



**Date:** April 4, 2024

**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 along Lot 2BR of Century Park Subdivision, Section 27, T2N, R7E, B.H.M., Rapid City, Pennington County, South Dakota

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Dear Honorable City Council Members,

Please accept this letter as the formal request for a variance to not install sidewalk along the west side of Fountain Plaza Drive along Lot 2BR of of Century Park Subdivision (Parcel ID 2027403012). The parcel is currently zoned General Commercial and is located to the north of Fountain Plaza Drive and South Plaza Drive intersection. Please see attached Exhibit showing the location of the property along Samco Rd. The identified property is owned by Timothy Sauder, 4321 Shaker Drive, Rapid City, South Dakota 57701.

The installation of sidewalk is required to be shown on the construction plans during the submittal of Building Permit application. There is currently no sidewalk installed on either side of Fountain Plaza Drive. TDG is requesting City Council to waive the requirement to install sidewalk since there is no sidewalk installed along Fountain Plaza Drive.

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: 5,672



945.3 0 472.64 945.3 Feet

Map Notes:

# Rapid City-Pennington County Parcel Report

Parcel ID: 2027403012

Report generated 4/4/2024 9:43:57 AM



Parcel location within Pennington County



Parcel highlighted in blue

## Parcel Information

**PIN:** 2027403012

**Tax ID:** 73754

**Owner Last Name:** SAUDER

**Owner First Name:** TIMOTHY

**Mailing Address:** 4321 SHAKER DR

**Mailing City/State:** RAPID CITY

SD

**Zip Code:** 57701

**Acres:** 1.98

**Land Value:** 194100

**Non-ag Structure Value:** 0

**Legal:** LOT 2BR

# Rapid City-Pennington County Parcel Report

Parcel ID: 2027403012

Report generated 4/4/2024 9:44:33 AM

## Parcel Information

**Parcel ID:** 2027403012

**Tax ID:** 73754

**Property Address:** 1840 FOUNTAIN PLAZA DR

**Legal:** LOT 2BR

**Block:**

**Subdivision:** FOUNTAIN SPRINGS SQUARE

**Section:** 27

**Township:** 2 N

**Range:** 07 E

**Acres:** 1.98

**Owner Last Name:** SAUDER

**First Owner:** TIMOTHY

**Second Owner:** BRIANNA

**Mailing Address:** 4321 SHAKER DR

**Mailing City:** RAPID CITY

**State:** SD

**Zip Code:** 57701

**Land Value:** 194100

**Non-ag Structure Value:** 0

**Ag Structure Value:** 0

**Total Value:** 194100

**Land Use Code:** N

**Land Type Code:** D

**Commercial Use Code:** C

**Improvements Code:** 0

**Subdivision Code:** 1994

**Fire Department:** RC

**Ambulance District:**

**Fire District:**

**Civil District:** Rapid City

**Road District:**

**Sanitary Sewer District:**

**Water District:** West Dakota Water District

**Deed Filing Date (mm/dd/yy):** 011723

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**Deed Page:**

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