

*Hidden Valley, Inc.*P.O. Box 795 Black Hawk, SD 57718
Tel & FAX (605) 787-9263

January 12, 2009

City of Rapid City
Vicki Fisher, Planner
300 6th Street
Rapid City, SD 57701

RECEIVED

JAN 12 2009

Rapid City Growth
Management DepartmentRE: Initial Development Plan
Skyline Village
STATEMENT OF INTENT

Dear Ms. Fisher:

It is the intent of Hidden Valley, Inc. to provide a well planned and integrated 54-acre campus comprised of single family, multi-family, assisted/independent living with services, office/commercial and open space uses ALL specifically designed to accommodate senior adult living. Prior to land purchase we designed, submitted and received City of Rapid City approval for a Layout Plat (with stipulations) and rezoned the 54-acre parcel to allow these various uses that have now been further refined.

This Initial Development Plan request is for the townhome and single family uses for Skyline Village located within the 1st phase and 2nd phase. Further, this represents the construction of 22 zero lot line townhomes in Block 1, 24 zero lot line townhomes in Block 2, and 2 large 3+ acre single family estate lots denoted as tracts which overlook a beautiful pristine and natural canyon located north of Lots 1A-3B, Block 2. Any remaining uses not identified within this request will be processed in the future when those projects are ready.

In order to accommodate the lifestyle within the senior townhome living campus we desire, the community is designed to maximize the ability for seniors to live on one level. To the greatest degree possible the homes are designed to fully function on one level. This means minimizing steps, minimizing exterior maintenance and keeping the grades to a minimum along the street and around the home allowing access and walking with minimal barriers. The land plan provides a considerable amount of ranch style home living. We were also required to design lots for ranch style homes with full basements in order to utilize the land that overlooks the canyon and the west side of Rapid City and the Black Hills.

The craftsman era bungalow style architectural designs offer unique and consistent features throughout the streetscape. Design characteristics such as one story appearance, porches, dominating gable roofs, shed roof add-ons, dormers and monitors, overhangs, a connection to the outdoors, grouped windows and ventilation, window combinations with divided lights, wood beams and brackets, warm wood doors, painted horizontal wood trim and siding, shingle siding, stucco siding, dominating stone, brick columns and arches, and exposed rafter details are additional bungalow style architectural treatments that have been incorporated into the community.

Our market analysis suggests a strong desire for covered and/ or enclosed patios so senior residents may enjoy the outdoors while being shielded from the sun or possible inclement weather. To further enhance and promote the sense of neighborhood and a general feeling of being close to your neighbors, particular attention has been given to the design of the outdoor spaces throughout the village.

Skyline Village is designed to be served by the extension of Promise Road, Vinyard Lane (Golden Eagle name change), Call Ranch Road, and Bendert Lanes south and north. No changes are requested in right-of-way size or street size. Request is made to provide ramp style curb and gutter with attached 5' sidewalk combined with 18' front yard setback to the garage allowing a front covered only patio to extend into the setback by 3' (15' to the column of a covered patio). Please note that the request to allow the covered portion of the patio ONLY to enter into the front setback by no more than 3' will be on all 46 townhome lots within the 1st and 2nd phase. Again, this request is necessary in order to accommodate the lot layout and to meet the demands of the marketplace. 24' deep attached garages will certainly provide adequate additional parking and storage for the residents inside each townhome.

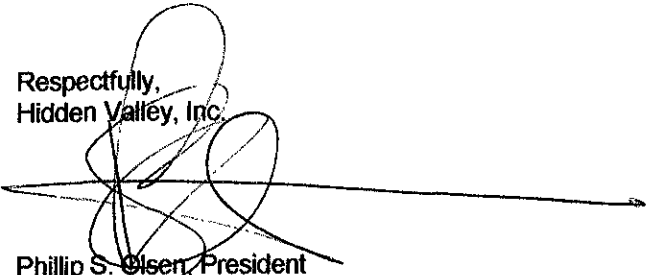
January 12, 2009

To meet the covered/enclosed patio condition in the rear yard, we request allowing a rear covered/enclosed patio to extend into the 25' rear setback by 3' (22' to the column of a covered/enclosed patio). This request would be a minimum condition and would be limited to proposed lots 4A-10B, Block 1 and proposed lots 8A-11B, Block 2.

In closing, the entire project is designed to accommodate senior adult living. The project will be comprised of different exterior styles of homes, mixed and matched together as the market demand dictates, in a duplex style zero lot line configuration, very similar if not exact to the plans submitted with this Initial Development Plan, all of which will utilize the same architectural vocabulary as detailed above. The basic exterior color palette used will hold a full range of natural and earth tone colors with accents in slightly brighter colors that may include white or deeper earth tone colors. The plans will echo and will be faithful and harmonious to the original bungalow style that may be seen throughout the West Boulevard district area in Rapid City as may be further seen with the plans submitted with this request.

With regard to the two Single Family Estate Lots, the architecture will be similar to the adjacent townhome designs with similar siding applications and a similar color palette, using a full range of natural and earth tone colors with accents in slightly brighter colors that may include white or deeper earth tone colors. No front, side or rear yard variances are being requested on the two Single Family Estate Lots.

Respectfully,
Hidden Valley, Inc.



Phillip S. Olsen, President
PO Box 795
Black Hawk, SD 57718