

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

RECEIVED

APR 08 2016

Rapid City Community Planning
 & Development Services

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 'Exceline'. 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,

A handwritten signature in blue ink, appearing to read "Andrew J. Scull".

Andrew J. Scull

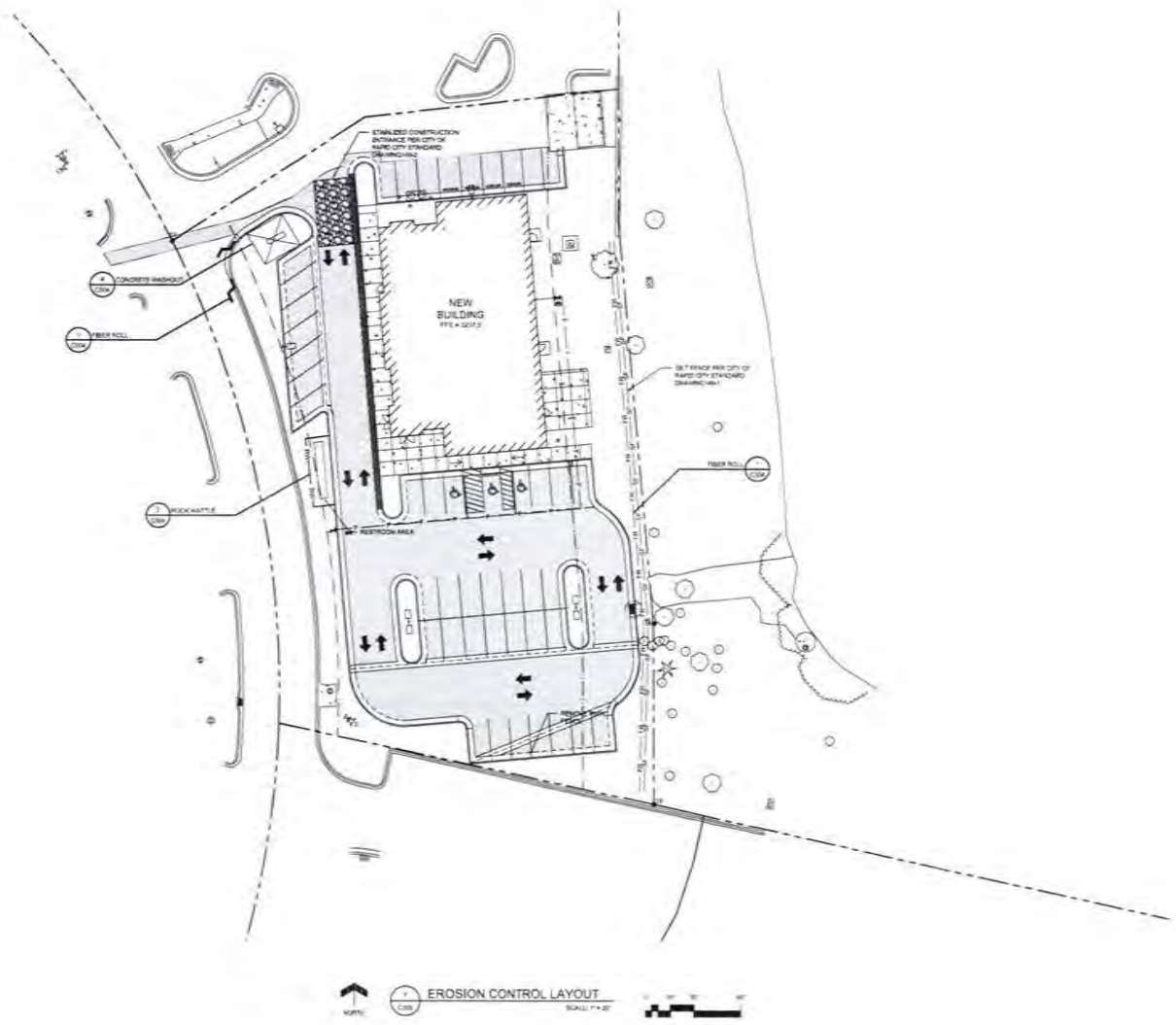
President of Scull Constuction, Inc. serving as the Project Planner/Agent

