September 12, 2019

City Council,
City of Rapid City,
Rapid City, SD 57701-2724

Re: Storage Building
2210 N Plaza Dr.
Rapid City, SD 57702
HE Eng. Job # - 19-063

Dear review committee members,

We are requesting a sidewalk variance be granted for the above mentioned property as allowed for by RCMC 12.08.060.

The property Owner: Coca-Cola Bottling Co of Black Hills, 2150 Coca Cola Ln, Rapid City, SD 57702. Email - Trevor.Messinger@cokehc.com.

Engineer: Hermanson Egge Engineering Inc, 2693C Commerce Road, Rapid City, SD 57702. Email - larry@hermansonegge.com.

Type of permit applied for is: Commercial Building Permit.

The proposed storage building is located on 2210 N Plaza Dr., see Figure 1 and 2.

There is no sidewalk installed on the entire North side of N Plaza Dr that runs East West between Deadwood Ave and Wesleyan Blvd (see Figure 2). The nearest sidewalk is located across N Plaza Dr approximately 90 feet to the South from the property line. There are large trucks in the area that will increase the risk of pedestrian accidents. N Plaza Dr does not have any street lighting currently in place, the proposed sidewalk will be dark or have poor visibility which will increase the risk of accidents and security of someone walking on the sidewalk at night.

The Property Owner is willing to construct sidewalk at a future date, when sidewalks at adjacent properties are constructed.

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

Should you have any further questions, please do not hesitate to contact us.

Sincerely,

Larry Hermanson
Hermanson Egge Engineering
President
Attachments: Site Layout Plan, Rapid Map Aerial photo