

-----Original Message-----

From: ElHend@aol.com [mailto:ElHend@aol.com]

Sent: Friday, April 14, 2006 8:53 PM

To: vicki.fisher@rcgov.org

Subject: File #s 06PD017, 06PL042, 06SV015

To Vicki Fisher and the Planning Commission
Growth Management Department
Rapid City, SD

I recieved a notice of review for a development planned on Lots 10 and 11 of Madison Subdivision, SE1/4, Section13, T2N, R7E, BHM. I am the owner of Lot 8R which is located the 2nd lot to the north of this planned development.

There appears to be a problem with having Roberta Street dead end within the proposed development on Lots 10 and 11. For logical future development for Lots 8 and 9 and improved traffic flow for the area, it would be better to require continuation of Roberta Street running parallel to Haines Ave. to the south edge of Lot 9.

I respectfully request that this change be made.

Eldene Henderson
Lot 8R
Madison Subdivision
4525 Haines Ave
Rapid City, SD 57701

April 15, 2006

City of Rapid City
Growth Management Department & Rapid City Planning Commission
300 Sixth Street
Rapid City, South Dakota 57701-2724

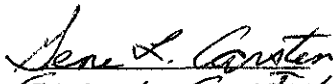
RE: Appeal to 1 - Notice of Hearing for Planned Development Application & 2 - Notice of Hearing for a Variance to the Sub-Division Regulations

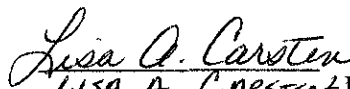
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APPLICANT: DGM Development & Echo Development
PREMISES AFFECTED: Lots 10 & 11 of Madison's Sub-Division, located in the SE 1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION: 500 feet north of Country Road and adjacent to the west side of Haines Avenue
PURPOSE OF PETITION: Planned Residential Development - Initial Development Plan
PRESENT ZONING OF PROPERTY: Medium Density Residential District
FILE NUMBER: 06PD017

OUR APPEAL COMMENTS:

- 1-1. The "PURPOSE OF PETITION" is Vague and Not Specific, only stating "**Planned Residential Development - Initial Development Plan,**" and not specifying what type of structures/dwellings DGM & Echo Development are planning to develop and build."
- 1-2. We understand that DGM & Echo Development intends to build "Townhouse Units vice Detached Single Family Homes in Lots 10 & 11?"
- 1-3. We realize this particular area has been zoned "**Medium Density Residential District**" and presume that DGM Development & Echo Development will respect our wishes to keep our neighborhood "**Detached Single Family Homes.**" We do not desire "Townhouse Units-several stores tall" to be built behind, or near our "Detached Single Family Homes," detracting from our beautiful view of the Black Hills.
- 1-4. One of the primary reasons for purchasing our home is the beautiful view of the Black Hills and our quiet residential neighborhood. We dislike and protest any planned development of "Townhouse Unit Apartments, Condo's or any other Multi-Dwelling structures - several stories tall" to be built behind, or near our Residents, detracting and probably destroying our beautiful view of the Black Hills.
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- 1-6. Recommend if DGM & Echo Development desire to build "Townhouse Unit Apartments, Condo's, or any other Multi-Family Occupied Style Dwellings," they seek another area. We do not desire these types of structures in our neighborhood, as it will detract from the beauty of our residence and area.
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Gene L. Carsten Resident/Owner
4325 Dolphin Lane
Rapid City, SD 57701


LISA A. CARSTEN Resident/Owner
4325 Dolphin Lane
Rapid City, SD 57701

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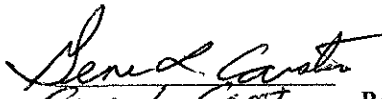
Rapid City Growth
Management Department

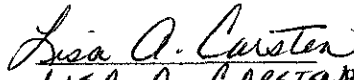
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Rapid City, SD 57701


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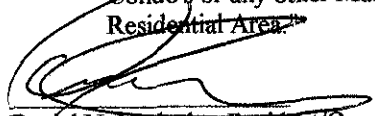
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Daniel N. Hodack - Resident/Owner
4335 Dolphin Lane
Rapid City, SD 57701


