

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.

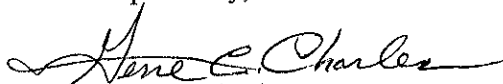
In accordance with your letter, reference Para.2; I am unable to appear at your meeting and in accordance with your instructions. I am filing my comments by this letter, and have authorized my neighbor Mr., Richard Hoff, who lives at 4212 Canyon Lake Drive, Rapid City, SD, 57702, to speak on my behalf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

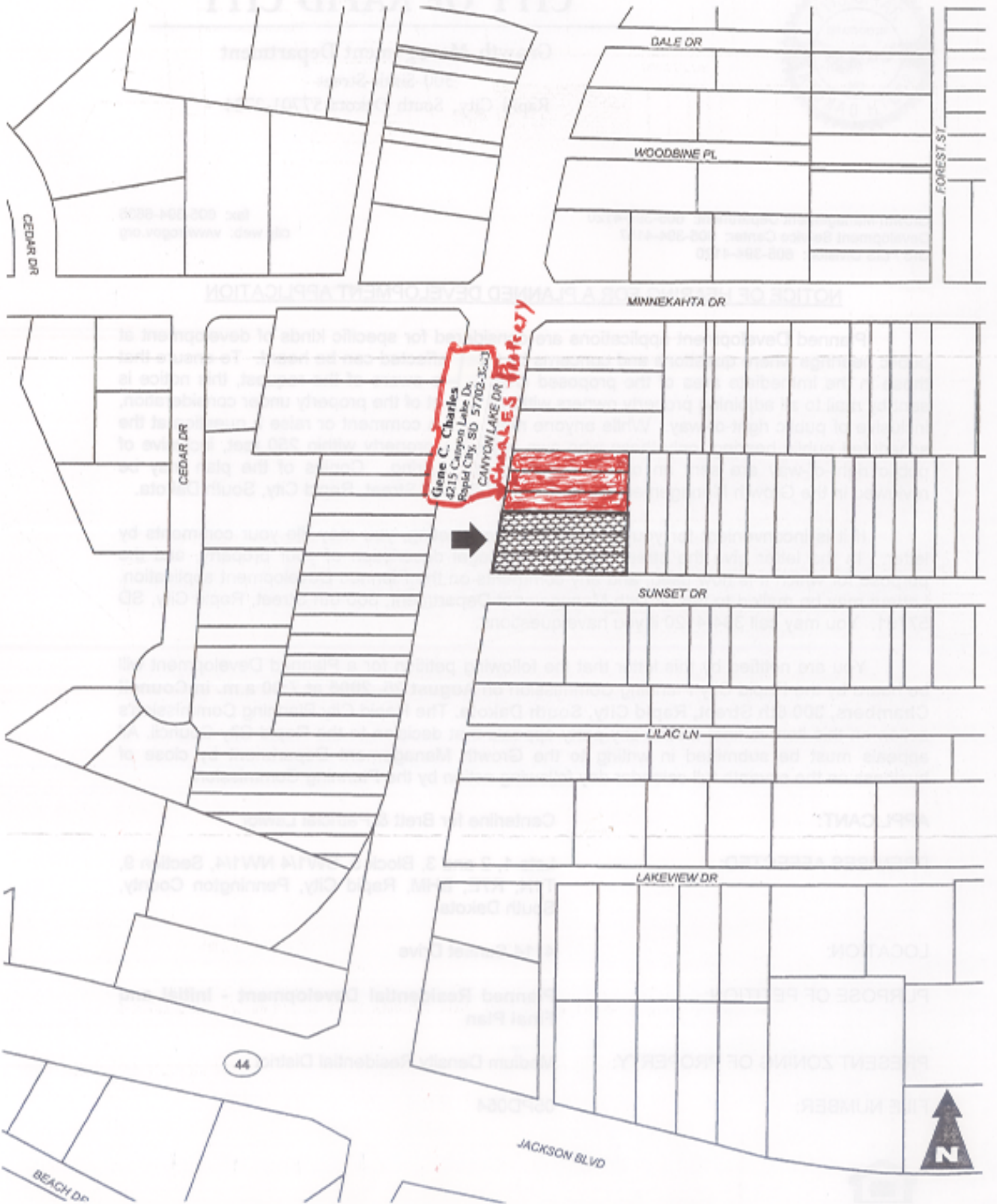
We have owned this property for 9 years and it is our full time residence.

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



44

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

2004

TAXER BY YASIE No-2005

DESCRIPTION OF PROPERTY AND (AMOUNT OF TAXES ONLY):
IN 07E SEC 09 RAPID CITY SCHAEFER SEC 9 SW 1/4 NW 1/4 BLK 5 LOT 4-6

FIN 37 09 176 003 ACRES .230 TAX DISTRICT 47D- -RC- 00

30810-01-04 2,329.10

| OWNER OCCUP | AMOUNT | RATE | TOTAL | 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.

