Case No. 16PD019

Legal Description:

Lot 5A2 (also in Section 30) of Block 2 of Rushmore Crossing, located in Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
City of Rapid City  
Attention: Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD 57701

April 7, 2016

Letter of Intent: Final Planned Development and Conditional Use Permit for

Granite Mountain Restaurants, LLC (a Montana LLC)  
Mark D. Thompson, Manager  
Submitted By: Scull Construction Service, Inc.; Andrew Scull, President, acting as the project planner/agent

To Whom It May Concern:

Granite Mountain Restaurants, LLC, operating as MRP – Rushmore Peak, LLC, respectfully submits the attached application (“Application”) for a Final Planned Development and Conditional Use Permit to construct and operate a MacKenzie River Pizza Co. restaurant. The restaurant will be located within the Rushmore Crossing development at the location in the design identified in the Application.

MacKenzie River Pizza Co. is a Montana based company founded in 1993, which has derived its success and customer loyalty by its continuous dedication to quality in a unique casual dining experience. The Rapid City Location will be the 29th location. Please see the attached “About Us” to learn more about the family-friendly establishment with a dedication to quality and the community of MacKenzie River Pizza Co.

The proposed structure is approximately 6,627 sf, plus an outdoor seating area of 500 sf. The building will be situated on 1.05 acres. Combined, the bar and restaurant will provide seating for up to 199 people. 45 onsite parking stalls are to be provided, however there is a shared parking agreement with the rest of the development area. The owner intends to procure a full service on premise alcohol license, and therefore request the review and processing of a conditional use permit.
The submittal documents include a sign package, supporting the Application. All signage is to be building mounted with the exception of a short monument sign located at the entrance. The on building signage is not backlit, however it is downlit with linear LED sign lights by 'Excelline'. The monument sign will be with two ground mounted flood lights on each side.

MacKenzie River Pizza Company will employ approximately 60 employees, with a combination of full time and part time shifts, as customary with most dining establishments. The total direct annual wages is estimated to be in excess of $625,000 per year. Normal operations include daily lunch through dinner service, opening at approximately 11:00 am and will close no later than 11:30 pm each day. As a family-friendly establishment, no gaming or extended hour bar atmosphere will be permitted.

If you have any questions regarding this facility or our Application, please feel free to contact the undersigned at 605-431-4557.

Sincerely,

Andrew J. Scull
President of Scull Constuction, Inc. serving as the Project Planner/Agent

Cc: Mark D. Thompson (406-490-1109)
MACKENZIE RIVER
pizza, grill & pub

BEST PIE from the BIG SKY

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Rapid City Community Planning & Development Services