

Case No. 17PD034

**Legal Description:**

Lot 2C of Block 5 of Elks Country Estates, located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

*June 30, 2017*~~March 6, 2017~~**RECEIVED****JUN 29 2017**

Community Planning and Development Services  
 City of Rapid City  
 300 Sixth Street  
 Rapid City SD 5701-2724

**RAPID CITY COMMUNITY PLANNING  
 & DEVELOPMENT SERVICES**

We are seeking permission from the City of Rapid City Community Planning and Development Services to build a home with an attached garage as well as a detached garage at Lot 2C BLK 5 Elks Country Estates on TBD Jolly Lane, Rapid City, SD. We completed the purchase of this lot in September of 2016 and it is our intention to begin building in the spring of 2017.

Attached is our proposed home plan showing elevations on both the home and the detached garage as well as the proposed buildings placed on the lot. Square footage of the attached garage is 1093 square feet and the square footage of the detached garage is 872 square feet for a total of 1965 square foot garage space which is 465 square feet over current city allowance.

The front of the detached garage will face the street with one side of the garage running parallel to the tree line on the south side of the lot. Our plans are to use hardy board lap siding on the sides of the garage with shingled hardy siding accents and stone accents on the front so as to be consistent with the exterior finishes on the residence. Exterior lighting on the garage will match the exterior lighting on the home. We plan to use neutral colors on both home and garage so as to blend into the landscape. This lot was originally excluded from the covenants in the Elks Country Estates subdivision so altho we do not feel it necessary to adhere to those covenants we will do everything we can to assure this home meets the standards of the Elks Country Estates.

The detached garage will be used to store two cars on premises and inside as well as to keep the tools and equipment necessary to maintain our home and yard stored inside. The garage will at no time be used for commercial purposes.

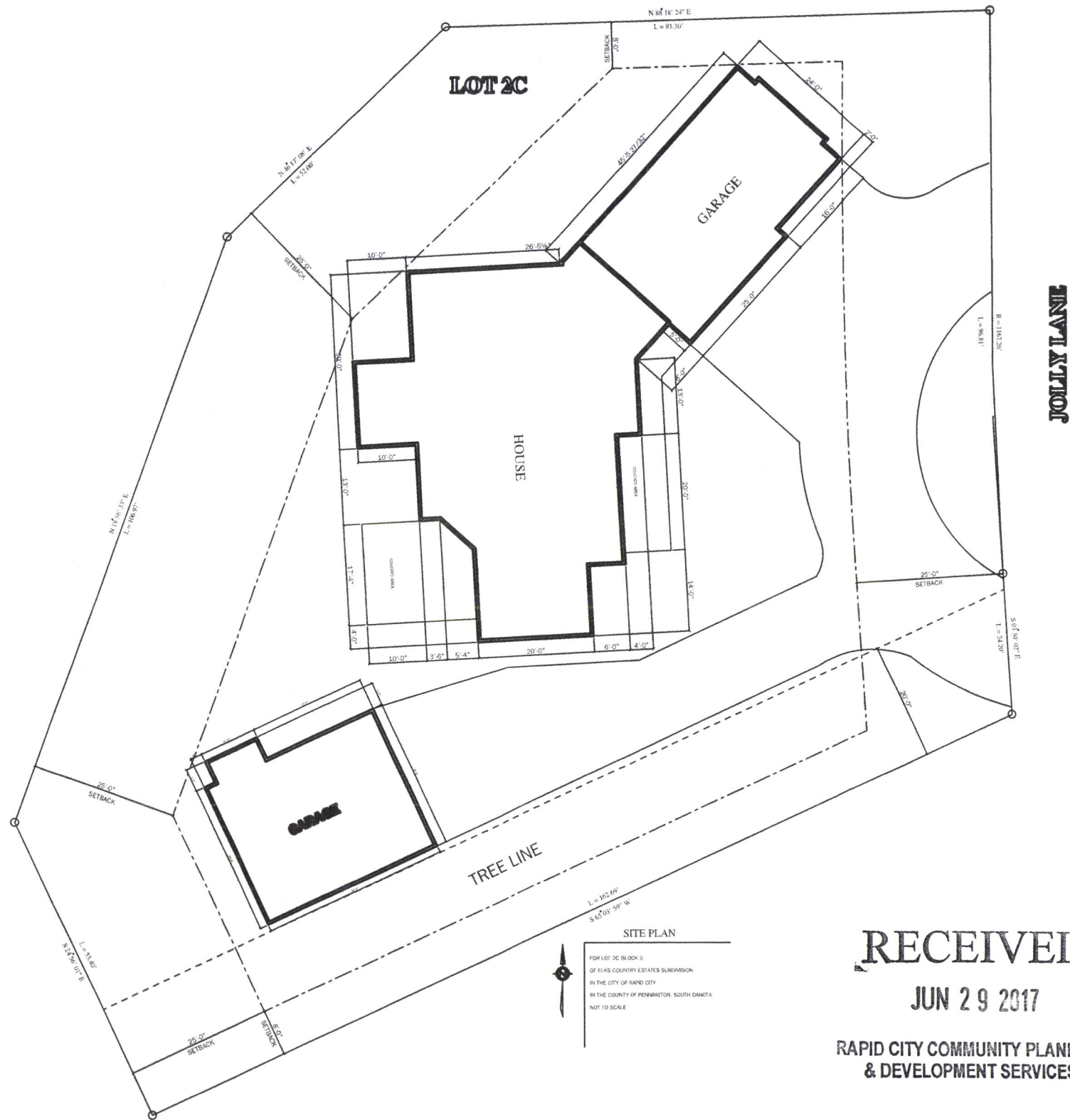
We have removed some dead trees from the property and trimmed some of the trees that were damaged when we purchased the lot however all remaining trees will be left in place. We do not wish to put a fence between our lot and the neighboring lot to the south as we feel the existing trees provide an attractive screen for both homes.

