

# Corean Construction

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Fresh Start Stores is looking to add on to the Ranchmart Store in Rapid Valley, 3800 & 3887 east hwy 44.

Our expansion will include joining the ranch mart building with the Car wash building to the west. The existing Ranchmart store is a block Building, cement floor & a steel roof. The Car wash building is steel Framed building with steel wall panels & a steel roof.

Our expansion will be 52 ft x 44ft., It will be block walls , & a steel roof to match existing store. We will move the existing casino from the store to the new addition. We will add a liquor store in this addition. We will be installing new rest rooms in the addition with the c-store having Access to them. We are removing the existing rest rooms to add a beer cave.

The owner has already obtained licenses for the Video lottery & the Off-sale licenses of package beer & liquor.

We have lowered the square footage of the casino area to 432 sf to meet The fire department requirments. We have also added fire barrier wall Between the first & second east bays of the car wash to meet their requirments.

We are also asking for a variance to remove two stacking spaces for the Car wash. To add these spaces would require us to remove a grass area & Install a hard surface. We have added the required amount of parking spaces For the retail area.

Thank You,



Ted Corean  
Project Planner, General Contractor

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JAN 27 2011

Rapid City Growth  
Management Department