



**FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.**  
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March 26, 2018

Mayor Allender and Members of the Common Council  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

RE: Variance From The Requirement to Install Sidewalks

Project Location: Lots B and C of the SW ¼ SW ¼ of Section 23, T1N, R7E, BHM  
Mount Rushmore Road (US Highway 16)  
Owner: Joe Muth for 5MPH, LLC  
[joemuth@rapidnet.com](mailto:joemuth@rapidnet.com) (p) 343-2700

Mayor Allender and Council Members:

On behalf of owner and developer Joe Muth / 5MPH, LLC, and as allowed for by Section 12.08.060 C of the Rapid City Municipal Code, we are submitting this Variance request to waive the requirement to install sidewalks on the west side of the westerly service road on Mt. Rushmore Road/ US Highway 16 abutting Lots B and C of the SW ¼ SW ¼ of Section 23, T1N, R7E, BHM, Rapid City, SD.

This project will consist of two commercial (office) buildings (3 story) and a proposed coffee kiosk/drive-thru which will be located on 2.76 acres on the west side of Mt. Rushmore Road/US Highway 16 south of the Promise Road intersection.

The existing Service Road utilizes and maintains a ditch section for conveyance of stormwater in this area and the road/ditch profile does not lend itself to the installation of either property line or curb sidewalk. Development along the Service Road has not included sidewalk and there are no connecting sidewalks. Installation of sidewalks has been waived for the recent development of the two parcels to the north of this location.

Based on the constraints of the existing road section, lack of connecting sidewalks and previous approvals/waivers for sidewalks in this area we respectfully request your support of this request to waive sidewalk along Lots B and C of the SW ¼ S W ¼ of Section 23, T1N, R7E, BHM.

Sincerely,  
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Finck  
President

jlf  
encl