

- On behalf of my neighborhood,
I wish to appeal the
decision made by the City
Planning Commission on
#46-NO.06UR023 - allowing
the commercial Wellspring
facility to have a Conditional
Use Permit for establishing a
teenage care center in our
Medium Density Residential
District.

Dr. Kathleen L. Van Horn
January 4, 2007

January 9, 2007

Growth Management Department
 300 Sixth Street
 Rapid City, S.D. 57701-5035

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JAN 09 2007

Rapid City Growth
 Management Department

Dear Members,

The following is the address and legal description of our property located at 3430 Cottonwood Street: McManis Subdivision Lot B
 1/4 NE Sec. 09 Rapid City

PIN 3709204 011 Tax ID 0050683

This property was built as a two unit, ^{residential} duplex and is located at the corner of Cottonwood and Evergreen Streets

This appeal is regarding a Conditional Use permit granted to Wellspring by the Rapid City Planning Commission on January 4, 2007. We find it regrettable that a commercial business could be allowed IN our neighborhood. Over two hundred residents of this neighborhood signed a petition objecting to this plan. This action represents a threat to the integrity of our residential neighborhood.

The streets between Canyon Lake Drive and Jackson Blvd. are narrow and irregular. There are five stop signs at the corner where we reside. Because this residential area is an

old established neighborhood filled with narrow and irregular streets we are concerned about the possibility of increased traffic and high speed. This area was never intended to accommodate commercial business, as the Planning Commission and Council know.

We ask that you support the residents of our neighborhood to help keep the area intact, healthy, and vital to Rapid City. Please deny the Keesling's application for a Conditional Use Permit to operate a Youth Center, which is a commercial business, to locate at what is now Calvary Lutheran Church.

Sincerely,

Margaret Paulson
J. Glenn Paulson