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**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

**LETTER OF INTENT FOR
INITIAL & FINAL PLANNED RESIDENTIAL DEVELOPMENT
Proposed Lots 27 thru 35 of Block 7, Red Rock Meadows Subdivision,
Located in the NW1/4 of the NW1/4, Section 28 & the NE1/4 of the NE1/4,
SECTION 29, T1N, R7E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA**

Submittal Date: September 28, 2012

DEVELOPMENT SUMMARY

This Initial/Final Planned Residential Development is for the location at the terminus of Dunsmore Road, intersecting with Poppy Trail and Seminole Lane. These lots will be developed for single family structures of approximately 1200 Sq. Ft. - 1700 Sq. Ft. on the Main Floor.

BUILDING CONSTRUCTION

Building materials will consist of concrete foundation, timber structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include prefinished hard board siding, steel siding or vinyl siding with earth tone colors, and brick/stone accents; the roof consists of asphalt/or fiberglass shingles.

SETBACKS

A reduced setback of 20' to the front garage doors and 15' to the living area are being requested on Lot 35 of Block 7 along Seminole Lane. This would be consistent with the adjoining PRD (11PD036) along Seminole Lane. Lots 34 and 35 of Block 7 are corner lots facing two streets. A reduction from 25' to 21' on the Poppy Trail side of the second front yard setback is being requested. Also, for the lots along Dunsmore Road a request of 51' from the section line right-of-way is being requested. A minimum 8 foot side yard setback shall be provided for on all one story dwelling units and a minimum 12 foot side yard setbacks shall be provided for on all two story dwelling units.