



RECREATIONAL ADVENTURES CO.

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June 16, 2010

City Council Members
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Sidewalk Ordinance Variance
KOA Campground – 3010 East Highway 44

Dear Council Members:

I am requesting your variance from Chapter 12.16.080 of the City Subdivision Ordinance.

Recently, I submitted a request to the Rapid City Planning Department, asking for the use of a manager's residence on a portion of the property legally described as:

Tract A of the SE ¼ SWE ¼ of Section 4 and the NE ¼ NW ¼ of Section 9, T1N, R8E, BHM, Rapid City, Pennington County.

The manager's residence is proposed at the southerly portion of the property as shown on the attached site plan. As part of the request, we have asked to have the requirement for sidewalks waived. Per the attached aerial photo and site plan, our location is at the cul-de-sac at the end of Lancer Lane. We provide on-site services for our guests so there is no use for a sidewalk on the exterior of the property. The campground ordinance does not require sidewalks within the property, only at points of egress. Campers do not come to this area of the property. There are no other sidewalks along Lancer Drive, so installing sidewalk at the very end of a street with no other sidewalk does not seem reasonable in this circumstance.

I am asking for your support of the variance to waive the requirement to install sidewalks along Lancer Lane.

Sincerely,

J. Alan Johnson, Executive Vice President
RECREATIONAL ADVENTURES CO.

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Rapid City Growth
Management Department