

SIDEWALK VARIANCE REQUEST

AUGUST 29, 2023

CITY OF RAPID CITY
330 SIXTH STREET
RAPID CITY SD 57701-2724

% TO THE CITY COUNCIL

PROJECT: Cole - Tac Ware House Addition
3350 Jet Drive
Rapid City, SD 57703
Phone: 605-223-1656 cell # 605-223-0072
DUSTIN@COLETAC.COM

Dustin Coleman, Owner of Cole-Tac LLC is asking for Sidewalk Variance Request submitted as allowed for by Section 12.08.060.C of the Rapid City Municipal Code.”

Asking for a Sidewalk Variance Request in order of receiving a Building Permit for an Additon to an existing business. A Grading Permit has been issued to Semmler Construction LLC on August 28, 2023 # CIBP23-1812. Jim Semmler 605-391-9373 or Chad Semmler 605-391-0355.

Cole – Tac Business is located on the Corner of Jet Drive and Concourse Drive.
Directions to 3350 Jet Drive from Elk Vale Road. South Bound on Elk Vale Road, turn Right on to Homestead St, app. .6 of a mile turn Left on Concourse Drive and app. .3 of a mile to 3350 Jet Drive. OR North Bound on Elk Vale Road, turn left on Concourse Drive app. .4 of a mile to 3350 Jet Drive. Also, on Jet Drive East app. .3 of a mile is a dead end Cult a Sac.

Side Walk Locations: 4 business locations along Homestead St, Concourse Drive and Jet Drive totaling app. 1.2 miles has a sidewalk.

Homestead St. - Two business locations on North side – Sturdi Vents and Immutrix & Intrinsic.
Concourse Drive - Rushmore Athletics
Jet Drive - North side at 3600 Jet Drive.

Justification for not wanting to construct a sidewalk at the corner of Jet Drive and Concourse Drive is that there are no sidewalks near the property - to the left, or right, or in front, or on either side of the streets with in .3 of a mile.

Semmler Const. LLC
Jim Semmler

RECEIVED

AUG 30 2023

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SERVICES**