

Chapel Lane Village

HOMES ASSOCIATION, INC.

3500 Chapel Lane Road * Rapid City, South Dakota 57702



01PD061

November 3, 2001

Mr. Patrick Coady
3054 Lodgepole
Rapid City, SD 57702

Dear Mr. Coady,

After our visit with you about the construction of a garage on the north end of your property and our subsequent conversations with Lisa Seaman AT City Planning, it is the decision of the Chapel Lane Village Homes Association Board of Directors & Architectural Committee to advise you that we are disallowing approval for the garage. We, as well as the City, are very concerned about the drainage ditch situation, the garage being over property lines and the rules the City has about property lines, easements and right-of-ways. We were told that the City probably would not allow all of the variances you were requesting and felt that before you spent more money on the issues you needed approval on, that we would let you know our decision now.

If you feel you need to meet with the Board again, please feel free to contact Board President Judy Burgess at 348-7978 during evening hours only and we will call a special meeting.

Sincerely,

Chapel Lane Village Homes Association Board of Directors

cc: Lisa Seaman
City of Rapid City
Planning Department

Chapel Lane Village

HOMES ASSOCIATION, INC.

3500 Chapel Lane Road * Rapid City, South Dakota 57702



01PD061

February 26, 2002

Ms. Lisa Seaman
City of Rapid City
Planning Department
300 Sixth Street
Rapid City, SD 57701

RECEIVED

FEB 26 2002

Rapid City
Planning Department

Dear Lisa,

Having only recently been notified of the request from Patrick Coady at 3054 Lodgepole Place in Chapel Valley for a "major amendment to a planned residential development", I hope this letter reaches you in time. My name is Judy Burgess, President of the Chapel Lane Village Homes Association, and I have attached a letter written to Mr. Coady last November disallowing his request to construct a garage on his premises.

The garage is not the principle issue, it is the drainage ditch that runs across the west of his property, near Morningside Road. The times when we get heavy rains, the water runs down High Place, through the large drainage ditch on the east side of Chapel Lane, then down Morningside, taking turn at the north side of Mr. Coady's property and onto West Park Lane. There have been times that heavy rains have filled the ditch on Chapel Lane almost to the top. Any change in that water flow once it gets onto Morningside could cause considerable damage to the surrounding property. I would strongly request that a drainage engineer look at the situation and give us an expert opinion. One of our concerns, of course, is that if the Chapel Lane Village Architectural Committee gives Mr. Coady permission to make his requested changes, we might be responsible for damages to personal property caused by the water drainage diversion. If he were to leave vehicles parked in that driveway, this could also be a problem.

I hope you understand our concerns and will help us get this settled. We appreciate what Mr. Coady is trying to do for his parents but we, as an Association, need to be concerned for the well-being of our homeowners.

If you would like to visit with me personally, I can be reached at my home (348-7978) or at my office (342-4195). In fact, I would like a call to let me know your decision before the March 4th meeting. I can not be there but could possibly get one of the other board members to represent the Chapel Lane Village Homes Association.

Sincerely,

Judy Burgess, President
Chapel Lane Village Homes Association