Case No. 22UR005

**Legal Description:**

Lot 13 thru 16 of Block 94 of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
To whom it may concern:

Independent Beverage, LLC is seeking a Conditional Use Permit for an On-Sale Liquor license in conjunction with food. The property is located in downtown Rapid City at 627 Saint Joseph St. The space was formally Vita Sana Olive Oil Company that also sold off sale wine and is composed of 1150 square feet. Owners are proposing an upscale establishment serving food, cocktails, beer and wine. The name of the establishment is still to be determined at this time. The owners of Independent Beverage, LLC greatly respect all the rules and regulations set forth by the state of South Dakota and the city of Rapid City.

The building located at 627 Saint Joseph St. is around 130 years old with renovations taking place over the years. The largest project includes bringing the historic windows and storefront forward to its original position at the front of the building. In addition, frames and pillars will be used to replicate the historical aspects of the storefront. The business frontage sign will be a banner style that adheres to the historical theme similar to Independent Ale House. A historical color scheme will be used to update the façade as well.

Some of the interior updates will include the hardwood floors to be cleaned and/or sanded and stained to the original condition. A beautiful hardwood bar will be built and stained running along the west wall of the building. Booths along the east wall along with additional tables will be constructed for dining patrons. Two wheelchair accessible bathrooms will be installed along the southwest wall. The garbage dumpster will be located across the ally where the current dumpster is located.

The estimated occupancy level will be 49 and the target market will be 25 and older. Atmosphere, styles of food, and beverages along with pricing will be targeted toward a higher income bracket. Target customers, atmosphere and existing upscale apartments above the building will limit the noise levels to enhance conversation. Planned food service includes gourmet small plates and desserts and will be managed by the owners who will acquire hired help as needed. The estimated planned hours of operation will be as follows:

- Monday – Thursday: 3-12pm
- Friday and Saturday: 11-12pm
- Sunday: 3-12pm

Independent Beverage, LLC will comply with all city, state and national regulations. Tim Smith and Justin Henrichsen thank you for considering this proposal and believe this establishment will be an asset to the downtown community.
Sincerely,

Tim Smith
2218 Jackson Blvd. Suite 1
Rapid City, SD 57702
605-545-2301

Justin Henrichsen
P.O. Box 113
Nemo, SD 57759
605-391-1828
Front of building

Front façade to be renovated

Front façade reference – business next door to the east

Front entrance – to be renovated to the recreate historical storefront.