

August 18, 2003
HAND DELIVERED

Ed and Donna Carpenter
2615 Junction Drive
Rapid City, SD 57702

City of Rapid City Planning Commission
c/o Planning Department
300 6th Street
Rapid City, SD 57701
ATTN: Jeff Marino

Re: 03PD040
Scott Craig PUD App.

Dear Planning Commission:

This letter is written in opposition to Scott Craig's application for a PUD permitting the construction of a residence on Lot 6, Block 1, Skyview North Subdivision with an 8' side setback contrary to the presently platted 15' side setback and contrary to the Restrictive Covenants for the subdivision dated October 22, 2001 and recorded 10-23-01, Book 95, Page 1365FF Misc. Real Est., Pennington County Register of Deeds. A copy of the Restrictive Covenants has been provided to Mr. Marino. My wife and I are owners of the adjacent Lot 7 which we purchased in 2001 on which we intend to build.

We purchased a lot with a 15' side setback as did the other persons purchasing lots in the subdivision, including Mr. Craig. Mr. Craig began excavation for construction which would violate the 15' side setback requirement without submitting the plans for review by the Architectural Control Committee as required by the subdivision covenants. Fortunately, this violation was discovered prior to the completion of foundation excavation and prior to any footings or other construction. Mr. Craig commenced the excavation without submitting the required plans, even though he was fully aware of the requirements, having constructed a previous residence in the Skyview North Subdivision, for which he submitted plans to the Architectural Review Committee as required.

Having been sold a lot with 15' side setback requirements both by platting and covenants, we feel it would be totally inappropriate to grant Mr. Craig's request and unfair not only to us, but to the other individual lot owners who purchased lots (some have already built) in Skyview North. We have been working with the developer, the developer's realtor and the developer's landscape architect to attempt to come up with a solution that would maintain the 15' side setback integrity and still permit the residence on Lot 6 to be built as presently designed. If that cannot be accomplished, then Mr. Craig should abide by the existing plat and covenants and

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adjust his design accordingly. In the meantime, we respectfully urge that this application be forthwith denied.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ed' followed by a long horizontal flourish.

Ed and Donna Carpenter

cc: Scott Craig
Wyss Associates, Inc.
Pat Hall

John D. Davies
9600 N. River Rd.
Freeland, MI 48623
August 18, 2003

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

HEARING FOR PLANNED DEVELOPMENT APPLICATION

Applicant:: Scott Craig

Premises Affected: Lot 6, Block 1 Skyview North Subdivision, Section 10, T1N,
R7E, BHM, Rapid City, Pennington County, South Dakota

File Number: 03PD040

We understand Mr. Craig has requested an amendment to reduce the building envelope on a side yard set back. The reduced side yard set back will be adjacent to our lot, Lot 5. We are not opposed to the reduced set back provided that the reduced setback does not interfere or encumber our ability to develop our lot and provided that Mr. Craig provides for the natural drainage across Lot 6.

We have enclosed a copy of our preliminary plot plan for the residence that we intend to build in about one year. We plan to build a driveway that will be adjacent to Lot 6 and will be near the lot line where Mr. Craig intends to have the reduced set back. We will need to locate our driveway as shown to be able to meet grade requirements. We do not have grade plans completely engineered at this time.

Mr. Craig should consider the proximity of our intended driveway to the residence he is building and plan for barriers for light and sound that may affect occupants. We are also concerned that water that naturally flows across Lot 6 could be diverted to flow across Lot 5.

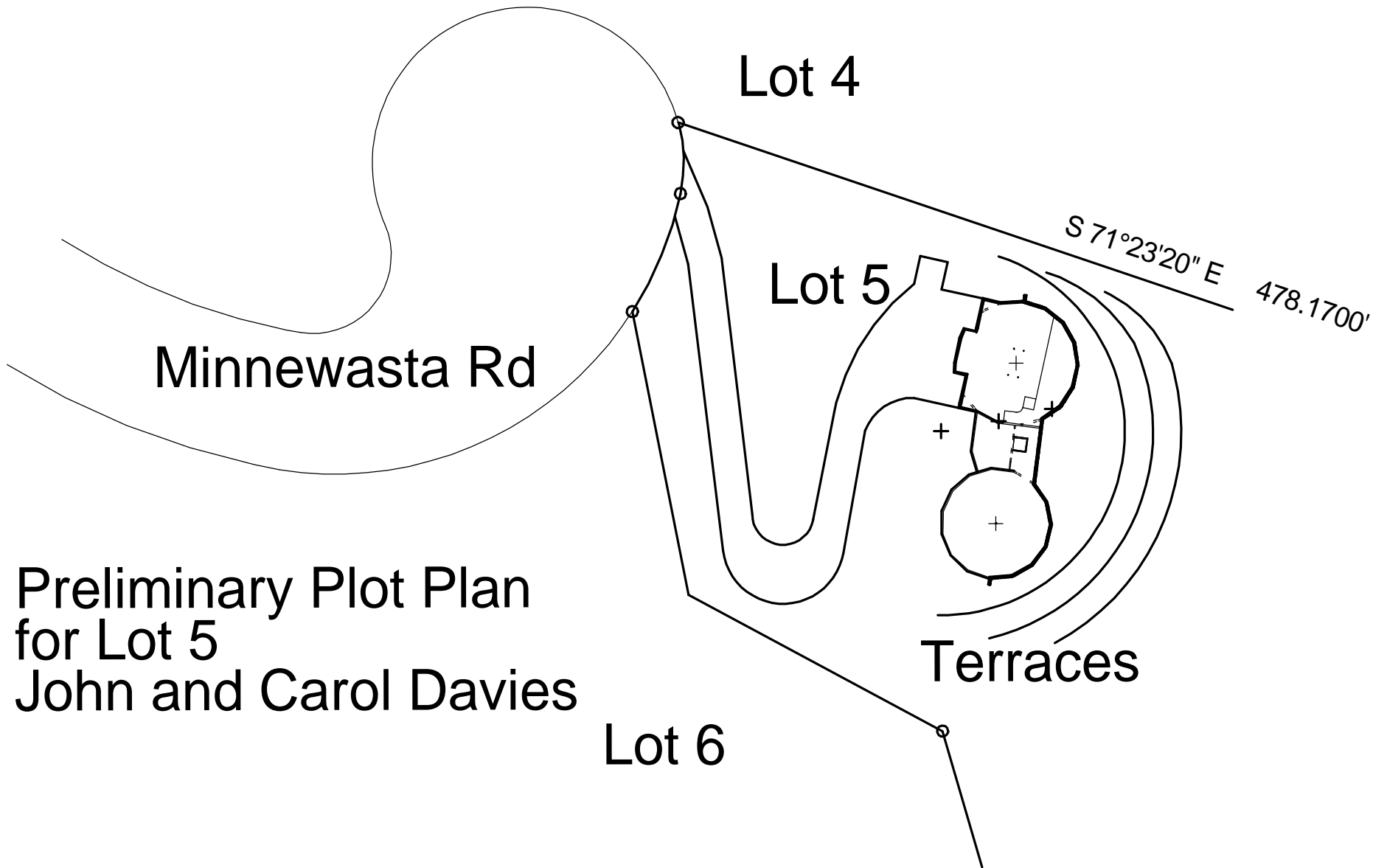
We understand the difficulties of developing residences on these sloped lots and we are willing to work with Mr. Craig to minimize development costs of both lots.

Sincerely,

John D. Davies
Carol A. Davies

Enclosure

Cc: Scott Craig



Preliminary Plot Plan
for Lot 5
John and Carol Davies