

Bob Brandt  
8705 Sila Pl.  
Rapid City, SD 57702  
605-209-8030  
605-341-3897-fax  
bob@cms-sd.com

# RECEIVED

MAR 11 2010

**Rapid City Growth  
Management Department**

March 11, 2010

Growth Management Department  
300 6th St.  
Rapid City, SD 57701

Re: Changes to the February 25, 2010 letter of intent

To Whom It May Concern:

We request the review and approval of a major amendment to a Planned Residential Development to extend the completion date of the project until October 1, 2014, and to allow the conversion of the existing clubhouse into two additional townhomes. We are also requesting that the existing variance for a reduction in the rear yard setback from 25 feet to 14.5 feet for the clubhouse deck be transferred to the new townhome decks, and that the approved exception that reduced the visitor parking from 49 spaces to 37 spaces for the 49 townhomes be amended to allow the proposed 51 townhomes.

Due to the current economic downturn and a prolonged dispute between a small minority partner and the majority partners, progress on the project has been on hold for over a year. Century Development would now like to restart the project with a few changes. We believe that it will take four years to complete and sell the remaining townhomes so we are requesting that the completion date be extended until October 1, 2014. The consensus among prospective buyers and realtors is that although the indoor swimming pool and large common area clubhouse is a very nice amenity, future owners are unwilling to pay the high monthly fees needed to operate the facility. This is especially true during the early years before the project is completed and all of the townhomes are sold. Therefore we are requesting your approval to convert the clubhouse into two additional large townhomes. Included in this submittal are drawings showing the revised footprint with the addition of a double garage, driveway, and a revised entry door for each townhome.

We are also requesting that open decks be allowed on the south side of all the townhomes that are on the south side of La Villa Vista Place. The size of the decks vary and are shown on the revised site plan. These decks were shown on the approved building plans but were never shown on the site plan.



The backyard of the former clubhouse lot borders a large drainage easement and a golf course so the reduced setback will not adversely affect any other property owners or the people using the bike path or the golf course. The decks will only extend an additional 1.5 feet into the setback than the 9 feet that is currently allowed. Finally we request that the reduced visitor parking that was approved, be amended to include the two additional townhomes. Each residence has a double garage and parking for two visitors in their driveway, which satisfies the requirements of Section 17.50.030K of the Municipal Code. We believe that the 37 additional parking spaces along Philadelphia Street will be more that adequate for the proposed 51 townhomes.

Thank you for your consideration.

Sincerely,

Bob Brandt