

RECEIVED

DATE: March 7, 2001

FROM: Eva Rasmusson  
1007 12<sup>th</sup> Street  
Rapid City, SD 57701

MAR 07 2001  
Rapid City  
Planning Department

TO: Rapid City Planning Department  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

Recently, I received a notice of hearing for a Variance to the Subdivision Regulations (file number 01SV006) and notice for hearing for a Planned Development Application (file number 01PD004).

My family purchased our home in 1957, allowing me to be a resident of this neighborhood for forty-four years. During this period of time I have observed a number of changes that raise questions regarding the request for development of the property.

I understand individuals have rights to use their real property and vacant property will probably be developed in a responsible manner.

My concerns regarding the development as proposed include but are not limited to the items as follow:

**DRAINAGE:** Due to the location and elevation of my property, I am concerned that any additional water discharge from proposed project be contained or controlled as not to create future problems.

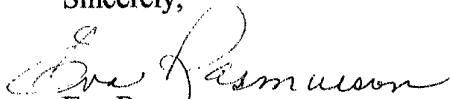
**SETBACK REDUCTION:** The proposed development plan requests a setback reduction in lieu of required twenty-five feet setbacks. Considering the steep grade of the site and the possible height of the structures, this reduction in setback could create an over whelming presence.

**TRAFFIC:** The drawing I received indicates a 16-vehicle parking lot to have service from Hill Street creating additional traffic that is not required for the proposed residential development. This parking lot appears to provide additional parking for a business located on property adjacent to proposed development site that has a primary entrance on Columbus Street. Therefore, I do not agree that additional parking and traffic for an existing business should be routed though an existing residential neighborhood. Considering the steep grade of Hill Street, additional traffic from a non-required parking lot could create a safety issue.

SITE FILL: This proposed site was originally a valley that was filled with material from the construction of Mount Rushmore Road and other projects. The material dumped at this site-included trees, concrete, asphalt and dirt placed over the existing vegetation and other items that included abandoned automobiles. I encourage that good construction practices are enforced so that proposed buildings do not settle and create an unsafe environment to become abandon.

Thank you for hearing my concerns regarding the proposed development.

Sincerely,



Eva Rasmusson

March 07, 2001

Bill & Jean Kessloff  
1015 12<sup>th</sup> Street  
Rapid City, SD 57701  
605-341-5398

Rapid City Planning Department and Commission  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

We recently received a notice of the hearing for a Variance to the Subdivisions Regulations of file 01SV006 and a notice of the hearing for a Planned Development Application 01PD004.

We purchased our home in August of 1997 and are working on restoring it to its original historic condition. To date we have found all city agencies helpful and cooperative.

We have dealt with all levels of government and have respect for the process and for the rights of others. Our comments regarding the Variance and Planned Development are intended to be realistic and objective.

1. We believe the existing zoning is not appropriate and do object to the project.
2. A portion of the project appears to exist in the historic district and should not proceed as designed only to favor the economics of the developer.
3. This is a single-family residential neighborhood with many children and pets. To dump all this traffic onto Hill Street is a very serious safety hazard. This hazard is exaggerated by the steep grade of Hill Street.
4. Our sanitation sewer capacity is already a problem requiring constant maintenance.
5. As a former Landscape Designer and contractor, I am concerned about
  - A. Building on backfill
  - B. Soil erosion from slopes
  - C. Direction of water run-off (already a problem)

Thank you for your consideration.

Sincerely,

Bill Kessloff  
Jean Kessloff

Dear friend,

As an owner & occupant in the near area of Stahl Victorian addition residential development plan (between Hill St. + West/South sts.) we are quite concerned on several points.