Cc: Mark D. Thompson (406-490-1109)

RECEIVED

APR 08 2016

Rapid City Community Planning
& Development Services



EROSION CONTROL LAYOUT
 SCALE: 1" = 20'

FIELD CONTRACTOR
 SHALL VERIFY ALL EROSION CONTROL
 MEASURES TO BE INSTALLED TO
 BE IN ACCORDANCE WITH THE
 LOCAL PERMITS OFFICE

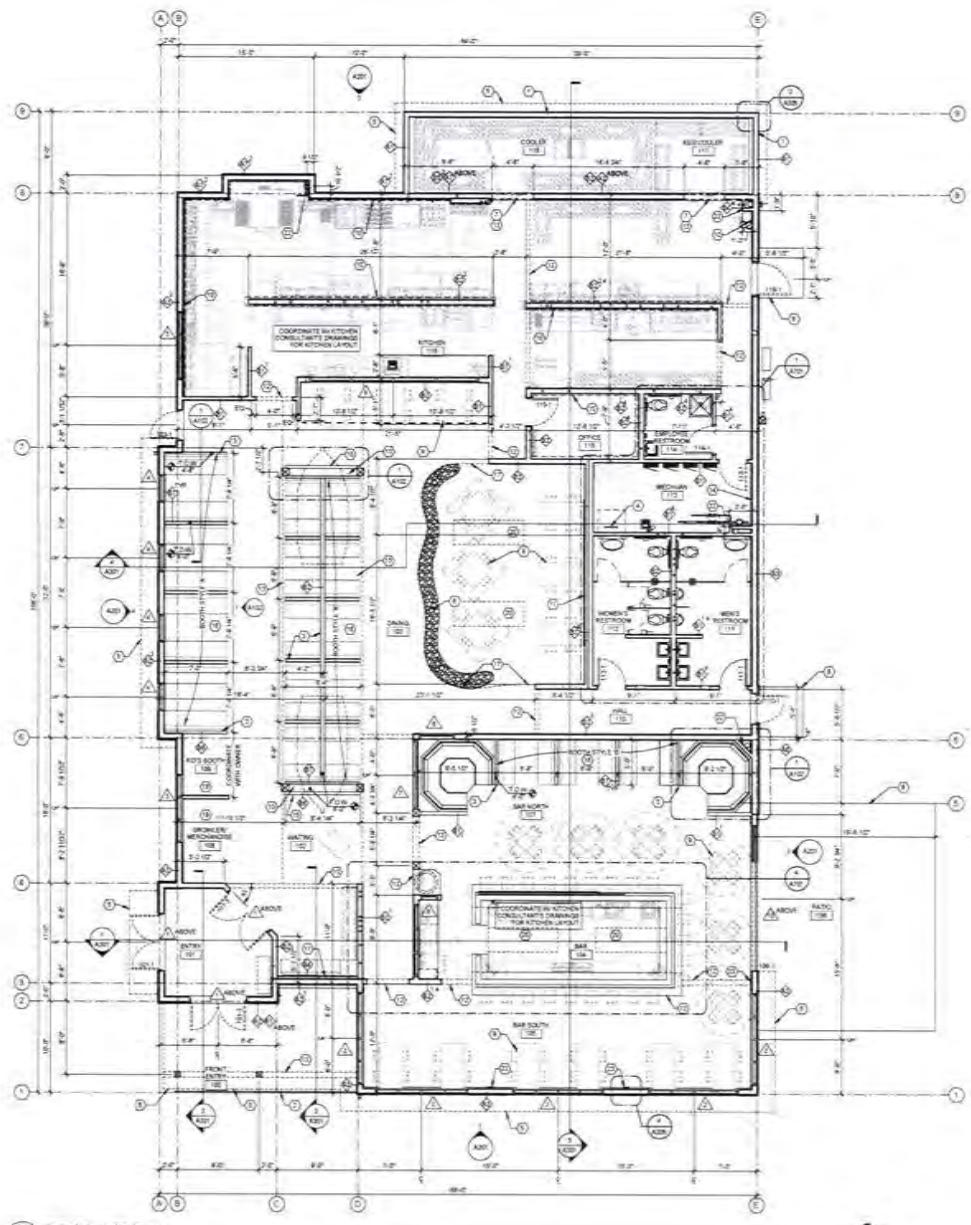
1205 ELM STREET RAPID CITY, SOUTH DAKOTA 57701
 RUSHMORE CROSSING
MACKENZIE RIVER PIZZA CO.



