



## Rapid City Community Planning & Development Services

### Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

Applicant Request(s)	
<b>Case # 15PD017</b>	Final Planned Development Overlay to construct an office complex
<b>Companion Case(s) #</b>	15VR003 – Vacation of Right-of-Way for a portion of Catron Boulevard
<b>ADVISORIES: Please read carefully!</b>	
1.	A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	Prior to submittal of a Building Permit, all redline comments shall be addressed and all comments shall be returned to Community Planning and Development Services;
3.	Prior to issuance of a Building Permit, the property owner shall enter into a water shut-off valve easement agreement for on-site domestic water service;
4.	Prior to approval of development engineering plans, a Development Agreement shall be executed for all public improvements;
5.	Prior to acceptance of infrastructure improvements or obtaining a Certificate of Occupancy, right-of-way and/or easements shall be dedicated as warranted, un-needed easements shall be vacated, and warranty surety and inspection fees shall be paid as warranted;
6.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
7.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met or an Exception shall be obtained;
8.	All provisions of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment;
9.	All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
10.	All applicable provisions of the adopted International Fire Code shall continually be met;
11.	ADA accessibility shall be provided throughout the structure and site as necessary;
12.	All landscaping shall continue to be maintained in compliance with the Rapid City Landscaping Ordinance and the approved landscaping plan; and,
13.	All signage shall comply with the requirements of the Rapid City Sign Code. A sign permit shall be obtained for each sign.