

Shamrock Auto Sales

2111 Jackson Blvd. Rapid City, South Dakota
Affiliate of LL&W Auto Group, CML Inc.

May 13, 2002

City of Rapid City
Planning Department
300 Sixth Street
Rapid City, South Dakota 57701-2724

Dear Planning Department:

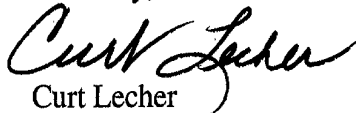
The purpose of this letter is to file comments regarding the property located at 2123 Jackson Boulevard for a Conditional Use Permit. I was out of town and unable to attend the hearing. I am owner of Shamrock Auto Sales a used car sales operation located at 2111 Jackson Boulevard Block 4 Lot 6R, adjacent to the aforementioned property and sharing the vacated Mountain View Road on Block 4 between Lot 9R-REV and Lot 6R.

I am not opposed to the proposed car wash; however, I do have some concerns. 1) Does the request for a Conditional Use Permit affect my current use of the shared space between our lots which is the portion of vacated Mountain View Road? 2) How will the car wash building be situated on the property? If the building itself is located on the portion of Lot 9R-REV nearest my property, then visibility of my recently erected sign and automobiles will be substantially decreased to traffic coming from West Rapid toward town. To maintain visibility of my automobiles, the building needs to be located nearer the South end or Center of the Property with no large signage or other obstacles which will block the view of my sign and automobiles. 3) Is it possible to see the proposed site plan and have input as to the building's location dimensions and any ancillary structures, which would affect visibility of my sign and automobiles?

Please log these concerns on my behalf. I am in Rapid City periodically and will plan to be there to review these concerns with you or the developers at a mutually agreed upon date and time. Otherwise, you may forward copies of the information that may address my concerns to Curt and Mary Lou Lecher, 720 King Street, Chadron, NE 69337 or contact us by telephone at 308-432-2780.

Thank you for your consideration and assistance.

Sincerely,


Curt Lecher
President

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MAY 15 2002
Rapid City
Planning Department