

STAFF REPORT

February 7, 2002

---

**No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility** **ITEM 27**

---

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility</b>
EXISTING LEGAL DESCRIPTION	AREA 1 – LEGAL DESCRIPTION:  A PARCEL OF LAND LOCATED IN SECTION 29, T1N, R7E, BHM, CITY OF RAPID CITY, COUNTY OF PENNINGTON, STATE OF SOUTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 29; THENCE S41 36'22"W, 252.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE N75 38'30"E, 466.70 FEET; THENCE N60 57'28"E, 402.11 FEET; THENCE N74 08'44"E, 324.31 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS S45 01'42"E, 165.57 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT WHOSE RADIUS IS 526.00 FEET AND WHOSE DELTA IS 18 06'38", AN ARC LENGTH OF 166.26 FEET TO A POINT OF REVERSED CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT WHOSE RADIUS IS 474.00 FEET AND WHOSE DELTA IS 42 31'26", AN ARC LENGTH OF 351.79 FEET TO A POINT OF TANGENCY; THENCE S11 33'36"E, 113.77 FEET; THENCE N78 23'21"W, 327.59 FEET; THENCE N12 26'27"W, 167.00 FEET; THENCE N62 13'43"W, 546.00 FEET; THENCE N89 47'40"W, 102.98 FEET; THENCE N89 57'50"W, 329.86 FEET; THENCE S35 21'41"W, 373.54 FEET; THENCE N77 35'08"W, 305.84 FEET; THENCE N77 42'36"W, 88.09 FEET; THENCE N50 02'00"E, 300.99 FEET; THENCE N39 58'00"W, 182.25 FEET; THENCE N50 02'00"E, 25.00 FEET; THENCE S39 58'00"E, 182.25 FEET; THENCE N49 52'34"E, 238.01 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 12.04 ACRES MORE OR LESS; A PARCEL OF LAND LOCATED IN SECTION 29, T1N, R7E, BHM, CITY OF

STAFF REPORT

February 7, 2002

---

**No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility** **ITEM 27**

---

RAPID CITY, COUNTY OF PENNINGTON, STATE OF SOUTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SECTION 29, THENCE N13 46'17"W, 409.64 FEET TO THE TRUE POINT OF BEGINNING; THENCE S36 49'13"E, 483.42 FEET; THENCE S38 00'41"E, 60.57 FEET; THENCE S50 02'00"W, 223.94 FEET; THENCE N36 45'27"W, 54.20 FEET; THENCE S53 54'29"W, 68.74 FEET; THENCE N26 01'35"W, 81.02 FEET; THENCE N89 58'00"W, 405.24 FEET; THENCE S21 27'02"W, 74.40 FEET; THENCE N68 32'58"W, 40.13 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT WHOSE RADIUS IS 426.00 FEET AND WHOSE DELTA IS 40 50'33", AN ARC LENGTH OF 303.67 FEET TO A POINT ON SAID CURVE; THENCE N33 31'59"W, 59.34 FEET; THENCE N89 58'00"W, 598.32 FEET; THENCE N75 25'26"W, 84.30 FEET; THENCE N56 20'40"W, 83.19 FEET; THENCE N33 55'47"W, 83.19 FEET; THENCE N11 30'53"W, 83.19 FEET; THENCE N00 18'26"W, 120.01 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE NORTH AND WHOSE CHORD BEARS N75 29'39"E, 157.38 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT WHOSE RADIUS IS 330.00 FEET AND WHOSE DELTA IS 27 35'26", AN ARC LENGTH OF 158.91 FEET TO A POINT OF TANGENCY; THENCE N61 41'56"E, 174.47 FEET; THENCE S48 40'58"E, 157.92 FEET; THENCE S89 58'00"E, 358.27 FEET; THENCE S70 46'42"E, 242.45 FEET; THENCE S85 49'25"E, 189.09 FEET; THENCE N86 23'14"E, 206.77 FEET; THENCE N34 02'00"E, 326.78 FEET; THENCE N47 01'41"E, 133.42 FEET; THENCE N34 02'00"E, 130.00 FEET; THENCE N44 49'19"E, 81.56 FEET; THENCE N67 23'42"E, 111.22 FEET; THENCE N22 36'18"W, 180.00 FEET; THENCE N67 23'42"E, 40.00 FEET; THENCE S22 36'18"E, 140.00 FEET; THENCE N67 23'42"E, 600.06 FEET; THENCE N11 30'24"W, 122.25 FEET; THENCE N78 29'36"E, 29.31 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT WHOSE RADIUS IS 370.00 FEET AND WHOSE DELTA IS 39 22'32", AN ARC LENGTH OF 254.28 FEET TO A POINT OF

