

Case No. 17PD049

Legal Description:

Lots 5 and 6 of the SW1/4 of the NW1/4 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Letter of intended use:

We are requesting a Final Planned Development to allow an over-sized garage located at 2918 Garden Lane. An old house, a garage, and a mobile home are currently located on the property. We would like to remove the existing buildings and mobile home and build a new home with an attached garage and a detached storage building. The new home will be approximately 1,900 sf with a 546' attached garage. The house will be a 3 bedroom ranch style home. We would first demolish and remove the existing house. We would temporarily leave the mobile home on the property as we build the new storage building and new home. After completion of the home the mobile home would be removed. The house will be sided in prefinished siding with stone trim work. Placement of the house will be determined after removal of the house and some trees.

- It is our intent to build a residential storage building 48 feet by 64 feet, being 3,072 square feet, this building will be for residential storage use only. It will not be used as a second residence and will not be used for commercial purposes. We will use the building for storage of our camper, horse trailer, bobcat, and snowmobiles.

The building will be a pole barn construction with a roof height of 18 feet.

The storage shed will have outdoor lighting across the front of the shed facing to the east.

The shed will have 3 12x12 garage doors and 2 3' walk doors

The shed will be roofed with colored steel which will include 18" soffits all the way around the building.

The side walls will be covered with colored steel and stone covered wainscot.

The color of the steel and the stone trim work on the shed will be consistent with the color and stone work on the house.

- The total square footage of the shed is 3072 sf, the total square footage of the garage attached to home is 546 sf which totals 3618 sf
This building will be comparable to other storage buildings within our neighborhood and the surrounding area.

We are requesting the following Exceptions:

- We are asking that we are not required to pave the first 50' of driveway as the surrounding properties are all gravel driveways,
- We are asking for an exception to allow 2 primary dwelling on 1 property until the new home is completed and then at that time remove the mobile home leaving 1 primary residence on the property.
- We are asking for an exception to allow the height of 18' to allow for the 12x12 garage doors.

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466.6 feet

North

6.67 acres

630.76 ft

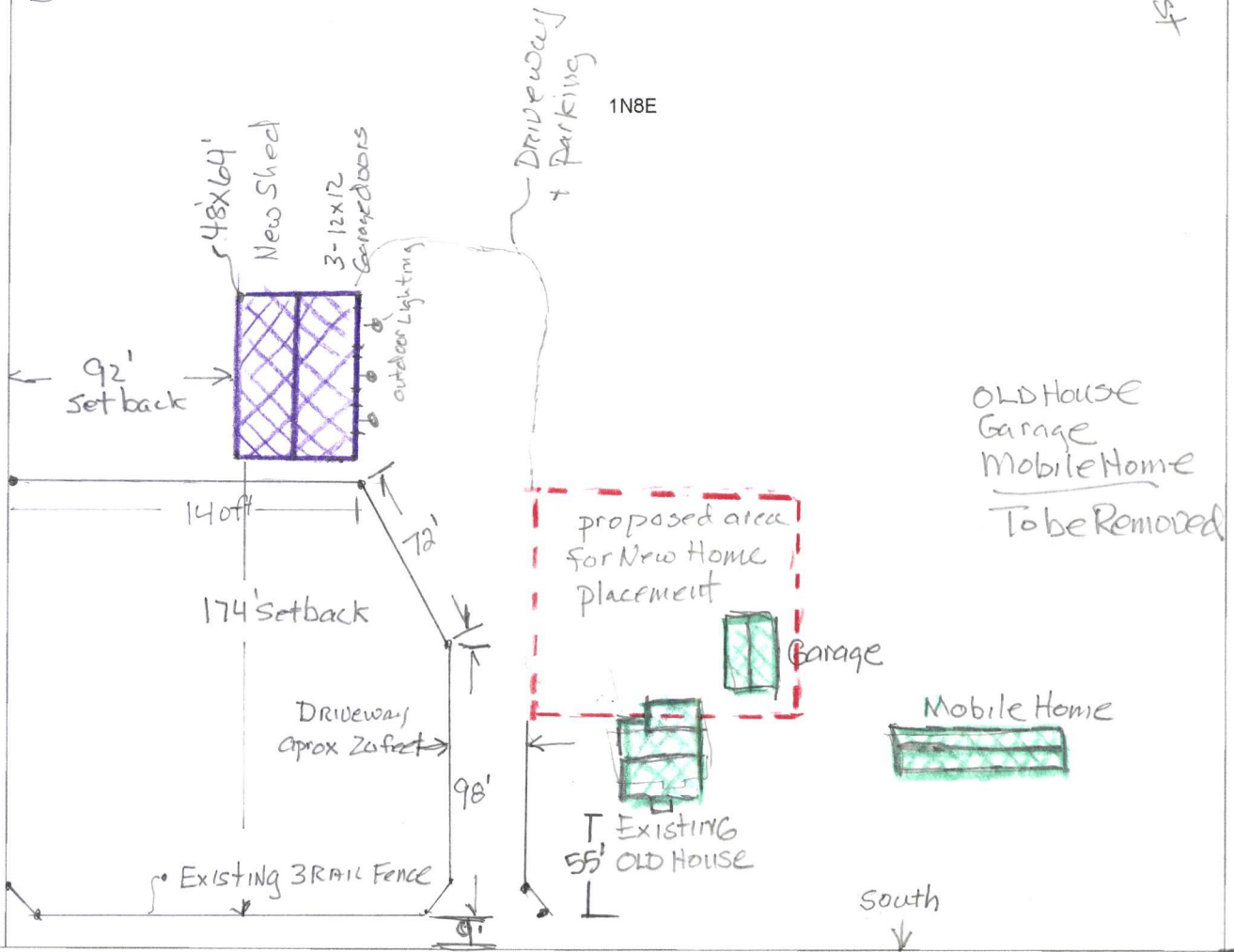
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West

