Case No. 17UR021

Legal Description:

Lot 49 of Enchanted Hills Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Conditional Use Permit for Residential Use

1357 Panorama Circle, 57701

To Whom It May Concern:

Retaining Walls Plan: Above grade on the concrete slab will be a 3 ft vertical concrete wall on the North and West walls of the garage.

Signage and Lighting plans: There will be exterior lighting to match existing home structure at similar height and with one light at 3 foot entry door, one on each end of garage doors and one safety light on exterior East wall centrally. Lighting will match existing home lighting color and style.

Elevations plans: Outlined clearly in attached file, elevation of median of roof will reach 14’ – 4 1/2” in height. Sheeting, ice and water, feltex and Mularkey Legacy Class 4 Impact Resistance Sienna Blend colored shingles will be utilized to 130 mph wind resistance per manufacturer specs in order to match shingles on existing structure.

Site Plan and Floor plan: Included separately within this file.

Footprint sizes: Existing garage footprint: 1126 sq ft, Existing home footprint: 2493 sq ft, Proposed garage footprint: 1600 sq ft

The garage structure proposed is consistent with the residential character of the existing property and with surrounding neighborhood. It will not be used for commercial purposes, but as a residential multipurpose structure for housing a plow, utility trailer, pickup, lawn tractor, car(s) for high school aged children, a wood shop for hobby activities as well as an oasis on rare occasion when four daughters and/or wife need space.

The structure is build slightly into the hill, well below grade from the one neighbor nearest to it and is near the center of a circle of lots, impeding no landscape views.

As per attached, the garage will be 75+ feet away from septic tanks and drainfield.

The garage will be constructed and finished with the same specifications and look as the existing home including lighting, siding, color of siding (Acadia), color of windows, color of trim.

Please feel free to contact me should you have any questions regarding the plan for this permit.

Thank you,

Jess Ham
(605) 391-3293
1357 Panorama Circle Site Plan

SCALE: 1" = 70'

RECEIVED
SEP 07 2017
RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES
1. SOUTH ELEVATION
   1/8" = 1'-0"

2. EAST ELEVATION
   1/8" = 1'-0"

3. NORTH ELEVATION
   1/8" = 1'-0"

4. WEST ELEVATION
   1/8" = 1'-0"