



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

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## Community Planning & Development Services

300 Sixth Street

Brad Solon, Division Manager, Building Services  
Community Planning & Development Services  
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May 30, 2014

Denise Ross and David Larson  
3210 Kirkwood Ln  
Rapid City, SD 57702

Re: 3210 Kirkwood Lane Inquiry, Rapid City, SD

Dear Ms. Ross and Mr. Larson,

For the reasons provided in this letter, the City of Rapid City is not currently in a position to revoke or suspend the licenses of James Steele Construction, James Steele, or Jaime Steele. By way of information, Jaime Steele is currently the primary license holder, and James Steele is currently listed as the secondary license holder.

Rapid City Municipal Code section 15.04.140 governs contractor licenses. A copy of the ordinance is enclosed for your convenience. Paragraph U. grants my office the authority to suspend, revoke, or refuse to renew a contractor license under certain circumstances. Within my discretion, I may suspend, revoke, or refuse to renew where doing so would be in the public's interest, and the evidence supports code violations, or failure to follow a lawful order, etc.

As you've rightly identified, the Building Board of Appeals determined that James Steele Construction violated City ordinance when it re-roofed your house located at 3210 Kirkwood Lane. Specifically, the Board found that the flashing should have been replaced, that the felt should have been replaced, and that there were overdriven nails.



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While ordinance violations were found to have occurred, the violations at issue do not rise to the level of creating concern for the public's interest regarding the licensees at issue. Examples of code violations that would rise to the level of creating a public interest concern include violations that resulted in life safety issues, or violations that resulted in significant property damage.

Turning to the current state of the code violations identified by the Board, in reading your April 28, 2014 letter it appears the corrections have yet to be made. Because the non-correction is due to the on-going civil dispute between you and James Steele Construction, it is not appropriate for the City to suspend or revoke any of the contractor licenses for non-correction.

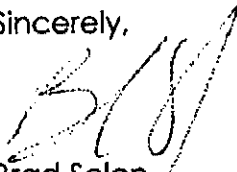
The un-corrected state of the code violations does not rise to the level of creating concern for the public's interest regarding the licensees at issue.

For the foregoing reasons, the licenses of James Steele Construction, James Steele, and Jaime Steele will not be suspended or revoked.

Appeal of this determination may be made by filing a written appeal along with the \$250 filing fee to the Building Official within twenty-two (22) days of the date of this letter. Failure by any person to appeal this determination within that time period shall constitute a waiver of right to an administrative hearing.

Please contact me if you have any questions.

Sincerely,



Brad Solon  
Division Manager  
Building Services

Enclosure

cc w/enc.: Allison Marsland, Assistant City Attorney  
James Steele Construction