

Carol Taylor
4008 Lakeview Drive
Rapid City, South Dakota 57702
Telephone: (605) 348-1302

March 14, 2001

Via Hand Delivery

Rapid City Planning Commission
Rapid City City Council
300 6th Street
Rapid City, South Dakota 57701

RE: Property at 4009 Lakeview Drive, Rapid City, South Dakota

Dear City Planning Commission and City Council Members:

My name is Carol Taylor, and I live directly across the street from the proposed project site at 4009 Lakeview Drive. I will be unable to attend the Planning Commission meeting scheduled to be held on March 22, 2001, and am submitting this letter due to my great concern about the project. I have lived at 4008 Lakeview Drive for 16 years. When I first heard about the proposed plan to construct a parking lot directly across the street from my residence, I was extremely upset.

However, since that time, I have attended meetings concerning the project and have been working very closely with Pete Anderson, of Mac Construction; and have had several conversations with attorney Rich Huffman, and Blaze Emerson, of the City Planning Department.

I want you to know that I am totally in favor of the parking lot project. I cannot state it strongly enough. I want a parking lot! I feel that with proper fencing, trees, and planned landscaping, the parking lot could be a very attractive addition to our neighborhood.

The parking lot fence surrounding its perimeter would be set back 15 feet from the curb, enabling residents to see traffic when getting in and out of their driveways, to make city snow removal as easy possible on this very narrow street, and to allow for neighborhood beautification of this project. The contractor, Mac Construction, plans to leave the four existing trees within the 15-foot landscape easement. Two of these trees are black walnut and have an expected lifespan of 150 years. The contractor plans to add additional trees, lawn, and shrubs between the curb and fence.

The parking lot would have no access onto Lakeview Drive. The parking lot would be locked nights and weekends, which would prevent beer parties at 2:00 a.m., playground use, and loitering. It also would have approved minimal lighting, greatly needed as a safety factor on what is now a very, very dark and scary section of the street. With the liquor and convenience stores located at the end of the street, people are walking up and down Lakeview Drive all night long.

The way the property is presently zoned, if a parking lot does not go in there, it is probable a seven-plex apartment building, with additional parking space necessary, will instead be constructed at the parking lot site. Parking requirements for an apartment

building are 1½ spaces per unit. Most families have at least two vehicles, and if they have children of driving age, even more. Where will they park? You cannot drive down Lakeview Drive without pulling into the oncoming lane if a car is parked in the street.

Lakeview Drive is an extremely narrow street. Two cars cannot pass without one pulling over to the side. It is also a very old street, in very poor condition, that absolutely will not stand up under construction traffic or additional traffic resulting from another multi-plex dwelling.

Mac Construction has agreed to do all of its demolition and construction work via Jackson Boulevard. This is extremely important to all of us living here because of the large number of children living on and using the street. With the two convenience stores located on the corner, and Canyon Lake nearby, the number of children, of all ages, walking on Lakeview Drive is unbelievable!

You can imagine how much danger dump trucks and construction vehicles would cause in building another apartment building on Lakeview Drive. One moving van on this street blocks the whole street for the entire day. There are no cross streets and this causes great inconvenience to those of us who live here, as you have to back up and drive all the way around to get to your destination; that is to say, one must either drive to 38th Street, onto Jackson Boulevard, onto Canyon Lake Drive, and down Lakeview Drive just to get home.

Mac Construction, I feel, has bent over backwards to accommodate us who reside on Lakeview Drive, and address our concerns. I have personally contacted every property owner within 150-feet of the construction project, and everyone I talked to was definitely in favor of an attractively fenced and well landscaped parking lot. This will ensure us that a multi-plex dwelling will not be constructed on this property in the future, and for me, living directly across the street from the construction site, that is very important.

I do not really have a backyard and year-round, I spend a tremendous amount of time in my front yard. If an apartment building is constructed, rather than a parking lot, I will totally lose all of my privacy, not to mention the added traffic and noise to our quiet little street.

Please allow the zoning to be changed so that the parking lot can be constructed.

Sincerely,



Carol Taylor

CT:kj

c: Mac Construction
Rich Huffman
Marcia Elkins
Blaze Emerson

EMAIL RECEIVED CONCERNING: 01RZ005 AND 01PD007**From:** Gangismom@aol.com [mailto:Gangismom@aol.com]**Sent:** Thursday, March 15, 2001 11:09 AM**To:** blaise.emerson@ci.rapid-city.sd.us**Subject:** S. Hanson and D. Thomas 4005 Lakeview-RE:REzone and Develop 4009 Lkvw.

Dear Ladies and Gentleman, I am Samantha Hanson. My husband Daniel Thomas reside at 4005 Lakeview Drive. Directly East of 4009 Lakeview Dr. -which it is our understanding shall be torn down, rezoned, and developed into a parking lot or 7 plex w/ 12 off street parking spaces. I write this with several serious matters weighing heavily upon my mind. My husband as well is extremely concerned. Please hear them, it is all we ask. It is my belief that this residential neighborhood is Zoned Med. Density Residential. However Canyon Lake LLC [Hence CLLC] intends to Spot Rezone the property next door to General Commercial. It had been my understanding that the City has rarely favored Spot Rezoning a Gen. Commercial Parcel into a Residential Neighborhood. This has been my home since 1979. Surely any Mortgage, and Tax paying citizen can understand a concern here. However, that is not the bottom line. We are private people. Due to Health concerns on my part, and Privacy concerns on the part of both of us, we have much to consider. Being the lesser of 2 Evils - we would prefer a Parking lot, in lieu of a 7 Plex with 12 off street parking places required. This street is 12" wide in places - please note pictures. 1/2 parking places are required per multiple family dwelling. A typical working couple typically has 2 vehicles. If they have teens of driving age, 1 or 2 more vehicles may enter the picture. Lakeview Dr. will not tolerate the traffic, I'm afraid. I request that the City place a Vehicle Counting Device on this Glorified Alley, that the average use of this street may be evaluated. My husband and I welcome you to place it in front of our house, across the street, that this issue may be assessed. As it is necessary that I sleep 10-14 hours per day due to aforementioned Health concerns, I must say that yet another Plex would be intolerable due to noise pollution. Vehicles on this street tend to speed. They are loud. Now not only do I awaken - and stay that way once screeching tires awaken me at all hours day and night... We have a very Major and unfortunate situation of Safety to children and pets - both of which this street can boast many. Unattended Children Ride Bikes, Play Ball, and do everything any normal child would do [however, in the street, unattended - with speeding vehicles present.] I have asked Mr. Huffman - at a private Neighborhood Informational meeting held at his firm's new building, precisely who would be utilizing the Parking Lot. He was unable to answer this question for me. It is a very major concern in my eyes. Placing a Spot Zone General Commercial property in a residential Neighborhood is, again, not conducive to privacy and rest. Since we have chosen the parking lot over the 7 Plex, for reasons stated, it matters very much to me who shall use it. If it is his staff, we would pretty much expect regular hours. If used by the renters, with the renters utilizing the parking Lot, we have NO IDEA what sort of hours will be kept. The Firm of CLLLC has told us that if the parking lot is built, a Large, swinging gate shall be placed for access. No access is to be allowed on Lakeview Dr. - this is indeed good news. According to CLLLC, the gate would allow access ONLY onto Jackson Blvd. - it will be used for vehicles to come and go, and for maintenance [Snow Removal, and the like] This solves several

