

Letter of Intent

Henriksen, Inc.

526 Saint Joseph Street Suite A
Rapid City, South Dakota 57701
 Phone (605) 394-0189 Fax (605) 341-9288

RE: Big D Convenience Store
Stumer and 5th Street
Rapid City, South Dakota
 To: Robert Laroco
Planning Department
300 Sixth Street
Rapid City, South Dakota 57701

Job No 12659 Date 12-13-2013

We are sending x herewith Under separate cover

1 Copies of:
 Originals Photographs
 Prints Specifications
 Shop Drawings As Builts
x (Other)

RECEIVED

DEC 13 2013

Letter of Intent:

**Rapid City Community Planning
& Development Services**

The proposed Convenience Store at the Southwest Corner of Stumer and 5th Street

Hours of Operation: Store operation hours currently planned to be 6 AM to 10:00 PM 7 days a week.

Liquor Sales: Beer Sales

Site Lighting: Lighting for the site will be provided by lights under the gas pump canopy and the face of the canopy to have brand signage that will be internally lighted.

The lights on the face of the building will be similar to those on other Bid D Convenience Stores.

Signage on the building will be similar to other Big D convenience stores.

Other signage to include internally lighted brand signage, Store name signage, Bank ATM signage, gas price signage.

Comments regarding the Initial Planned Development Review, for Project listed as No. 13PD030

1. Final Planned Development Submittal delivered 12-13-2013 for approval.
2. The project plan has been revised and parking counts are shown on the plan for the current development and for the potential additions to the building. The parking complies with the requirements of the City Parking Ordinance.
3. A Landscaping Plan is submitted showing the points.
4. A sign package is included with this submittal.
5. A request for Special Exception to waive the Traffic Impact Study requirement.

6. A Drainage Study is submitted with this submittal.
7. An Air Quality Permit will be obtained when a building permit is obtained.
8. A request for Special Exception to leave the existing sidewalks that were installed along 5th Street and Stumer to remain in lieu of providing property line sidewalks.
9. Prior to Certificate of Occupancy, all parking and landscaping shall be installed.
10. Provisions of the International Fire Code will be followed.
11. All provisions of the General Commercial District are being shall be maintained, unless specific stipulations are required as part of the Final Planned Development.
12. The Initial Planned Development allows for the construction of the Convenience store with gasoline sales. Additional parking is available on site for the potential additions to the Convenience Store as indicated on the Landscaping plan.

By: _____

Lyle H. Henriksen
Project Planner-Agent

RECEIVED

DEC 13 2013

Rapid City Community Planning
& Development Services