- (1.) noise + air pollution
- (2.) much traffic
- (3.) security + crime
- (4.) decrease of property value
- (5.) drainage
- (6.) lack of parking

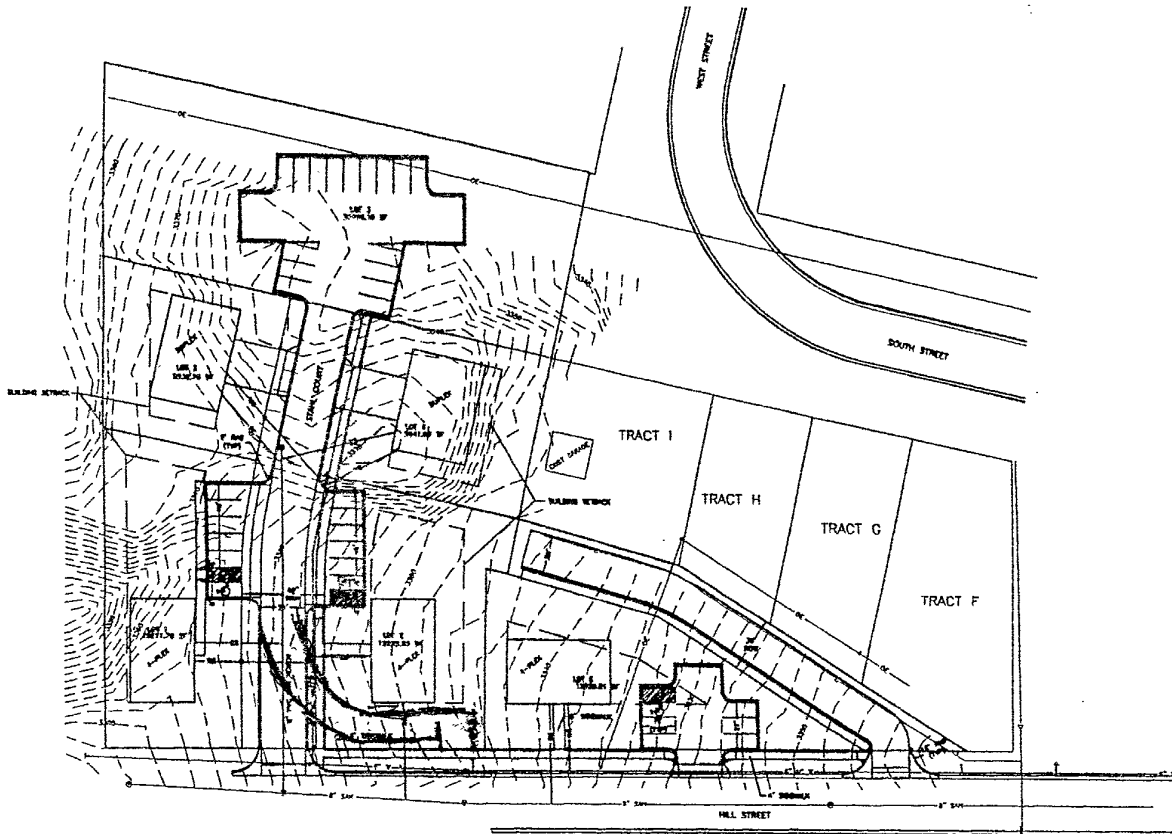
---

- (7.) increase of property taxes?
- (8.) increase of alcohol + other drug abuse?
- (9.) Safety concerns

Please attend the hearing on the petition (+ voice your concerns) for a planned development in the above stated area, (+ on the accompanying map) on March 8<sup>th</sup>, 2001 at 7:00 A.M. in the Council Chambers at 300 - 6<sup>th</sup> St., R. City, S. Dakota.  
Thank you...



01PD004



REEL 1 - 30 PAGES

**Usage**

- |                               |                               |
|-------------------------------|-------------------------------|
| _____ 0                       | DISTING BNC                   |
| _____ 1                       | DISTING SHORT SWR             |
| _____ 2                       | DISTING PNC INHIBITOR         |
| _____ 3                       | DISTING BATTERY SEVERAL       |
| _____ 4                       | DISTING INHIBITOR             |
| _____ 5                       | DISTING OVERLOAD ELECTRIC     |
| _____ 6                       | DISTING OVERLOAD FUSE         |
| _____ 7                       | PROPOSED WATER SERVICE        |
| <u>7</u> PNC WATER LINE       | PROPOSED WATER MAIN           |
| _____ 8                       | PROPOSED WATER VALVE          |
| _____ 9                       | PROPOSED FIRE HYDRANT         |
| _____ 10                      | PROPOSED CURB STOP            |
| <u>11</u> PNC BATTERY SERVICE | PROPOSED BATTERY SERVICE      |
| _____ 12                      | PROPOSED BATTERY SERVICE LINE |
| _____ 13                      | PROPOSED INHIBITOR            |
| _____ 14                      | PROPOSED INHIBITOR            |