Kimie Hodack - Resident/Owner
4335 Dolphin Lane
Rapid City, SD 57701

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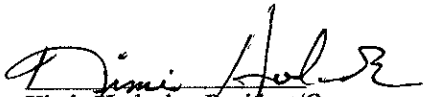
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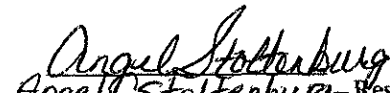
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Gay Stoltenburg Resident/Owner
4345 Dolphin Lane
Rapid City, SD 57701


Angel Stoltenburg Resident/Owner
4345 Dolphin Lane
Rapid City, SD 57701

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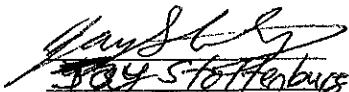
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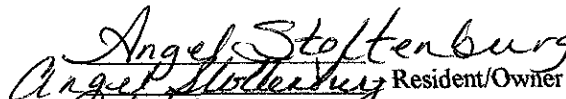
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Rapid City, SD 57701


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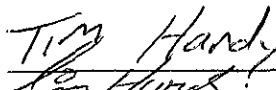
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Rapid City, SD 57701
- Resident/Owner

Delphin Lane
Rapid City, SD 57701
- Resident/Owner

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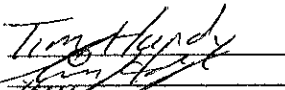
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– Resident/Owner

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Mildred S. Bruff
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4376 Dolphin Lane
Rapid City, SD 57701
Resident/Owner

Annita Smouffer
Annita Smouffer
4315 Dolphin Lane
Rapid City, SD 57701
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Resident/Owner
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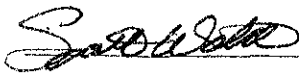
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LOCATION:	500 feet north of Country Road and adjacent to the west side of Haines Avenue
PURPOSE OF PETITION:	Planned Residential Development - Initial Development Plan
PRESENT ZONING OF PROPERTY:	Medium Density Residential District
FILE NUMBER:	06PD017

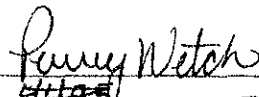
OUR APPEAL COMMENTS:

- 1-1 The "PURPOSE OF PETITION" is Vague and Not Specific, only stating "**Planned Residential Development - Initial Development Plan,**" and not specifying what type of structures/dwellings DGM & Echo Development are planning to develop and build."
- 1-2 We understand that DGM & Echo Development intends to build "Townhouse Units vice Detached Single Family Homes in Lots 10 & 11?"
- 1-3. We realize this particular area has been zoned "**Medium Density Residential District**" and presume that DGM Development & Echo Development will respect our wishes to keep our neighborhood "**Detached Single Family Homes.**" We do not desire "Townhouse Units-several stores tall" to be built behind, or near our "Detached Single Family Homes," detracting from our beautiful view of the Black Hills.
- 1-4. One of the primary reasons for purchasing our home is the beautiful view of the Black Hills and our quiet residential neighborhood. We dislike and protest any planned development of "Townhouse Unit Apartments, Condo's or any other Multi-Dwelling structures - several stories tall" to be built behind, or near our Residents, detracting and probably destroying our beautiful view of the Black Hills
- 1-5 Our neighborhood has always been, and shall always stay a "Detached Single Family Homes - Residential Area!"
- 1-6 Recommend if DGM & Echo Development desire to build "Townhouse Unit Apartments, Condo's, or any other Multi-Family Occupied Style Dwellings," they seek another area. We do not desire these types of structures in our neighborhood, as it will detract from the beauty of our residence and area
- 1-7. Our response is "**NO - to "Townhouse Units in Lots 10 & 11."**
- 1-8. Recommend that the City of Rapid City Growth Management Department, Rapid City Planning Commission and Zoning, take another hard look at the "**PRESENT ZONING OF PROPERTY: Medium Density Residential District**" and specifically Re-Zone it to "**Detached Single Family Homes - Residential Area Only!**" This will eliminate any present or future plans to place "Townhouse Units, Condo's or any other Multi-Dwelling Structures" in the middle of a "Detached Single Family Homes Residential Area."



