



616 Sixth Street  
Rapid City, South Dakota 57701  
605 -721-7310 Fax 605-721-7313  
**Rennerassoc.com**

---

**LETTER OF INTENT FOR  
FINAL PLANNED DEVELOPMENT  
PROPOSED: LOT 4R, MOON RIDGE SUBDIVISION,  
SECTION 34, T1N, R7E, BHM,  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA**

*Revision Date: November 9, 2015*

**Re: Proposed Storage Units at Moon Meadows Drive**

**Summary of Intent:**

The owner intends to construct and operate non-traditional upscale Storage Units only on the west half of the property with an office located on site per plan.

**Access:**

The storage units are to be accessed from Moon Meadows Drive as shown on the site plan. This will include a car stacking area prior to the gate entrance. No semi-truck access will be allowed.

**Building Construction:**

Per plan sheet and information specified. Please see enclosed pictures of proposed facility.

**Fencing:**

Fencing will not exceed a 6 feet black picket steel fence surrounding the Highway 16 and Moon Meadows sides of the property with corner extensions. A 6 feet black designer chain link fence will be along the south and west side of the property connecting to the steel fence extensions. The owner is requesting not to place slats within the chain link fence. All gates will be sliding gates. All gates for snow removal areas except front entrance gate.

**Security:**

The business model for Fox Den Store-It facilities is to make it nearly impossible for anyone to hide inside the fenced in area. The intent is to have over 50 security cameras with 8 security cameras on the front gate and is activated by motion. The office building will have a command center where two 65" TVs display the property and the entrance. The goal is to provide and promote security for their customers. The image is that this storage facility is very safe and secure. Fox Den Store-It will not allow combustible liquids, coal, building materials, or any open out door storage of any kind permitted.

**Dumpster:**

No dumpsters will be placed on site. Clients cannot leave any garbage to keep the property clean and attractive. Office trash is collected and stored in a trash container & kept within a storage unit not visible.

**Signage:**

Per the enclosed sign information. No signs will be placed on the fencing.

**Lights:**

All lights to be LED bulbs with minimal evasive effect as they are directed to the interior of the property. The outside perimeter lights surrounding the property go on at night per an ILC Controller with an astronomic clock. The perimeter lights dim down to 30% after 15 minutes activate to 100% by movement. The interior lighting is activated by the entrance keypad. Once the exiting code is activated the interior lights will turn completely off after 15 minutes.

**Landscaping:**

Per the Landscaping Plan.