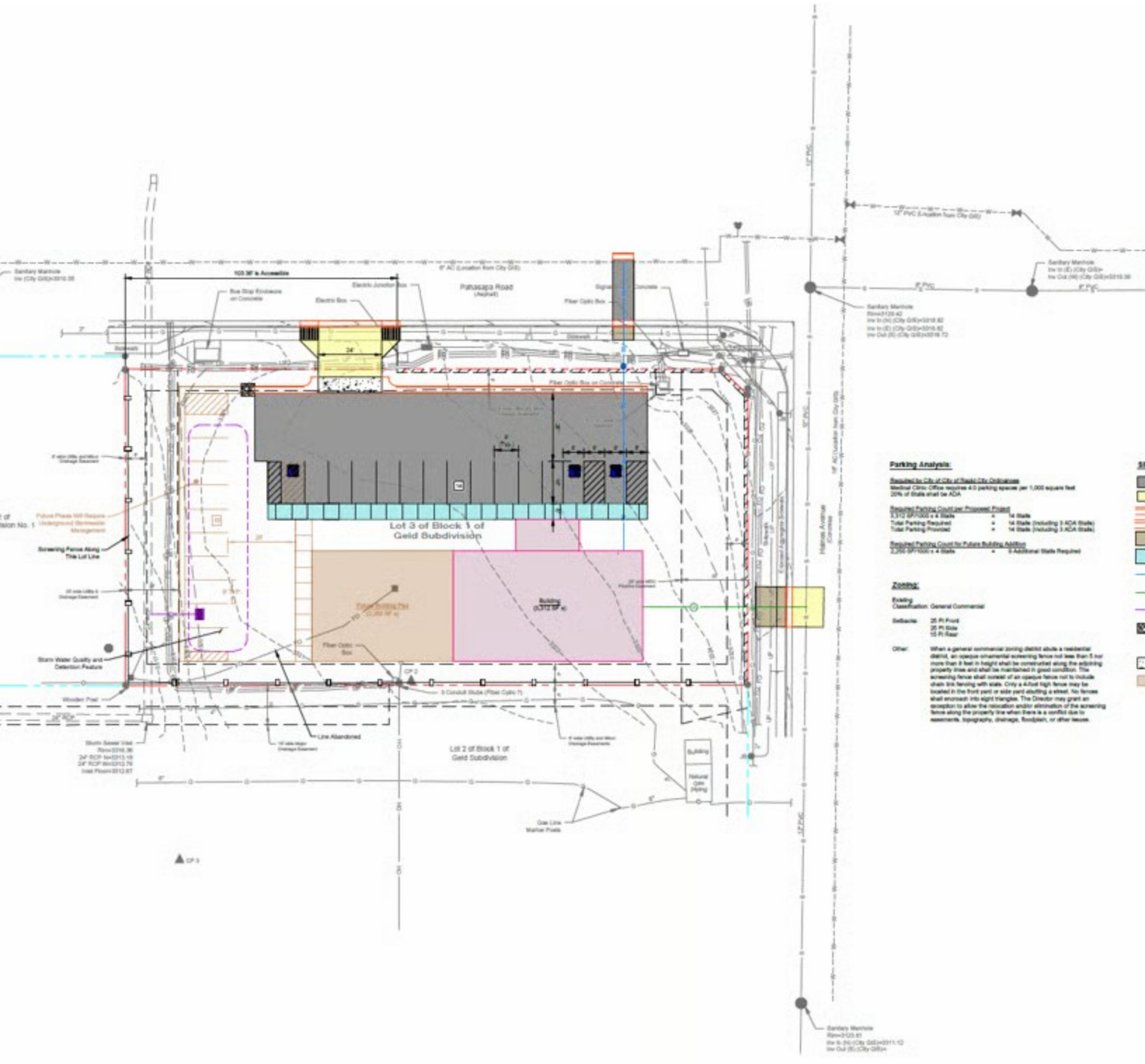


Parking Analysis:

Required by City of City of Rapid City Ordinance
Medical Clinic Office requires 4.0 parking spaces per 1,000 square feet
20% of Stalls shall be ADA

Required Parking Count per Proposed Project
3,312 SF/1000 x 4 Stalls = 14 Stalls
Total Parking Required = 14 Stalls (including 3 ADA Stalls)
Total Parking Provided = 14 Stalls (including 3 ADA Stalls)

Required Parking Count for Future Building Addition
7,200 SF/1000 x 4 Stalls = 9 Additional Stalls Required

Zoning:

Existing
Classification: General Commercial

Setbacks: 35 Ft Front
25 Ft Side
15 Ft Rear

Other: When a general commercial zoning district abuts a residential district, an opaque ornamental screening fence not less than 5 nor more than 8 feet in height shall be constructed along the adjoining property lines and shall be maintained in good condition. The screening fence shall consist of an opaque fence not to include chain link fencing with slats. Only a 4.0ml high fence may be located in the front yard or side yard abutting a street. No fences shall encroach into sight triangles. The Director may grant an exception to allow the relocation and/or elimination of the screening fence along the property line when there is a conflict due to easements, topography, drainage, floodplain, or other issues.