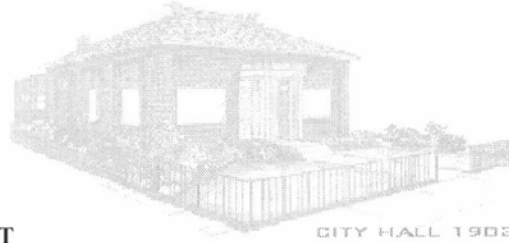


RENNER & ASSOCIATES, LLC.

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**LETTER OF INTENT FOR
FINAL PLANNED RESIDENTIAL DEVELOPMENT
Lot 1R of Tract B, Springbrook Acres, Section 22, T1N, R7E, BHM, Rapid City,
Pennington County, South Dakota**

Submittal Date: September 12, 2014

DEVELOPMENT SUMMARY

This Final Planned Development is for a Single Family Home with an accessory Shed located within the 5.5 acres. The location is near the northern terminus of Villaggio Lane.

BUILDING CONSTRUCTION

Building materials will consist of concrete foundation, wood-framed structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include prefinished hard board siding, exterior insulation finishing system (stucco) with earth tone colors, and brick/stone accents; the roof consists of asphalt/or fiberglass shingles. Building heights and decks per City Code.

SETBACKS

No reduction to setbacks will be required since it is a 5.5 acre lot.

SHED

Per section 17.04.315 of the municipal code, the storage cannot exceed 30% (2,635 s.f.) of the floor area of the dwelling (8,783 s.f.). The attached garage is 2,501 s.f. and the shed is 3,912 s.f. creating an excess of 3,778 s.f.

The owner requests that the 3,778 s.f. be allowed within this planned development. Due to them owning 5.5 acres it will take larger equipment to maintain the property, requiring the shed. They also own several flatbed trailers in which they wish to store out of sight. A water service is planned for the shed to provide a yard hydrant at the building.

DRAINAGE

Drainage boundaries will not change as a result of this construction.

ACCESS

12' paved drive.

Please Refer to Attached Exhibits.

RECEIVED

SEP 12 2014

**Rapid City Community Planning
& Development Services**