- Resident/Owner

4425 Dolphin Lane
Rapid City, SD 57701



Resident/Owner

4425 Dolphin Lane
Rapid City, SD 57701

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Rapid City Growth
Management Department

2 - Notice of Hearing for a Variance to the Sub-Division Regulations

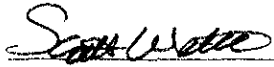
APPLICANT: **DGM Development & Echo Development**
PREMISES AFFECTED: Lots 10 & 11 of Madison's Sub-Division, located in the SE 1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION: 500 feet north of Country Road and adjacent to the west side of Haines Avenue
PURPOSE OF PETITION: **Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, and street light conduit along the access easements and to waive the requirement to install sidewalk and street light conduit along Pearl Boulevard as per Chapter 16.16 of the Rapid City Municipal Code.**
PRESENT ZONING OF PROPERTY: **Medium Density Residential District**
FILE NUMBER: **06SV015**

OUR APPEAL COMMENTS

2-1 Our response: **NO VARIATIONS!** DGM & Echo Development has not convinced us that these variations will not affect our neighborhood, residence, and "Detached Single Family Home Value!"

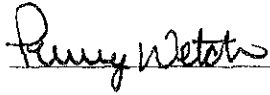
2-2 Curbs, Gutters, Sidewalks, and Street Lights must be installed in every aspect of "Residential Construction " It is bad enough that our neighborhood has insufficient Street Lights

2-3 DGM & Echo Development can not "**Thoroughly Convince Us,**" that the Variance they are requesting will not be passed on to the "Future Residents within their intended development," and that there is justifiable cause, not to install Curbs, Gutters, Sidewalks and Street Lights!



- Resident/Owner

4425 Dolphin Lane
Rapid City, SD 57701



- Resident/Owner

4425 Dolphin Lane
Rapid City, SD 57701

Note: Due to our work schedules we will be unable to attend the **April 20, 2006, 7:00 a.m.**, Initial Meeting, in Council Chambers

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Rapid City Council
Management Department

April 15, 2006

City of Rapid City
Growth Management Department & Rapid City Planning Commission
300 Sixth Street
Rapid City, South Dakota 57701-2724

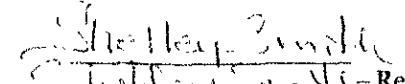
RE: Appeal to 1 - Notice of Hearing for Planned Development Application & 2 - Notice of Hearing for a Variance to the Sub-Division Regulations

1 - Notice of Hearing for Planned Development Application:

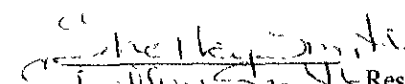
APPLICANT:	DGM Development & Echo Development
PREMISES AFFECTED:	Lots 10 & 11 of Madison's Sub-Division, located in the SE 1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION:	500 feet north of Country Road and adjacent to the west side of Haines Avenue
PURPOSE OF PETITION:	Planned Residential Development - Initial Development Plan
PRESENT ZONING OF PROPERTY:	Medium Density Residential District
FILE NUMBER:	06PD017

OUR APPEAL COMMENTS:

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Shelley Smith Resident/Owner
4305 Dolphin Lane
Rapid City, SD 57701



Shelley Smith Resident/Owner
4305 Dolphin Lane
Rapid City, SD 57701

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APR 19 2006

Rapid City Growth
Management Department

2 - Notice of Hearing for a Variance to the Sub-Division Regulations:

APPLICANT:

DGM Development & Echo Development

PREMISES AFFECTED:

Lots 10 & 11 of Madison's Sub-Division, located in the SE 1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota 500 feet north of Country Road and adjacent to the west side of Haines Avenue

LOCATION:

PURPOSE OF PETITION:

Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, and street light conduit along the access easements and to waive the requirement to install sidewalk and street light conduit along Pearl Boulevard as per Chapter 16.16 of the Rapid City Municipal Code.

PRESENT ZONING OF PROPERTY:
FILE NUMBER:

**Medium Density Residential District
06SV025**

OUR APPEAL COMMENTS:

- 2-1. Our response **NO VARIATIONS!** DGM & Echo Development has not convinced us that these variations will not affect our neighborhood, residence, and "Detached Single Family Home Value!"
- 2-2. Curbs, Gutters, Sidewalks, and Street Lights must be installed in every aspect of "Residential Construction " It is bad enough that our neighborhood has insufficient Street Lights.
- 2-3. DGM & Echo Development can not "Thoroughly Convince Us," that the Variance they are requesting will not be passed on to the "Future Residents within their intended development," and that there is justifiable cause, not to install Curbs, Gutters, Sidewalks and Street Lights!

Shelley Smith
Shelley Smith - Resident/Owner
4305 Dolphin Lane
Rapid City, SD 57701

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Rapid City, SD 57701

Note. Due to our work schedules we will be unable to attend the April 20, 2006, 7:00 a.m., Initial Meeting, in Council Chambers.