

June 25, 2009

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

RE: PRD Amendment – Building Envelope
Lot 10, Kepp Heights Subdivision No. 3
Rapid City, SD

Dear Ms. Elkins:

Per the attached information, I am requesting an amendment to the established building envelope for the above referenced lot, located within the Kepp Heights PRD.

This vacant lot at the south end of Grand Vista Court South was platted in 1992 and has remained undeveloped. On this eight acre lot, the current building envelope adjoins the existing cul-de-sac with only a small area that is actually suitable for construction. My preferred home site is located south of the existing building envelope where the grades will be more favorable for construction.

My request for amendment is based on the following:

- The best location/buildable area for a home is outside of the current PRD building envelope.
- This lot has remained undeveloped since 1992 – likely due to the building area restrictions.
- The proposed change to the building envelope would not adversely affect the neighbors and would actually reduce the impact on the adjacent homes by building south of the cul-de-sac instead of immediately adjacent to the other residences.
- The proposed building site would meet all of the current Rapid City setback requirements for this zoning designation.
- The proposed change to the building envelope is approximately 700' east of Skyline Drive and 150' below the level of the existing road so there is no conflict with the ridge view.

My wife and I have been residents of the Black Hills area for 20 years and we are very excited to have found this lot near the Rapid City Skyline Wilderness Area. We respect and appreciate the unique and beautiful character of this area and our intentions are to build a low impact “green” home that is near the trail system that we love so much. The expansion of the building envelope will allow us to build in a more favorable area and will help us to maintain the privacy of the existing residences.

Thank you for time and consideration.


Shelby Nester

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Management Department**