

045V053
Item # 24

Keith McGuire

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**Rapid City Growth
Management Department**

October 31, 2004

City of Rapid City
Growth Management Department
300 Sixth Street
Rapid City SD 57701-2724

RE: 13651 Quartz Canyon Court
1S 07E Sec 07 Quartz Canyon Subd Blk 2 Lot 8R

Dear Sir:

We received the notice that Sperlich Consulting Inc for Paul Reinke is requesting a Variance to the Subdivision Regulations to be considered on 11/04/04 by the Rapid City Planning Commission.

We would like to express our concern that a variance to the Subdivision Regulations would place considerable stress on the overburdened water system in existence. Additionally, it would cause further deterioration of the inadequate road structure and condition experienced at this time. We purchased our home in 1998 and the road was undeveloped at that time. Since then there has been no improvement or maintenance of the road bed of Quartz Canyon Court other than what we have initiated and completed at our own expense. Quartz Canyon Lane has been minimally maintained and such things as snow removal and pot hole filling have been nearly non-existent. The water system has provided safe water but as development of the houses within the subdivision continue to be built the pressure and assurance of adequate water has been questionable. It is our understanding that when a second well was drilled to alleviate the pressure on the system, no supply was located and other provisions like increased storage capacity were to be explored. We are not sure that the present system can serve the increased demand that further development would place on the system. At the present time, our covenants do not require curb, gutter or sidewalks so no variance to that provision would be necessary. Also, street lights are expressly prohibited so there is again no issue there.

Please consider the viability of the water system in place and the lack of adequate road maintenance at the present time before granting any variance that would jeopardize the tenuous balance already in place at this time in Quartz Canyon.

Thank you for your consideration of our comments.

Sincerely,

Keith McGuire

Mary McGuire

