

September 20, 2013

Rapid City Planning Commission  
300 6<sup>th</sup> Street  
Rapid City, South Dakota 57701

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RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES

Subj: **Final Planned Development  
Prairie Meadows Subdivision, Phase 1  
Rapid City, South Dakota**

Members of the Planning Commission;

Prairie Meadows Properties, Inc. is applying for a Final Planned Development on the property described as:

**Lots 1-15 of Block 1, Lots 1-13 and 16-21 of Block 2, Lots 1-2 of Block 3,  
Lots 1-7 of Block 4, Prairie Meadows Subdivision, Located in "Government"  
Lot 4, Section 18, T2N, R8E, B.H.M. Rapid City, Pennington County, South Dakota**

Construction will include the following:

1. **Use:** Subdividing 11.922-acres into forty-two (42) single-family residential lots, including one (1) drainage lot.
2. **Building Heights:** One and two story.
3. **Building Type:** Stick frame construction.
4. **Footprint:** The typical building footprint will range from 1,000 to 3,500 square feet. Some walkout basements are anticipated on the down slope side of the development.
5. **Setback Exception:** A rear- yard setback exception to twenty (20) feet has been requested for lots 9 thru 15 of Block 1.
6. **Signage:** Subdivision site signs may be installed. Proposed signs will conform to the requirements of the sign code. All signs will be located within the boundary of the Planned Development.

If you have any questions or require additional information please do not hesitate to contact me at (605) 381-1171.

Sincerely;



Brad Estes  
Freeland Meadows, LLC