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2401 W Main Street • Rapid City, SD 57702

Office: 605 343-7500 • 800 658-5550

Fax: 605 343-7846 • E-Mail: [Sandra@kahlerinc.com](mailto:Sandra@kahlerinc.com)

[www.KahlerInc.com](http://www.KahlerInc.com)

September 5, 2013

Nicole Lecy

Project Engineer | Public Works

City of Rapid City

300 6<sup>th</sup> Street

Rapid City, SD 57701

Nicole,

I am writing in regards to our proposed light industrial development off of Creek Drive in Rapid City. I appreciate everything you have assisted our group with up to this point, I think we are all in agreement that this will be a great project for the east side Rapid City and will fill a big void in the real estate market that will continue to allow economic development in the city.

We are 100% committed to making this project work, but realize that it must be cost effective to do so in order to stay competitive in the market and allow the project to move forward. We would like to request a variance under Municipal Code Section 12.08.060.C with regard to the requirement of installing a sidewalk along the west lot line of our property bordering Creek Drive. Our request for this variance is for the following reasons:

- A. There is currently a sidewalk on the west side of Creek Drive extending from St Charles Street, south to Saint Patrick Street. Given the retail development on this side of the road, this will likely be where a majority of pedestrian traffic will occur and a sidewalk on both sides would not be necessary.
- B. There is currently no sidewalk on the east side of Creek Drive. This includes the three parcels to the south of our property (2 of which are residential), and there is also not sidewalk on the parcels north of our property leading up to Rapid Creek (2 of which are residential).
- C. While currently not scheduled, there have been various talks about the widening of Creek Drive in the future. If this were the case, our sidewalk would need to be removed and reconstructed. If this project does happen in the future and sidewalks are deemed necessary on that side of the road, we would participate in any future improvements and add a sidewalk at that point in time.

Thank you very much for the consideration and I hope we can work together to make this project a success for the City of Rapid City.

Sincerely,

Chris Long

Principal, - Tiny Townes, LLC

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