East



GARDEN LN

South



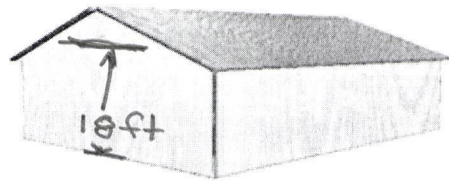
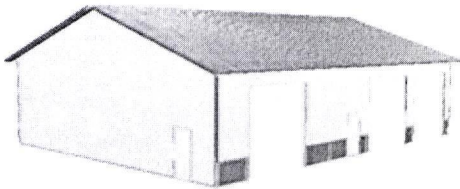
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9/19/2017
 PETERSON, DWIGHT
 Doc ID: 1192820170919132742

Cleary Buildings Project Estimate

Client Proposal - Erected

Project Name: PETERSON, DWIGHT
Site Address: 2826 GARDEN LANE RAPID CITY, SOUTH DAKOTA 57703
Email: dwight.peterson@westriver.com
Home Phone: (605) 342-7213
Cell Phone: (605) 209-0825



Commercial 48' 0" x 64' 0" x 15' 2" with 13' 6" truss clearance from 100'-0" mark. (8 Bays at 8' o.c.)

Details:

Truss (Raised Lower Chord) with 4/12 roof pitch.
 Default Ceiling Design: Designed to Support a Future Steel Ceiling
 Purlin Blocking: Both Endwalls are purlin blocked
 Type Foundation: In Ground
 Concrete Floor: No
 43 psf Ground Snow Load with 2"x4" Continuous 2' 0" inch on center purlins.

Exterior Finishes:

Roof/Siding: Grand Rib 3 Plus
 Roof Condensation Control: Double Bubble White Poly surface with foil reflective insulating material
 - Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.
 Wainscot: S1: None. S2: Grand Rib 3 Plus. E1: None. E2: None

Accessories:

Standard Ridge Cap for venting the entire ridge.
 Marco LP2 Weather-Tite Ridge Vent "Low Profile" (Add ventilation to ridge).
 Side Wall Overhang: 18" Aluminum soffit (Sidewall) with vented soffit on S1 & S2
 Marco Snow Stop to prevent snow from moving into the attic from soffit area.
 End Wall Overhang: 18" Aluminum soffit (Endwall) with vented soffit on E1 & E2

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