



# 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  
city web: [www.rcgov.org](http://www.rcgov.org)

Phone: 605-394-4120  
Fax: 605-394-6636  
e-mail: [brad.solon@rcgov.org](mailto:brad.solon@rcgov.org)

September 6, 2013

**Violation Notice  
Certified Mail  
Return Receipt Requested**

**CODETRaK Ref: CIBS13-0054**

Adair Holdings LLC  
405 N 115<sup>th</sup> St  
Omaha, NE 68154

Re: Substandard Housing – 4205-4209 W Saint Patrick St, Rapid City, SD

Dear Adair Holdings LLC,

Due to a complaint received an inspection of your property at 4305 and 4309 W Saint Patrick St (both units) in Rapid City, legally described as Lots 17-18 of Lot 1; E 60ft of Lots 19-20 of Lot 1, Block A, Munderloh Sub (County ID 50180), revealed substandard conditions that include but are not limited to: improper exterior weather protection (paint) (IPMC 304.2), eaves rotted (IPMC 304.2), foundations shall be maintained in a safe manner – foundations collapsed (IPMC 305.4), filthy conditions inside (IPMC 305.1), improper roofing (IPMC 304.7), improper stairs/steps/guardrails (IPMC 306), roof structure sagging (IPMC 304.1.1 #8), holes and breaks in the interior and exterior walls (IPMC 304.6, 305.1) and the condition of both structures is in such a state of disrepair and dilapidation that it is unreasonable to repair the structure and that demolition is required (IPMC 110.1). The Rapid City Municipal Code requires proper care and maintenance of all buildings and structures. The property is in violation of the Rapid City Municipal Code. Due to the improper care and maintenance, both units must be demolished.

Obtain a demolition permit by September 30, 2013. Have the dwellings completely removed from the property by October 31, 2013. Failure to comply may cause the city



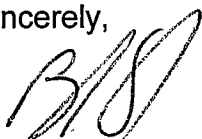
**EQUAL OPPORTUNITY EMPLOYER**

attorney to institute the appropriate proceeding to restrain, correct, or abate such violations. All work necessary to secure the buildings against entry and to demolish the structure may be completed by the city and the cost of the work shall be charged against the real estate upon which the structure is located and shall be a lien against said real estate.

Any person having an interest in the property or the premises may appeal this determination by filling a written appeal to the building official within twenty (20) 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 me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'B/S', written over a faint, illegible stamp or background.

Brad Solon  
Division Manager, Building Services

Cc: Allison Marsland, Assistant City Attorney