

12PD004

From: Ginger Schutz [<mailto:gschutz1967@hotmail.com>]

Sent: Thursday, March 01, 2012 4:15 PM

To: Lacock Fletcher; cpweb

Subject: Appeal 12PD004

Ginger Schutz
Gingerbread Properties, LLC

3615 Fifth Street

Legal Description: 1N-07E SEC 13 RAPID CITY: FOX RUN SUB BLK 2 LOT 2R OF LOT A1

re: APPLICANT: Advanced Engineering for Ray Lipsey
LOCATION: 3625 5th Street File Number: 12PD004

To the Members of the Community Planning & Development Services Department:

I would like to appeal your decision for the approval of the Planned Development at the premises of 3625 Fifth Street . I'm the owner of the building on Fifth Street which currently shares the driveway with 3625 5th Street. My property line runs along the north property line of 3625 Fifth Street.

My concern is after only being in the building for about five years or so there was a room in my building which was built on a concrete slab that completely caved into the ground. This room was located on the South end closest to the 3625 Building. It required all kinds of construction with jacking the caved concrete out and reinforcing the floor with rebar then pouring the concrete. At that time there was discussion amongst Don Wieseler, his assistant, and myself about the possibility of there being a spring somewhere underground.

Since that time I have purchased the building from Mr. Wieseler. I had the driveway asphalted around 2005. Since 2005 I have had to fill in areas of the driveway which have caved. There is usually a trickle or constant water flowing down along the south end of the building with run off to Fifth Street especially during the spring and summer months. This leads me to believe there is a spring somewhere along the property.

My concern with construction so close to my property line are the following:

1. If there is a spring somewhere on there property or my property what kind of an effect will the construction have on the spring??
2. Not only the construction but the movement of the ground so close to the spring?
3. If the planning department continues with the approval will I have any protection for my property/building?

Sincerely,

Ginger Schutz