

Gene C. Charles
4215 Canyon Lake Drive
Rapid City, SD 57702-3283

Aug. 16, 2005

City of Rapid City
Growth Management Dept.
300 Sixth Street,
Rapid City, South, 57701

RECEIVED
AUG 19 2005
Rapid City Growth
Management Department

I, Gene C. Charles, in response to your certified letter that I received on Aug, 12, 2005 giving me notice of a Planned Development application hearing, As per your letter that has your file number of 05PD054, which I have attached with a copy of my property tax notice to aid you in the location of my property.

In accordance with your letter, reference Para.2; I am unable to appear at your meeting and in accordance with your instructions. I am filing my comments by this letter, and have authorized my neighbor Mr., Richard Hoff, who lives at 4212 Canyon Lake Drive, Rapid City, SD, 57702, to speak on my behalf regarding the matter of the Planned Development application.

I, Gene C. Charles, and my wife, Bessie L. Charles, live in our home located at 4215 Canyon Lake Drive, Rapid City, SD, 57702-3283. Legal description as noted in my attached property tax notice of IN, 07E, SEC, 9, Rapid City Schamber Sec, 9 S/W 1/4, NW 1/4, BLK 5, lots 4, 5 & 6. I have marked in red my 3 lots that join to the North the affected property on your letter and map that I have attached to this letter.

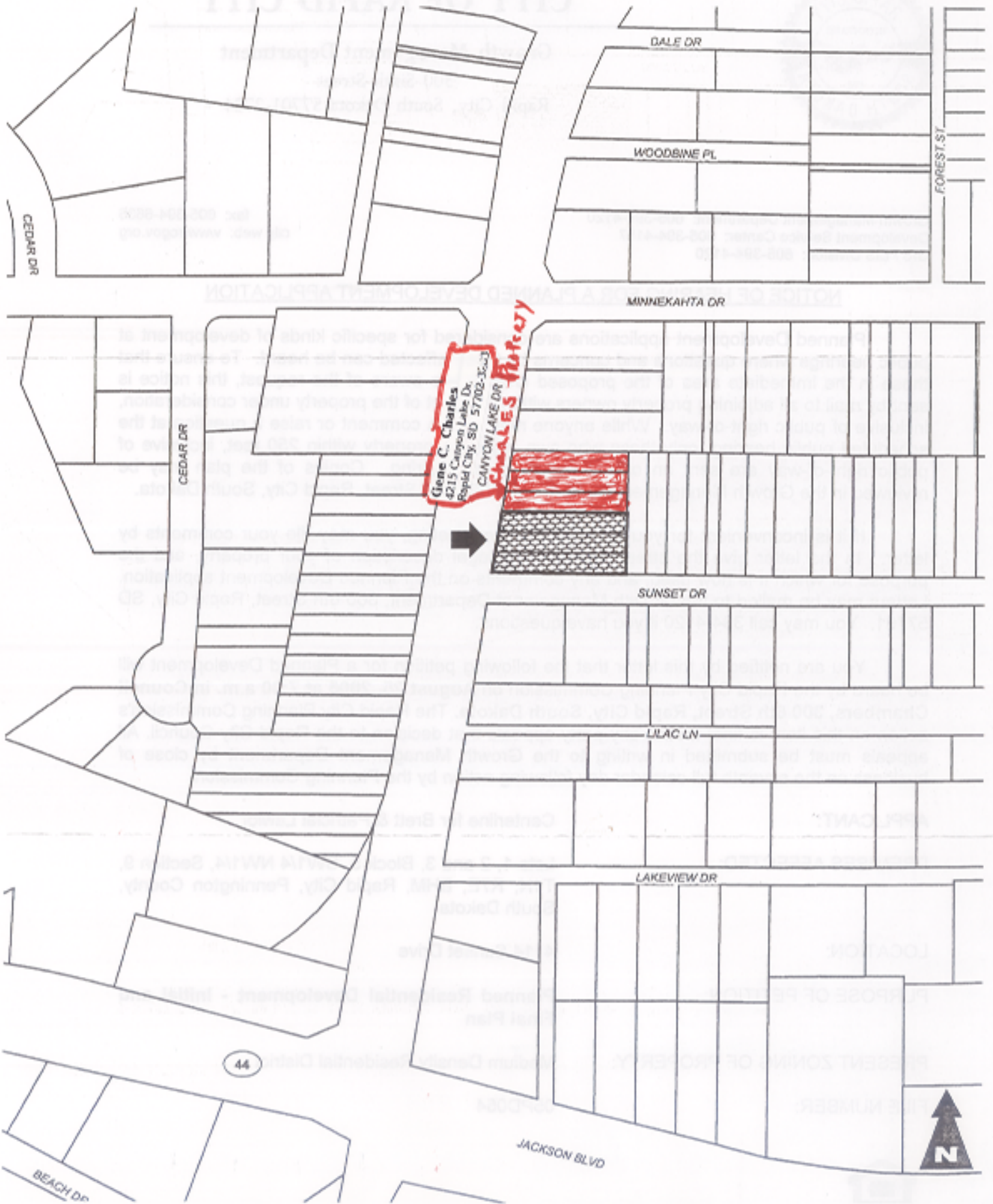
We have owned this property for 9 years and it is our full time residence.