It has been shown that the

- |    |   |
|----|---|
| 14 | PROPOSED WATER VALVE                    |
| 15 | PROPOSED FIRE HYDRANT                   |
| 16 | PROPOSED CURB STOP                      |
| 17 | PROPOSED SANITARY<br>SEWER LINE         |
| 18 | PROPOSED SANITARY<br>SEWER SERVICE LINE |
| 19 | PROPOSED MANHOLE                        |

~~CONFIDENTIAL~~

- RENEW LINE  
PROPOSES RENEWAL  
RENEW SERVICE LINE  
PROPOSES RENEWAL

**NOTES**

1. SURVEY THE COMPLETES ST FOR ENGINEERING, INC. MARCH 1994.
2. PROPERTY LINES ARE SHOWN FOR REFERENCE ONLY. THIS IS NOT A LEASE SURVEY AND SHOULD NOT BE INTERPRETED AS SUCH.

## INITIAL DEVELOPMENT PLAN

LOTS 1 - 6 OF STAHL VICTORIAN ADDITION FORMERLY

TRACTS J, K, L, M & N OF LOT 6 OF BLOCK 19, BOULEVARD ADDITION

RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

FERBER ENGINEERING COMPANY

CONCRETE REINFORCEMENT AND LAND SURVEYORS  
3475 STUNGER ROAD  
ST. LOUIS, MO 63111

RAJES CITY, MO 67202  
(605) 343-2011

UTER, AUGUSTINE  
• THUNDERBOLT  
• CIVIL ENGINEERING

DATE: FEB 9, 2001	FILE NO.	DATE	REVISION
-------------------	----------	------	----------

[illegible][illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

[illegible]

440	20 DEC 1964
-----	-------------

\_\_\_\_\_

Q449	Q450	Q451	Q452	Q453	Q454	Q455	Q456	Q457	Q458	Q459	Q460	Q461	Q462	Q463	Q464	Q465	Q466	Q467	Q468	Q469	Q470	Q471	Q472	Q473	Q474	Q475	Q476	Q477	Q478	Q479	Q480	Q481	Q482	Q483	Q484	Q485	Q486	Q487	Q488	Q489	Q490	Q491	Q492	Q493	Q494	Q495	Q496	Q497	Q498	Q499	Q500	Q501	Q502	Q503	Q504	Q505	Q506	Q507	Q508	Q509	Q510	Q511	Q512	Q513	Q514	Q515	Q516	Q517	Q518	Q519	Q520	Q521	Q522	Q523	Q524	Q525	Q526	Q527	Q528	Q529	Q530	Q531	Q532	Q533	Q534	Q535	Q536	Q537	Q538	Q539	Q540	Q541	Q542	Q543	Q544	Q545	Q546	Q547	Q548	Q549	Q550	Q551	Q552	Q553	Q554	Q555	Q556	Q557	Q558	Q559	Q560	Q561	Q562	Q563	Q564	Q565	Q566	Q567	Q568	Q569	Q570	Q571	Q572	Q573	Q574	Q575	Q576	Q577	Q578	Q579	Q580	Q581	Q582	Q583	Q584	Q585	Q586	Q587	Q588	Q589	Q590	Q591	Q592	Q593	Q594	Q595	Q596	Q597	Q598	Q599	Q600	Q601	Q602	Q603	Q604	Q605	Q606	Q607	Q608	Q609	Q610	Q611	Q612	Q613	Q614	Q615	Q616	Q617	Q618	Q619	Q620	Q621	Q622	Q623	Q624	Q625	Q626	Q627	Q628	Q629	Q630	Q631	Q632	Q633	Q634	Q635	Q636	Q637	Q638	Q639	Q640	Q641	Q642	Q643	Q644	Q645	Q646	Q647	Q648	Q649	Q650	Q651	Q652	Q653	Q654	Q655	Q656	Q657	Q658	Q659	Q660	Q661	Q662	Q663	Q664	Q665	Q666	Q667	Q668	Q669	Q670	Q671	Q672	Q673	Q674	Q675	Q676	Q677	Q678	Q679	Q680	Q681	Q682	Q683	Q684	Q685	Q686	Q687	Q688	Q689	Q690	Q691	Q692	Q693	Q694	Q695	Q696	Q697	Q698	Q699	Q700	Q701	Q702	Q703	Q704	Q705	Q706	Q707	Q708	Q709	Q710	Q711	Q712	Q713	Q714	Q715	Q716	Q717	Q718	Q719	Q720	Q721	Q722	Q723	Q724	Q725	Q726	Q727	Q728	Q729	Q730	Q731	Q732	Q733	Q734	Q735	Q736	Q737	Q738	Q739	Q740	Q741	Q742	Q743	Q744	Q745	Q746	Q747	Q748	Q749	Q750	Q751	Q752	Q753	Q754	Q755	Q756	Q757	Q758	Q759	Q760	Q761	Q762	Q763	Q764	Q765	Q766	Q767	Q768	Q769	Q770	Q771	Q772	Q773	Q774	Q775	Q776	Q777	Q778	Q779	Q780	Q781	Q782	Q783	Q784	Q785	Q786	Q787	Q788	Q789	Q790	Q791	Q792	Q793	Q794	Q795	Q796	Q797	Q798	Q799	Q800	Q801	Q802	Q803	Q804	Q805	Q806	Q807	Q808	Q809	Q810	Q811	Q812	Q813	Q814	Q815	Q816	Q817	Q818	Q819	Q820	Q821	Q822	Q823	Q824	Q825	Q826	Q827	Q828	Q829	Q830	Q831	Q832	Q833	Q834	Q835	Q836	Q837	Q838	Q839	Q840	Q841	Q842	Q843	Q844	Q845	Q846	Q847	Q848	Q849	Q850	Q851	Q852	Q853	Q854	Q855	Q856	Q857</
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	--------

