



April 12, 2024

Mayor Salamun 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 on Sun Ridge Road
Proposed Lots 1 and 4 of Dvorak Subdivision
Owner: Christopher Dvorak

Mayor Salamun and Council Members:

On behalf of Christopher Dvorak, we are submitting this Variance request to waive the requirement to install sidewalks along Sun Ridge Road.

The proposed lots are located 1.5+ miles west of Rapid City north of Nemo Road. This property is rural residential and similar in character to the surrounding residential development. Proposed Lot 1 is 40 acres and proposed Lot 4 is 10 acres. Sun Ridge Road is constructed with typical rural road/street sections with chip-seal surfacing and ditch sections in lieu of curb and gutter with storm sewer. These rural road sections do not support standard sidewalk locations along property lines or safe locations with adequate separation along traveled surfaces.

The nearest public sidewalk is located nearly 1.5+miles east on South Canyon Road. Sidewalks adjoining this property would be isolated and not connective to any other sidewalk systems in this area.

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 Sun Ridge Road for proposed Lots 1 and 4 of Dvorak Subdivision.

Lots 2 and 3 are zoned Agriculture and have over 200' of frontage and do not require sidewalks under the current ordinance.

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

Sincerely,
ADVANCED DESIGN ENGINEERING & SURVEYING, INC.
Janelle L. Finck
Survey Department Manager



