Case No. 22PD020

Legal Description:

A portion of the S1/2 NE 1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeast corner of the intersection of Catron Boulevard and Black Hills Boulevard, the point of beginning; Thence N00°08'21"E, a distance of 50.00 feet to a point; Thence S89°51'39"E, a distance of 12.00 feet, to a point; Thence N00°08'21"E a distance of 142.23 feet, to a point; Thence N00°08'33"E a distance of 61.19 feet, to a point; Thence along a curve to the right, said curve having a chord bearing of N06°57'51"E, a chord distance of 83.91 feet, a delta of 13°41'28", a radius of 352.00 feet and a length of 84.11 feet, to a point; Thence S72°52'47"E, a distance of 257.77 feet, to a point; Thence S17°07'13"W, a distance of 20.00 feet, to point; Thence S72°52'47"E, a distance of 6.11 feet, to point; Thence S00°08'24"W, a distance of 241.28 feet, to point; Thence N89°42'16"W, a distance of 268.50 feet, to the point of beginning.
LETTER OF INTENT
FOR
FINAL PLANNED DEVELOPMENT
FOR
PROPOSED MR. LIQUOR SITE
LOCATED ON PROPOSED LOT 10, BLOCK 2 OF THE BLACK HILLS CENTER
SUBDIVISION
OF THE UNPLATTED
S1/2 NE1/4 LYING SW OF 5TH ST ROW LESS LOT H-1 LESS FIFTH STREET OFFICE
PLAZA LESS BLACK HILLS CENTER LESS STUMER RD AND LESS E
STUMER RD
LOCATED IN SECTION 24, T1N, R7E, RAPID CITY, PENNINGTON COUNTY, SOUTH
DAKOTA

Mr. Liquor intends to construct a new 16,745 square-foot liquor store on proposed Lot 10, Block 2 of
the Black Hills Center Subdivision located at northeast corner of the intersection of Black Hills
Boulevard and Catron Boulevard in Rapid City, SD. The proposed Lot 10 is currently Unplatted and
Owned THF Stone Ridge Development LLC.

The Mr. Liquor Owner group intends to purchase and develop on the proposed Lot 10, as shown on
the drawings. A preliminary submittal meeting with the City was completed at the City on August 16,
2021. A courtesy review for the proposed project by City Staff has been completed. The following
items have been developed based on the courtesy review comments from the City:

1. A Traffic Impact Study has been completed and additional Right-of-Way is accounted for in
the Black Hills Boulevard as request by the City of Rapid City.
2. A Sidewalk variance has been submitted to not construct sidewalk along Catron Boulevard
and has been approved.
3. An access easement has been filed and is shown at Black Hills Boulevard, see attached
Preliminary Final Plat attached with submittal. The access easement is larger than the
minimum 40' by 80' access easement requested by City of Rapid City.
4. Stormwater detention and stormwater quality for all eight lots have been provided by
detention cell 301, located on the west side of Fifth Street at the intersection with Parkview
Drive (Lot 3, Block 4, Black Hills Center Subdivision). Proposed Site Storm Sewer will connect
to existing public storm sewer system. A proposed storm sewer easement is shown to
connect to the public storm sewer near intersection of Stumer Road and Black Hills
Boulevard.
5. The property must be platted to create a transferable lot. A Preliminary Subdivision Plan has
been submitted for review and approval. No public Improvements were required based on
the Preliminary Subdivision Plan submittal. The Preliminary Final Plat is included in the
submittal and a Metes and Bounds description for the Mr. Liquor site is included with the
submittal.

Existing Planned Development overlay file number for the unplatted property is #11PD006. The
property is zoned for General Commercial with a Planned Development Overlay.

The project is intended to meet the requirements of the General Commercial District Zoning.

END OF LETTER OF INTENT