Case No. 22PD023

**Legal Description:**

Lot 3 of Block 1 of Stoney Creek South Subdivision, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Polished Inc.
DBA, Polished Nails and Spa
5734 Sheridan Lake Road, Suite 203
Rapid City, SD 57702
May 1, 2022

Letter of Intended Use

To Whom It May Concern:

We are in the process of building out a Nail Salon in Stoney Creek Plaza and in addition to our normal salon services we would like to be able to serve/sell our customers wine or beer while they are enjoying their manicure or pedicure. To that end, we are requesting a license that allows us to serve/sell wine or beer in our salon.

We will abide by all South Dakota Alcohol Laws & Regulations as published at the following website:
Alcohol Laws & Regulations | South Dakota Department of Revenue (sd.gov)
(https://dor.sd.gov/businesses/taxes/alcohol/alcohol-laws-regulations/)

We will store all beer and wine behind the reception Desk/bar where it is not easily accessible to anyone other than employees who are authorized to serve customers alcoholic drinks.

Our business hours are as follows:
Monday – Friday 10 am – 7 pm
Saturday 10 am – 6 pm
Sunday 11 am – 5 pm

Sincerely,

[Signature]

Darryl Sluck

RECEIVED
MAY 03 2022
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

UNDER 5% FOR REV
Polished Inc.
DBA, Polished Nails and Spa
5734 Sheridan Lake Road, Suite 203
Rapid City, SD 57702
May 26, 2022

Request for an Exception to Nail Salon Parking Space Requirement

To Whom It May Concern:

We would like to request an exception to the current parking space requirement for our Salon. As I understand it, the current ratio is 3 parking spaces per chair - we have a total of 15 chairs (7 manicure/7 pedicure/1 drying station) which means that we are required to have 45 parking spaces. This requirement seems very high considering we may normally only have 5-6 clients at any one time. We just don’t have the employees to have more than that.

I also understand that each business is required to have a certain number of parking spaces in order to operate their business - depending on the type of business. From what I am told, there isn’t enough parking spaces for our salon to open based on the current numbers allocated to the other businesses in the Stoney Creek South.

Currently, as I type this request, there are at least 90 parking spaces available in Stoney Creek South Parking lot at 12 PM today and the parking has been pretty consistent for the past several months that I’ve been working on building out the salon.

The real use of the parking spaces is as follows:

**Building 5734**

Suite 201 – currently vacant

Suite 202 – Eye Care Center, they may have 2-3 customers at any one time – right now they only have one customer, operates 9-5 on the weekdays.

Suite 203 – Our Salon, we are not open yet and until we get established our numbers will likely be less than 5 at any one time. We plan on working from 10am -7pm most days.

Suite 204 – Yoga studio, they only have classes before 9 am and after 5 pm and may have 8-10 cars during the class

Suite 205 – Currently vacant

Suite 206 – Flying Lotus, according to their Facebook page they’re only open 4 days per week and only in the evenings after 4 pm. I’ve rarely seen anyone parking there.

Suite 207 – Nerdy Nuts, they manufacture specialty peanut butter products by mixing peanut with other things and sending it out and they do not have any walk-in customers, not sure of the hours but again they don’t have walk-in customers.
Building 5622

Suite 101 – Wings and Rings, Restaurant/sports Bar, open 11am – 10pm. They have a small crowd during lunch, maybe 2/3 of the parking spaces in front of them and then again after 5pm they have a crowd.

Suite 105 – Beauty Med, open Tuesday-Friday, 11am – 5pm currently but will change to 9am – 3pm for the summer. They have 4 rooms/chairs but typically a customer will come in and get a shot and then leave so maybe 4-5 people max at any one time.

Suite 106 – Fitness Center, open 24 hours but typically I don’t see more than 5-6 people there at any one time.

The following is a chart that shows the actual parking space usage at Stoney Creek South based on my observations over the past three months:

<table>
<thead>
<tr>
<th>Suite</th>
<th>7 am - 9 am</th>
<th>9 am - 5 pm</th>
<th>5 pm - 10 pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>0</td>
<td>40 - 50</td>
<td>40 - 60</td>
</tr>
<tr>
<td>105</td>
<td>0</td>
<td>4 - 5</td>
<td>0</td>
</tr>
<tr>
<td>106</td>
<td>6 - 10</td>
<td>3 - 5</td>
<td>6 - 10</td>
</tr>
<tr>
<td>201</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>202</td>
<td>0</td>
<td>2 - 3</td>
<td>0</td>
</tr>
<tr>
<td>203</td>
<td>0</td>
<td>Project 4 - 6</td>
<td>Project 5 - 8</td>
</tr>
<tr>
<td>204</td>
<td>8 - 10</td>
<td>0</td>
<td>8 - 10</td>
</tr>
<tr>
<td>205</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>206</td>
<td>0</td>
<td>0</td>
<td>Very little use</td>
</tr>
<tr>
<td>207</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Max Usage</strong></td>
<td><strong>20</strong></td>
<td><strong>74</strong></td>
<td><strong>88</strong></td>
</tr>
</tbody>
</table>

The numbers above are reflective of workday parking space usage and two of the suites are only open 4 days per week, so the numbers above will be lower at least one day per week. Also, on the weekends only Suites 101, 106 and 203 will be open and the parking spaces needed will be much lower.

Based on the different operating hours of the businesses located in Stoney Creek South it appears that there is plenty of parking in the here to be shared by all businesses.

Sincerely,

[Signature]

Darryl Sluck

cc. Todd Hollan, President NWE Management Company