concerns. I would request that whenever Snow removal, or other such maintenance occur, it be after 5 am. By locking this gate, and providing some sort of lighting-[also promised by CLLLC, and their most reputable Construction Company-Mac Construction-]we would avoid Beer Parties at all hours of the night by local youth whom would most likely "migrate" to the Parking Lot from Canyon Lake park, loitering, vandalism, and trouble I'd rather not even contemplate at this point. CLLLC has also gone beyond City Qualifications to provide sound and noise screen. This is excellent. Provided that they keep the Black Walnut trees already present-they will have done a credible job of using a variety of Natural Grasses, Trees, and Plants, Vines, etc. to fulfill their promise to Beautify the neighborhood. One last concern. My husband spent considerable effort and financial resource to build a privacy fence between our home at 4005 and the current rental at 4009. If this fence must be torn down in their building process, we most certainly would expect that a new fence of the same type be erected at their cost and effort. We have been told by a City Employee at CSAC that we have every right to request a written and legally binding agreement from CLLLC, giving their word and promise that they shall fulfill the obligations that we have been promised to date. At this time we invoke a request that the City Plan a field trip to Lakeview Dr., that may become familiar with the true Character of our neighborhood-something a map simply cannot portray. Also, we ask that aforementioned written agreement be brought to fruition by CLLLC, and given to us-as a sign of their good will and faith. Food for Thought, Ladies and Gentlemen Thank You Kindly for hearing us out. Samantha Hanson and Daniel Thomas-4005 Lakeview Drive

Larry and Marjetta Eckburg
4021 Lakeview Dr. Apt. 3
Rapid City, SD. 57702
Ph. (605) 394-0382

March 15, 2001

Via Hand Delivery

Rapid City Planning Commission
Rapid City City Council
300 6th St.
Rapid City, SD. 57701

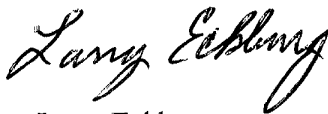
RE: Property at 4009 Lakeview Dr., Rapid City, SD.

Dear City Planning Commission and City Council Members:

My name is Larry Eckburg, I am a property owner just west of the proposed project site at 4009 Lakeview Dr. I think the proposed site mentioned should be re-zoned to General Commercial District. I feel that a parking lot would not harm the neighborhood if it would be built according to the proposed plans. My wife and I are very much in favor of a nicely lit and landscaped parking lot, with access from Jackson Boulevard.

Please allow the zoning to be changed to **General Commercial District**.

Sincerely,



Larry Eckburg



Marjetta Eckburg

RECEIVED
MAR 16 2001
Rapid City
Planning Department

March 16, 2001

Rapid City Planning Commission
Rapid City City Council
3006th Street
Rapid City, South Dakota 57701

RE: Property at 4009 Lake View Dr. R.C. So Dak.

Dear City Planning Commission and
~~City~~ City Council Members:

Our names are Ann Filipset and
Lucille Schelzy living at 3953
Lake View Dr. Two doors down from
the proposed Project at 4009 Lake View Dr.

We have lived at this address
for 35 yrs. This street has gone
from single dwelling to multi and
business dwellings, which has
changed the traffic 10 fold at least.
This street is very narrow and
we do not need any more.

So we would like you
to know we are very much

in favor of the Fenced in Parking lot Project. We Definitely do not need another Multi-Plex dwelling built on this street.

We have heard of the plans Mac Construction have and wholly agree with them.

So Please allow the Zoning to be changed so That the parking lot can be constructed

Property Description

1-07E09 Rapid City Hughes

5' of Lot 3 of Lot D of lot 2

(Dwelling)

Sincerely
Ann Filipow

Suzelle Schuch

3953 Lak View Dr

Rapid City, So. Dak.

57702

3251

As property owners in the Lakewood Drive area we would support the proposed rezoning of East 125th of the North 125th of Lot C. with the restrictions listed on the petition.

There are many children in the area on Lakewood Dr. who have to already dodge traffic just trying to get to and from school. Lakewood Dr is a very narrow street which can barely sustain vehicles meeting each other. Restricting the use of this property as listed in the petition would be more beneficial than further bogging down the area with all the additional traffic a multiple family housing project would bring.

If you have not been on Lakewood Dr personally you are not informed on this traffic situation.

RECEIVED

MAR 21 2001

Rapid City
Planning Department

Greg L. Bodenbomer

Cheryl A Bodenbomer

3/17/01

4016 Lakewood Dr

March 21, 2001
 Rapid City Planning Commission and
 City Council Members:

We reside and own the property at 3932 Lakeview Dr. We have recently been informed of the parking lot which is being planned for the property at 4009 Lakeview Dr. We really are not pleased with having a parking lot constructed on our street (there are already 2 of them) We do not want another Apartment Complex. Lakeview Dr. cannot handle the extra traffic. The traffic on this street now is horrible. Please allow the zoning to be changed to allow for the parking lot.

Thank You.
 Lynn Tisdal
 David W. Carter

RECEIVED

MAR 21 2001

Rapid City
 Planning Department

A & A....

PROFESSIONAL PROPERTY
MANAGEMENT, INC.

01RZ005

P.O. BOX 8135
RAPID CITY, SD 57709
(605) 341-7761
FAX (605) 341-4189

3/19/2001

RE: Re-zoning for parking lot construction.

To Whom It May Concern:

I am in favor of the parking lot project. I would prefer to have a parking lot rather than a seven-plex apartment building. By adding an apartment building there will be additional traffic.

Sincerely,

Mary Riss
Mary Riss

RECEIVED
MAR 21 2001
Rapid City
Planning Department

March 19, 2001

Rapid City Planning Commission
Rapid City City Council members

We are LeRoy & Judy Fischer, we live at 3926 Lakeview Drive down the street from the proposed project sight at 4009 Lakeview Dr.

We are totally in favor of the parking lot project & totally against an apartment building in this spot. That would be disastrous with added traffic on this busy street & needless to say "What About the Children". Think of the danger this would bring. Please don't inflict this added problem on us & anyone, so the parking lot can go in for the businesses. We would be forever grateful. Thank you.

LeRoy & Judy Fischer

RECEIVED

MAR 21 2001

Rapid City
Planning Department

RECEIVED

MAR 21 2001

Rapid City
Planning Department

3-20-01

Rapid city planning commission
& City Council members

My name is Donna Et Lund
We live at 4006 Lakeview Dr.
We are in favor of having
the parking lot, with add
street lights, - we are against
the apartment building because
of the add traffic, weve
got two small kids +
our street is already
busy enough with car.

Thank you
Donna Et Lund

Page
1

RECEIVED

MAR 21 2001

PETITION IN SUPPORT OF REZONE

Rapid City
Planning Department

As a residence of the Lakeview Drive area, I would agree to support the proposed rezone of the East 125 ft of the North 125 ft of Lot C (property lying immediately behind and north of the Jackson Blvd fitness center) subject to the following restrictions:

- 1) Property is to be developed as a paved parking lot and used exclusively for employee parking.
- 2) Access to the lot will be limited to Jackson Blvd.
- 3) No construction traffic will be allowed on Lakeview Drive during or after construction.
- 4) To prevent the lot from becoming an after hours gathering place, the owner agrees to install a gated entry system.
- 5) A wood privacy fence approved by the adjoining property owners will be installed on the west, east and north property lines.
- 6) Developer agrees to install minimal approved parking lot lighting as previously discussed.
- 7) Developer agrees to install a 15 ft landscape strip on the north lot line.

