



**FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.**  
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September 17, 2013

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

RE: Initial Planned Development  
 Lot 1 of Founders Park Subdivision

Director Limbaugh:

On behalf of Founders Park LLC, and attached herewith, is our application for Initial Planned Development for Lot 1 of Founders Park Subdivision.

The owners are proposing to construct a 3 story multi-use building in the southwest portion of the property. The building will include a lower/basement parking area, a main floor with professional office use, and two additional stories of residential use. The lower/basement parking area will consist of 21 parking spaces and miscellaneous storage areas. The main/first floor will have professional office use and the second and third floors will have 6 residential units each for a total of 12 dwelling units. Total building height (finished floor of main level to roof peak) is anticipated at 48 feet 10 ½ inches.

Due to the topography of the north and westerly portions of the lot and existing improvements (parking area) and public access to adjoining lands, the available and developable area is limited to the southwesterly corner of the property. Reduced side and rear yard setbacks of 10' are requested to allow for placement of the structure in a manner that facilitates access to the existing parking areas and aesthetically suits the property and surrounding views. Building construction/materials are anticipated to blend with the existing development.

With this application the owners are seeking approval for the mixed uses, the building height, and the reduced side and rear yard setbacks.

As always, your time and consideration of this request is greatly appreciated. Please do not hesitate to call if you have any questions or comments.

Sincerely,  
 FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Pinck  
 President

jlf  
 encl

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SEP 17 2013

**RAPID CITY COMMUNITY PLANNING  
 & DEVELOPMENT SERVICES**