

Attention: Joel Landeen, Assistant City Attorney
City of Rapid City
300 6th Street
Rapid City, South Dakota

August 4, 2011

Re: Requirement for Sidewalk Installation

Joel:

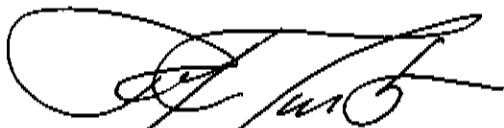
Per our earlier conversation, I would request that the PLM Development LLC agreement "To allow for the acceptance of public improvements before the completion of sidewalks" be placed on the council agenda for reconsideration. The copy of this document provided from the city while undated, does have an August 26, 2008 stamp. The corresponding letter of credit from First Interstate Bank is # 94220 issued December 8, 2009.

Based on the city's current policy which allows for the installation of public sidewalks at the time the building permit is pulled, we feel the requirement to renew a bond for sidewalks on this project is a duplication and therefore unwarranted. The city council has agreed that the installation of walks prior to home construction is unworkable. By installing public walks prior to the home being constructed, the walks are frequently damaged to the point of replacement. This forced replacement adds additional cost to both the builder and home buyer.

I would note that the lots in question were sold to established builder groups with the clear understanding the home builder would be responsible for the sidewalk installation. All of the handicap ramps and corner walks have been installed per the new policy and approved.

I will be out of town the week of August 11 thru 17, but would make myself available to staff or the council any other dates.

Thanks in advance for your consideration



Pat Tlustos Partner
PLM Development LLC