We feel that the restricted use of this property in this manner is superior to the prospect of another multiple family housing project located on a very narrow and dangerous street.

NAME	DATE & Address
1) [Signature]	4008 Lakeview Dr. 3/15/01
2) Earl Paylor	4008 Lakeview Dr. March 14, 2001
(2) 3) Samantha Chapman & DAD for Daniel L. Thomas	4005 Lakeview Dr. 3/14/01
4) Juan Filipez	3953 Lakeview Dr. R.C. SD, 3/14/01
5) Lucille Schube	3953 Lakeview Dr. R.C. SD, 3/14/01
6) David Carter	3932 Lakeview Dr. 3/14/01
7) Kim Tysdal	3932 Lakeview Dr. 3/14/01
8) [Signature]	3941 Lakeview Dr. 3/14/01
9) Stephanie Janson	3929 Lakeview Dr. RCSD 57702 3/14/01
10) John Anderson	3936 Lakeview Dr. RCSD 3/14/01
11) Boyd Brademeyer	3936 Lakeview Dr. RCSD 3/14/01
12) Ty Brown	4016 LAKEVIEW DR. R.C. SD 3/14/01
13) RICH WINKLER	4016 LAKEVIEW DR. RC SD 3/14/01
14) Edwina Jankow	" " " "

Page 2

RECEIVED

MAR 21 2001

Rapid City
Planning Department

PETITION IN SUPPORT OF REZONE

As a residence of the Lakeview Drive area, I would agree to support the proposed rezone of the East 125 ft of the North 125 ft of Lot C (property lying immediately behind and north of the Jackson Blvd fitness center) subject to the following restrictions:

- 1) Property is to be developed as a paved parking lot and used exclusively for employee parking.
- 2) Access to the lot will be limited to Jackson Blvd.
- 3) No construction traffic will be allowed on Lakeview Drive during or after construction.
- 4) To prevent the lot from becoming an after hours gathering place, the owner agrees to install a gated entry system.
- 5) A wood privacy fence approved by the adjoining property owners will be installed on the west, east and north property lines.
- 6) Developer agrees to install minimal approved parking lot lighting as previously discussed.
- 7) Developer agrees to install a 15 ft landscape strip on the north lot line.

We feel that the restricted use of this property in this manner is superior to the prospect of another multiple family housing project located on a very narrow and dangerous street.

14
Sind
3929 Lakeview Dr
RCSD
3/14/01

NAME	DATE
1) Jacqueline J. Jessor 4022 Lakeview	March 14, 2001
2) Tim Ross 4025 (Lakeview Dr)	March 19, 2001
3) Jennifer Jackson 4028 Lakeview Dr.	March 12, 2001
4) Don McMachen 4029 Lakeview dr.	March 14, 2001
5) Heidi McMachen 4029 Lakeview Dr	March 14, 2001
6) Larry Eckburg 4021 LAKEVIEW DR.	MARCH 14, 2001
7) Mayjella Eckburg 4021 Lakeview Dr.	March 14, 2001
8) Debra F. Smith 4021 Lakeview Dr.	Apr 4 March 14, 2001
9) William Neal 4021 Lakeview Dr #4	Mar. 14, 2001
10) Fran Eckburg 4021 LAKEVIEW DR. #1	3-14-01
11) Ken Abby 3941 Lakeview Dr.	3-14-01
12) Judy LeRoy Fischer 3926 Lakeview	3-14-01
13) LeRoy Fischer 3926 Lakeview	3-14-01

Page
3

RECEIVED

PETITION IN SUPPORT OF REZONE

MAR 21 2001

Rapid City

As a residence of the Lakeview Drive area, I would agree to support the proposed rezoning of the East 125 ft of the North 125 ft of Lot C (property lying immediately behind and north of the Jackson Blvd fitness center) subject to the following restrictions:

- 1) Property is to be developed as a paved parking lot and used exclusively for employee parking.
- 2) Access to the lot will be limited to Jackson Blvd.
- 3) No construction traffic will be allowed on Lakeview Drive during or after construction.
- 4) To prevent the lot from becoming an after hours gathering place, the owner agrees to install a gated entry system.
- 5) A wood privacy fence approved by the adjoining property owners will be installed on the west, east and north property lines.
- 6) Developer agrees to install minimal approved parking lot lighting as previously discussed.
- 7) Developer agrees to install a 15 ft landscape strip on the north lot line.

We feel that the restricted use of this property in this manner is superior to the prospect of another multiple family housing project located on a very narrow and dangerous street.

NAME	DATE
1) Erin Tysdal 3932 Lakeview DR	3/15/01
2) Paul Ellund 4006 ⁴⁰⁰⁶ Lakeview Dr	3/15/01
3) Dena Ellund 4006 ⁴⁰⁰⁶ Lakeview Dr	3/15/01
4) Kristine Brown 4002 Lakeview Dr	3/16/01
5) Rockett Eider 4243 Lakeview Dr.	3-16-01
6) Amy Berkens 4002 Lakeview Dr	3-17-01
7) Cori Meyer 4002 Lakeview Dr	3/17/01
8) Linda Peterson 3920 Lakeview Dr.	17/march/2001
9) Sarah Muehrcke 3908 Lakeview Dr	03-17-01
10) Marcia Peterson 3937 Lakeview	3/17/01
11) Jay W. 4016 Lakeview #3	OS7702
12) Jim Fisher 3936 ³⁹³⁶ LAKEVIEW DR	3-20-01
13) Dena Ellund 4006 Lakeview Dr	03-20/01

page 4

RECEIVED

MAR 21 2001

Rapid City
Planning Department

PETITION IN SUPPORT OF REZONE

As a residence of the Lakeview Drive area, I would agree to support the proposed rezone of the East 125 ft of the North 125 ft of Lot C (property lying immediately behind and north of the Jackson Blvd fitness center) subject to the following restrictions:

- 1) Property is to be developed as a paved parking lot and used exclusively for employee parking.
- 2) Access to the lot will be limited to Jackson Blvd.
- 3) No construction traffic will be allowed on Lakeview Drive during or after construction.
- 4) To prevent the lot from becoming an after hours gathering place, the owner agrees to install a gated entry system.
- 5) A wood privacy fence approved by the adjoining property owners will be installed on the west, east and north property lines.
- 6) Developer agrees to install minimal approved parking lot lighting as previously discussed.
- 7) Developer agrees to install a 15 ft landscape strip on the north lot line.

We feel that the restricted use of this property in this manner is superior to the prospect of another multiple family housing project located on a very narrow and dangerous street.

NAME	DATE & address
* 1) <i>Cheryl A Bedenhamer</i>	<i>3/17/01 4016 Lakeview</i>
* 2) <i>Gregg Bedenhamer</i>	<i>3/17/01 4016 Lakeview</i>
3)	
4)	
5)	
6)	
7)	
8)	
9)	
10)	

Page 5

RECEIVED

MAR 21 2001

Rapid City
Planning Department

PETITION IN SUPPORT OF REZONE

As a residence of the Lakeview Drive area, I would agree to support the proposed rezone of the East 125 ft of the North 125 ft of Lot C (property lying immediately behind and north of the Jackson Blvd fitness center) subject to the following restrictions:

- 1) Property is to be developed as a paved parking lot and used exclusively for employee parking.
- 2) Access to the lot will be limited to Jackson Blvd.
- 3) No construction traffic will be allowed on Lakeview Drive during or after construction.
- 4) To prevent the lot from becoming an after hours gathering place, the owner agrees to install a gated entry system.
- 5) A wood privacy fence approved by the adjoining property owners will be installed on the west, east and north property lines.
- 6) Developer agrees to install minimal approved parking lot lighting as previously discussed.
- 7) Developer agrees to install a 15 ft landscape strip on the north lot line.

