

06PD070

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

**From:** Larry Kaiser [mailto:lkzr@rushmore.com]

**Sent:** Tuesday, October 17, 2006 9:46 PM

**To:** Jennissen Dan

**Subject:** J Scull 06PD070

## OBJECTING PROPOSED PLANNED RESIDENTIAL DEVELOPMENT

I Larry Kaiser, object to J Scull Construction submitted request #06PD070 to build one sixteen unit apartment building and 2 garages:

I petition Rapid City Planning and Zoning to fully implement the Canyon Late Overlay District Requirements (CLOD) before allowing this project to be built. The CLOD was specifically created to inhibit this very type of project.

Specifically:

- Enforcement of the side yard 15 feet setback.
- Enforcement of street width of 27 feet.
- Enforcement of the six foot SCREENING fence.
  - Of note, a previous building was built just a few feet away by the same parties as this, with the promise of same, however a chain link was installed
- Enforcement of Snow Removal Requirement
- Drainage:
  - Many current residents have sump pumps already in their units next to where the new buildings are intended. I do not have one. I have very serious concerns about drainage. I do not feel as though I should have to install a sump pump because of this project. The land has a very low water table. Where will all the water go from the roofs and parking lots? It is my contention that the city and J Scull are risking creating a liability if there is insufficient drainage consideration.
- Enforcement of fire protection requirements.

I implore the commissioners to strictly enforce the CLOD. This project is too much in too little space.

Sincerely,

Larry Kaiser  
Resident  
3244 Leland