

Why Not Investments, LLC

550 n 5<sup>th</sup> St

Rapid City, SD 57701

February 23, 2012

Rapid City Planning and Development Services

Attention: Robert Laroco, Planner 1

300 Sixth Street

Rapid City, SD 57701

Re: Letter of Intent for Planned Development 603, 605, and 607, Quincy Street and 811/811 ½ Sixth Street Rapid City SD, 57701.

Mr. Laroco,

It is the intent of Why Not investments, LLC, to change the subject property to a Planned Development thereby bringing the property into zoning compliance, enabling us to obtain building permits for remodeling purposes. The buildings and subject property have remained as shown on the Site Plan (provided) for many years.

Building A, the "Owens Apartments", across the street from the Rapid City Public Library, will be remodeled to accommodate disabled citizens on the main level, by providing a wheelchair lift (see Site Plan and Architectural plans provided). The former owner had combined 4 single units to make 2 two bedroom units. Now there will be twenty three one bedroom efficiency units and a new modern laundry facility on the handicap level.

We have made contact with the Pennington County Housing Authority, and will be accepting Sec 8 participants. We have also contacted Pennington Count Health and Human Services and will be working with Barry Tice, program coordinator, to accommodate the "Rebound" program participants. In addition, Behavior Management, Black Hills Special Services, Black Hills Workshop and the Veterans program "VASH" have all shown an interest in placing their constituents in this building. The location suits these organizations as; most clients will not have vehicles, they will have independent living quarters, and they can be easily supported by the staff of these organizations. This will not be a "Group Home". We will also be renting to the general public.

We have presented or plan to the Historical Society and our plans have been approved.

We have also presented our plans to Public Utilities Commission for a variance in having to meter each unit separately and have been approved for providing single metering service to all apartments. Why Not Investments, LLC, will be providing water, electricity and heat included in the rent. The organizations listed above are very grateful that we can accommodate their clients in this way.

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Per your review comments, we are submitting an application for Development Review for a Planned Development at this time. In addition, we hereby request a Development Lot Agreement as per existing improvements and usage shown on the Site Plan included with said application.

**The Planned Development request is for the following property.**

**Lot One(1) and Lot Two(2) and the East Fifteen(15) feet of Lot Three(3) in Block One-Hundred Fourteen(114); And The West Ten(10) feet of Lot Three(3) and all of Lot Four(4) in Block One-Hundred Fourteen(114), Original Town Site of Rapid City, Pennington County, South Dakota.**

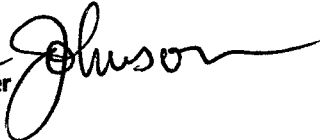
As part of this application, the following exceptions to Chapter 17 of the Rapid City Municipal Code are hereby requested:

1. Reduced set -backs; (as indicated on site plan provided) 0.0' Front, 0.5' Rear, 1.0' Sides.
2. Reduced minimum lot size; due to existing conditions as shown on site plan.
3. Maximum lot coverage; due to existing conditions as shown on site plan, plus the addition of the ADA wheelchair lift.
4. Usable open space; due to existing conditions as shown on site plan.
5. Reduction in off-site parking; designated parking spaces 39 for the current code. We have shown 5 spaces shown on the site plan, two of which would back into a ROW. We believe that most of the renters will not own vehicles.
6. Landscaping; will be as is per site plan.

Sincerely,

Gale R Johnson

Owner and Partner



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