



**FENNELL DESIGN INC**  
Architecture | Interiors | Project Management  
201 Main Street, Suite 201  
Rapid City, SD 57701

**RECEIVED**

FEB 06 2014

February 6, 2014

Rapid City Planning

**RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES**

Re: Planned Development – Major Amendment  
201 Main St.  
Suite 208  
Rapid City, SD  
57730

**Statement of Intended Use and Amendment to Current Planned Development**

We are requesting a Major Amendment of a current Planned Development to allow Residential Use of a suite that is currently being remodeled for Office Use. Though the physical configuration changes are minor (placement of a laundry and a shower), the change of use (adding residential as a use within the facility) has not to this point been requested.

The use initially will be for the Owner's use as a caretaker's unit. The Owner is currently renting an apartment in town after selling their residence.

The Owner has their business office on the main floor of the facility while this space is on the 2<sup>nd</sup> floor.

In keeping with the eventual intent to continue to have a caretaker's suite within the facility, the suite has been configured adjacent to the future new stair/exit-way and future elevator for convenience and egress purposes.

**Parking:**

We are requesting no change from the prior Planned Development with respect to parking; zero compliant off-street parking. The proposed Users of the Care-taker's Residential Suite are the same people who own the Building and have an office in the building (Ten Sleep LLC and Abbey Group).

**Fire Sprinkling:**

A fire sprinkling system is being installed as part of the total building system. The system is nearing completion with the intent to be fully operational soon.

Sincerely,  
Fennell Design, Inc.

A handwritten signature in black ink, appearing to read 'Gene A. Fennell', written over a white background.

Gene A. Fennell, Architect