

February 24, 2011

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OTS, Inc.  
Attn: Mr. Chad Lewis  
1240 Jackson Boulevard  
Rapid City, South Dakota 57702

FEB 25 2011

Rapid City Growth  
Management Department

Subj: **Initial-Final Planned Development  
The Ridge At Catron Crossing  
Rapid City, South Dakota**

Members of the Planning Commission;

OTS Inc., is applying for an Initial-Final Planned Development for the currently undeveloped property lying immediately west of the intersection of Nugget Gulch Road and Overview Lane in Rapid City. Construction will include the following:

1. **Use:** Subdividing 15.6-acres into twenty-nine (29) single-family residential lots, including one (1) drainage lot.
2. **Building Materials:** Stick frame construction using amazonite siding and limited brick/stone veneer.
3. **Color Palate:** The color palate shall be earth tones to blend with the natural surroundings. Architect renderings were submitted for your review.
4. **Footprint:** The typical building footprint will range from 1,200 to 2,500 square feet, with walkout basements on the down slope side of the development. Typical sections have been submitted for your review.
5. **Setback Exception:** Given the relatively steep terrain, we request a reduction in the setback to allow a 15-foot setback to the house and an 18-foot setback to the garage.

If you have any questions or require additional information please do not hesitate to contact me at (605) 391-0420.

Sincerely;



Chad Lewis  
OTS, Inc.