City Council  
300 Sixth Street  
Rapid City, SD  57701  

RE: Variance from the Requirement to Install Sidewalk for Proposed Highpointe Crescent, Section 20, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Honorable Council Members:

The purpose of this letter is to waive the requirement to install sidewalk adjacent to Carriage Hills Drive and S. Glenview Place as required by Section 12.08.060.C of the Rapid City Municipal Code. This request is being made by KTM Design Solutions, Inc. on behalf of Watershed Development II LLC, as we are the Engineer of Record for the project which triggers the requirement.

Carriage Hills Drive adjacent to the developing property consists of a rural style street section, which does not support installation of a sidewalk. Currently Carriage Hills Subdivision is a rural street section without sidewalk throughout the development. Sidewalks are not conducive in this area. In addition, if constructed it is highly unlikely that the sidewalk will conform to ADA requirements due to the rural street section. Please note that similar variances have been granted.

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

Thank you for your assistance in this matter.

Respectfully Submitted,  
KTM Design Solutions, Inc.

Renee Catron

Enclosed Site Map
Metes and Bounds Description

Highpointe Crescent

LOCATED IN A PORTION OF THE NE1/4
SECTION 20, T1N, R7E, BHM,
PENNINGTON COUNTY, SOUTH DAKOTA.

Commencing at the Northeast corner of Section 20, T1N, R7E, being monumented by a 1 inch iron pipe and being the point of beginning;

THENCE (1) with the north line of said Section 20, North 89°46′17″ West, 1,156.64 feet;

THENCE (2) leaving said north line of Section 20, South 0°10′16″ East, 839.34 feet;

THENCE (3) South 38°30′50″ East, 620.65 feet;

THENCE (4) South 57°53′10″ East, 911.33 feet to a point on the easterly boundary of aforementioned Section 20;

THENCE (5) with the east boundary of said Section 20, North 0°08′06″ West, 1,804.83 feet to the point of beginning;

Containing 37.25 acres, more or less.