

01RZ044

27 July, 2001

James and Kathleen Hanley
5140 Copperhill Ridge
Rapid City, SD 57702

City of Rapid City
Planning Department
300 Sixth Street
Rapid City, SD 57701

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**Rapid City
Planning Department**

Ref: File #01RZ044

Dear Planning Commission,

My wife and I are the owners of Lot C of the Copperhill Ridge Subdivision. Our lot is the only privately owned lot adjacent to Lot A of Lot 6 of Tract B of the Braeburn Addition.

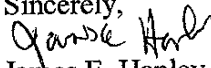
This morning I spoke with Blaise Emerson, Assistant Planning Director. He was very knowledgeable and polite as he answered some of my questions and concerns. I told him I would follow up with this certified letter as a matter of public record and to ensure my concerns are addressed.

We purchased our lot in Oct. of 95. Prior to purchase, we carefully researched all aspects of compliance with City Building Codes and Ordinances. One question was what impact could the Braeburn Addition Lot have upon us? The City Planning Commission Personnel told us that the Braeburn Lot was not a buildable lot due to its proximity to floodplain, steep terrain, setback requirements and lack of platted access or easements. Satisfied with that, we purchased our lot and began planning and building our dream home.

I understand that the Braeburn Lot has been annexed by the city and is requested to be rezoned to low density residential. Perhaps it should be rezoned to floodplain, as all boundaries of the lot are adjacent to flood plain except for the part adjoining my lot. It probably was overlooked when the floodplain was originally designated.

We very much enjoy our lot, house, neighborhood and Rapid City. Be advised, we will not allow any access to the use or development of Lot A of Lot 6 of Tract A of the Braeburn addition which will negatively impact any of the above.

Thank you Mr. Emerson for visiting with me today. I think you understand our concerns. I would appreciate a written reply from the city making sure our concerns are addressed.

Sincerely,

James E. Hanley

cc: Greg and Judy Nielson
5120 Copperhill Ridge