

To Whom It May Concern:

Independent Ale House LLC is seeking a Conditional Use Permit for an On-Sale Liquor license in conjunction with food. The property is located in downtown Rapid City at 625 Saint Joseph St. The space is currently operating at a retail level selling and fixing clocks and is composed of 2160 square feet. Owners are proposing an upscale establishment serving food, beer and wine named Independent Ale House (Independent). The owners of Independent greatly respect all rules and regulations set forth by the state of South Dakota and the city of Rapid City.

The building located at 625 Saint Joseph St. is around 120 yrs old with many renovations taking place over the years. Independent is currently working with Jean from the Rapid City Historical Society on an 11-1 permit for a remodel that would help to replicate the building similar to the years it was built. The largest project includes bringing the storefront forward to its original position at the front of the lot. In addition we will put in windows, frames and pillars to replicate the historical aspects of the storefront. The business frontage sign will read "INDEPENDENT ALE HOUSE" in block letters and a historical color scheme including George Davenport House Green and Powell Buff. The original brick on the front of the building will remain intact.

Some of the existing interior walls will be removed as to allow the original brick walls to be exposed. Carpet will be removed and the hardwood floors will be sanded and stained to original condition. A beautiful hard wood bar will be built and stained running along the east wall of the building. Booths along the west wall and tables in the center will be constructed for dining patrons. Two wheel chair accessible bathrooms will be installed on the south wall. The addition in the back was added after the historical building was constructed and will become the kitchen and house our stoves, sinks and kitchen counters. The two existing stairwells to the basement will remain intact and in place. The basement will include coolers, storage and an office. Independent's garbage dumpster will be located across the ally where the current dumpster is now located.

The Rapid City Fire Department has estimated that our occupancy level will be around 80 people. Independent's target market will be 25 and older. Atmosphere, styles of food and beverages served along with prices will target a higher income bracket. Target customers, atmosphere and existing upscale apartments above the building will limit our noise levels to enhance conversation. Planned food service includes gourmet Neapolitan pizza's, pannini sandwiches, made from scratch soups and salads with pizza's being our focus. Independent will be managed by owners and will require hired help as needed. Two full-time and two part-time employees will be hired in the beginning. Independent's estimated planned hours of operation will be as followed:

Monday thru Thursday	11am-10pm
Friday and Saturday	11am-Midnight
Sunday	2pm-9pm

Independent Ale House *will comply* with all city, state and national regulations. Tim Smith and Justin Henrichsen thank you for considering our proposal and believe Independent Ale House will be an asset to the downtown community.

Sincerely,
 Tim Smith
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 Rapid City, SD 57702
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Justin Henrichsen
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 Rapid City Growth
 Management Department