



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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May 19, 2010

RECEIVED

MAY 25 2010

Rapid City Growth
 Management Department

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

RE: PCD – KOA Campground Caretaker's Residence

Dear Marcia:

On behalf of J. Alan Johnson, Executive View President of Recreational Adventures Co., and attached herewith, please find our application and request for Planned Commercial Development to allow a caretaker's residence in a Commercial Zoning District.

Also included is a proposed site plan, indicating the location of the PCD and the proposed uses within that area. The proposed area of PCD is located at the southwesterly corner of Tract A of the SE ¼ SW ¼ of Section 4 and the NE ¼ NW ¼ of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota and is more fully described by the attached metes and bounds description.

1. The proposed land use is a caretaker's residence – a single dwelling unit which may be either a mobile or modular home (single or double wide). The maximum exterior dimensions of the dwelling unit will be 35' x 75' or 2,625 sf. A deck (maximum size of 12' x 20' or 240 sf) with accessory stairs may be attached to the front or side of the structure as shown. The specific location shall be determined by the location of primary access door. A deck and stairs (maximum size of 6' x 6' or 36 sf) may be located at the side or rear of the dwelling unit, based on the location of the secondary access door. Decks may be wood or composite material construction.
2. The mobile or modular home shall be set back a minimum of 25' from the exterior property lines (the south and westerly lines of Tract A).
3. The mobile or modular home shall be similar in appearance to the attached photos, with a maximum building height of 25'.

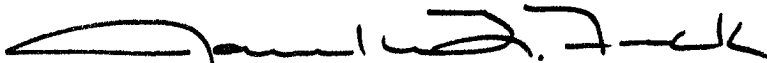
The dwelling shall have a pitched roof with asphalt or composite shingles. Wood, vinyl or steel siding may be used. Metal, glass and rock or stone accents may be used. Colors shall be earth-toned, but may include white and black.

4. Two hard-surfaced off-street parking spaces are indicated on the site plan.
5. No sidewalks or bikeways are proposed.

6. The areas not occupied by structure, accessory uses (decks, walks, etc), parking and drives, shall be grassed. Since the proposed use is residential in nature, trees and/or shrubs may be included but are not required.
7. No new curb cuts or approaches are proposed. Access will be over and across the existing approach as shown.
8. No common areas are proposed.
9. The property adjacent to the south is owned by the Hawthorne Ditch Company and the balance of Tract A is owned by Recreational Adventures Co. and is currently utilized as a campground. Access to the property is provided by Lancer Drive which adjoins the southeasterly portion of Tract A.
10. Proposed water and sewer services are as shown on the attached plans.
11. No retaining walls are proposed, but decorative walls or planters (2' or less in height) of stone or timber will be permitted.
12. No designated open space is proposed.
13. No designated recreation areas are proposed.
14. Outdoor lighting shall be residential in character and located at the entrances/exits of the mobile or modular home.
15. Perimeter fencing may be included as shown on the attached site plan. Fencing will be residential in character and may be chain link, wood, pvc or composite (see attached fence details). The fencing shall not exceed 4' in height.
16. No signs are proposed.
17. Existing lot lines are as shown and the limits of the PCD area are as shown.
18. The adjoining Lancer Drive right-of-way is as shown. No improvements are proposed.
19. Existing and proposed topography are shown per the attached plans.
20. An Erosion and Sediment Control Plan is shown per the attached plans.
21. No phasing schedule is proposed.

Please do not hesitate to contact us if you have any questions regarding this application and proposed use. Thank you for your time and consideration of this request.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck
President

jlf
encl