We feel that the restricted use of this property in this manner is superior to the prospect of another multiple family housing project located on a very narrow and dangerous street.

NAME	DATE of Address
X 1) Mary J Riss	608 Circle Dr, RC, SD 3-16-01
X 2) Leslie Riss	608 Circle Dr 3-16-01
3)	
4)	
5)	
6)	
7)	
8)	
9)	
10)	

Rapid City Planning and Zoning Commission and Rapid City Council;
On behalf of concerned land owners, renters, neighbors;

We the undersigned-do wish to make it known that we desire NO Parking Lot nor a 7 Plex with 1.5 off-street parking places per Multiple family Dwelling at 4009 Lakeview Drive. Our concerns are Safety, Privacy, and a change in this neighborhood, which we find totally unnecessary. We would find ourselves subject to were a parking lot to be built-loitering, vandalism, and noise pollution. For example, "overspill" Beer Parties at all hours, from Canyon Lake Park. This is something that I, Samantha Hanson-find unacceptable. For health reasons, I sleep 12-14 hours per day. Once awakened, I do not fall back asleep. Construction is not conducive to rest.

Traffic on Lakeview is heavy. In all my years here, I have yet to see a vehicle observe the aped limit. A lot of pets have been hit on this street; fortunately no children have been hit yet.

As far as I am aware, the city frowns upon SPOT ZONNING, IN this case a single parcel of property is zoned general commercial in a medium density residential neighborhood. Are land evaluation is at risk. It is ~~of~~ understanding, that the city frowns upon SPOT ZONNING we deem it inappropriate.

The state of our street leaves a lot to be desired. At the western end of Lakeview dr. is a hill. At the point the street measures twelve feet wide this is not conducive to proper safety. We do realize that development will occur at some point. We only ask that it be responsible development. You may note that one petition has already been turned in favor of a parking lot. Daniel and I did sign this petition upon further reflection and investigation we have written this petition that it supercede the initial petition.

Thank you for hearing us, Samantha H., Dan T., as well as neighbors.

Once this is rezoned form medium density residential to general commercial it is unlikely that it will ever be rezoned medium density residential.

Jeff Winchester 4018 Lilac Ln.
Dumitra Plotou 4031 LILAC Ln.
Mike Roman 4033 LILAC LN.

Ty A Brown

4016 LAKEVIEW DR.

(13)

RICH WINKLER 4016 LAKEVIEW DR.

(14) Edwina Winkler

''

''

(15) PAUL EKUND

4006 LAKEVIEW DR.

(16) Sybil Sewell

4022 Lakeview Dr.

17 Heidi McMacken

4029 Lakeview Dr.

Jon McMacken

4029 Lakeview Dr.

Greg Shale

3948 Jackson Blvd

01PD007



Johnson Eiesland Huffman & Clayborne
Law Firm LLP

GLEN HERMAN JOHNSON*
GREGORY ALAN EIESLAND*
RICHARD EARL HUFFMAN
COURTNEY RANDALL CLAYBORNE*
KRISTI KAYE WAMMEN WHITCHER

2201 JACKSON BLVD., SUITE 200 + P.O. BOX 6900
RAPID CITY, SOUTH DAKOTA 57709-6900

PHONE 605.348.7300
FAX 605.348.4757

CYNTHIA J. JOHNSON
DENNYCE L. KORE
TAMARA L. MORRISON
JACKIE A. SCHAC
CERTIFIED LEGAL ASSISTANT*

LAURIE N. LAUGHTER RN BSN

April 4, 2001

*CERTIFIED CIVIL TRIAL SPECIALIST
NATIONAL BOARD OF TRIAL ADVOCACY

VIA FACSIMILE #394-6636

Blaise Emerson
City Planning Office
300 Sixth Street
Rapid City, SD 57701

Re: PCD Canyon Lake Park, LLC, 4020 Jackson Blvd.

Dear Blaise:

As pertains to the parking requirements for 4020 Jackson Blvd., please be advised that four of the six principals of Canyon Lake Park, LLC, are partners in our law firm. We intend to have our offices in the building and are currently looking at leasing approximately 7,000 square feet.

First, we would not even consider this project for our offices if parking were a potential problem. This is not your typical situation where the developer doesn't really care what his tenants have to put up with. The majority owners of the developer are going to be the majority tenants in the building.

As pertains to our space, per code requirements we would need approximately 35 spaces. We currently have and plan to have 18 total employees when we move into the office late this year. Our total expansion plans for the next five years would not exceed an additional four employees. When you look at our layout, however, you will note that there are several more offices than the numbers that I am talking about. First of all, as a primarily plaintiff's law firm, our attorneys would prefer to meet with clients in small private meeting rooms, not their offices. In addition, there is a large conference room for office meetings and periodic depositions. When attorneys and paralegals are in the small meeting rooms or the conference rooms, they are not in their offices. We have planned to have a minimum of three small meeting rooms and probably four that will be vacant when the attorneys are in the offices.

In addition, we plan to use the remaining offices for what we refer to as "war rooms" where we can set up a particular case file and leave it there for long periods of time. A lot of personal injury cases take six months to a year to resolve, and on the larger cases, the ability to have a room that just has that file in it is good business planning. You will also note on our floor plan, that we have a room designated as a mock trial

01PD007

Page 2
April 4, 2001

room. This room will be used probably six to twelve times a year when we conduct mock trials. These trials will not take place during normal business hours, so that room will only be used when all of the other offices are empty.

In addition, at least 40% of the attorneys in our office are traveling at all times. When we are traveling, we are not in our offices nor is anyone else. Based upon our proposed use of the space, I believe that a realistic parking requirement would be 28 spaces, resulting in a variance of 7 spaces off the code requirements.

In closing, I want to reiterate that there is really no way we would even consider having less than adequate parking. I would appreciate your looking at our floor plan and considering this letter when you are counting the required number of spaces.

Very truly yours,



Richard E. Huffman

REH:ngb

cc: Pete Anderson

Hand delivered
by S. Hanson
on 5 April
2001

We the residents of the Canyon Lake Community deem SPOT Zoning, @4009 Lakeview Drive from Medium Density Residential to General Commercial highly inappropriate. Our concerns involve: further traffic overload, safety, privacy and property devaluation. Finally, we fear that since Drainage problems already exist, that despite the engineers best attempts, we may wind up with worse problems than are currently present. [Printed on 3/31/01]

