

06PD017, 06PL042 and 06SV015

-----Original Message-----

From: ElHend@aol.com [mailto:ElHend@aol.com]

Sent: Friday, April 14, 2006 8:53 PM

To: vicki.fisher@rcgov.org

Subject: File #s 06PD017, 06PL042, 06SV015

To Vicki Fisher and the Planning Commission
Growth Management Department
Rapid City, SD

I recieved a notice of review for a development planned on Lots 10 and 11 of Madison Subdivision, SE1/4, Section13, T2N, R7E, BHM. I am the owner of Lot 8R which is located the 2nd lot to the north of this planned development.

There appears to be a problem with having Roberta Street dead end within the proposed development on Lots 10 and 11. For logical future development for Lots 8 and 9 and improved traffic flow for the area, it would be better to require continuation of Roberta Street running parallel to Haines Ave. to the south edge of Lot 9.

I respectfully request that this change be made.

Eldene Henderson
Lot 8R
Madison Subdivision
4525 Haines Ave
Rapid City, SD 57701

April 15, 2006

City of Rapid City
Growth Management Department & Rapid City Planning Commission
300 Sixth Street
Rapid City, South Dakota 57701-2724

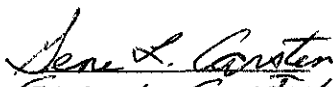
RE: Appeal to 1 - Notice of Hearing for Planned Development Application & 2 - Notice of Hearing for a Variance to the Sub-Division Regulations

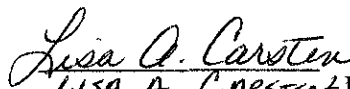
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LOCATION: **500 feet north of Country Road and adjacent to the west side of Haines Avenue**
PURPOSE OF PETITION: **Planned Residential Development - Initial Development Plan**
PRESENT ZONING OF PROPERTY: **Medium Density Residential District**
FILE NUMBER: **06PD017**

OUR APPEAL COMMENTS:

- 1-1. The "PURPOSE OF PETITION" is Vague and Not Specific, only stating "**Planned Residential Development - Initial Development Plan,**" and not specifying what type of structures/dwellings DGM & Echo Development are planning to develop and build."
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- 1-5. Our neighborhood has always been, and shall always stay a "Detached Single Family Homes - Residential Area!"
- 1-6. Recommend if DGM & Echo Development desire to build "Townhouse Unit Apartments, Condo's, or any other Multi-Family Occupied Style Dwellings," they seek another area. We do not desire these types of structures in our neighborhood, as it will detract from the beauty of our residence and area.
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- 1-8. Recommend that the City of Rapid City Growth Management Department, Rapid City Planning Commission and Zoning, take another hard look at the "**PRESENT ZONING OF PROPERTY: Medium Density Residential District**" and specifically Re-Zone it to "**Detached Single Family Homes - Residential Area Only!**" This will eliminate any present or future plans to place "Townhouse Units, Condo's or any other Multi-Dwelling Structures" in the middle of a "Detached Single Family Homes Residential Area."


Gene L. Carsten Resident/Owner
4325 Dolphin Lane
Rapid City, SD 57701


LISA A. CARSTEN Resident/Owner
4325 Dolphin Lane
Rapid City, SD 57701

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APR 18 2006

Rapid City Growth
Management Department

2 - Notice of Hearing for a Variance to the Sub-Division Regulations:

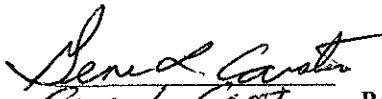
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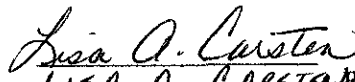
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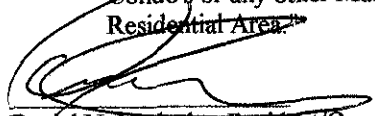
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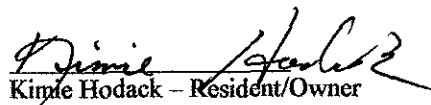
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Daniel N. Hodack - Resident/Owner
4335 Dolphin Lane
Rapid City, SD 57701


Kimie Hodack - Resident/Owner
4335 Dolphin Lane
Rapid City, SD 57701

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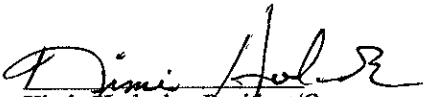
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Growth Management Department & Rapid City Planning Commission
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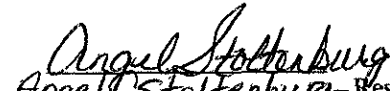
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Gay Stoltenburg Resident/Owner
4345 Dolphin Lane
Rapid City, SD 57701


Angel Stoltenburg Resident/Owner
4345 Dolphin Lane
Rapid City, SD 57701

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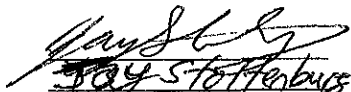
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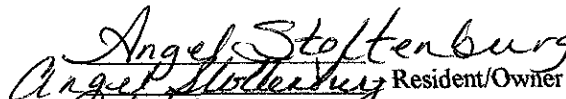
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4345 Dolphin Lane
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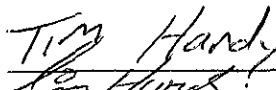
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Rapid City, SD 57701
- Resident/Owner

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Rapid City, SD 57701
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Management Department

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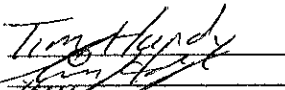
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- Resident/Owner

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Mildred S. Knapp
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4376 Dolphin Lane
Rapid City, SD 57701
Resident/Owner

Ann H. Smoother
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