

RENNER & ASSOCIATES LLC.

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LETTER OF INTENT: DELUXE MOBILE HOME PARK

Deluxe Properties is proposing updating the existing mobile home park located at 815 E. New York Street. The legal description of the property is Lots 1-3 of Block 16, Feigels Addition, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota. The existing old mobile homes are to be replaced with two story, wood frame, manufactured homes. The existing private sewer and water mains servicing the mobile home park will also be replaced as part of this project.

Design Info:

- There are 76 existing units.
- There are 100 proposed units.
- Building colors will be natural, earth tone shades.
- Each unit will have an individual dumpster
- Each unit will have a poured concrete foundation
- The new units will all have fire sprinklers
- There will be 14' separation between units
- Each unit will have a built in storage area
- The proposed signs will be placed in the same location as the existing signs
- The existing storm drainage patterns will not be altered by the proposed work

Requested Exceptions:

- The existing units back into the right-of-way
- Proposed parking also backs into the right-of-way
- Setbacks are requested to be 18' on the fronts and 13' on the sides
- The proposed lot coverage is 2,227 ft² per unit

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JUN 27 2011

**Rapid City Growth
Management Department**