605-791-5866

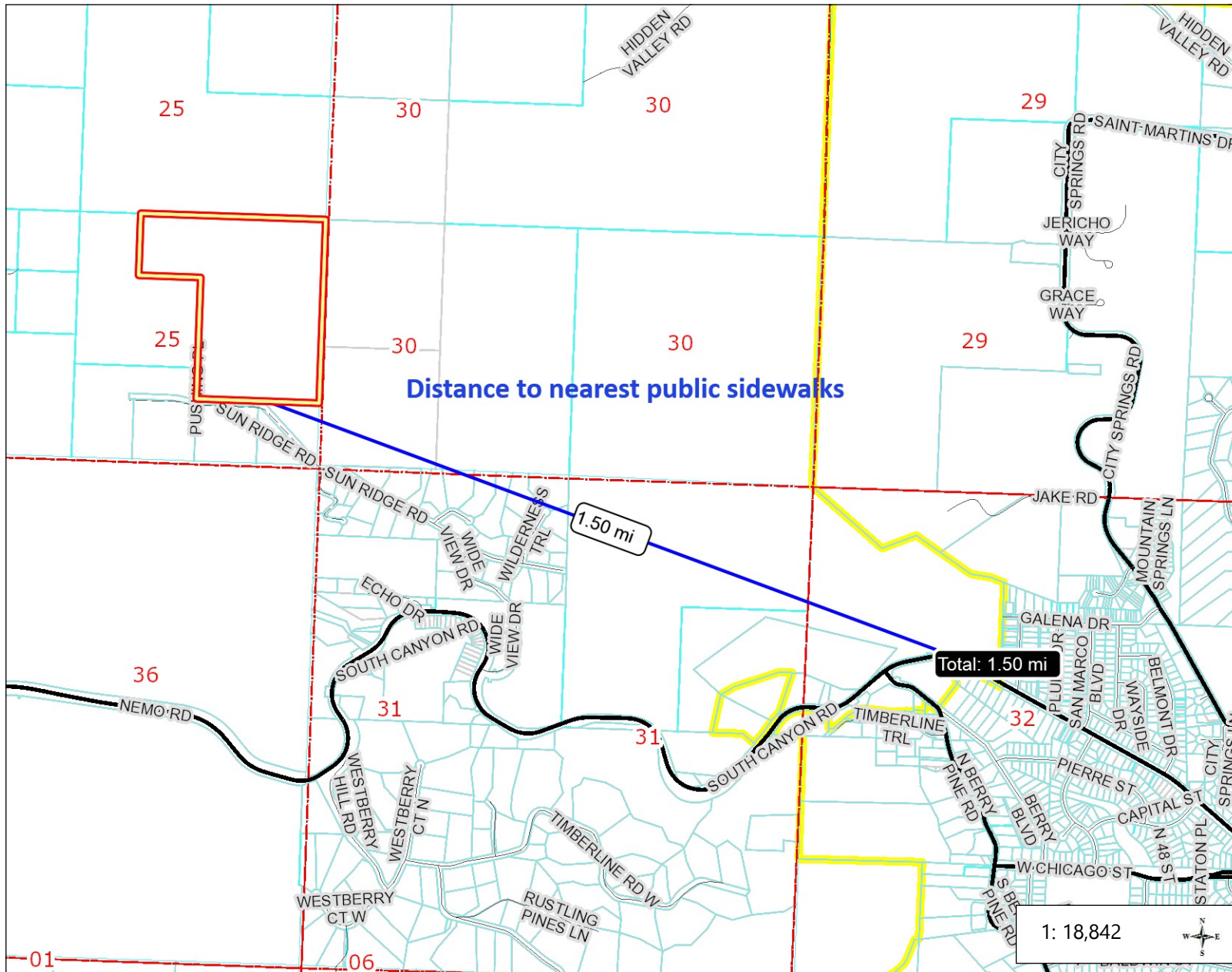


engineers@adesinc.com
www.adesinc.com



18 E Kansas City St. Suite 3
Rapid City, SD 57701





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

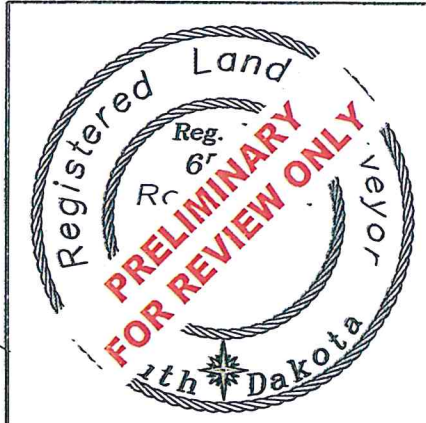
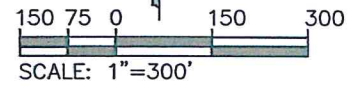
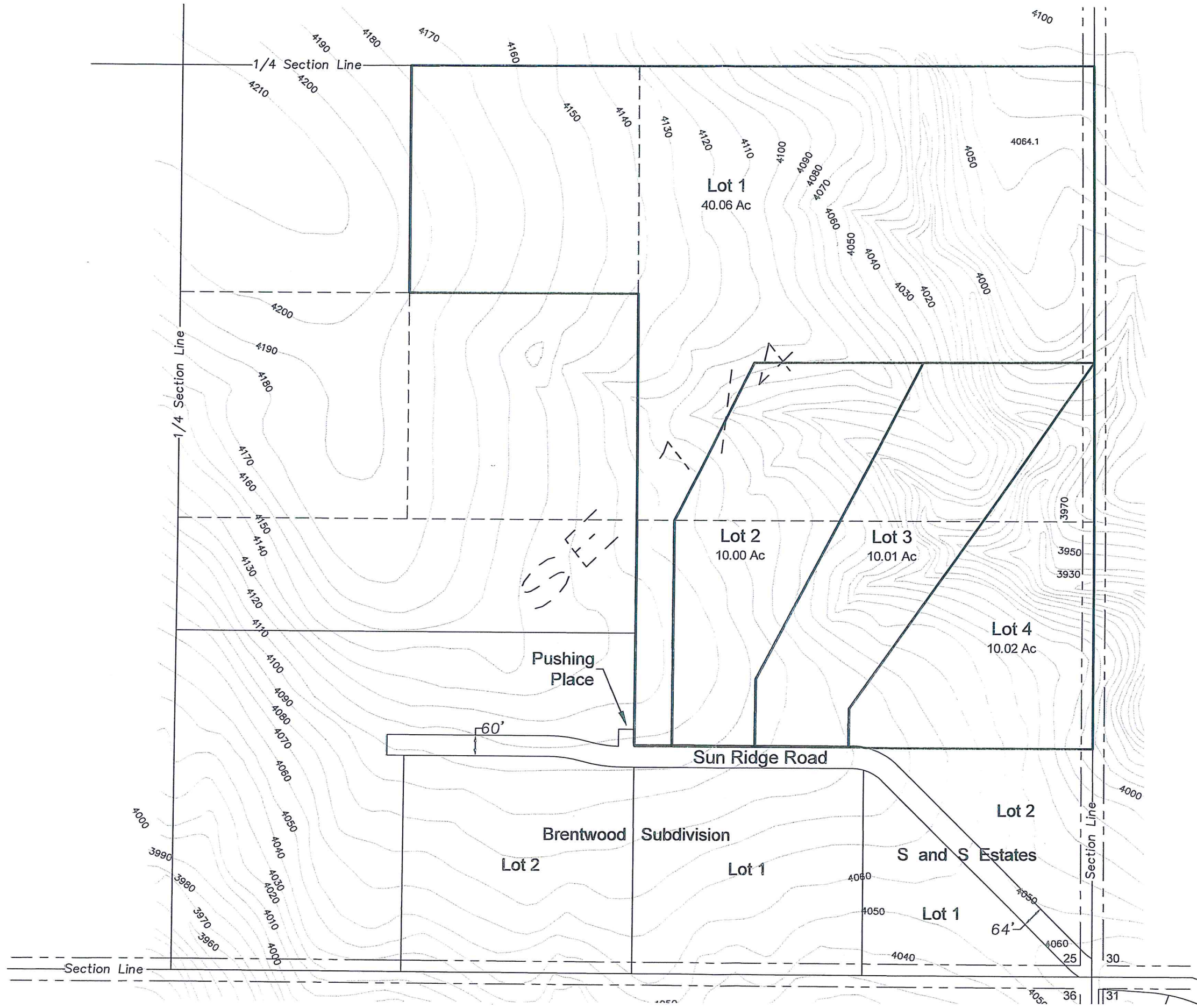
Lot Lines

- <Null>
- Lot Line
- Parcel Line

Map Notes:

