March 26, 2021

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
Proposed Lots A, B and C of Lot 1 of Ridgeland Heights No. 2 Subdivision
Owners: Ian Estes and Brad Estes

Mayor Allender and Council Members:

On behalf of owners Ian Estes and Brad Estes, we are submitting this Variance request to waive the requirement to install sidewalks along Schroeder Road and Ridgeland Loop for 500 Ridgeland Loop.

The proposed lots are located 3 +/- miles west of the municipal limits of Rapid City and south of Nemo Road. The lots are rural residential in character and similar in size to the surrounding development (3+ acres). Schroeder Road and Ridgeland Loop are maintained by Pennington County and are constructed with a typical rural road/street section – chip-seal and gravel roadway surfaces, gravel shoulders and ditch sections in lieu of curb and gutter with storm sewers.

The nearest public sidewalks would be located 3+ miles east in Rapid City along South Canyon Road. Sidewalks adjoining this property would be isolated and not connective to any other sidewalk system.

Based on the rural character of this area, the absence of sidewalks in this development and the significant distance to existing sidewalks, we are asking for your support and approval of this Variance request to waive sidewalk installation along all Schroeder Road and Ridgeland Loop for proposed Lots A, B and C of Lot 1 of Ridgeland Heights No. 2 Subdivision.

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

Sincerely,

FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

[Signature]
Janelle L. Finck
President

jlf
encl
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