01PD007
01RZ005

#1-3 ALREADY SIGNED ON 1ST PETITION.
DATE PLEASE NOTE

	NAME	Address	DATE
1	John Johnson	3953 Lakeview Dr	4/1/01
2	John Johnson	3953 Lakeview Dr	4/1/01
3	DAN THOMAS	4005 LAKEVIEW DR	4/1/01
4	Tom Lehmann	4022 Sunset Dr	4/1/01
5	Janis Smith	4026 Sunset Dr.	4/01/01
6	Maw Jay	2214 38th Str.	4-1-01
7	John Pequette	3805 Sunset Dr.	4-1-01
8	Kristu Pequette	3805 Sunset Dr	4-1-01
9	Joseph C Rickertson	3815 Minnehakta Dr	4-1-01
10	Carol A. Erickson	3815 Minnehakta Dr.	4-1-01
11	Twila J. Peterson	3803 Minnehakta Dr.	4-1-01
12	Henry W. Peterson	3803 MINNEKAKTA DR	4-1-01
13	John Johnson	3907 Minn. Kaktus	4/1/01
14	Thelma Wilsey	3912 Minnehakata	4/1-2001
15	Charles Wilsey	3912 " "	" "
16	Paul Keshy	4021 Minnehakata	4/1-2001
17	Jim Hansen	4021 Minnehakata	4-1-2001
18	Steve Larson	1935 TWIN ELMS	4-1-2001
19	Paul Larson	1935 TWIN ELMS	4-1-2001

01PD007
01RZ005

We the residents of the Canyon Lake Community deem SPOT Zoning ,@4009 Lakeview Drive from Medium Density Residential to General Commercial highly inappropriate. Our concerns involve: further traffic overload, safety, privacy and property devaluation. Finally, we fear that since Drainage problems already exist, that despite the engineers best attempts, we may wind up with worse problems than are currently present. [Printed on 3/31/01]

	NAME	Address	DATE
20	Paul Smith	2012 Twin Elm Dr	4-1-01
28	Lyle Harmon	3320 Cottonwood	4/1/01
29	Joe Jewell	1712 EVERGREEN DR.	4-1-01
30	Ed Warner	1406 Evergreen Dr.	4-1-01
31	Patrick T. Frank	2220 38 th Street	4-1-01
32	Darlene Frank	2220 38 th Street	4-1-01
33	Ron Foster	3806 Lakeview Dr	4-1-01
34	Helen Blain	2127 4 th Ave	4/1/01
35	Trudy Shields	1819 Evergreen Dr	4/1/01
36	Sony Wolk	4016 Lakeview #2	4-1-01
37	Jerry R. Nitz	3402 Meadowbrook Ct.	4-1-01
38	Ryan Dunkle	4009 Lakeview Dr.	4-1-01
39	Robert M. Young	3804 Minnesota Dr.	4-1-01
39	Supriano G. Goy	3804 Minnesota Dr	4-1-01
39	Robert P. Ray	3738 Cottonwood #11	4-1-01
39	Shelley England	3421 Cottonwood #2	4-1-01
39	Lucrecia Kenney	2736 West Harmon St	4-1-01
39	Dee Perry	3804 Minnesota	4-1-01
39	Rick WRIGHT	1906 REDDALE DR	4/1/01

01PD007
01RZ005

We the residents of the Canyon Lake Community deem SPOT Zoning ,@4009 Lakeview Drive from Medium Density Residential to General Commercial highly inapprppropriate. Our concerns involve: further traffic overload, safety, privacy and property devaluation. Finally, we fear that since Drainage problems already exist, that despite the engineers best attempts, we may wind up with worse problems than are currently present. [Printed on 3/31/01]

NAME

Address

DATE

36 Marsha Skinner	3421 Cottman #3	04-01-01
37 Kenney	101 E. Signal Dr.	04-01-01
38 Lynn Weisbach	4816 Guest Rd, RCSD 02	4-1-01
39 Eugene Weisbach	4816 Guest Rd RCSD 02	4-1-01
40 Nancy Logan	4921 Sheridan Lk. Rd. 57702	4/01/01
41 Larry Weisbach	2850 CHAPEL LN. #2 57702	4/01/01
42 William Kahler	3220 DOVER ST RC. 57702	4/01/01
43 Steve R. Royce	4921 SHERIDAN LAKE RD. 57702	4-01-01
44 Leon Nielsen	3430 Corral Dr. #115 57702	4-1-1
45 Jeff Mestas	4220 Cedar Ridge 57702	4-1-1
46 Art J. Vahr	2086 Twin 577 02 577 02	4-1-01
47 Eddie Blewett	3823 Sunset Dr 57702	4-1-01
48 David H. L.	3317 W. St. Cloud 57702	4-01-01
49 Starr Kahler	3220 Dover	721-7634

Petition date-March 28,2001

To whom it may concern, we the undersigned, do wish for ABSOLUTLY NO rezoning or Commercial Development at 4009 Lakeview Dr. This would require SPOT ZONING. This means that one General Commercial property would be designated to a Medium Density Residential neighborhood. We deem this most inappropriate. Thank you kindly for your attention in this matter. Your presence at the City Council Meeting is Imperative! Please attend if you are able. -----Meeting on April 12 , 7pm at CSAC 300 6th st.

NAME ADDRESS DATE

Stefanie Larson 2318 Judy Ave RC SD 57702 4/5/01

William Skelton 2324 Judy Ave RC 57702 4-5-01

Nancy J Skelton 2324 Judy Ave RC SD 57702 4-5-01

Carl E. Olson 2402 Judy Ave 4-5-01

Jff A Satt 2408 Judy Ave 4-5-01

Sheryl L Dietrich 2412 Judy Ave 4-5-01

Lisa Chaloupha 2516 Judy Ave 4-5-01

Petition date-March 28,2001

To whom it may concern, we the undersigned, do wish for ABSOLUTLY NO rezoning or Commercial Development at 4009 Lakeview Dr. This would require SPOT ZONING. This means that one General Commercial property would be designated to a Medium Density Residential neighborhood. We deem this most inappropriate. Thank you kindly for your attention in this matter. Your presence at the City Council Meeting is Imperative! Please attend if you are able. -----Meeting on April 12 , 7pm at CSAC 300 6th st.

NAME	ADDRESS	DATE
MARVIN Zimmerman	2105 JANE DR	4-5-01
Lyle Milbrandt	2104 Jane Dr	4-5-01
Karen Milbrandt	2104 Jane DR.	4-5-01
John K. Drewitz	2108 Jane Dr.	4-5-01
Kathryn Drewitz	2108 Jane Dr.	4/5/01
Sue Kiker	2114 Jane Dr	4/5/01
Paula Spargur	2118 Jane Dr	4/5/01
Paula Spargur	2118 JANE DR	4/6/01
Marion E Schumacher	2124 JANE DR	4/6/01
Greg Schumacher	5056 Summerset Dr	4/5/01
Corne Tenenya	2128 Jane Dr	4/5/01
Wayne Rolson	2129 Jane Drive	4/5/01
Michiko Olson	2129 Jane DR	4/5/01
Carri V. Town	2136 Garut Street	4/5/01

NAME

ADDRESS

DATE

NAME	ADDRESS	DATE
Jack L. Carpenter	2210 Janet St, R.C.	4/4-01
Shirley E Carpenter	2210 Janet St RC	4-4-01
Charlyne Goerens	2216 Janet St RC	4-4-01
Jim Galbraith	2228 Janet R.C.	4-4-01
Pauline Galbraith	2228 Janet R.C.	4-4-01
Tommy J Seefeldt	2224 Janet St.	4-4-01
Olma E. Olson	2308 Janet St.	4-4-01
Roger Enstad	2814 Janet St.	4-4-01
Kerwin Enstad	2314 Janet St	4-4-01
T. J. Woot	2324 Janet St	4-4-01
Deey W. Whituis	2324 Janet St	4-4-01
Carrie	2330 Janet St	4-4-01
Rebecca Fisher	2334 Janet St	4-4-01
Kathleen M LaFrance	2402 Janet St	4-4-01
Elmer M. M. M.	608 Cuth Spring Ln	4-4-01