My official comment is that I completely oppose and reject the Planned Development number 05PD054. If this proposed development is approved, I will appeal the decision.

Respectfully,


Gene C. Charles

05PD054



UNRECORDED FIRST CLASS MAIL
NO POSTAGE OR PAID
PERMIT NO 308
RAPID CITY SD

2004

TAXER BY YASIE No-2005

DESCRIPTION OF PROPERTY (PAYEE'S NAME):
IN 07E SEC 09 RAPID CITY SCHABER SEC 9 SW 1/4 NW 1/4 BLK 5 LOT 4-6

FIN 37 09 176 003 ACRES .230 TAX DISTRICT 470- -RC- 00

30810-01-04 2,329.10

OWNER OCCUP	VAL	TAXES	LEVY	VALUE	LEVY
	129,472	4.7281	COUNTY		
	129,472	10.1704	SCHOOL DST		
	129,472	.0312	WATER DIST		
	129,472	3.0595	CIVIL DIST		

***** AUTOCR C011

CHARLES, GENE C
4215 CANYON LAKE DR
RAPID CITY SD 57702-3283

30810-01-04

1.164.55



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AUG 29 2005

City Growth
Department

Robert Beliveau
4114 Sunset Dr. Apt. #5
Rapid City, SD 57702

August 25, 2005

To the Rapid City Planning Commission:

Patricia Lawlor, owner and manager of the apartments at 4114 Sunset Dr., Rapid City, has asked me to write a note on her behalf as she's trying to get building permits for new stairs to the upstairs units at these apartments.

I have been a tenant here at these apartments since August 2004. I know that Patricia is trying to make these apartments as nice as possible for people to live in. In my apartment, she has had new ceramic tile installed in my kitchen and bathroom. This is such a nice replacement of the old carpet that was in both.

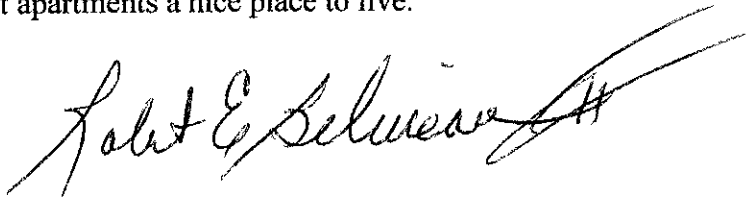
She also took out the old dark paneling and replaced it with drywall and paint.

In the apartment upstairs she put new ceramic tile in the kitchen as well as new carpet in the rest of that apartment. She also built new decks for both of the upstairs units.

This summer she has painted the exterior a much more pleasing color and is working on improving the landscaping.

The condition of the stairways going up to the upper apartments is not good and I know she wants to replace these with more attractive and safer steps. She is doing what she can to make the Sunset apartments a nice place to live.

Sincerely



Robert Beliveau

call 209-3733
with any questions &/or
Comments.

August 25, 2005

To the Rapid City Planning Commission:

I am writing this letter to be included with the file on the property at 4114 Sunset Dr., Rapid City. Patricia Lawlor of SKYEMAD PROPERTIES is the owner and manager of these apartments.

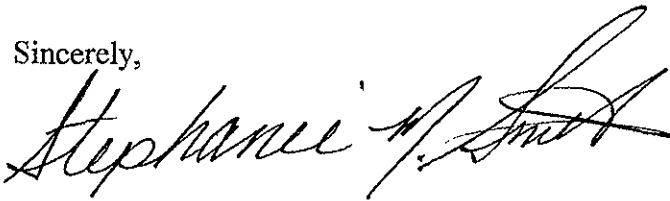
I have been renting Apartment #1 from Patricia since July 2004.

I have been very pleased with my experience living in these apartments.

In the past year Patricia has done numerous things to improve the living conditions for me here. She installed brand new ceramic tile in my bathroom to replace the existing carpet. She installed brand new French doors out to the back yard because the other sliding glass door was heavy and difficult to close properly. She has painted the exterior of the building and is currently working to improve the landscaping.

Aside from the improvements made, Patricia is excellent at responding when repairs need to be made. From plumbing to spraying for ants, she makes every effort to keep the building at 4114 Sunset a nice place to live.

Sincerely,



Stephanie Smith

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AUG 26 2005

Rapid City Growth
Management Department

To the Rapid City Planning Commission:

August 25, 2005

I am writing on behalf of Patricia Lawlor of SKYEMAD PROPERTIES regarding her apartments at 4114 Sunset Dr. in Rapid City.

I have lived at these apartments since May 2003. I am currently a part of the Pennington County Housing Program and have been for the entire time I've rented from Patricia.

Every year the Pennington County Housing Department inspects my apartment for safety and cleanliness and upkeep. The repairs that they've required have been very few and Patricia has immediately responded to the department's upkeep requirements, even when the repairs are for things that I have damaged.

Since living in these apartments, I have had very few things break, but when they have Patricia Lawlor has fixed them immediately. She bought a new refrigerator this year and put a new deck on my apartment. This summer she has had the exterior painted and new river rock landscaping done.

I have enjoyed my experience living in the apartments at 4114 Sunset Dr.

Sincerely,



Corale Burnette

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AUG 26 2005

**Rapid City Growth
Management Department**