Mr. Dan Kools, P.E.
City of Rapid City
300 6th Street
Rapid City, SD 57701

RE: Sidewalk Variance Request for 1721 Tablerock Road.
Lot 11R, Block 1, Tower Ridge 2, Section 23, 1N, 7E.

We are requesting a sidewalk variance on behalf of West River Holdings LLC for the future building site of West River Periodontics. This request is for an upcoming Commercial Building Permit. A building permit has not been applied for at this time, however, the design plans will be submitted to Engineering Services for review within the next week by the Architect (Williams and Associates).

The property in question is located in the southeast quadrant of Tablerock Road and Highway 16. The new construction will install sidewalk along the entire frontage of Tablerock Road, tying into exiting curb cuts for handicap ramps. The variance request is for the South Dakota Highway 16 frontage. Highway 16 is a four-lane controlled-access split state highway, with median and side ditches. The closest sidewalk along Highway 16 is near Fairmont Boulevard, approximately 2.2-miles to the north; there is no sidewalk along Highway 16 to the south. Recent development in the same vicinity also did not construct sidewalk along the Highway 16 frontage.

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

Sincerely,

Kevin Lowe, P.E.
Ferber Engineering Company, Inc.

Attachments Included: Current Site Plan.