Any issues with drainage etc. that occur during the building process will be addressed by our builder in a manner that complies with city codes and does not adversely affect any neighboring properties.

Respectfully submitted,

*Les Stadel**Mary Stadel*

Les and Mary Stadel







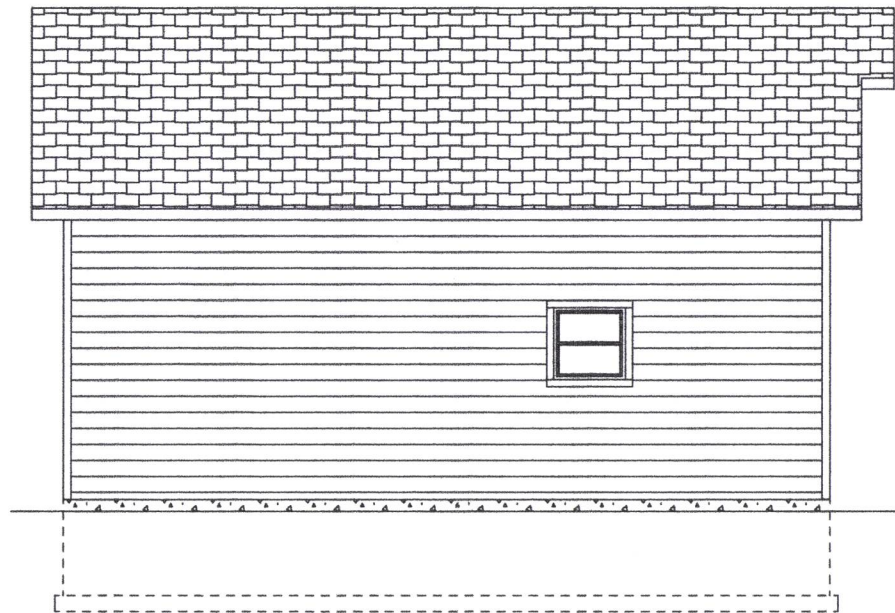
# FRONT ELEVATION

NOT TO SCALE

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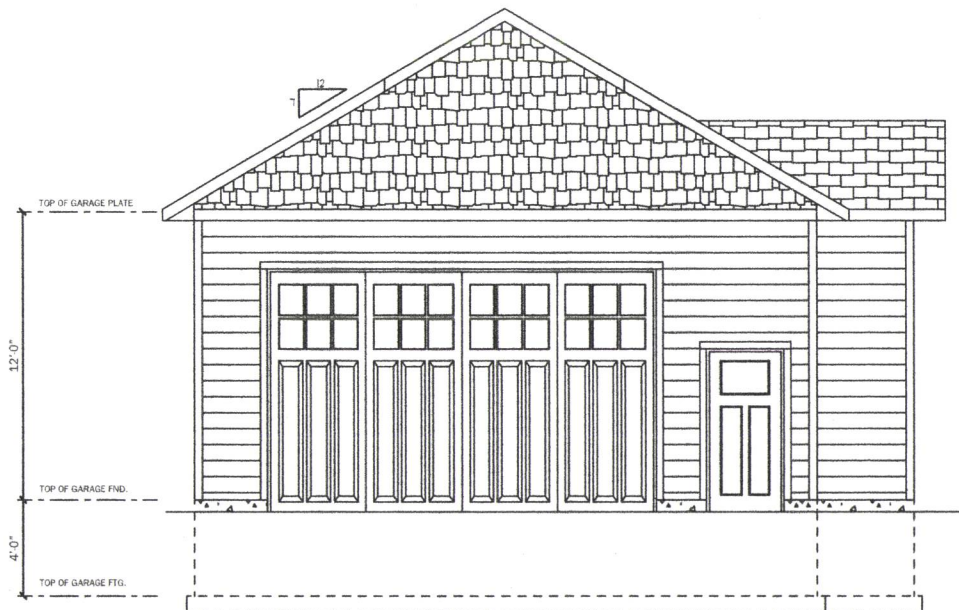
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# LEFT ELEVATION