STAFF REPORT

February 7, 2002

---

**No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility** **ITEM 27**

---

TANGENCY; THENCE S62 07'51"E, 50.17 FEET POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT WHOSE RADIUS IS 370.00 FEET AND WHOSE DELTA IS 47 09'51", AN ARC LENGTH OF 304.57 FEET TO A POINT OF TANGENCY; THENCE S14 58'00"E, 32.28 FEET; THENCE N88 05'42"W, 225.15 FEET; THENCE S00 19'04"W, 114.83 FEET; THENCE S76 05'40"W, 133.40 FEET; THENCE S60 02'00"W, 562.50 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 19.18 ACRES MORE OR LESS; A PARCEL OF LAND LOCATED IN SECTION 29, T1N, R7E, BHM, CITY OF RAPID CITY, COUNTY OF PENNINGTON, STATE OF SOUTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 29, THENCE N89 59'29"W, 1062.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE S00 00'25"W, 353.14 FEET; THENCE N89 59'37"E, 524.86 FEET; THENCE S36 59'17"E, 331.06 FEET; THENCE N69 48'41"E, 179.21 FEET; THENCE S00 14'09"E, 640.00 FEET; THENCE S89 45'51"W, 285.83 FEET; THENCE N00 14'09"W, 247.40 FEET; THENCE N45 58'18"W, 491.68 FEET; THENCE S86 19'21"W, 177.81 FEET; THENCE S20 02'00"W, 616.44 FEET; THENCE S14 06'58"W, 237.54 FEET; THENCE S22 18'23"E, 463.84 FEET; THENCE S62 06'49"E, 531.35 FEET; THENCE N27 38'46"E, 217.55 FEET; THENCE N10 24'13"E, 342.35 FEET; THENCE N00 14'09"W, 328.05 FEET; THENCE N89 45'51"E, 280.00 FEET; THENCE S00 14'09"E, 864.24 FEET; THENCE S80 14'09"E, 864.24 FEET; THENCE S80 14'09"E, 864.24 FEET; THENCE S80 50'32"W, 155.19 FEET; THENCE S27 30'27"W, 401.50 FEET; THENCE N75 07'30"W, 235.48 FEET; THENCE N35 42'16"W, 207.77 FEET; THENCE N82 22'30"W, 165.29 FEET; THENCE S53 17'01"W, 555.72 FEET LYING ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS N49 25'37"W, 85.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT WHOSE RADIUS IS 526.00 FEET AND WHOSE DELTA IS 09 18'48", AN ARC LENGTH OF 85.50 FEET TO A POINT OF REVERSED CURVATURE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT