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

1990-1991	1991-1992
1992-1993	1993-1994
1994-1995	1995-1996
1996-1997	1997-1998
1998-1999	1999-2000
2000-2001	2001-2002
2002-2003	2003-2004
2004-2005	2005-2006
2006-2007	2007-2008
2008-2009	2009-2010
2010-2011	2011-2012
2012-2013	2013-2014
2014-2015	2015-2016
2016-2017	2017-2018
2018-2019	2019-2020
2020-2021	2021-2022
2022-2023	2023-2024
2024-2025	2025-2026
2026-2027	2027-2028
2028-2029	2029-2030
2030-2031	2031-2032
2032-2033	2033-2034
2034-2035	2035-2036
2036-2037	2037-2038
2038-2039	2039-2040
2040-2041	2041-2042
2042-2043	2043-2044
2044-2045	2045-2046
2046-2047	2047-2048
2048-2049	2049-2050
2050-2051	2051-2052
2052-2053	2053-2054
2054-2055	2055-2056
2056-2057	2057-2058
2058-2059	2059-2060
2060-2061	2061-2062
2062-2063	2063-2064
2064-2065	2065-2066
2066-2067	2067-2068
2068-2069	2069-2070
2070-2071	2071-2072
2072-2073	2073-2074
2074-2075	2075-2076
2076-2077	2077-2078
2078-2079	2079-2080
2080-2081	2081-2082
2082-2083	2083-2084
2084-2085	2085-2086
2086-2087	2087-2088
2088-2089	2089-2090
2090-2091	2091-2092
2092-2093	2093-2094
2094-2095	2095-2096
2096-2097	2097-2098
2098-2099	2099-2100
2100-2101	2101-2102
2102-2103	2103-2104
2104-2105	2105-2106
2106-2107	2107-2108
2108-2109	2109-2110
2110-2111	2111-2112
2112-2113	2113-2114
2114-2115	2115-2116
2116-2117	2117-2118
2118-2119	2119-2120
2120-2121	2121-2122
2122-2123	2123-2124
2124-2125	2125-2126
2126-2127	2127-2128
2128-2129	2129-2130
2130-2131	2131-2132
2132-2133	2133-2134
2134-2135	2135-2136
2136-2137	2137-2138
2138-2139	2139-2140
2140-2141	2141-2142
2142-2143	2143-2144
2144-2145	2145-2146
2146-2147	2147-2148
2148-2149	2149-2150
2150-2151	2151-2152
2152-2153	2153-2154
2154-2155	2155-2156
2156-2157	2157-2158
2158-2159	2159-2160
2160-2161	2161-2162
2162-2163	2163-2164
2164-2165	2165-2166
2166-2167	2167-2168
2168-2169	2169-2170
2170-2171	2171-2172
2172-2173	2173-2174
2174-2175	2175-2176
2176-2177	2177-2178
2178-2179	2179-2180
2180-2181	2181-2182
2182-2183	2183-2184
2184-2185	2185-2186
2186-2187	2187-2188
2188-2189	2189-2190
2190-2191	2191-2192
2192-2193	2193-2194
2194-2195	2195-2196
2196-2197	2197-2198
2198-2199	2199-2200
2200-2201	2201-2202
2202-2203	2203-2204
2204-2205	2205-2206
2206-2207	2207-2208
2208-2209	2209-2210
2210-2211	

