October 12, 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 and B of Palmer Subdivision No. 2
Owners: Cristy & Casey Davis and John & Nancy Schrecengost

Mayor Allender and Council Members:

On behalf of owners Cristy & Casey Davis and John & Nancy Schrecengost, we are submitting this Variance request to waive the requirement to install sidewalks along 22540 and 22544 Palmer Road as part of an application to modify existing lot/parcel lines with no increase in density.

The proposed lots are located 5 +/- miles west of the municipal limits of Rapid City and east of Nemo Road off Palmer Road. The lots are rural residential in character and similar in size to the surrounding development (5.87 acres for the Schrecengost property and 40.75 acres for the Davis property). Palmer Road is constructed with a typical rural road/street section – gravel roadway surfaces, gravel shoulders and ditch sections in lieu of curb and gutter with storm sewers.

The nearest public sidewalks would be located 3.6+ miles east (direct line) 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 Palmer Road for proposed Lots A and B of Palmer Subdivision No. 2.

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

Sincerely,
KTM DESIGN SOLUTIONS, INC.

[Signature]
Janelle L. Finck
Survey Department Manager

jlf
encl
Rapid City-Pennington County
Parcel Report

Parcel Information

Parcel ID: 1914400001
Tax ID: 14466

Property Address: 22544 PALMER RD

Legal: NW1/4SE1/4

Block: Subdivision:

Section: 14 Township: 2 N Range: 06 E

Acres: 40

Owner Last Name: DAVIS
First Owner: CRISTY
Second Owner: CASEY

Mailing Address: 240 BALMAR PL

Mailing City: RAPID CITY State: SD Zip Code: 57702-1940

Land Value: 3000
Non-ag Structure Value: 0 Ag Structure Value: 4200
Total Value: 7200

Land Use Code: A Land Type Code: A
Commercial Use Code:
Subdivision Code:
Amulance District:
Civil District:
Sanitary Sewer District:
Deed Filing Date (mm/dd/yy): 022120
Deed Book: Deed Page:
Deed Document Number: 202002504

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Rapid City-Pennington County
Parcel Report

Parcel Information

Parcel ID: 1914327001
Tax ID: 7456

Property Address: 22540 PALMER RD

Legal: LOT 6

Block: 1 Subdivision: PALMER SUBD ADD

Section: 14 Township: 2 N Range: 06 E

Acres: 6.15

Owner Last Name: SCHRECENGOST
First Owner: JOHN
Second Owner: NANCY

Mailing Address: 22540 PALMER RD

Mailing City: RAPID CITY State: SD Zip Code: 57702-6130

Land Value: 93000
Non-ag Structure Value: 142200 Ag Structure Value: 0

Total Value: 235200

Land Use Code: N
Commercial Use Code:
Subdivision Code: 6200
Ambulance District:
Civil District:
Sanitary Sewer District:

Deed Filing Date (mm/dd/yy): 091917
Deed Book: Deed Page:
Deed Document Number: 201712559

Land Type Code: C
Improvements Code: 1
Fire Department: DO
Fire District: Doty Fire District
Road District:
Water District: West Dakota Water District

Deed Type: QC

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Plat of Lots A and B of Palmer Subdivision No. 2
(formerly all of Lot 6 of Block 1 of Palmer Subdivision Addition
located in Section 14, T2N, R6E, B.H.M.,
Pennington County, South Dakota.

DETAIL 1

Tract A Rev.

DETAIL 2

Lot A

DETAIL 3

5

Lot B

5

Lot 1