ISSUE FOR PERMIT

(SIGNED)
 (DATE)
 (SCALE)

TEMPORARY EROSION CONTROL PLAN



1 FIRST FLOOR PLAN
3/8" = 1'-0"

FLOOR PLAN KEYED NOTES

1. COULDER PROVISIONS TO COORDINATE MECHANICAL ELECTRICAL PLUMBING STRUCTURAL REPAIR/REINFORCEMENT CONTRACTORS KITCHEN/CONCRETE BEFORE EXTERIOR WALL & ROOF ERECTION
2. 2" FILL BRUSHUP NON-FRAGILE SEE PAGE 2
3. LOW WALL
4. ROOF ACCESS UNDER SEE DRAWING
5. ROOF, ME ABOVE
6. BRUSH FREE FRAME 1/2" Ø DIAMETER BRUSH UP TO ROOF FRAMING SEE 200A
7. COORDINATE CHANGES W/ EQUIPMENT & STRUCTURE DRAWINGS
8. CONCRETE AND SEE CIVIL & STRUCTURAL DRAWINGS
9. TABLE & CHAIRS PROVIDED BY OWNER, TYP
10. PLWOOD BACKER
11. DOUBLE STUDS FOR BACK LIGHTING UNDER ELEMENT SEE WALL TYPE & ELECTRICAL DRAWINGS
12. SOFFIT WALLS ABOVE SEE 200A
13. PLUM BENCH ABOVE SEE 200A
14. WATER FINISHES SEE CIVIL DRAWINGS
15. LOW WALL FINISHES
16. BOOTH LAYOUTS SEE 4102
17. EDGE OF CEILING ABOVE SEE 4102
18. EEDS BOOTH AREA BY OWNER
19. MESH AND MESH SHIELDS BY OWNER
20. BENCH LIGHT ABOVE SEE 4102
21. NOT USED
22. CHANGE SEE PLUMBING DRAWINGS
23. METAL STUDS INSIDE SEE INTERIOR ELEVATIONS

PLAN LEGEND

- WALL TYPE (SEE SHEET 4101)
- WALL TYPE NOTE
- POOR NAME
- ROOM NUMBER
- WINDOW TYPE (SEE SHEET 4101)
- GLASS NOTE
- DETAIL NUMBER
- WREST HANGER DRAWING
- DOOR NUMBER (SEE SHEET 4101)
- DIMENSION TO FACE OF STUD
- ROCKETS ROOF SLOPE 1" PER 12" MIN. TO DRILL ALL PROJECTED ROOF PANELS DRAIN SLOPE 1/2" PER 12"
- SECTION NUMBER
- WREST HANGER DRAWING
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- CONSTRUCTION MARK

