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Rapid City Growth
Management Department

MEMO

Date: 2-25-11
To: City of Rapid City, Growth Management
From: FourFront Design, Neil Eichstadt *NE*
Project: Eagle Ridge PRD Amendment Phase 2
Subject: Amendment to Eagle Ridge PRD Ph. 2, Time Extension for Landscaping

The Major Amendment to the Planned Residential Development for Phase 2 of Eagle Ridge was approved with multiple stipulations. Stipulation #4 for approval states the following:

"Construction of the fence shall begin within one week and shall be completed within 30 days of issuance of a building permit. In addition, all landscaping located along the west lot line shall be planted within 90 days of issuance of a building permit."

According to the Contractor, the building permit for Phase 2 was issued on February 2nd, 2011.

Fence Installation *NE*

~~Construction of the fence along the west property line is currently in progress and the Contractor will continue work on the fence as weather permits. The fence is scheduled to be in place by the 30 day deadline, weather permitting. *In the case weather conditions do not permit installation, we are requesting a one week extension to the 30 day requirement for fence completion to March 9th, 2011.*~~

Landscape Installation

The stipulation also requires the landscaping along the west property line to be finished within 90 days of issuance of a building permit. Due to seasonal limitations, the proposed trees will not be available until later May, which is after the 90 day requirement. (See Attachment from Tree Supplier) The planting of trees will need to take place before other landscaping along the west property line in order to prevent damage from installation trucks and equipment. *As such, we are requesting a time extension for all installation of landscaping along the west property line to August 1st, 2011.*

Retaining Wall Installation

Stipulation #5 states the retaining wall along the west lot line shall be installed at the beginning of construction. *The retaining wall will be installed in accordance with this stipulation at the beginning of Phase 2 construction.*