01PD007
01RZ005

We the residents of the Canyon Lake Community deem SPOT Zoning ,@4009 Lakeview Drive from Medium Density Residential to General Commercial highly inappropriate. Our concerns involve: further traffic overload, safety, privacy and property devaluation. Finally, we fear that since Drainage problems already exist, that despite the engineers best attempts, we may wind up with worse problems than are currently present. [Printed on 3/31/01]

NAME	Address	DATE
Norman L. Stark	3930 Jackson Blvd	4-4-01
Francis Stark	Same as above	4-4-01
Pharon Titus	3910 Jackson	4-5-01
Kenneth Peck	3728 JACKSON BLVD	4-4-01
Deanna J. Peck	3728 Jackson Blvd.	4-4-01
Thelma Zeller	3708 Jackson Blvd	4-4-01
Irene Abelseth	3612 Jackson Blvd	4-4-01
Harold Abelseth	3612 Jackson Blvd	4-4-01
Thelma & La Fontaine	3520 Jackson Blvd	4-4-01
Edward L LaFontaine	3520 Jackson Blvd	4-4-01
Michael & Kathryn Dubey	3710 Jackson Blvd.	4-5-2001
Mrs. Alberta Jansen	3514 Jackson Blvd.	4/5/01
Lois M Beach	3504 Jackson Blvd 57702	4/5/01
Frank J. Thoenke	3924 Jackson Blvd 57702	4/5/01

01PD007
01RZ005

We the residents of the Canyon Lake Community deem SPOT Zoning, @4009 Lakeview Drive from Medium Density Residential to General Commercial highly inappropriate. Our concerns involve: further traffic overload, safety, privacy and property devaluation. Finally, we fear that since Drainage problems already exist, that despite the engineers best attempts, we may wind up with worse problems than are currently present. [Printed on 3/31/01]

Names	ADDRESS	DATE
Esther Myrdom	2124 - 4th Ave	4-03-01
Mike French	2116 4th Ave	4-03-01
Bob Left	2105 4th	4-03-01
Everett Gillett	2121 - 4th Ave	4-03-01
Hazel Gillett	2121 - 4th Ave	4-03-01
Isabelle Halter	2135 4 th Ave	4-03-01
Rita Grabowski	2013 - 3 rd Ave.	4-05-01
Benit Long	2014 3 rd Ave.	4-05-01
Carroll C Schultz	3708 COTTONWOOD ST	4-5-01
Carol Meyer	2207 7 th Ave.	4-5-01
C Katrina Rudy	2216 7 th Ave	4-5-01
Deb Crispan	2220 7 th Ave	4-5-01
Susan Bosworth	2220 7 th Ave	4-5-01
Lacey Huggins	2121 6 th Ave	4-5-01
Laura On	2113 6 th Ave	4-5-01
Kanaya A. Rietta	2109 6 th Ave	4-5-01
Cherice Martenson	2103 6 th Ave	4-5-01
Arlene J Peterson	2110 6 th Ave	4-5-01

01PD007
01RZ005

We the residents of the Canyon Lake Community deem SPOT Zoning @4009 Lakeview Drive from Medium Density Residential to General Commercial highly inappropriate. Our concerns involve: further traffic overload, safety, privacy and property devaluation. Finally, we fear that since Drainage problems already exist, that despite the engineers best attempts, we may wind up with worse problems than are currently present. [Printed on 3/31/01]

Name	Address	DATE
James L. Winkler	2033 2nd Ave RCSD	4/1/01
BONNIE HARRISON	2022 2nd Ave. Rapid City SD 2007 Second Ave	4/1/01
Cathy Druckrey	Rapid City SD 2007 2 ND AVE	4/1/01
ROBERT E. DRUCKREY	RAPID CITY, SD	04.01.01
Christina Spreizer	3314 Cottonwood St RCSD	4-1-01
Audrey Slott	2004 - 1 st ave.	4/1/01
Sheree Bernal	2015 1 st Ave	4/1/01
Dennis Bernal	2015 1 st ave	4/1/01
Larna Edwards	2019 1 st Ave	4-1-01
Jennifer B.	2022 1 st Avenue	4-1-01
Shirley Clason	2030 1 st Ave.	4-1-01
Melinda O. Schwalbe	2030-3 rd Ave.	4/1/01
Fred H. Schwalbe	2030-3 rd Ave	4-1-01
GARNER ANDERSON	2027 3 RD AVE	4/1/01
Tina Wise	2039 3 rd Ave	4/3/01
Lynda Beckler	2130 4 th Ave	4/3/01
Vin Bubba	2130 4 th Ave	4/3/01

01PD007
01RZ005

We the residents of the Canyon Lake Community deem SPOT Zoning, @4009 Lakeview Drive from Medium Density Residential to General Commercial highly inappropriate. Our concerns involve: further traffic overload, safety, privacy and property devaluation. Finally, we fear that since Drainage problems already exist, that despite the engineers best attempts, we may wind up with worse problems than are currently present. [Printed on 3/31/01]

NAME	Address	DATE
		4/3/01
		4/3/01
Mary A Cullter	2507 JUNE CT. R.C. 50	4/3/01
Karen O'Neill	3944 Jackson Blvd RCSD	4/3/01
Konnie Sorensen	2815 meadowbrook Dr RCSD	4/3/01
Jerry Mifflin	2503 June Court R.C. 50	4/3/01
Harlene McHenry	2503 June Court RCSD	4-3-01
Judith Lat	2501 June CT RCSD	4-3-01
David Schubert	2502 June Ct RCSD	4-3-01
Rick Lerner	2502 June Ct RCSD	4-3-01
Verna Van Dorn	2504 Jackson Blvd RCSD	4-3-01
Edna	2505 Janet St. RCSD	4-3-01
Peggy Toms	2505 Janet St. RCSD	4-3-01
Carolyn Jacobi	2425 Janet St RCSD	4-3-01 4-3-01
DJ. Jacobi	2425 Janet St RCSD	4-3-01 4-3-01
Mild Hillier	2421 Janet St RCSD	4-3-01
Beverly Hillier	2421 Janet St RCSD	4-3-01
Chap M Boland	2407 Janet St RCSD	4-3-01
Sue Ann Boland	2407 Janet St RCSD	4-3-01

NAME

ADDRESS

DATE

Chris Hancock

2521 Judy Ave

4-5-01

Gee Wendt

2505 Judy Ave

4-5-01

Don Westland

2429 Judy Ave

4/5/0

Stacy Hanna

204 E NEVADA DR

04/05/01

By [Signature]

204 E Nevada Dr

04/05/01

Kathleen A. Schraider

2425 Judy Rapid City SD

4/5/01

Klan Schum

" " " " "

"

Deanna Edwards

2419 Judy, RC, SD

4/5/01

Patricia Bitterman

2409 Judy RC SD

4/5/01

By [Signature]

2409 Judy RC SD

4-5-01

Willa Lein

2401 Judy Ave

4-5-2001

Kelly Byrum

2325 Judy Ave

4-5-01

Philip Wood

2323 Judy Ave.

4-5-01

Pamela Shekildsen

2317 JUDY AVE.

4-5-01

Mary R. Mead

2311 Judy Ave -

4-5-01

Wallo to [Signature]

2307 Judy Ave

4-5-01

Evelyn Moen

2307 Judy Ave

4-5-01

01PD007
01RZ005

Drive from Medium Density Residential to General Commercial highly inappropriate.
Our concerns involve: further traffic overload, safety, privacy and property
devaluation. Finally, we fear that since Drainage problems already exist, that despite the
engineers best attempts, we may wind up with worse problems than are currently
present. [Printed on 3/31/01]