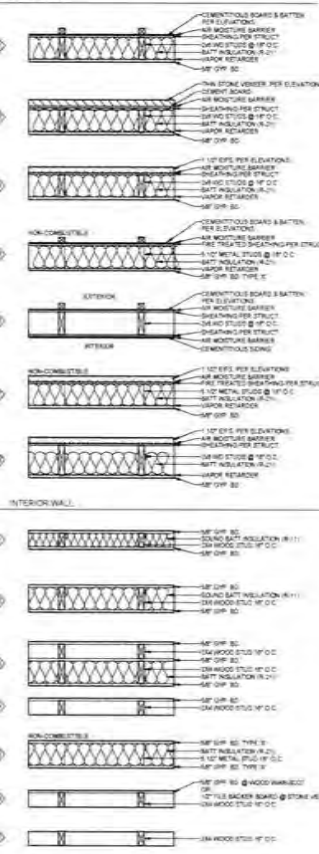
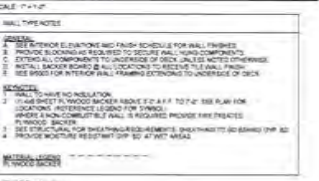
ROOM LEGEND

101	KITCHEN
102	BAR
103	BAR
104	BAR
105	BAR
106	BAR
107	BAR
108	BAR
109	BAR
110	BAR
111	BAR
112	BAR
113	BAR
114	BAR
115	BAR
116	BAR
117	BAR
118	BAR
119	BAR
120	BAR
121	BAR
122	BAR
123	BAR
124	BAR
125	BAR
126	BAR
127	BAR
128	BAR
129	BAR
130	BAR
131	BAR
132	BAR
133	BAR
134	BAR
135	BAR
136	BAR
137	BAR
138	BAR
139	BAR
140	BAR
141	BAR
142	BAR
143	BAR
144	BAR
145	BAR
146	BAR
147	BAR
148	BAR
149	BAR
150	BAR
151	BAR
152	BAR
153	BAR
154	BAR
155	BAR
156	BAR
157	BAR
158	BAR
159	BAR
160	BAR
161	BAR
162	BAR
163	BAR
164	BAR
165	BAR
166	BAR
167	BAR
168	BAR
169	BAR
170	BAR
171	BAR
172	BAR
173	BAR
174	BAR
175	BAR
176	BAR
177	BAR
178	BAR
179	BAR
180	BAR
181	BAR
182	BAR
183	BAR
184	BAR
185	BAR
186	BAR
187	BAR
188	BAR
189	BAR
190	BAR
191	BAR
192	BAR
193	BAR
194	BAR
195	BAR
196	BAR
197	BAR
198	BAR
199	BAR
200	BAR

GENERAL NOTES

1. SEE SHEET 4101 FOR WALL TYPE
2. COORDINATE WITH ALL RELATED CONTRACTS
3. CONTRACTOR TO VERIFY ALL DIMENSIONS & LOCATIONS AND REPORT TO ARCHITECT OF ANY DISCREPANCIES IN WRITING
4. CONTRACTOR TO COORDINATE ARCHITECTURAL DRAWINGS WITH STRUCTURAL MECHANICAL ELECTRICAL PLUMBING & EQUIPMENT DRAWINGS
5. CONTRACTOR TO PROVIDE BLOCKING WHERE REQUIRED FOR FUTURE FUNCTIONAL AND EQUIPMENT (1" & 2")
6. ALL DIMENSIONS TO FACE OF FRAMING UNLESS NOTED OTHERWISE
7. SEE FOOD SERVICE DRAWINGS FOR KITCHEN EQUIPMENT LAYOUT
8. DONKEY TACKLE FROM THESE DRAWINGS
9. P.F.A.E. BY MANUFRIC RIVER PIZZA CO. FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
10. BOOTH TABLES FURNISHED AND INSTALLED BY CONTRACTOR
11. SEE 4101 FOR INTERIOR ELEVATION CALLOUTS

WALL TYPE LEGEND



1205 EGLIN STREET RAPID CITY, SOUTH DAKOTA 57701
RUSHMORE CROSSING
MACKENZIE RIVER PIZZA CO.



100% CONSTRUCTION DOCUMENTS

12/26/15
DRAWN BY: RMR
REVISED:

MACKENZIE RIVER[®]

pizza, grill & pub



RECEIVED

APR 08 2016

Rapid City Community Planning
& Development Services

BEST PIE
from the
BIG SKY