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Rapid City
Planning Department

04 MAY 02

Andrew J. Severson, D.D.S., FAGD

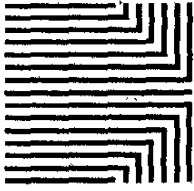
City of Rapid City
City Planning Commission
300 6th St. Rapid City SD 57701
1-605-394-4120 Fax 1-605-394-6631

RE: Ingress & Egress TO Pine View Terrace Tract 4 + Tract 2
IN ONE See 16 Rapid City Pine View Terrace Tract 2; Tract 4
less lot H,

Dear Planning Commission

I am opposed to Mr. Dunham's requested development as platted. It does not allow adequate access to my property from the East.

Also, the original agreement with Mr. Letner and the city was that Severson Rd would be extended North whenever that area was to be developed. I am requesting that this extension be done concurrently with the new development as originally intended. This would allow access from the South and not impact Herdway Lane now or in the future.



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Andrew J. Severson, D.D.S., FAGD

Enclosed are a copy of my previous letter to
The Planning Department and a preliminary development
map of my property done by Wyss Associates, Inc.

If you need further information or amplification
on my request, please let me know.

Sincerely
Andrew J. Severson



Andrew J. Severson, D.D.S., FAGD

December 17, 2001

City of Rapid City
Marcia Elkins, Planning Director
300 Sixth St.
Rapid City, SD 57707-2724
1-605-394-4120 - fax 1-605-394-6636
Email: marcia.elkins@ci.rapid-city.sd.us

RE: Ingress and egress to Pine View Terrace, Tract 4 & Tract 2 from Dunham Property master plan from the east.

Marsha,

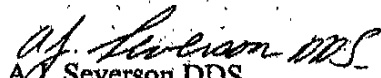
Per our meeting on 26 NOV01 concerning my property in Pine View Terrace Tract 4 & Tract 2, I would like to request the city consider the following.

1. Allow for two areas of access from the east. Preferable by extension of cul de sacs on the Dunham Master Plan.
 - a. The proposed access on the NorthEast Boundary would not be desirable for future development purposes.
 - b. Marsha has indicated that the plan would be reworked with access further to the South.
2. Water and Sewer drainage would be compatible with any future development to the East.