Name	Address		DATE
Richard C. Moore	2197 5th Ave	✓	4/4/01
Wilma B La Fontaine	3520 Jackson Blvd		4/4/01
Edward L La Fontaine	3520 Jackson Blvd		4/4/01
Elaine J Hayden	2118 5th Ave		4/4/01
Vera Church	2105 - ave	✓	4/4/01
Don Kachelhoffer	2124 6th Ave	✓	4/4/01
Woodrow A V. DeLuna	2130 6th Ave	✓	4/4/01
Ernest	2121 6th Ave	✓	4-4-01
Robert W. Puyoff	2208 7th Ave	✓	4-4-01
Randy	2232 SEVENTH AVENUE	✓	April 4-2001
Frank H. Binsler	2240 7th Ave	✓	4-4-2001
Thomas	2219 7th Avenue	✓	4-04-01
Deb Rottum	2211 7th Ave	✓	4-4-01
Yvonne	2105-5th Ave	✓	4-4-01
Willis H Hayden	2118 5th Ave	✓	4-4-01
Joseph M. Vetch	2122 5th Avenue	✓	4-4-01
DAVID LOWE	3604 JACKSON BLVD.		4-4-01
Trish Anderson	2027 3rd Avenue	✓	4-5-01

NAME	ADDRESS	DATE
Laurie T. Harris	2408 Janet St. RCSD	4-3-01
Kelle f. Cavanaugh	2422 Janet RCSD	4-3-01
Sara Bourke	2430 Janet St. RCSD	4-3-01
John Schaeferbauer	2333 Janet St	4/3/01
Kori Schaeferbauer	2333 Janet St	4/3/01
BRIAN BUTTERFIELD	2329 JANET ST	4-4-01
Alpha Butterfield	2329 Janet St	4-4-01
Wikki Danley	1328 State St	4-4-01
Brian Patrick	2302 JUDY AVE	4/4/01
Andrew	1327 Sibley St	4-4-01
LaVonne Hansen	2227 Janet RC	4-4-01
Judy Haney	2215 Janet St. RC	04/09/01
Emily Hoffmann	2211 Janet St RC	4/4/01
Karla Welsa	2205 Janet RC	4/4/01
Joe Bittner	2201 Janet RCSD	04-04-01
Mukul H. New	2202 Janet RCSD	4-4-01
Thomas Hawley	2206 Janet RCSD	4-4-01

01RZ005

We the residents of the Canyon Lake Community deem SPOT Zoning ,@4009 Lakeview Drive from Medium Density Residential to General Commercial highly inappropriate.

Hand

01PD007

Our concerns involve: further traffic overload, safety, privacy and property devaluation. Finally, we fear that since Drainage problems already exist, that despite the engineers best attempts, we may wind up with worse problems than are currently present. [Printed on 3/31/01]

Delivered to
Blaise Emmer
Son on 9 April
2001 by Blaine
0920

Name

Address

Date

James L. Winkler

2038 2nd Ave
RCSD

4/1/01

BONNIE HARRISON

2022 2nd Ave.
Rapid City SD
2007 Second Ave

4/1/01

Cathy Druckrey

Rapid City SD
2007 2ND AVE

4/1/01

ROBERT E. DRUCKREY

RAPID CITY, SD

04.01.01

Christina Spreizer

3314 Cottonwood St RCSD

4-1-01

Audrey Slott

2004 - 1st ave.

4/1/01

Sheree Bernal

2015 1st Ave

4/1/01

Dennis Bernal

2015 1st ave

4/1/01

Lana Edwards

2019 1st Ave

4-1-01

Jennifer B.

2022 1st Avenue

4-1-01

Shirley Clason

2030 1st Ave.

4-1-01

Melinda Schwalbe

2030-3rd Ave.

4/1/01

Fred H Schwalbe

2030-3rd Ave

4-1-01

GARRIE ANDERSON

2047 3rd Ave

4/1/01

Tina Wise

2039 3rd Ave

4/3/01

Lynda Becker

2130 4th Ave

4/3/01

Vin Bubba

2130 4th Ave

4/3/01

We the residents of the Canyon Lake Community deem SPOT Zoning @4009 Lakeview Drive from Medium Density Residential to General Commercial highly inappropriate. Our concerns involve: further traffic overload, safety, privacy and property devaluation. Finally, we fear that since Drainage problems already exist, that despite the engineers best attempts, we may wind up with worse problems than are currently present. [Printed on 3/31/01]

NAME	Address	DATE
	2507 June Ct. R.C. 50	4/3/01
	2507 June Ct. R.C. 50	4/3/01
Maht A. Cullter	2507 JUNE CT. R.C. 50	4/3/01
Karen O'Neill	3944 Jackson Blvd RCSD	4/3/01
Konnie Sorensen	2815 meadowbrook Dr RCSD	4/3/01
Jerry McLaughlin	2503 June Court R.C. 50	4/3/01
Harlene McHenry	2503 June Court RCSD	4-3-01
Judith Lutz	2501 June Ct RCSD	4-3-01
David Schubert	2502 June Ct RCSD	4-3-01
Quik Lerner	2502 June Ct RCSD	4-3-01
Verna Van Dorn	2504 Jackson Blvd R.C.S.D	4-3-01
Edna	2505 Janet St. RCSD	4-3-01
Peggy Toms	2505 Janet St. RCSD	4-3-01
Carolyn Jacobi	2425 Janet St RCSD	4-3-01 4-3-01
D.G. Jacobi	2425 Janet St RCSD	4-3-01 4-3-01
Mitch Hillier	2421 Janet St. RCSD	4-3-01
Becky Hillier	2421 Janet St RCSD	4-3-01
Cheryl M. Boland	2407 Janet St RCSD	4-3-01
Dorothy R. Boland	2407 Janet St RCSD	4-3-01

Drive from Medium Density Residential to General Commercial highly inappropriate. Our concerns involve: further traffic overload, safety, privacy and property devaluation. Finally, we fear that since Drainage problems already exist, that despite the engineers best attempts, we may wind up with worse problems than are currently present. [Printed on 3/31/01]

NAME	Address		DATE
Richard C. Moore	2127 5th Ave	✓	4/4/01
Wilma B. La Fontaine	3520 Jackson Blvd		4/4/01
Edward L. La Fontaine	3520 Jackson Blvd		4/4/01
Elaine J. Hayden	2118 5th Ave		4/4/01
Vera Church	2105 - ave	✓	4/4/01
Don Rachelkoffer	2124 6th Ave	✓	4/4/01
Woodrow A. W. Wellman	2130 6th Ave	✓	4/4/01
Ernest	2131 6th Ave	✓	4/4/01
Robert W. Penty	2208 7th Ave	✓	4-4-01
Randy	2232 SEVENTH AVENUE	✓	April 4-2001
Frank H. Buisson	2240 7th Ave	✓	4-4-2001
Thomas P. P. P.	2219 7th Avenue	✓	4-04-01
Deb Rottum	2211 7th Ave	✓	4-4-01
Yvonne	2105-5th Ave	✓	4-4-01
Willis H. Hayden	2118 5th Ave	✓	4-4-01
Joseph M. Vetch	2122 5th Avenue	✓	4-4-01
DAVID LOWE	3604 JACKSON BLVD.		4-4-01
Trish Anderson	2027 3rd Avenue	✓	4-5-01

