Case No. 19PD028

Legal Description:

Lot 16 of Enchanted Hills #2, located in Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
June 27, 2019
Sterling and Jessica Smith,
1408 Panorama Circle
Rapid City, SD
57701

Letter of intent for proposed 30x13x40 garage with 6’x24’ covered porch with concrete walk.

The proposed building will have similar materials to the material on our house, stone wainscot, steel walls (Cedar match color) only exception would be steel roof that is Rustic Bronze color and we have that on the new addition on the walls of our house, with asphalt shingle roof. The proposed use of this building will be residential purposes incidental to the principle use of the property, NOT for commercial use. Building faces interior property, no additional fence or landscaping is needed to screen building. The proposed garage shall comply with land area regulations setbacks lot coverage, only exception would be height of 17’6” height in lieu of 15’ (variance of 2’6”)
The driveway currently is rock, in lieu of first 50’ pavement we propose to use recycled asphalt for the entire drive.
Existing garage sq ft is 805 and the proposed would be 30’x40’ (1200 sq ft) plus 6’x24’ open porch (144 sq ft)
Existing septic system has 1 ½” pressurized feeder line will need to be relocated minimum 10’ from existing home and proposed new garage.

Thank you!
Sterling & Jessica Smith

[Signature]

RECEIVED
JUN 26 2019
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
1. Jerry J. Wendland, Registered Land Surveyor #4224 in the State of South Dakota, do hereby certify that this drawing and the survey thereof were performed by me or under my direct supervision. The major improvements to the property are shown to the accuracy needed to satisfy the needs of a title company, mortgage company, and/or lender, and that any encroachments, in evidence or known to me, if any, are so noted or shown hereon. Dated this 20th day of June, 2019.

This is not a boundary survey, not to be used to locate additional improvements.

Legal Description:
Lot 16,
Enchanted Hills #2
Pennington County,
South Dakota

Buyer:
Timothy Peiper
1408 Panorama Circle
Rapid City, SD 57702
19' 7" = 235"

13' 10" = -166"

609" ÷ 2 = 34½" (Average Grade)

+ 166 Grade to top of fascia

200¾" = 16' 8"

RECEIVED

JULIE C. O'BRIEN
UNIVERSITY PARK"