

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



**Jeremy Russell**  
Planning and Zoning Administrator  
Telephone (605) 578-2082  
[jeramyr@cityofdeadwood.com](mailto:jeramyr@cityofdeadwood.com)  
Fax (605) 578-2084

February 4, 2020

Caleb Arceneaux  
CEO, LIV Hospitality  
502 West Boulevard  
Rapid City, SD 57701

RE: Request for Parking Deferral

Mr. Arceneaux,

I have reviewed your request for a Parking Deferral in regards to the Tin Lizzie Gaming Resort/Hampton Inn and the Four Points by Sheraton project. The City Planning Department may defer the construction and provision of up to forty (40) percent of the off-street parking spaces required by Section 17.64.060 in the PB (Planned Business) and C1 (Commercial) districts and twenty (20) percent in any other district if an applicant demonstrates that:

1. The unusual character of the use lowers the anticipated need for off-street parking, and data from similar uses establishes that there is not a present need for the parking;
2. The use is immediately proximate to public transportation that serves a significant proportion of residents, employees or customers;
3. There is an effective private or company car pool, van pool, bus or similar group transportation program; and
4. The deferred percentage of residents, employees and customers regularly walk or use bicycle or other non-motorized vehicular forms of transportation.

Your letter of request indicates that you will need a 10% (17 parking stalls) variance in the off-street parking requirements. Your businesses are conveniently located near the Lower Main Parking Lot and also has a City Trolley stop right out front. With this information, the Planning Department has approved your request for a parking deferral of 10% (17 parking stalls). If the number of parking stalls changes during the Four Points by Sheraton project, please notify our office immediately.

If you have any questions, please let me know.

Sincerely,

Jeremy Russell  
City of Deadwood  
Planning and Zoning Administrator  
605-578-2082