

06PD070

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

**From:** Larry Kaiser [mailto:lkzr@rushmore.com]

**Sent:** Tuesday, October 17, 2006 9:46 PM

**To:** Jennissen Dan

**Subject:** J Scull 06PD070

## OBJECTING PROPOSED PLANNED RESIDENTIAL DEVELOPMENT

I Larry Kaiser, object to J Scull Construction submitted request #06PD070 to build one sixteen unit apartment building and 2 garages:

I petition Rapid City Planning and Zoning to fully implement the Canyon Late Overlay District Requirements (CLOD) before allowing this project to be built. The CLOD was specifically created to inhibit this very type of project.

Specifically:

- Enforcement of the side yard 15 feet setback.
- Enforcement of street width of 27 feet.
- Enforcement of the six foot SCREENING fence.
  - Of note, a previous building was built just a few feet away by the same parties as this, with the promise of same, however a chain link was installed
- Enforcement of Snow Removal Requirement
- Drainage:
  - Many current residents have sump pumps already in their units next to where the new buildings are intended. I do not have one. I have very serious concerns about drainage. I do not feel as though I should have to install a sump pump because of this project. The land has a very low water table. Where will all the water go from the roofs and parking lots? It is my contention that the city and J Scull are risking creating a liability if there is insufficient drainage consideration.
- Enforcement of fire protection requirements.

I implore the commissioners to strictly enforce the CLOD. This project is too much in too little space.

Sincerely,

Larry Kaiser  
Resident  
3244 Leland

06PD 070  
Hem # 44

MEMO

To: Rapid City Planning Commission  
From: Don and Veda Wojciechowski  
Date: January 2, 2007  
Re: No. 06PD070 - Lots 1 thru 16 (which should be correctly described as Units 1-16) of Evergreen Condominiums and Lot B of Lot 14, less N. 80' of East 255' of Lot B, platted, Sec. 4, T1N, R7E, BHM, Rapid City, Pennington County, SD more generally described as being located at 1626 Evergreen Drive.

We own the property which borders the south edge of Units 1-16 of Evergreen Condominiums. Our property also sits diagonally from the southwest corner of the above Lot B.

During construction of the existing condominiums last summer and fall, there were numerous times of trespass onto our lot by construction personnel which blocked our driveway and parking lot. We have documented dates and times of many instances and can provide them upon request. After completion of the construction, this activity has continued by the residents and/or their guests of the condominiums to present day. A yellow line painted down the lot line has not helped. Please see the attached six photographs taken on January 1, 2007. The privacy fencing that was designated on the original plan needs to be put up as soon as possible.

The purpose of this memo is to express our objection to the construction of the second 16 unit condominium requested by the Sundbys in the Planned Residential Development for the above-described property for the following reasons:

1. Lot B is bordered on three sides by residential housing and if another 16 unit condominium is constructed on it, there will be an enormous amount of traffic in a very small area, creating excessive noise and congestion.
2. There is no designated street for access to Lot B, and it is apparent that if more construction is allowed, more trespass onto our property would continue.
3. A 6 foot privacy fence was designated on the original construction plan which the Planning Commission and City Council approved for the first condominium, however, the owners refused to erect that fence stating that city code did not require it.

Whether or not construction of the second condominium is allowed, we request that there be a stipulation requiring that the 6 foot privacy fence along the south lot line of the existing condominium (on Lot A) be erected as soon as possible to assure that residents and construction personnel and equipment do not encroach and trespass upon our property.

We respectfully request your denial of this proposed construction of a 16 unit condominium on Lot B because it will create congestion and excessive noise, be difficult to maintain fire control and is not in the best interests of the neighborhood.

Thank you very much.