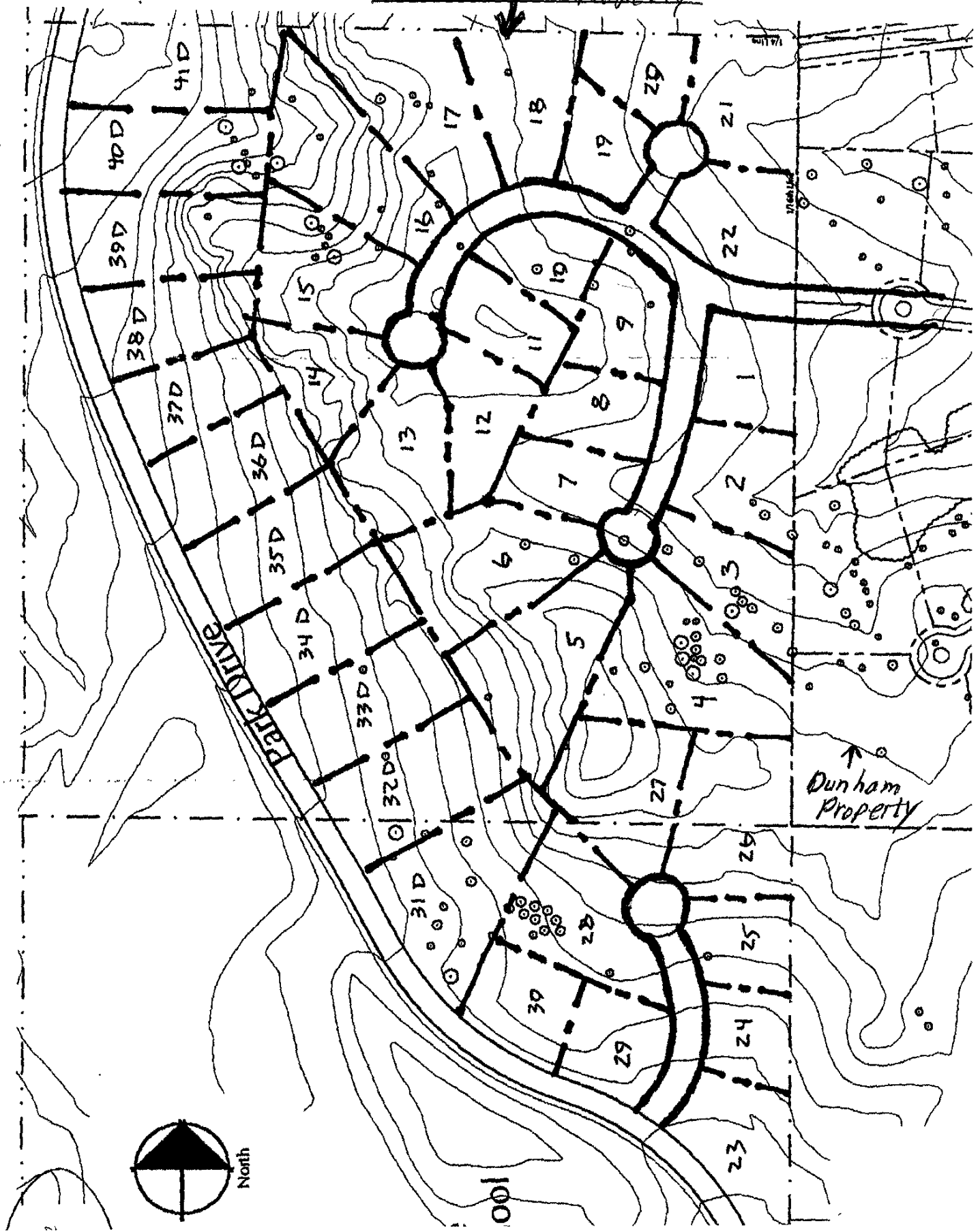
I have also contacted Wyss and Associates per your suggestion. They will have a preliminary development plan of my property for your review and input sometime in early Jan. 2002. If you need a faster time frame, please let Pat Wyss know.

I appreciated you meeting with me on such short notice. Hopefully we can agree on a preliminary development plan that will maximize my land use and be compatible with the cities best interest. Please call if you have any questions or check with Pat Wyss.

Sincerely,


A.J. Severson DDS

SEVERSON Property



Dunham Property

100

GERALD J. GILL
4300 HEIDIWAY COURT
RAPID CITY, S. D. 57702-5248

May 13, 2002

Rapid City Planning Dept.
300 - 6th Street
Rapid City, S. D. 57701

Gentlemen:

I and my wife, Dixie L. Gill, own our home and live in our home year round, at 4300 Heidiway Court, Rapid City, S. D. 57702-5248.. The legal description of this property is: 1N 07E Sec.15 Rapid City Arrowhead Hills Lot 15 less Lot H1.

The reason for this letter is to register my comments on the request for a Variance to the Subdivision Regulations to be considered by the Rapid City Planning Commission on May 23, 2002, such request being made by Applicant FMG, Inc. for George and Nancy Dunham, Purpose to request a **variance to the Subdivision Regulations to waive the requirement to install water, sewer, curb and gutter and sidewalk on Heidiway Lane and adjacent to the proposed Dunham Estates Subdivision.**

(File No. 02SV023)

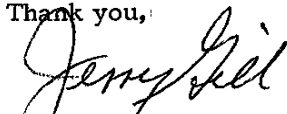
(What you have stated as "Heidiway Lane" is actually
(Heidiway Court.)

I want you to know that my wife and I strongly oppose:

1. A street connection to Heidiway Court from the proposed Dunham Estates Subdivision.
2. If such street connection is allowed that, before development is continued, applicant be required to complete construction of Severson Street from Corral Drive to connect with the streets in the proposed subdivision.
3. That if such street connection is allowed onto Heidiway Court(Lane) that no Variance be allowed to waive the requirement to install water, sewer, curb and gutter and sidewalk on Heidiway Court (Lane)

Please make this letter and the comments herein, a part of the record of the afore named hearing.

Thank you,



Jerry Gill and Dixie L. Gill
Owners/Residentss

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Planning Department