3,140.4 0 1,570.20 3,140.4 Feet

XA\1450-1499\1467 Sun Ridge Rd PSPV-NEW SURVEYORS PROJECT FOLDER\Drawings\OPTION A.dwg, 9/5/2023 12:18:54 PM, 1:1



REVISIONS:	September 5, 2023
Plat of Lots 1 -4 of Dvorak Subdivision located in and formerly all of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, T2N, R6E, BHM, Pennington County, South Dakota	Internal Job No: 23-1467 Surveyed By: na Survey Date: 8-30-23 Drawn By: RWF
CONTOUR DATA	19 E. Kansas City St. Ste 3, Rapid City, SD 57701 Phone: (605) 791-5666 Fax: (605) 791-5663 www.ktmdesignsolutions.com CIVIL ENGINEERING LAND SURVEYING LAND PLANNING PROJECT MANAGEMENT CONSTRUCTION ADMINISTRATION
SHEET NO.	2 of 2

Roads

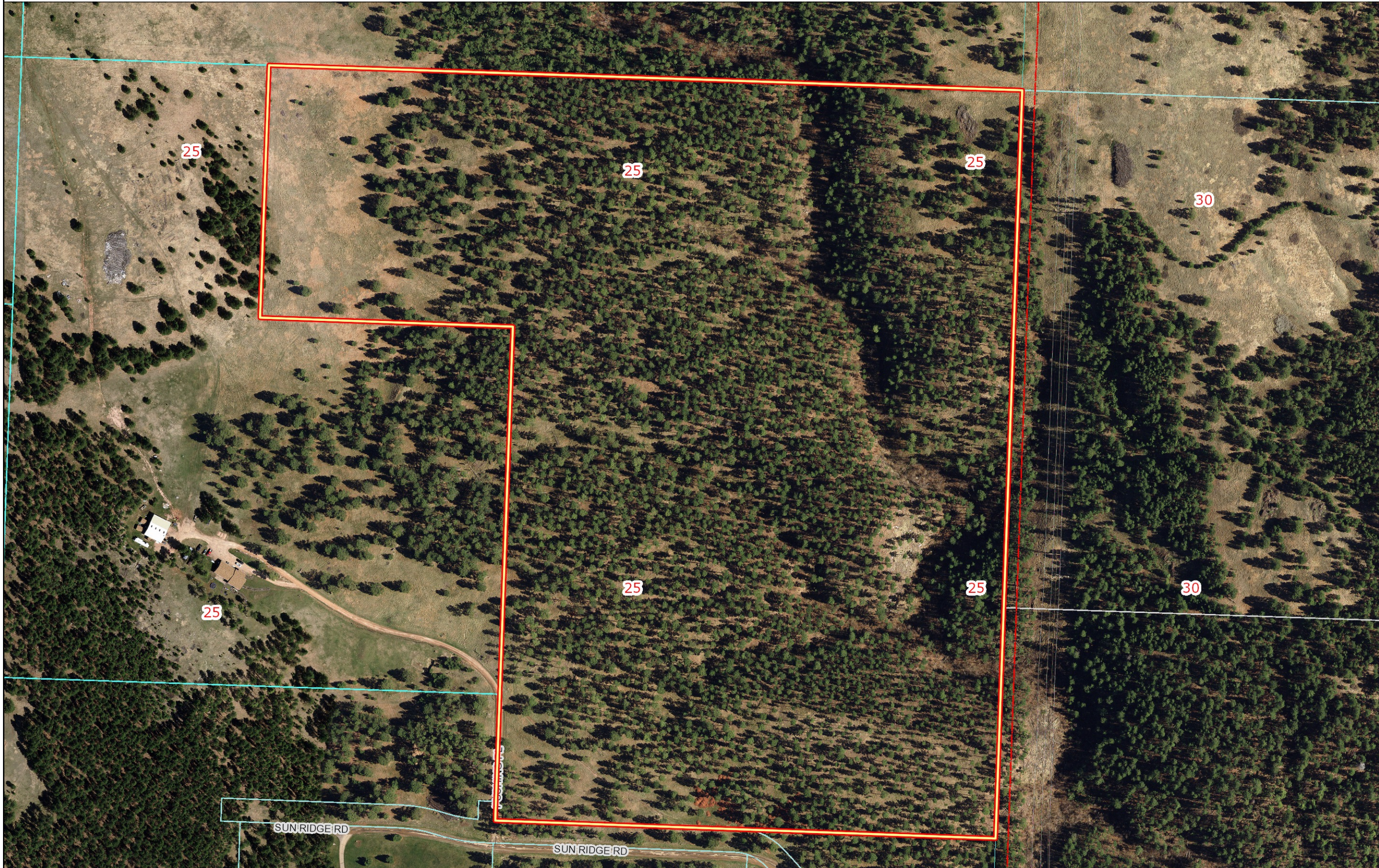
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Section Lines 0-25k

- Tax Parcels

Lot Lines

- <Null>
- Lot Line
- Parcel Line



1:3,000



500.0 0 250.00 500.0 Feet

Map Notes: