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Rapid City Growth
Management Department

November 24, 2009

City of Rapid City, Growth Management
300 6th Street
Rapid City, South Dakota 57701

**RE: Initial/Final Planned Development Application
Medicine Ridge Subdivision
Rapid City, South Dakota
Project No. 3097**

To Whom It May Concern:

Purpose

This letter is written as supplemental information to our Initial/Final Planned Development application for Medicine Ridge Subdivision in Rapid City, South Dakota. The intended use for the development is the construction of one (1) single-family residential dwelling on each of the twelve (12) lots platted within Medicine Ridge Subdivision.

Background

The individual homes will be a mix of one and two story structures. Full basements, walkout basements, crawl spaces and slab on grade structures will be acceptable.

Colors

Acceptable color schemes include earth tones, including amber, deep red and green, gold, terracotta, buff, cream gray, brown and tan.

Retaining Walls

Retaining walls are to be of stone, Versa-Lok, Redi-Rock, brick, exposed aggregate, stucco walls, or Keystone block walls.

Setbacks

Setbacks for the lots in Block 1 and Block 2 shall have the following setback requirements:

1. 25-foot front yard.
2. 25-foot rear yard.
3. 8-foot side yard for single story residences
4. 12-foot side yard for 2-2½ story residences.

Lot 1 Block 3 shall have the following setback requirements. The homeowner shall have the discretion of picking either the north or west lot line as the rear yard. The lot line (north or west lot line) not picked as the rear yard shall be considered the side yard with regards to setback requirements:

1. 25-foot setback from Enchanted Pines Drive (south lot line)
2. 15-foot setback to the house from Medicine Ridge Road (east lot line)
3. 18-foot setback to the garage from Medicine Ridge Road (east lot line)
4. 25-foot rear yard
5. 8-foot side yard for single story residences
6. 12-foot side yard for 2-2½ story residences

Lot Coverage & Height Restrictions

Dwelling and buildings accessory thereto shall cover no more than 30% of the lot area. No building shall exceed 2½ stories or 35-feet in height. Accessory buildings shall not exceed 15-feet in height.

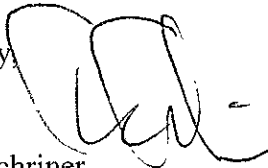
Example Elevations and Photo's

Examples of typical elevations are included on the attached plan. Note that the elevation views included on the plan serve as a representation of the typical styles anticipated, pitched roof, etc. The attached photo's serve as an additional representation of typical styles and color schemes acceptable within the development.

Timeline

We anticipate the project will be built out within two (2) years. However, based upon the sluggish home sales within Rapid City, we request a five (5) year completion window from the date of approval.

Sincerely,



Shane Schriner
Schriner Investments, LLC

Enclosure (1)

cc: Kale R. McNaboe, P.E. (Sperlich Consulting, Inc.)

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