



**Date:** December 12, 2023

**To:** Members of the City Council  
300 6<sup>th</sup> Street  
Rapid City, South Dakota

**Engineer:** Mr. Ryan Wright, EI  
Towey Design Group, Inc.  
475 Villa Drive, Suite #3  
Box Elder, SD 57719

**RE:** Variance Request from the Requirement to Install Sidewalk during the construction of Apple Valley Subdivision

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Dear Honorable City Council Members,

Please accept this letter as the formal request for a variance to not install sidewalk on either side of the proposed streets during the construction phase of Apple Valley Subdivision (Parcel ID 3813300001). Phase 1A-1C of Apple Valley Subdivision will consist of 80 residential lots with a local street section (Haralson Lane, Opal Drive, and Lodi Lane) and a collector street section (Crispin Drive). Construction plans for Phase 1A-1C of Apple Valley Subdivision were approved by the City of Rapid City on February 15<sup>th</sup>, 2023.

The installation of sidewalk is required to be shown on the construction plans during the submittal of Development Engineering Plan application. Towey Design Group is requesting that sidewalk not be installed during the construction of Apply Valley Subdivision and request the homebuilder be responsible for constructing the sidewalk when the home is being built. Please see attached Exhibit showing the location of the property along Anderson Road. The identified property is owned by Valley Development LLC, 5965 Sheridan Lake Road, Rapid City, South Dakota 57702.

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.

Ryan Wright, EI  
[ryan@toweydesigngroup.com](mailto:ryan@toweydesigngroup.com)


Encl: Sidewalk Exhibit

**Legend**

**Roads**

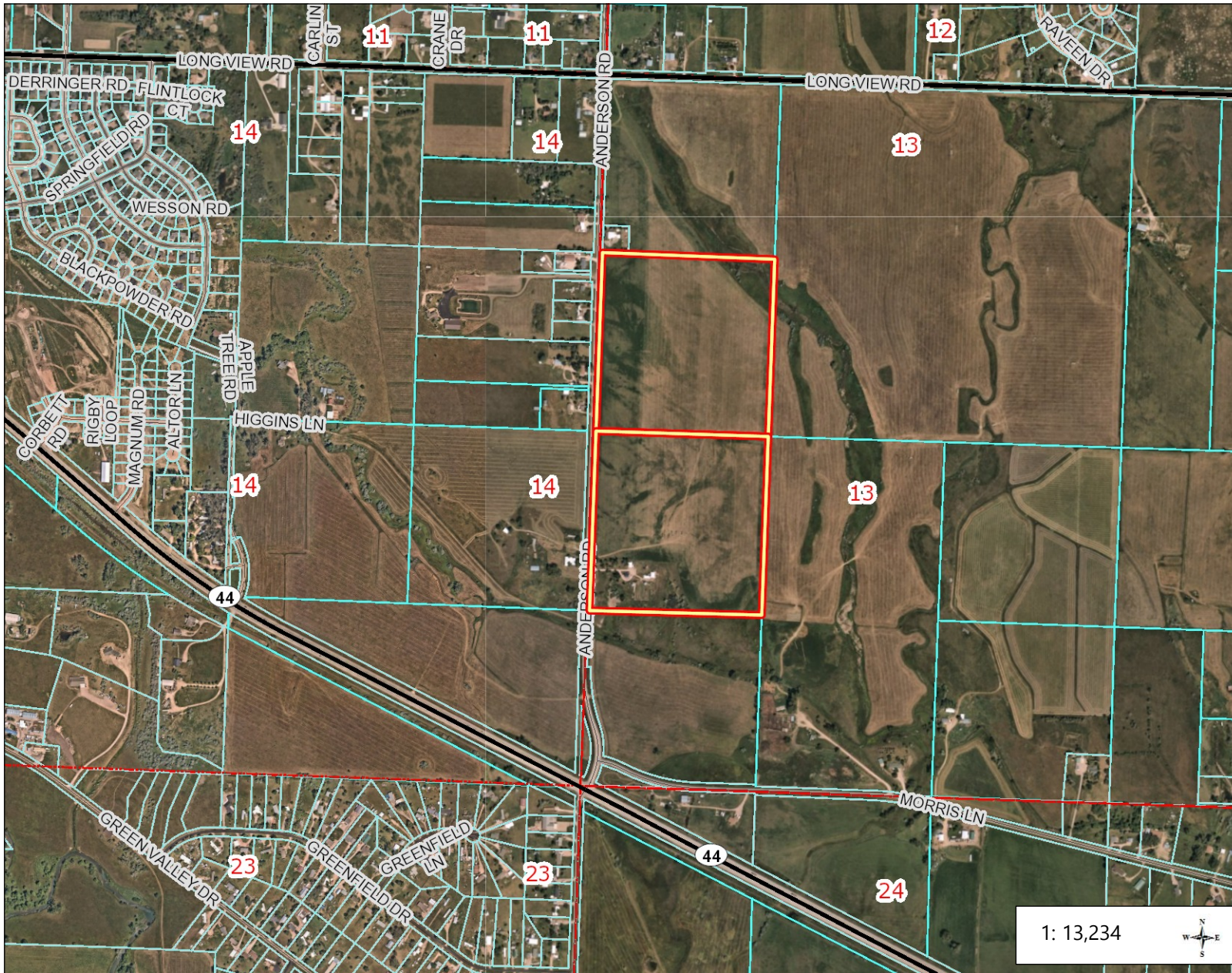
-  Interstate
-  US highway
-  SD highway
-  County highway
-  Main road
-  Minor arterial
-  Collector
-  Ramp
-  Paved road
-  Unpaved road
-  Unimproved road
-  Trail
-  Airport Runway
-  Not yet coded

 Section Lines 0-25k

 Tax Parcels

**Lot Lines**

-  <Null>
-  Lot Line
-  Parcel Line



1: 13,234



**Map Notes:**

2,205.6 0 1,102.82 2,205.6 Feet