



DREAM DESIGN INTERNATIONAL, INC.

CIVIL ENGINEERING / ARCHITECTURE
LAND DEVELOPMENT / CONSTRUCTION ADMINISTRATION

12/21/2015

Brett Limbaugh
City of Rapid City
Community Planning & Development Services
300 6th Street
Rapid City, SD 57701

RECEIVED

JAN 21 2016

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

RE: Letter of Intent – Final Planned Development
Black Hills Area Habitat for Humanity – Garfield Green Site
Lots 1-4, Block 76, North Rapid Addition No. 2

Director Limbaugh,

On behalf of Black Hills Area Habitat for Humanity we are submitting a major amendment to the previously approved Final Planned Development for the Garfield Green project consisting of Lots 1-4, Block 76 of the North Rapid Addition No. 2.

We are submitting the major amendment because the number of residential units has been revised from 12 townhome units to 8 single family manufactured homes. The site plan has been revised and is submitted with this major amendment application. Below is a table of the resulting setback distances resulting from the switch from twin homes to single family. The project will still include the construction of a 20' wide paved alley and the reconstruction of the curb ramps to comply with ADA standards.

Custer St ROW to North edge of home Lot 1A = 16.3
Lot Line to North edge of home Lot 1B = 8.0'
Lot Line to North edge of home Lot 2A = 8.2'
Lot Line to North edge of home Lot 2B = 8.0'
Lot Line to North edge of home Lot 3A = 10.1'
Lot Line to North edge of home Lot 3B = 8.0'
Custer St ROW to North edge of home Lot 4A = 16.3
Lot Line to North edge of home Lot 4B = 5.0'

South edge of home Lot 1A to Lot Line = 5.0'
South edge of home Lot 1B to Lot Line = 8.5'
South edge of home Lot 2A to Lot Line = 8.0'
South edge of home Lot 2B to Lot Line = 8.2'
South edge of home Lot 3A to Lot Line = 8.0'
S edge of home Lot 3B to Van Buren ROW = 13.3
South edge of home Lot 1A to Lot Line = 5.0'
South edge of home Lot 4B to Lot Line = 5.5'

All of the revised lots meet the minimum setbacks, area, and coverage requirement as stated in section 17.12 of the zoning ordinances.

Please contact me with any questions you may have.

Sincerely,
Dream Design International Inc.

James Warne

528 Kansas City Street, Suite 4. Rapid City, SD 57701

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