

JUN 11 2012

RAPID CITY
PUBLIC WORKS

City Of Rapid City Public Works -

I represent Plum Tree Homeowner's Association and function as it's President. Plum Tree Homeowner's Association (HOA) is located in west Rapid City across from the Sioux Park complex. Plum Tree Lane is zoned as a City street for a short distance, then becomes a "Private Road" for the portion that affects our complex. Plum Tree Lane has a second entry/exit that the City maintains as a gravel road. As it stands, our HOA and possibly the other owners that own property on Plum Tree Lane are responsible for any repairs or improvements on Plum tree Lane. Our intent with this correspondence is to inform the City about our questions/concerns over the present zoning classification and see if any remedy or relief may be available for us, whether presenting our case at a Public Works meeting, or suggestions that might be mutually beneficial. Our HOA is mindful of the City's legal and budget constraints, but feels hardship in our present situation.

As I described, there are two entry/exit points on Plum Tree Lane. We cannot control who uses Plum Tree Lane, yet we appear to be solely responsible for the road's maintenance. This seems unfair to our ownership group. As the City has changed and evolved, Canyon Lake Dr. has become very busy at certain times of the day due to the improvements on Canyon Lake Dr. and the frequent use of the Sioux Park complex for events. It isn't unusual for cars to use Plum Tree Lane to avoid the intersection at Canyon Lake Dr. and Sheridan Lake Road. It seems unusual that the City maintains both entry/exit points, but nothing in between. Another hardship and occasional nuisance for our group is the gravel portion the City maintains. The dust that is kicked up by any traffic using that portion is at times substantial.

As our HOA President, I'm mindful of maintaining and preserving our complex on Plum Tree Lane. I don't have personal expertise on asphalt maintenance, but am in process of seeking professional advice. We the HOA, would be very grateful for any advice or relief the City is willing to provide. My recent trips to visit with City personnel in the Zoning/Public Works Dept and with the City Attorney have been handled very professionally by the City personnel who have assisted me.

We look forward to hearing from you regarding this matter. Our HOA is appreciative of your time and consideration.

Sincerely,

Chris Legner
Plum Tree HOA President

(605)348-4076
749 Plum Tree Lane
clegner@rap.midco.net



- Roads**
- Not classified
 - Interstate
 - US Highway
 - SD Highway
 - County Highway
 - Main Road
 - Minor Arterial
 - Collector
 - Ramp
 - Paved Road
 - Unpaved Road
 - FS Unpaved Road
 - Driveway
 - Paved Alley
 - Unpaved Alley
 - Unimproved Road
 - Trail
 - Not yet coded
- Township/Section Lines**
- TOWNSHIP
 - SECTION
- Tax Parcels**
- Tax Parcels
- Lot Lines**
- <all other values>
 - Lot Line
 - Parcel Line
- County Line**
- County Line



Map Notes:

DISCLAIMER: This map is provided 'as is' without warranty of any representation to accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in the constant state of maintenance, correction, and update. This documents does not represent a legal survey of the land. There are no restrictions on the distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.