Sincerely,

*Don and Veda Wojciechowski*  
Don and Veda Wojciechowski



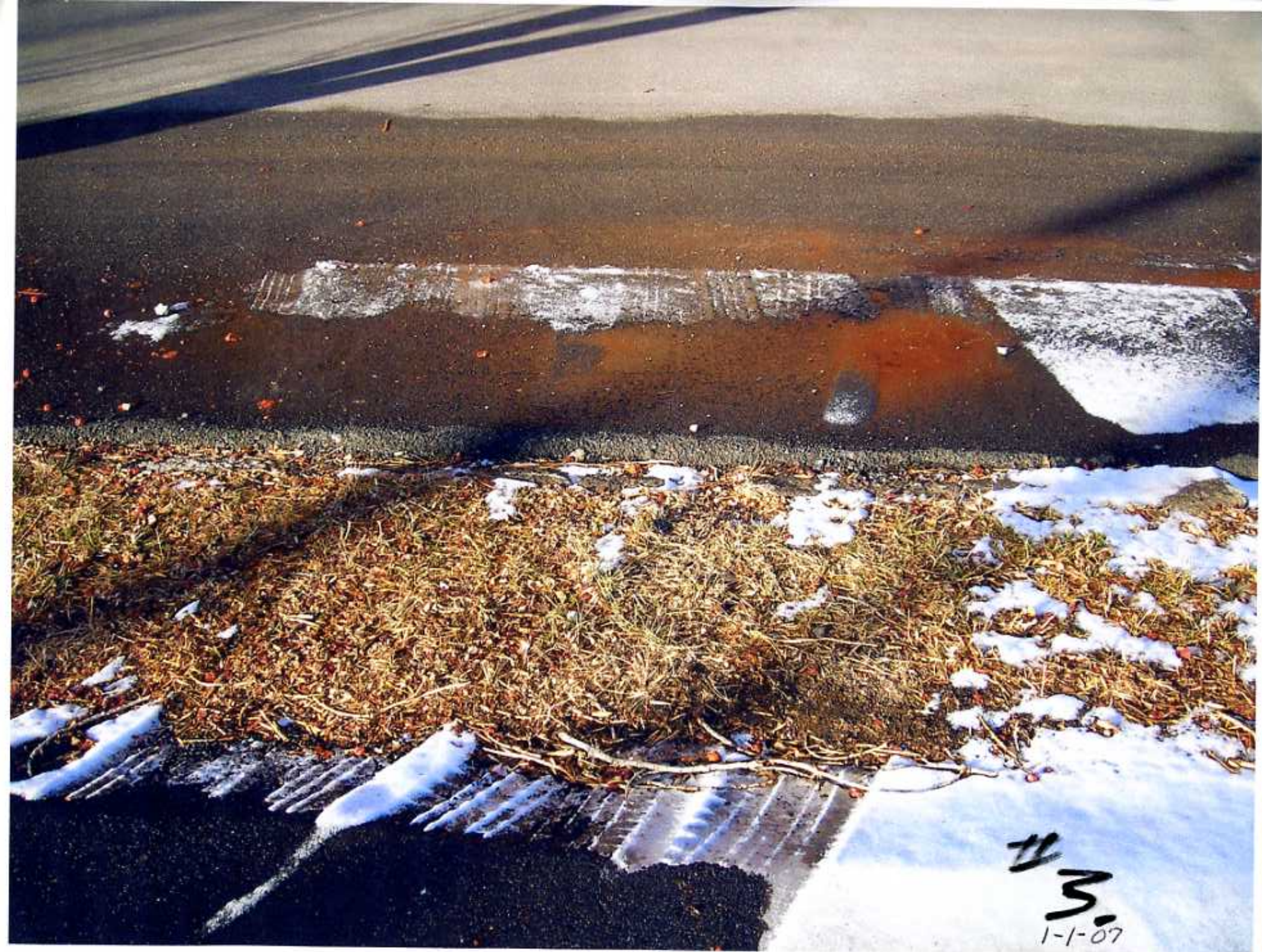


#1.  
1-1-07













#  
4

1-1-07





#5  
1-1-07