We the residents of the Canyon Lake Community deem SPOT Zoning ,@4009 Lakeview Drive from Medium Density Residential to General Commercial highly inappropriate. Our concerns involve: further traffic overload, safety, privacy and property devaluation. Finally, we fear that since Drainage problems already exist, that despite the engineers best attempts, we may wind up with worse problems than are currently present. [Printed on 3/31/01]

NAME	ADDRESS	DATE
Esther Muldom	2124 - 4th Ave	4-03-01
Mike French	2116 4th Ave	4.03.01
Bob Left	2105 4th	4-03-01
Everett Gillett	2121 - 4th Ave	4-03-01
Hazel Gillett	2121 - 4th Ave	4-03-01
Isabelle Halter	2135 4th Ave	4-03-01
Rita Grabowska	2013 3rd Ave.	4-05-01
Bert Long	2014 3rd Ave.	4-05-01
Carroll C Schult	3708 Cottonwood St	4-5-01
Carol Meyers	2207 7th Ave.	4-5-01
C Katrina Rudy	2216 7th Ave	4-5-01
Bob Crisfan	2220 7th Ave	4-5-01
Susan Bosworth	2220 7th Ave	4-5-01
Lacey Huggins	2121 6th Ave	4-5-01
Laura On	2113 6th Ave	4-5-01
Kathleen Rietta	2109 6th Ave	4-5-01
Cherie Martenson	2103 6th Ave	4-5-01
Arlene J Peterson	2110 6th Ave	4-5-01

Petition date-March 28,2001

To whom it may concern, we the undersigned, do wish for ABSOLUTLY NO rezoning or Commercial Development at 4009 Lakeview Dr. This would require SPOT ZONING. This means that one General Commercial property would be designated to a Medium Density Residential neighborhood. We deem this most inappropriate. Thank you kindly for your attention in this matter. Your presence at the City Council Meeting is Imperative! Please attend if you are able. -----Meeting on April 12, 7pm at CSAC 300 6th st.

NAME	ADDRESS	DATE
MARVIN ZIMMERMAN	2105 JANE DR	4-5-01
Lyle Milbrant	2104 Jane Dr	4-5-01
Karen Milbrant	2104 Jane DR.	4-5-0
John K. Drewitz	2108 Jane Dr.	4-5-0
Kathy Drewitz	2108 Jane Dr	4/5/0
Sue Kiker	2114 Jane Dr	4/5/0
Paula Spargur	2118 Jane Dr	4/5/1
Paula Spargur	2118 JANE DR	4/6
John Spargur	2124 JANE DR	4/6
Mason E. Schumacher	5056 Sommerset Dr	4/1
Aleg Schumacher	2128 Jane Dr	4/1
Comet Tenenya	2129 Jane Drive	4/1
Wayne ROlson	2129 Jane DR	4/1
Miechiko Olson	2136 Janut Street	4/1
Ann H. Town		

We the residents of the Canyon Lake Community deem SPOT Zoning ,@4009 Lakeview Drive from Medium Density Residential to General Commercial highly inappropriate. Our concerns involve: further traffic overload, safety, privacy and property devaluation. Finally, we fear that since Drainage problems already exist, that despite the engineers best attempts, we may wind up with worse problems than are currently present. [Printed on 3/31/01]

NAME	Address	DATE
Norman L. Stark	3930 Jackson Blvd	4-4-01
Francis Stark	Same as above	4-4-01
Harvey Tut	3906 3906 Jackson	4-5-01
Gennett Reck	3728 JACKSON BLVD	4-4-01
Beanna J. Pich	3728 Jackson Blvd.	4-4-01
Thelma Zeller	3708 Jackson Blvd	4-4-01
Gene Abelsith	3612 Jackson Blvd	4-4-01
Harold Abelsith	3612 Jackson Blvd	4-4-01
Thelma L. Fontaine	3520 Jackson Blvd	4-4-01
Edward L. LaFontaine	3520 Jackson Blvd	4-4-01
Michael & Kathryn Dubey	3710 Jackson Blvd.	4-5-2001
Mrs. Alberta Jansen	3514 Jackson Blvd.	4/5/01
Lois G. Beach	3584 Jackson Blvd 57702	4/5/01
Harold J. Thoenke	3924 Jackson Blvd 57702	4/5/01

NAME	ADDRESS	DATE
Jack & Carpenter	2210 Janet St, R.C.	4/4-01
Shirley E Carpenter	2210 Janet St RC	4-4-01
Charlyne Goversen	2216 Janet St RC	4-4-01
Jim Galbraith	2228 Janet R.E	4-4-01
Pauline Galbraith	2228 Janet R.E	4-4-01
Tommy J Seefeldt	2224 Janet St.	4-4-01
Alma E. Olson	2308 Janet St.	4-4-01
Roger Enstad	2314 Janet St.	4-4-01
Kerwin Enstad	2314 Janet St	4-4-01
T. J. Watz	2324 Janet St	4-4-01
Wally W. Whitliss	2324 Janet St	4-4-01
Carrie	2330 Janet St	4-4-01
Rebecca Fisher	2334 Janet St	4-4-01
Kathleen M LaFrance	2402 Janet St	4-4-01
Ed M. M. M.	508 Citrus Spring Ln	4-4-01

NAME	ADDRESS	DATE
Chris Heacock	2521 Judy Ave	4-5-0
Lee Wendt	2505 Judy Ave	4-5-0
Don Westland	2429 Judy Ave	4/5/1
Stacy Harms	204 E NEVADA DR	04/05/1
By [Signature]	204 E Nevada Dr	04/05
Kathleen A. Schraeder	2425 Judy Rapid City SD	4/5/1
Kate Schmitt	" " " " "	"
Deanna Edwards	2419 Judy, RC, SD	4/5/1
Patricia Bitterman	2409 Judy RC SD	4/5/1
By [Signature]	2409 Judy RC SD	4-5
Killa Lein	2401 Judy Ave	4-
Kelly Byrum	2325 Judy Ave	4-
Philip Wood	2323 Judy Ave.	4-
Pamela Shekildsen	2317 JUDY AVE.	4
Mary R. Mead	2311 Judy Ave -	4
Mark [Signature]	2307 Judy Ave	4
Evelyn Maen	2307 Judy Ave	4

NAME	ADDRESS	DATE
Laurie T. Harris	2408 Janet St. RCSD	4-3-01
Kelle F. Cavanaugh	2422 Janet RCSD	4-3-01
Sara Bourke	2430 Janet St. RCSD	4-3-01
John Schaeferbauer	2333 Janet St	4/3/01
Kori Schaeferbauer	2333 Janet St	4/3/01
BRIAN BUTTERFIELD	2329 JANET ST	4-7-01
Alpha Butterfield	2329 Janet St	4-4-01
Wikki Danley	1328 State St	4-4-01
Brian Paulson	2302 JUDYAOE	4/4/01
Or Neubert	1327 State St	4-4-01
LaVonne Hansen	2227 Janet RC	4-4-01
Judy Hanff	2215 Janet St. RC	04/04/01
Emily Hoffman	2211 Janet St RC	4/4/01
Karla Welsa	2205 Janet RC	4/4/01
Joe Bittner	2201 Janet RCSD	04-04-01
Mukul D. Newa	2202 Janet RCSD	4-4-01
Thomas Hawry	2206 Janet RCSD	4-4-01