STAFF REPORT

February 7, 2002

---

**No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility** **ITEM 27**

---

WHOSE RADIUS IS 474.00 FEET AND WHOSE DELTA IS 39 07'01", AN ARC LENGTH OF 323.61 FEET TO A POINT ON SAID CURVE; THENCE N75 02'00"E, 160.00 FEET; THENCE N14 58'00"W, 449.76 FEET; THENCE N23 47'31"W, 174.70 FEET; THENCE N57 27'46"E, 126.29 FEET; THENCE N22 57'06"E, 132.93 FEET; THENCE N21 41'30"W, 132.93 FEET; THENCE N68 07'14"W, 142.96 FEET; THENCE S67 14'10"W, 122.78 FEET; THENCE S37 43'48"W, 132.21 FEET; THENCE S45 59'12"W, 139.54 FEET; THENCE N62 07'51"W, 50.22 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT WHOSE RADIUS IS 438.00 FEET AND WHOSE DELTA IS 26 53'36", AN ARC LENGTH OF 205.59 FEET TO A POINT ON SAID CURVE; THENCE N48 34'56"E, 14.64 FEET; THENCE N05 29'36"E, 84.62 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT WHOSE RADIUS IS 125.50 FEET AND WHOSE DELTA IS 11 47'37", AN ARC LENGTH OF 25.83 FEET TO A POINT ON SAID CURVE; THENCE S83 41'59"W, 185.45 FEET; THENCE S75 26'05"W, 143.22 FEET; THENCE S67 23'42"W, 500.00 FEET; THENCE S22 36'18"E, 120.00 FEET; THENCE S67 23'42"W, 40.00 FEET; THENCE N22 36'18"W, 322.08 FEET; THENCE N78 20'24"W, 1042.96 FEET; THENCE S46 26'33"W, 146.11 FEET; THENCE S65 13'50"W, 348.62 FEET; THENCE S00 18'26"E, 371.55 FEET; THENCE S89 58'00"E, 51.07 FEET; THENCE S23 36'19"E, 147.45 FEET; THENCE S11 43'15"W, 148.07 FEET; THENCE S44 27'01"W, 112.01 FEET; THENCE S28 18'04"E, 80.00 FEET; THENCE S61 41'56"W, 203.13 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT WHOSE RADIUS IS F 262.03 FEET AND WHOSE DELTA ANGLE IS 26 36'29", AN ARC LENGTH OF 121.69 FEET TO A POINT ON SAID CURVE; THENCE N00 18'26"W, 389.93 FEET; THENCE N40 11'06"E, 170.94 FEET; THENCE N00 18'26"W, 260.00 FEET; THENCE S89 41'34"W, 275.00 FEET; THENCE N00 18'26"W, 250.65 FEET; THENCE N89 41'34"E, 259.46 FEET; THENCE N11 26'25"W, 489.21 FEET; THENCE N00 18'26"W, 120.00 FEET; THENCE N73 26'56"W, 172.41 FEET; TO A POINT LYING ON A

STAFF REPORT

February 7, 2002

---

**No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility** **ITEM 27**

---

CURVE CONCAVE TO THE SOUTHEAST AND WHOSE CHORD BEARS N35 11'50"E, 376.34 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT WHOSE RADIUS IS 326.00 FEET AND WHOSE DELTA IS 70 30'31", AN ARC LENGTH OF 401.18 FEET TO A POINT ON SAID CURVE; THENCE S19 17'53"E, 184.08 FEET; THENCE S84 34'51"E, 222.17 FEET; THENCE S42 07'06"E, 138.67 FEET; THENCE S78 55'58"E, 360.35 FEET; THENCE N48 08'07"E, 118.95 FEET; THENCE S89 58'30"E, 499.94 FEET; THENCE S84 36'27"E, 259.73 FEET; THENCE S71 13'04"E, 327.49 FEET; THENCE N51 56'05"E, 396.19 FEET; THENCE N21 20'29"W, 369.45 FEET; THENCE N81 50'43"W, 403.04 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE WEST AND WHOSE CHORD BEARS N04 04'58"E, 60.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT WHOSE RADIUS IS 426.00 FEET AND WHOSE DELTA IS 08 08'38", AN ARC LENGTH OF 60.55 FEET TO A POINT OF TANGENCY; THENCE N00 00'39"E, 77.01 FEET; THENCE S89 56'23"E, 525.93 FEET; THENCE S89 59'55"E, 1318.15 FEET; THENCE S89 59'29"E, 255.92 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 127.19 ACRES MORE OR LESS; AND A PARCEL OF LAND LOCATED IN SECTION 29, T1N, R7E, BHM, CITY OF RAPID CITY, COUNTY OF PENNINGTON, STATE OF SOUTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 29, THENCE S89 56'23"E, 2053.37 FEET; THENCE S00 00'39"W, 77.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT WHOSE RADIUS IS 374.00 FEET AND WHOSE DELTA IS 21 21'18", AN ARC LENGTH OF 139.40 FEET TO A POINT ON SAID CURVE; THENCE N68 38'03"W, 150.00 FEET; THENCE S42 44'25"W, 163.28 FEET; THENCE S88 50'49"W, 453.19 FEET; THENCE S85 24'59"W, 183.42 FEET; THENCE N74 24'46"W, 476.27 FEET; THENCE N79 54'55"W, 162.92 FEET; THENCE S79 09'58"W, 154.84 FEET; THENCE S19 17'53"E, 150.00 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE SOUTH AND WHOSE CHORD BEARS S69

