

**02PD007**

**RECEIVED**

**MAR 18 2002**

Rapid City  
Planning Department

**PEGGY BOWSER**  
**1001 Woodridge Drive**  
**Rapid City, SD 57701**  
**Home: (605) 399-1689**  
**Cell: (605) 381-4405**

March 15, 2002

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

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

Re: All Around Construction, Inc.  
File No. 02PD007

Gentlemen:

This will acknowledge receipt of a Notice of Hearing for a Planned Development Application from All Around Construction, Inc. in regard to Lot 110 of Woodridge Subdivision. I am the property owner of Lot 119 Revised adjacent to the subject property to the south.

I have no objection to the property owner building on his real estate. I would, however, simply like to offer a written statement of my concern about the parking. It appears from the diagram on the back of the notice that the planned structure is a little over twice the size of the home on the lot to the north. That indicates this may be a multi-family unit, or a very large single family home and there may be a need for parking space for several vehicles. I believe on-street parking is not permitted by the Covenants and Restrictions of the Woodridge Homeowners Association. Therefore, my concern is that there is adequate off-street parking to accommodate all the parking needs for the proposed structure.

Woodridge Drive is a winding road up a hill. It is difficult to see vehicles coming down the hill around the bend, so as a matter of safety, I enter and exit my driveway from the lower portion adjacent to the applicant's property. It occurs to me that possibly the occupants of the proposed structure and/or their guests would be tempted to park on this apron if the proposed structure does not have adequate off-street parking.

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Thank you for the opportunity to allow me to make a comment. If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in cursive script that reads "Peggy Bowser".

Peggy Bowser

cc: All Around Construction, CM, RRR  
Woodridge Homeowners Association, CM, RRR

**WOODRIDGE HOMEOWNERS ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE**

March 16, 2002

Mr. Jamie Gerlach  
All Around Construction  
949 Woodridge Drive  
Rapid City, SD 57701

Dear Mr. Gerlach:

Please be advised that **all** construction in the Woodridge Subdivision requires **PRIOR approval** of the Architectural Control Committee. (**Article VI, Section's 1 and 3 of the Covenants, Conditions, and Restrictions**).

The Architectural Control Committee requires a **current set** of biddable plans for construction; including setbacks, elevations, and drainage. Since we do not have these, we were somewhat surprised at receiving the Notice of Petition regarding Lot 110.

Please contact me *immediately*.

Sincerely,

*Duane L. Jantz*

Duane L. Jantz, Chairman  
Architectural Control Committee  
1120 Crestridge Court  
Rapid City, SD 57701-5381  
telephone: 348-3756

Enc.

copy: ✓ Rapid City Planning Department  
✓ Rapid City Building Permit Department

are insufficient to pay all the costs of repairing or rebuilding to the same condition as formerly, the Board of Directors shall levy a special assessment against all owners of the damaged residence in such proportions as the Board of Directors deem fair and equitable in the light of the damage sustained by such residences to make up any deficiency, except that the special assessment shall be levied against all Town Home Lot Owners and Estate Home Lot Owners as established by Article V, Section 5, above, to make up any deficiency for repair or rebuilding of the Common Area not a physical part of the residence unit. In the event such insurance proceeds exceed the cost of repair and reconstruction, such excess shall be paid over to the respective mortgagees and owners in such proportions as the Board of Directors deem fair and equitable in the light of the damage sustained by such residences. Such payments shall be made to all such Owners and their mortgagees in proportion to their percentage interests.

## ARTICLE VI

### ARCHITECTURAL CONTROL

Section 1. An Architectural Control Committee, hereinafter referred to as Committee is hereby created. Said Committee shall be composed and comprised of the Board of Directors of the Association or composed of an Architectural Committee appointed by the Board of Directors of the Association. All action taken by the Committee shall require the affirmative vote or approval of a majority of its members.

No dwelling, building or any other structure may be erected, altered exteriorly or construction commenced thereon unless a complete set of plans and specifications, hereinafter referred to as plans, is submitted in advance of such construction or alteration to the committee. The plans submitted to the committee shall be in such complete form and details as to be bidable and shall contain sketches of all exterior and site elevations. The committee shall approve or disapprove such plans within thirty (30) days after they are submitted. Failure of the committee to act within said thirty (30) days shall constitute approval of said plans.

In approving or disapproving the plans submitted to

▪ Copy of Original ▪

12/17/98

Section 2. Building Size - Estate Home Lots: No dwelling shall be permitted on any Estate Home Lot in which the finished living area of the main structure, exclusive of

open porches and garages shall be less than the following:

- (a) 1,200 square feet on a one-story house;
- (b) 1,500 square feet on two floors of a three level house;
- (c) 1,500 square feet on a split level or two-story house.

Section 3. Building Size - Town Home Lots. No dwelling shall be permitted on any Town Home Lot in which the combined living area of the main structure, exclusive of open porches and garages shall be less than 1,250 square feet.

## ARTICLE VII

### USE RESTRICTIONS

Section 1. Except as approved by the Architectural Control Committee, all buildings or structures erected on said property shall be of new construction and no buildings or structures shall be moved from other locations onto said property. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any portion of said property at any time as a residence either temporarily or permanently.

Section 2. No further subdivision or resubdivision of any Lot or combination of Lots as shown on the plat shall be permitted except upon prior approval of the Architectural Control Committee.

Section 3. Each Lot shall be conveyed as a separately designated and legally described freehold estate subject to the terms, conditions and provisions hereof.

Section 4. Notwithstanding any provisions herein contained to the contrary, it shall be expressly permissible for Declarant or the Builder of said residential units to maintain during the period of construction and sale of said residential units, upon such portion of the premises as Declarant deems necessary, such facilities as in the sole opinion of Declarant may be reasonably required, convenient