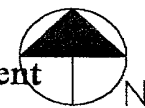


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SEP 08 2003

Rapid City
Planning Department



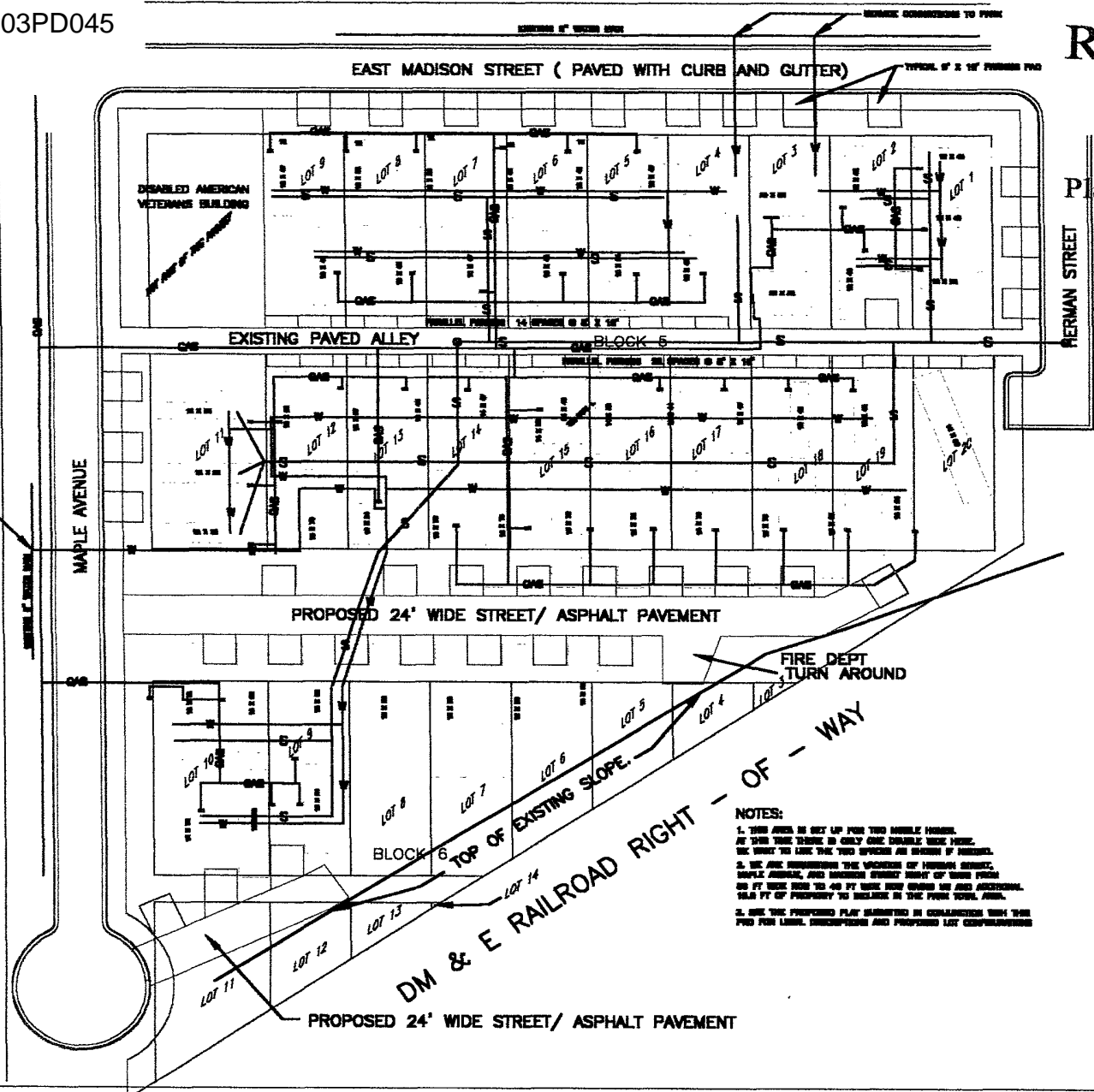
SCALE: 1"=30'
AUGUST 29, 2003

VARIANCES REQUESTED:

1. We are requesting a minimum front yard setback requirement from public streets of 15 ft in lieu of the 25 ft required by city ordinance.
2. We are requesting a minimum width between mobile homes of 20 ft in conjunction with allowing a wood porch no larger than 6 ft wide and 50 square feet to be located within the 20 ft space between mobile homes.
3. We are requesting that we be allowed to use the existing 4.3 acres in lieu of the required 3 acre minimum.
4. We are requesting a maximum of 63 mobile homes based on a total area of 189,684 sq ft and a maximum density of 3000 sq ft per mobile home overall density.
5. We are requesting a minimum setback from buildings within the park to be 15 ft in lieu of the 20 ft required by ordinance.
6. We are requesting that all sheds within the park be located a minimum of 3' from any adjacent mobile home.
7. We are proposing 24 ft wide paved streets within the park with the exception of the existing alley within the city right of way. Therefore we have provided two parking spaces at each mobile home in lieu of the one space required by ordinance to take care of the guest parking requirement.
8. We are requesting that we be allowed to use the 2.5 ft wide sidewalks within the park in lieu of the 3 ft required by ordinance.
9. We are requesting that we be allowed to not have a management office as required by ordinance.

NOTES:

1. THIS AREA IS SET UP FOR TWO MOBILE HOMES. IF ONE YEAR THERE IS ONLY ONE COULD BE HERE. WE WANT TO MAKE THE TWO SPACES ARE DIVISION IF NEEDED.
2. SEE AND DIMENSIONS THE LOCATION OF PARKING SPACES, MOBILE HOMES, AND BUILDING STREET RIGHT OF WAY FROM 20 FT SIDE FROM TO 40 FT SIDE FROM FROM THE ADJACENT. 184.5 FT OF PROPERTY TO BE INCLUDED IN THE PARK TOTAL AREA.
3. SEE THE PROPOSED PLAN SUBMITTED IN CONNECTION WITH THIS FOR FURTHER DIMENSIONS AND PROPOSED LOT CONFIGURATIONS.



DAVIS ENGINEERING, INCORPORATED
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 PHONE: 605/342-2222

**HILL'S VIEW MOBILE HOME PARK
 PLANNED UNIT DEVELOPMENT PROPOSAL**

DATE:	PROJECT:	SCALE:	BY: