Legal Description:

Lot 2R of Block 6 and a portion of Block 6 of Elks Country Estates Subdivision, Located in the NW ¼ of the SE ¼ of, Section 16, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota, more fully described as follows: commencing at the northwesterly property corner of Lot 1R of Block 6 Elks Country Estates subdivision common with the northeasterly property corner of Lot 2R of Block 6, and adjacent to the Willowbend Road right of way all located in Elks Country Estates Subdivision, and the point of beginning; Thence, S 32°14'29" W, a distance of 113.59 feet to a point on the southwesterly property corner of Lot 1R of Block 6 of Elks Country Estates Subdivision, also common with the southeasterly property corner of Lot 2R of Elks Country Estates Subdivision and common with the boundary of Tract 5R of Elks Country Estates Subdivision; Thence, N 70°33'26" W along the boundary of Tract 5R and Lot 2R of Block 6, a distance of 105.62 feet to an angle point of Tract 5R of Elks Country Estates common with the Southwesterly property corner of Lot 2R of Block 6 of Elks Country Estates Subdivision; Thence, N 81°56'47" W, along the boundary of Tract 5R and the southerly boundary of Block 6 all located in Elks Country Estates a distance of 33.33 feet; Thence, N 32°14'17" E, along a random line a distance of 151.04 feet to a random point located in Block 6 of Elks Country Estates Subdivision; Thence, S 57°43'12" E, a distance of 30.09 feet to the northwesterly corner of Lot 2R of Block 6 of Elks Country Estates Subdivision; Thence, S 57°43'12" E, a distance of 54.91 feet along the northerly boundary of Lot 2R of Block 6 of Elks Country Estates Subdivision to a point common with the Willowbend Road right of way; Thence, S 57°43'12" E, a distance of 34.97 feet along the northerly boundary of Lot 2R of Block 6 of Elks Country Estates Subdivision and the southerly boundary of the Willowbend Road right of way to the point of curvature of a right direction curve of the Willowbend Road Right of way and the northerly boundary of Lot 2R of Block 6 of Elks country Estates Subdivision, with a Radius of 298.93 feet and a Delta Angle of 02°34'33", with a length of 13.44 feet, and a chord bearing of S 56°25'55" E, and a chord distance of 13.44 feet to the northwesterly property corner of Lot 1R of Block 6 Elks Country Estates subdivision common with the northeasterly property corner of Lot 2R of Block 6, and adjacent to the Willowbend Road right of way all located in Elks Country Estates Subdivision, and the point of beginning.
October 16, 2019

Rapid City Planning Department
300 Sixth Street
Rapid City, South Dakota 57701

RE: Application for Major Amendment to a Planned Development

Dear Rapid City Planning Department,

Please accept this letter of intent for development of a detached residential garage for housing an RV on Lot 2R of Block 6 of Elks Country Subdivision in Rapid City, South Dakota. The lot is located approximately 490’ northwest of the intersection of Willowbend Road and Augusta Drive. Below, you will find a brief overview of the proposed detached garage.

The proposed detached garage is approximately 720 square feet in area with 14 ft. tall side walls, 16.75 ft. median truss height, 19 ft. truss peak height, and a 12 ft. by 14 ft. overhead door. Please see attached elevation views of the proposed garage. The garage will maintain the same building material and color scheme of the proposed residence to be located on the property. Fencing is not proposed to screen the garage from neighboring properties as the garage will be constructed 6.5 ft from the proposed residential structure and will have the same visual appearance as the residential structure.

The proposed garage will comply with all setback and lot coverage regulations for the existing zoning of Low Density Residential District 2. The lot is currently going through the replat process to increase the size of the lot from 0.3 acres to 0.398 acres.

We are requesting exception to the ordinance for maximum height of the garage of 15 feet. The median truss height as shown by the City of Rapid City as Maximum Garage height is 16.75 ft.

If you require any additional information please do not hesitate to contact me.

Sincerely,

Kathy Jensen

Lee and Kathy Jensen