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

1

7

1.

1/1

5.

1

Dear friend,

As an owner & occupant in the near  
area of Stahl Victorian addition residential  
development plan (between Hill St. +  
West/South sts.) we are quite concerned  
on several points.

- ① noise + air pollution
- ② much traffic
- ③ security + crime
- ④ decrease of property value
- ⑤ drainage
- ⑥ lack of parking
- ⑦ increase of property taxes?
- ⑧ increase of alcohol + other drug abuse?
- ⑨ Safety concerns

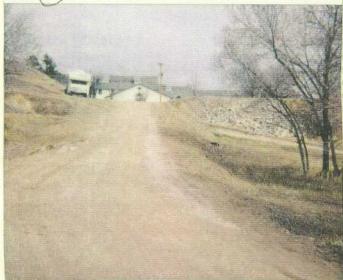
RECEIVED

APR 05 2001

Rapid City  
Planning Department



①



②



③



④



⑤



⑥



7



8



9



10





RECEIVED

APR 05 2001

Rapid City  
Planning Department





# West Boulevard Neighborhood Association

P.O. Box 8004

Rapid City, South Dakota



Rapid City Planning Department and Commission,

At our last general meeting several West Boulevard residents expressed their concern over a subdivision project on Hill Street which was submitted to the city planning department for variance. *Appl. # 01PD004*

Although neighbors have a number of concerns, as a neighborhood association we feel it is appropriate to point out issues consistent with our charter which is to protect our neighborhood from commercial encroachment, preserve it as a residential neighborhood, and maintain the designated Historic District.

With this in mind we would to point out several problems we see with the proposed subdivision on Hill St.

- 1) We believe that at least part of the reason the subdivision is being built is to provide more parking for employees of "The Victorian" which is adjacent to the proposed site. Currently, there is an average of 15 cars parked on the North end of the site every day due to a lack of adequate parking in front of the aforementioned facility. We do not want the lack of proper planning when the Victorian was constructed to cascade into another project, which will spill out onto the Hill St. creating an "on-street" parking problem.
- 2) The proposed subdivision would create a considerable increase in traffic on Hill St. This could be alleviated if another entrance were created from South Street.
- 3) During the winter Hill St. becomes virtually inaccessible to anything but four wheel drives. Again this would cause an "on-street" parking problem on 12th Street when residents could not get their cars up to their homes.
- 4) It appears that the parking lot on the east end of the proposed site would be laid within the bounds of the Historic District. The West Boulevard Neighborhood Association is opposed to building any parking lots within a Historic District.

We hope that we have articulated our concerns well so as to assist you in determining whether the proposed project should receive the requested variance.

Thank you for your time,  
West Boulevard Neighborhood Association

## RECEIVED

APR 10 2001

Rapid City  
Planning Department

### 2001/2002 WBNA Board Members

Jay Hrachovec, President  
Mike Lemay, Vice President  
Dianne Delaney, Secretary  
Rosemarie Stewart, Treasurer

Nancy Gowen  
Ruth Brennan  
Ellie Schweisow  
Gary VanNorman