



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

## Community Planning & Development Services

300 Sixth Street

Brad Solon, Division Manager, Building Services  
Community Planning & Development Services  
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October 2, 2014

**Violation Notice  
Certified Mail  
Return Receipt Requested**

**CODETRaK Ref: CIBS14-0036**

Lakota Building LLC  
3029 NE 188<sup>th</sup> St  
Miami, FL 33180-2859

Re: Substandard Conditions – 522 7<sup>th</sup> St, Rapid City, SD

An inspection of your property located at 522 7<sup>th</sup> St in Rapid City, legally described as Lot 17-18 and N 55' of Lots 19-21, Block 84, Original Town (County ID 37430) revealed substandard conditions that include but are limited to: emergency exit lights not functioning (IPMC 108.1.2), emergency lights not functioning (IPMC 108.1.2), exterior exit balcony rebuilt - faulty (IPMC 108.1.5 #1, 2, 4, 5), no building permit for exterior exit balcony (IBC 105.1), men's and women's lavs and toilets not functioning (IPMC 504.1), electrical fixtures missing/no covers (IPMC 604.3 ) and faulty exterior weather protection and deteriorated wood at storefronts (IPMC 304.1.1 #10, 304.2). The Rapid City Municipal Code requires proper care and maintenance of structures and properties including historic commercial properties. Your property is not in compliance with the Rapid City Municipal Code.

Obtain a building permit to remove and replace the exterior exit balcony and the wood storefronts. Make a permit application and request for historic review without any further delay. Historic review is required for such work. Arrange to install functioning emergency lights and exit lights, correct the faulty lavs and toilets, correct faulty electrical fixtures and replace the deteriorated wooden storefronts and exterior exit balcony on or before January 9, 2015.

Failure to comply may cause the city attorney to institute the appropriate proceeding to restrain, correct, or abate such violations. The city attorney may elect to prosecute you criminally, and if convicted of any such violation you may be fined not more than \$500 or



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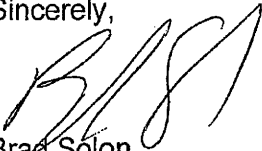
522 7<sup>th</sup> St  
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jailed up to 30 days, or both. Each day any violation of this code or other ordinance continues shall constitute a separate offense.

Any person having an interest in the property or the premises may appeal this determination by filing a written appeal to the building official within twenty two (22) days of receiving this notice. Failure by any person to appeal the notice and order within that time period shall constitute a waiver of right to an administrative hearing.

Please call or email if you have any questions.

Sincerely,



Brad Solon  
Division Manager  
Building Services