

Honorable City Council Members,

I respectfully request a sidewalk variance be granted for the property address 1917 S Valley Drive, Rapid City SD 57701.

The request is being made by Scott Ashley, manager of Cassiopeia Investments LLC, 2929 Country Club Dr, Rapid City SD 57702 Ph 605-415-6440

A building permit has not yet been requested for placing a stick built house on this single family residential lot, where previously a mobile home was located.

Code would call for the sidewalk to be placed in what currently is a road ditch adjacent to S. Valley Dr. If the ditch were to be filled to make it level with the road surface, it would impede the flow of water runoff, possibly causing a backup on the neighboring property.

Currently the only sidewalk within 1/2 mile is in the Johnson Ranch Master Planned community diagonally across the street. Other than that development, there are no sidewalks on S. Valley Dr for miles in either direction. The nearest sidewalks are highlighted on the map I have attached. While the time may come that the area becomes less rural and sidewalks would be useful, I don't believe the time is now. Hopefully you agree.

The variance request is submitted as allowed for by section 12.08.060.C of the Rapid City Municipal Code.

Respectfully,

Scott Ashley
Manager-Cassiopeia Investments LLC