STAFF REPORT

February 7, 2002

---

**No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility** **ITEM 27**

---

10'39"W, 20.01 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT WHOSE RADIUS IS 376.00 FEET AND WHOSE DELTA IS 03 02'57", AN ARC LENGTH OF 20.01 FEET; THENCE N19 17'53"W, 150.15 FEET; THENCE S65 34'24"W, 254.94 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE SOUTH AND WHOSE CHORD BEARS N77 30'26"W, 120.54 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT WHOSE RADIUS IS 226.00 FEET AND WHOSE DELTA IS 30 56'04", AN ARC LENGTH OF 122.02 FEET; THENCE N00 18'22"W, 263.37 FEET TO THE POINT OF BEGINNING CONTAINING 11.27 ACRES MORE OR LESS.

PARCEL ACREAGE                      Approximately 169.68 acres

LOCATION                                      West of Sheridan Lake Road - Red Rock Estates  
Subdivision

EXISTING ZONING                      Low Density Residential (City)

SURROUNDING ZONING

    North:                                      Suburban Residential District (County)

    South:                                      Suburban Residential District (County)

    East:                                        General Agriculture District (City)/Suburban Residential  
District (County)

    West:                                        Suburban Residential District (County)

PUBLIC UTILITIES                      To be extended

DATE OF APPLICATION              01/11/2002

REPORT BY                                  Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a building permit, a grading plan and a drainage plan shall be submitted for the clubhouse, pump house, maintenance building and associated parking lots;

## STAFF REPORT

February 7, 2002

---

**No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility** **ITEM 27**

---

Building Inspection Division Recommendations:

2. Upon City Council approval, a building permit for the existing pump house shall be submitted for review;
3. Prior to renovating the existing single family residence into the proposed clubhouse, a building permit shall be obtained;
4. Prior to the start of construction of the maintenance facility, a building permit shall be obtained;
5. A Certificate of Occupancy shall be obtained prior to occupying the structures;

Fire Department Recommendations:

6. All Uniform Fire Codes shall be continually met;
7. Prior to the start of any building construction, fire hydrants shall be installed and operational;
8. Prior to the start of any building construction, all weather access roads shall be constructed to the building sites;
9. Prior to the start of any building construction, wildland fire mitigation shall be completed as required by the Fire Department;
10. Prior to the start of any building construction, street signs shall be posted. The street signs may be constructed of temporary material initially. Prior to issuance of a Certificate of Occupancy, permanent street signs shall be posted;
11. Prior to issuance of a Certificate of Occupancy, the facility(s) addresses shall be posted. Said numbers shall be a minimum of seven inches in height and displayed on a contrasting background;
12. Any storage of golf carts within the clubhouse shall require that the clubhouse be sprinkled;

Urban Planning Division Recommendations:

13. The proposed structures shall conform architecturally to the plans and elevations submitted as part of this Conditional Use Permit;
14. All provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Conditional Use Permit or a subsequent Major Amendment;
15. A minimum of one parking space shall be provided for the maintenance facility and the pump house, respectively. In addition, a minimum of 62 parking spaces including four handicap accessible spaces shall be provided for the clubhouse and golf course. One of the handicap spaces shall be "van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;
16. Prior to City Council approval, a sign package shall be submitted for review and approval;
17. All lighting shall be so designed as to prevent shining on the adjacent residential development;
18. The Conditional Use Permit shall expire if the use for which it was granted has ceased for a period of two years or more. Accessory use(s) keeping with the intent of the permitted use may be reviewed and approved as a Minimal Amendment by the Planning Director. A Major Amendment to the Conditional Use Permit shall be obtained prior to on-sale liquor

## STAFF REPORT

February 7, 2002

---

**No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility** **ITEM 27**

---

being allowed as a part of the approved use(s)

GENERAL COMMENTS: The applicant is requesting approval of a Conditional Use Permit to allow for a golf course with a clubhouse, a pump house, irrigation facilities and a maintenance facility on the above legally described property. The clubhouse and maintenance facility will be located in the northern portion of the property. The pump house will be located approximately 1,450 feet west of the Prestwick Drive/Murfield Drive intersection, on the north side of Prestwick Drive. The irrigation facilities will be located throughout the proposed eighteen hole golf course. Specifically, an underground sprinkler system will be installed throughout the golf course.

