

February 7, 2012

Brett Limbaugh – Director
Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

RE: Initial and Final Planned Development

Brett:

Attached herewith, please find our application and submittal information for Initial and Final Planned Commercial Development for property located at the southeast corner of the intersection of 5th Street and East Stumer Road. The parcel is to be developed as an Arby's restaurant. We believe that all land area regulations and design criteria requirements are met for the proposed development.

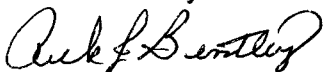
The parent parcel is currently being reviewed for preliminary and final plat for a property to be described as Lot 5 of North 80 Subdivision, located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. At the present time our development plans are limited to the northwest corner of this parcel. Additional requests for PCD for the balance of this parcel will come forward as plans for platting and development are identified.

Access to the site will be from East Stumer Road (in alignment with approach on the north side of the street), with additional ingress from the north bound lane of Fifth Street and northbound egress from a single existing approach on Fifth Street. Due to the location of an existing median on Fifth Street, no traffic can enter from or exit to the southbound lane of Fifth Street at this approach location.

We are anxious to begin construction as soon your reviews and approvals are completed. We appreciate your time and consideration of this request and ask that you contact me, as well as Janelle at Fisk Land Surveying, with any questions or comments that you might have.

Sincerely,
Bentley-Miller

Rick Bentley



RECEIVED

FEB 24 2012

Rapid City Community Planning
& Development Services