



**S P E R L I C H**  
 Consulting, Inc.  
 821 1/2 Columbus St.  
 Rapid City, SD 57701

December 9, 2005

Lifestyle Homes  
 Lot 1 Block 5 of Kateland Subdivision

**THE BELLEVIEW**

Site: 1.24 Acres  
 Propose: 24 Dwelling Units  
 Lot coverage without garages – 24.5%

**Intent:**

This development is 24 individually owned condominium units. Purchase of a Unit will include one designated garage stall and the adjacent parking stall. Random parking, except for handicapped spaces, will not be allowed. Guest parking will be on the adjacent streets. The Homeowners Association will maintain the dwelling units, the garages, parking lot and landscaping.

A Planned Residential Development is requested due to the unique circumstances of this site plan. The site will provide individual home ownership including a garage unit and a landscaped site in a residential neighborhood.

**Exceptions requested for this site include:**

1. Maximum lot coverage exceeds 30%
2. 50% Landscaping points within 20 ft. of parking lot not met
3. Parking lot configuration
4. Parking lot island not provided
5. Recommended dimensions for Fire Lane not met

Respectfully Submitted,

  
 Douglas Sperlich, PE

**RECEIVED**

DEC 09 2005

Rapid City Growth  
 Management Department