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DREAM DESIGN
INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

November 4, 2015

Mr. Ted Johnson, PE
City of Rapid City Public Works Department
300 Sixth Street
Rapid City, SD 57701

RE: Sidewalk Exception for Lot 1 and Lot 2 of Tract A Walpole Addition All Located in Section 12 of, T1N, R7E, BHM

Dear Mr. Johnson,

On behalf of the owners of the above referenced properties, we request that the requirements to build sidewalks in front of the properties be waived at this time for the following reasons:

- 1- The lots have been platted for several years and the sidewalks have not been needed during those years and there has been no request by any members of the public for such sidewalks.
- 2- The requirement for construction of sidewalks since the platting of these lots several years ago has changed as listed below

Chapter 16.16.050 Sidewalks

The responsibility for constructing sidewalks shall be divided as follows:

A. The subdivider /developer will be responsible for constructing all corner ramps, sidewalk connecting the corner ramps along the radius and all sidewalks on lots which no building permit is anticipated (drainage lots, utility lots, other common lots, or lots within the city's 3-mile platting jurisdiction).

B. All other sidewalks will be installed prior to the issuance of a certificate of occupancy for the structure on the lot.

(Ord. 5772 (part), 2012)

- 3- Currently, most of the property is not developed yet and is vacant. Constructing the sidewalk at this time may not fit with the future construction on the site and will most likely result in damage and costly replacement of the sidewalk.
- 4- The City can order the owners to install the sidewalk anytime it deems it necessary or as soon as a request for need for the sidewalk is demonstrated or requested.
- 5- During construction work on the hospital, the vacant portion of the site is used by the hospital contractors for staging area.

The owners request that the requirement for the sidewalk be waived and that surety for the installation of the sidewalk not be required. The owners can sign a waiver to protest future assessment for the installation of the sidewalk if the City requires such a waiver.

Thank you for your help.

Sincerely,
Hani Shafai, PE

Dream Design International, Inc.
President

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