

July 8, 2014

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

RE: Sidewalk variance request for Lot 1 of Block 1 located in the Rushmore Regional Industrial Park

Dear City Council,

My name is Joseph Kuhlman, and I am the property owner to Lot 1 of Block 1 located in the Rushmore Regional Industrial Park along Concourse Drive and I am formally requesting a variance to not install a 5-foot wide sidewalk along the property. Currently, a commercial building permit is required for a proposed building I would like to develop on the site. The building permit requires that a sidewalk be placed along Concourse Drive. Attached **Exhibit "A"** has been included as a site map.

Adjacent streets also requiring sidewalk installation would be Jet Drive to the north of the property and Lancer Drive to the South of the Property. Currently, sidewalk has only been installed approximately 630 feet south of the property. No other public sidewalk has been installed along Concourse Drive, Lancer Drive, or Jet Drive.

The reason I am requesting this sidewalk variance is due to conflicts with an existing sanitary sewer main located along the west boulevard area and is operated/maintained by the Rapid Valley Sanitary District. The sanitary main is located in close proximity to the proposed sidewalk. I've attached **Exhibit "B"** demonstrating the proximity issues with the sanitary sewer.

The variance request is submitted as allowed for by Section 12.08.060.C of the Rapid City Municipal Code.

Thank you,

Joseph Kuhlman



I can be reached at the following:
Phone: 605-484-3045
Email: hardeneyeconcrete@rap.midco.net

RECEIVED

AUG 20 2014

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SERVICES**

Legend

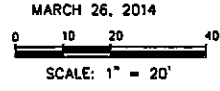
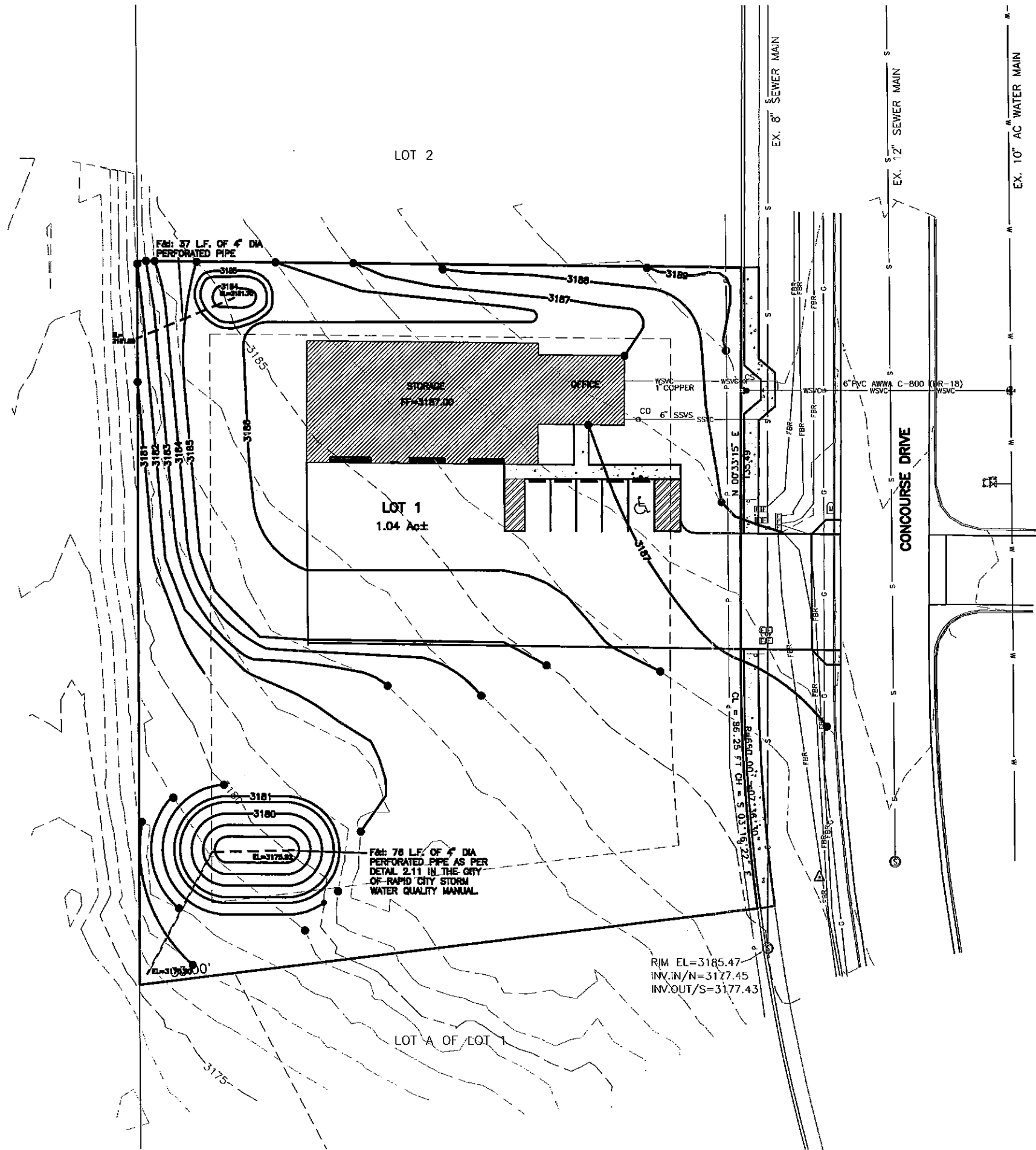
- Roads**
- Interstate
 - US highway
 - SD highway
 - County highway
 - Main road
 - Minor arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
 - Unimproved road
 - Trail
 - FS Highway
 - Airport Runway
 - Not yet coded
- Lot Lines**
- <Null>
 - Lot Line
 - Parcel Line
- Township/Section Lines**
- 0
 - 7
- County Line



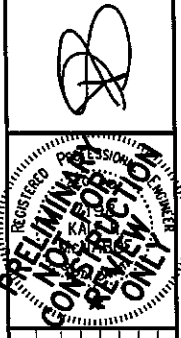
Scale: 1: 3,083

Map Notes:

DISCLAIMER: This map is provided 'as is' without warranty of any representation to accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in the constant state of maintenance, correction, and update. This document does not represent a legal survey of the land. There are no restrictions on the distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.



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REVISIONS

| NO. | DATE | REVISION |
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| | | |
| | | |
| | | |

LEGAL DESCRIPTION:
 LOT 1 OF BLK 1 AND LOT A OF LOT 1 OF BLK 8
 LOCATED IN THE CITY OF RUSHMORE
 AND S. 1/4, T14N, R14W, SD 57701
 SUBMITTED BY: SD 3/20/2014
 DRAWN BY: BGM

SUBBASIN 1 & 2
 RUSHMORE REGIONAL INDUSTRIAL PARK

PROJECT NUMBER **3380**
 SHEET **4.1**