

14PD004

FFRC, LLC

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February 21, 2014

Mr. Fletcher Lacock, Planner II
Rapid City Community Planning
300 6th Street
Rapid City, SD 57701

RECEIVED

FEB 21 2014

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Re: 851 Eglin Street, Rapid City, SD

Dear Fletcher:

Enclosed please find FFRC, LLC's Final Planned Development Application in regard to the above referenced property. As you recall, this project was first discussed between you, me, and Vicki Fisher back in May of 2012; you, Vicki, and Ted Johnson have been kind enough to help throughout the process since that time.

It is FFRC's intent to utilize as much of the existing plans, site work, and structure as possible to complete the building and site which have sat vacant and partially constructed since 2009. To this end, I would appreciate as much consideration and flexibility as possible in balancing necessary and important safety and code requirements along with an understanding of trying to use as much of what is already in place as possible.

Upon completion, the property will have three levels: (1) an unfinished basement, (2) a main level used for home furnishings retail and storage, and (3) an upper level used for professional office space, or in the alternative, additional retail space. It is anticipated that the loading dock at the south of the building will be used only for small in-town delivery box trucks, not for long-haul tractor/trailer semi-trucks. Signs are anticipated to be building-mounted. Exterior finishing will be in harmony with the structures of the neighboring Rushmore Crossing development. As confirmed with Ted Johnson, storm water for the site was accounted for in the overall Rushmore Crossing development. Per our discussion on January 6, 2014, a Traffic Impact Study is not required.

Thank you for your efforts in regard to this project. I look forward to completing this building at the entrance to the neighboring Rushmore Crossing development and operating it in an excellent manner to the benefit of both FFRC, LLC and the City of Rapid City.

Sincerely,



Sam Fischer
Member

Enclosures