback from 25' to 18' along Joplin Lane (Currently Butterfly Lane)
- Lot 30 Reduction in setback from 25' to 18' along Joplin Lane (Currently Butterfly Lane)
- Lot 33 Reduction in setback from 25' to 18' along Hendrix Drive (Currently Antler Ridge Road)
- Lot 34 Reduction in setback from 25' to 18' along Hendrix Drive (Currently Antler Ridge Road)
- Lot 35 Reduction in setback from 25' to 18' along Hendrix Drive (Currently Antler Ridge Road)

Phase II.

- Lot 16 Reduction in setback from 25' to 18' along Bunker Drive
- Lot 17 Reduction in setback from 25' to 18' along Bunker Drive
- Lot 18 Reduction in setback from 25' to 18' along Bunker Drive
- Lot 19 Reduction in setback from 25' to 18' along Bunker Drive
- Lot 20 Reduction in setback from 25' to 18' along Bunker Drive
- Lot 21 Reduction in setback from 25' to 18' along Bunker Drive

Our goal with Phases I and II of Rockinon Ranch Estates is to provide affordable, high quality housing and so the reduction in the side setback requirements for these lots will some flexibility with regard to the type of home and the size of homes that we can place on these single family lots, without compromising the safety and esthetics of Rockinon Ranch Estates.

Sincerely,

Michael and Fiona Harrison

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 FEB 08 2008
 Rapid City Growth
 Management Department