On January 17, 2000, the City Council approved Layout Plat #99PL132 to allow the development of 280 single family units, 80 multi-family units and an eighteen hole golf course to be known as "Red Rock Estates". The proposed golf course, clubhouse, maintenance facility, pump house and irrigation facilities have been identified as an accessory use to the Red Rock Estates residential development

STAFF REVIEW: During the review of the Conditional Use Permit, staff identified the following considerations:

Design Features: A 4,536 square foot single family residence is currently located in the northern portion of the property. The residence is a one story wood structure with a drive under garage. The applicant has indicated that the residence will be converted into the clubhouse. The proposed clubhouse will include a pro-shop, an office area and a dining area on the main level. The garage will be used as a storage area. The applicant has indicated that a 1,000 square foot deck will eventually be constructed along the north side of the clubhouse. (Photographs of the existing structure are attached.) The applicant has indicated that on-sale liquor will not be sold within the clubhouse initially. In addition, the applicant is aware that a Major Amendment to the Conditional Use Permit must be obtained prior to on-sale liquor being allowed as a part of the approved use(s).

A staff site inspection identified that the proposed 15 foot X 20 foot pump house has already been constructed. The structure is a one story wood building with a pitched roof. (Photographs of the pump house are attached.) The Building Inspection Division has indicated that a building permit has not been obtained for the pump house. Upon City Council approval, a building permit must be obtained for the pump house. If the Conditional Use Permit is not approved, the structure must be removed from the property.

The applicant has indicated that the proposed 40 foot X 80 foot maintenance facility will be a one story building. The building will be constructed of a combination of wood, metal and glass. The applicant has indicated that golf carts will be stored in the maintenance facility. (The applicant should be aware that the Fire Department has indicated that if any of the golf carts are stored in the garage area of the proposed clubhouse, then the clubhouse must be sprinkled.)



## STAFF REPORT

February 7, 2002

---

**No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility** **ITEM 27**

---

The applicant has indicated that all three structures will be brown in color. Staff is recommending that the proposed structures conform architecturally to the plans and elevations submitted as a part of this Conditional Use Permit.

Parking: The proposed clubhouse and golf course require that a minimum of 73 parking spaces be provided. The applicant's site plan shows the development of 83 parking spaces located adjacent to the clubhouse. As such, a minimum of four handicap spaces must be provided. One of the handicap spaces must be "van" accessible. The applicant's site plan shows two handicap spaces; however, neither space is "van" accessible. In addition, one parking space must be provided at the maintenance building site and the pump house site, respectively. The site plan does not show any parking being provided at either site. Prior to City Council approval, the site plan must be revised showing the parking as identified.

Grading and Drainage Plan: The Engineering Division has indicated that prior to issuance of a building permit, a grading and drainage plan must be submitted for review and approval for the clubhouse, pump house, maintenance building and the associated parking lots.

Lighting and Signage: The applicant has indicated that other than lighting within the clubhouse parking lot and at the entrances to the buildings, no other lighting is being proposed. Staff is recommending that all lighting be so designed as to preclude shining on the adjacent residential development.

The applicant has also indicated that one sign adjacent to or on the clubhouse will be constructed. To date, a sign package has not been submitted for review and approval. Staff is recommending that a sign package be submitted for review and approval prior to City Council approval.

Uniform Fire Codes: The Fire Department has indicated that all Uniform Fire Codes must be met. In particular, Section 903.2 of the Uniform Fire Code states that "an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief". Prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply must be provided. Section 903.3 of the Uniform Fire Codes states that the "water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems". The Fire Department has also indicated that, prior to issuance of a building permit, all weather access road(s) must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. In addition, street signs must be posted. The street signs may be constructed of temporary material(s) initially. Prior to issuance of a Certificate of Occupancy, permanent street signs

STAFF REPORT

February 7, 2002

---

**No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility** **ITEM 27**

---

must be posted. Staff is recommending that the Uniform Fire Code be continually met.

Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property. As of this writing, staff has received one call of inquiry. The caller indicated his support of the proposed Conditional Use Permit.