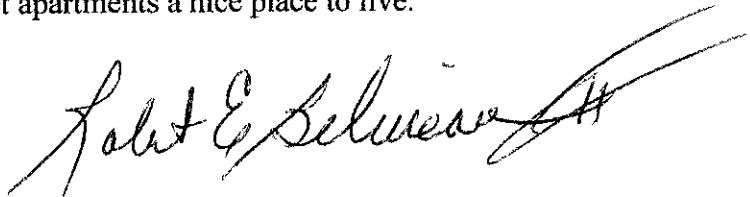
She also took out the old dark paneling and replaced it with drywall and paint.

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.

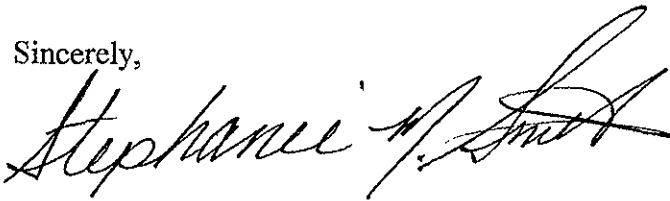
I have been renting Apartment #1 from Patricia since July 2004.

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**

05PD054

October 15, 2005

RECEIVED

OCT 19 2005

**Rapid City Growth
Management Department**

City of Rapid City
Growth Management Department
300 Sixth Street
Rapid City, SD 57701-2724

To Whom It May Concern:

I am writing to support the Planning Commission's decision to deny a planned development application for file # 05PD054.

When I purchased my home at 4115 Sunset Drive in 1981 the then 4-plex at 4114 Sunset Drive was owner occupied as was the home next to mine on the corner of Sunset and Canyon Lake Drive. There was a resident in the small house at 4112 Sunset and there was an empty lot at 4110 Sunset which provided ample off street parking for the residents of the 4-plex and the small house and their visitors. There were also a lot of trees which made the property look nice.

When Mrs. Kassube sold 4114 and 4112 to Mr. Calvidge Perry he was living in California. The reason I know this is that he came out to Rapid City and spray painted the house at 4112 and since it was a windy day managed to get paint on my car, mailbox and house. I had to go through channels to find out who had bought the property in order for my insurance company to be reimbursed for the cost of removing paint from my car by his insurance company.

After Mr. Perry and his wife and son moved to Rapid City they occupied two units of 4114 and had their furniture in 4112 for a time. By this time 4114 had become a 5-plex with an apartment in the basement. I'm not certain when this happened.

Somehow Mr. Perry was allowed to build a house at 4110 Sunset thus eliminating all off-street parking for the now six units. He did provide some parking by putting gravel on the grass west of 4114 and by gouging out a "driveway" between 4114 and 4112 and putting gravel on what was formerly a grassy slope between the two buildings. Two piles of dirt still remain from that project. Is there a law about how much of a property can be covered with buildings and parking?

Immediately there became a problem with insufficient parking with the result of residents and visitors parking in the street. Sunset is quite narrow and it sometimes took three tries to get out of my driveway because cars would come down the street from Canyon Lake and there would be cars along the north side of the street. This especially was a problem in the winter.

I have a feeling that Mr Perry was told at some point that he would have to tear down 4112 to provide parking. He then put new siding on the house, new windows, light fixtures and a deck in the front, etc., and probably said he couldn't tear it down because he had just spent a lot of money on improvements. There used to be a "back door" on the east side of 4112 which was eliminated and sided over in this process. I guess this was done so no one would go out that door

and end up in the front yard of 4110. Is this legal?

Mr. Perry also was somewhat nasty to the people who owned 4108 Sunset and they sold their home and moved elsewhere. I don't blame them. Who would want the people who live in 4110 sitting on their upstairs deck looking down on your backyard patio?

After ruining the 4100 block of Sunset Drive Mr. Perry sold all his property and left the area. I'm sure the new owners had no idea what they were getting into.

This summer one of the residents of 4114 went out at 9:00 p.m. with a chainsaw and "butchered" the bushes in front of the building. Then some individuals installed edging in various places and covered those areas with rock. The edging was not properly installed and is completely out of the ground in one place. The remaining "lawn" is nothing but weeds and hasn't been watered for much of the summer.

Also, one night at midnight two tow trucks arrived and proceeded to drag a pickup which had been left behind 4112 out to the street and then onto one of the tow trucks. This process lasted about 15 minutes and was extremely noisy. Why did this have to be done at that time of night?

The people who bought 4110 are now trying to sell it. I wish them luck. I certainly wouldn't want a house which has another house in the front yard.

In summary, there have been nothing but problems with the property at 4114 Sunset Drive since Mrs. Kassube sold it. I hope that the City of Rapid City will do whatever necessary to correct this mess and make it better.

Thank you.

Sincerely,


Leslie Joan Brookes

P.S. I do not appreciate the fact that 4114 was painted the same color as my house. I do not want anyone to think that I am connected to that property!