January 12, 2021

City of Rapid City
Attn: City Council Members
300 6th Street
Rapid City, SD 57701

Subj.: Request for Sidewalk Variance
Proposed Climate Controlled Storage Building
Lot 1 of Commerce Park Subdivision
Rapid City, South Dakota

Members of the City Council:

This letter shall serve as our written request for a variance to the requirement to install sidewalks. The variance request is specifically to not install sidewalk on the west side of Fountain Plaza Drive, and the north side of Commerce Road as it abuts Lot 1 of Commerce Park Subdivision in Rapid City. In accordance with the City’s Sidewalk Variance Request Criteria we provide the following information:

a. Person Requesting the Variance: R.C.S. Construction, Inc.
   Attn: Bob Scull, Property Owner
   Phone: (605) 342-3787
   Email: bobs@rcsconst.com

b. Type of Permit: Commercial Building Permit

c. Adjacent Streets: Fountain Plaza Drive (Urban Street Section)
   Commerce Road (Rural Street Section)
d. Justification: Fountain Plaza Drive currently has a non-continuous sidewalk on the east side and no sidewalk on the west side. We propose to complete the sidewalk on the east side of the road to make a continuous sidewalk on Fountain Plaza Drive, see attached Exhibit “A”. Commerce Road is a rural section with no curb, gutter, etc.. Making Commerce Road an urban street section will require significant grading to raise the street section to finish grade. Without this finish road embankment, any sidewalk on Commerce Road would dead-end in the existing detention cell, and would be removed upon building the urban street embankment.

e. Distance and Location to Nearest Sidewalks: Reference Attached Exhibit “A”


If you have any questions or require additional information please do not hesitate to contact me at (605) 342-3787.

Sincerely;

Bob Scull, President
R.C.S. Construction, Inc.

Attachments: Exhibit “A”

Safety • Quality • Communication • Timeliness
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