SCALE: 1/8" = 1'-0"



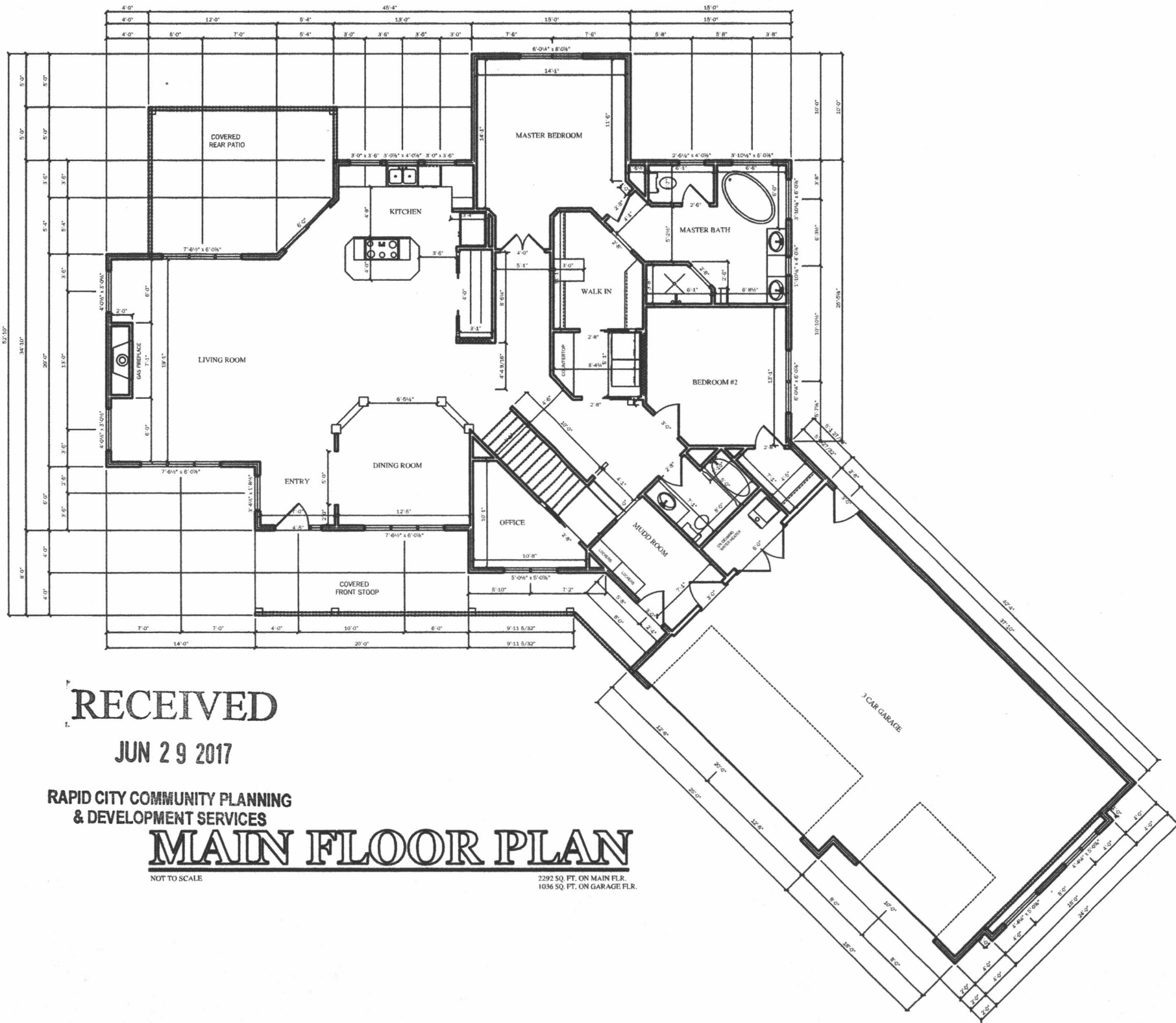
# FRONT ELEVATION

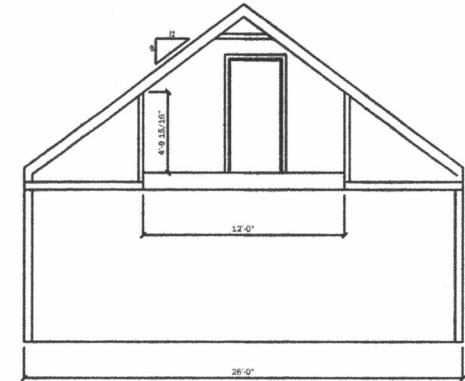
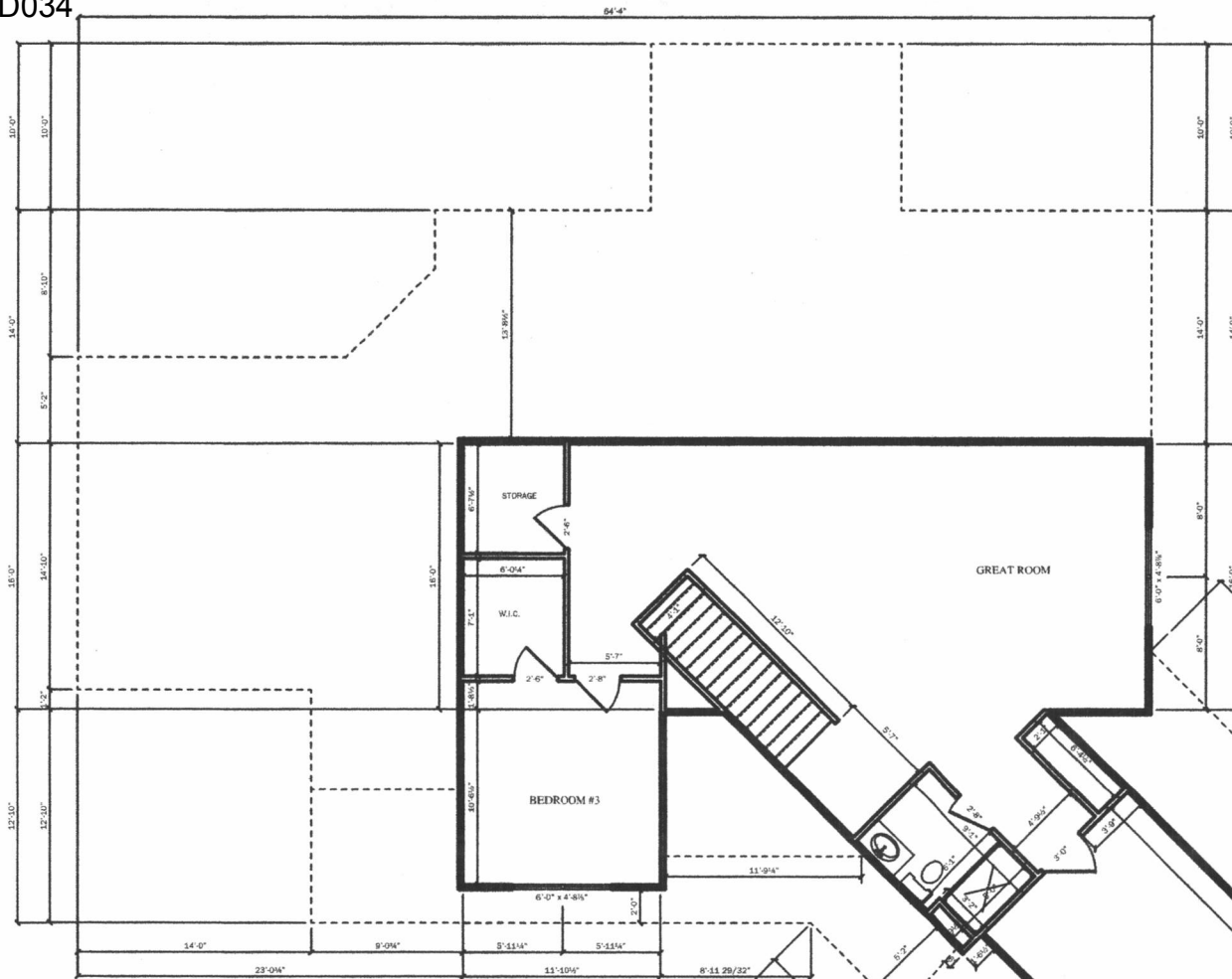
SCALE: 1/8" = 1'-0"

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# WALL DETAIL

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# SECOND FLOOR PLAN

NOT TO SCALE

1543 SQ. FT. ON SECOND FIN. FLR.  
555 SQ. FT. ON SECOND UNFIN. FLR.