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Rapid City Growth
Management Department

Dave & Kandis Johnson
2110 Twilight Dr
Rapid City, SD 57703

Growth Management Department
300 Sixth St
Rapid City, SD 57701

To Whom It May Concern:

We are Dave and Kandis Johnson. We reside at 2110 Twilight Dr, which is Lot 1 of Lot 1 Johnson School Subdivision. This property is a residential lot. It is across the street from the planned development. All of the lots in this area are residential, and have homes (and a church) built on them. (see diagram 1)

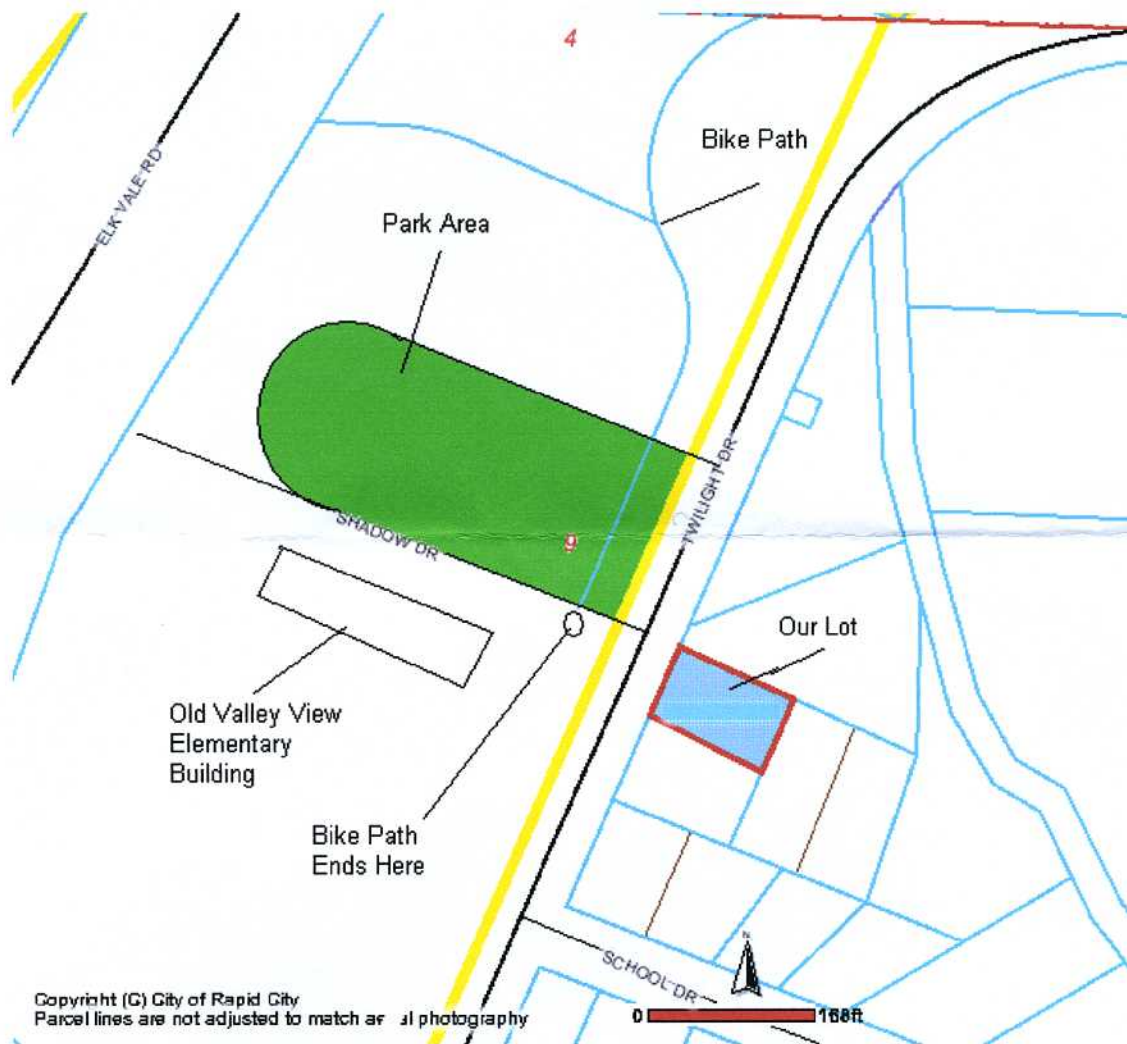
We are concerned about the planned development as there is a section of this area that is currently "in use" as a public "park". It was originally built as a driveway/loading area for the old Valley View Elementary School, which has since been closed by the RC School system. The area is a "loop" driveway, with a grassy area and trees inside the loop (see picture 1). Many area residents use this area as a walking area, an exercise area for them and their pets, and for other recreational uses. I would be greatly disappointed if this area were to be torn out, as it is a focal point of our and other residences in this area. In fact, it was one of the prime deciding factors in our choosing to purchase this residence. This driveway/park area was built for the school, using taxpayer monies. Since the taxpayers paid for it, I would like to see it remain available for use.

Also, currently, the Bike Path for the Rapid Valley area goes through here. But it is not at this time connected to the Bike Path that starts up on E. Hwy 44 just west of the Elk Vale Bridge. There has been discussion of connecting these 2 bike paths together, and I would like to see this happen. However, if this area were developed, I feel that this would pretty much prevent this from ever happening.

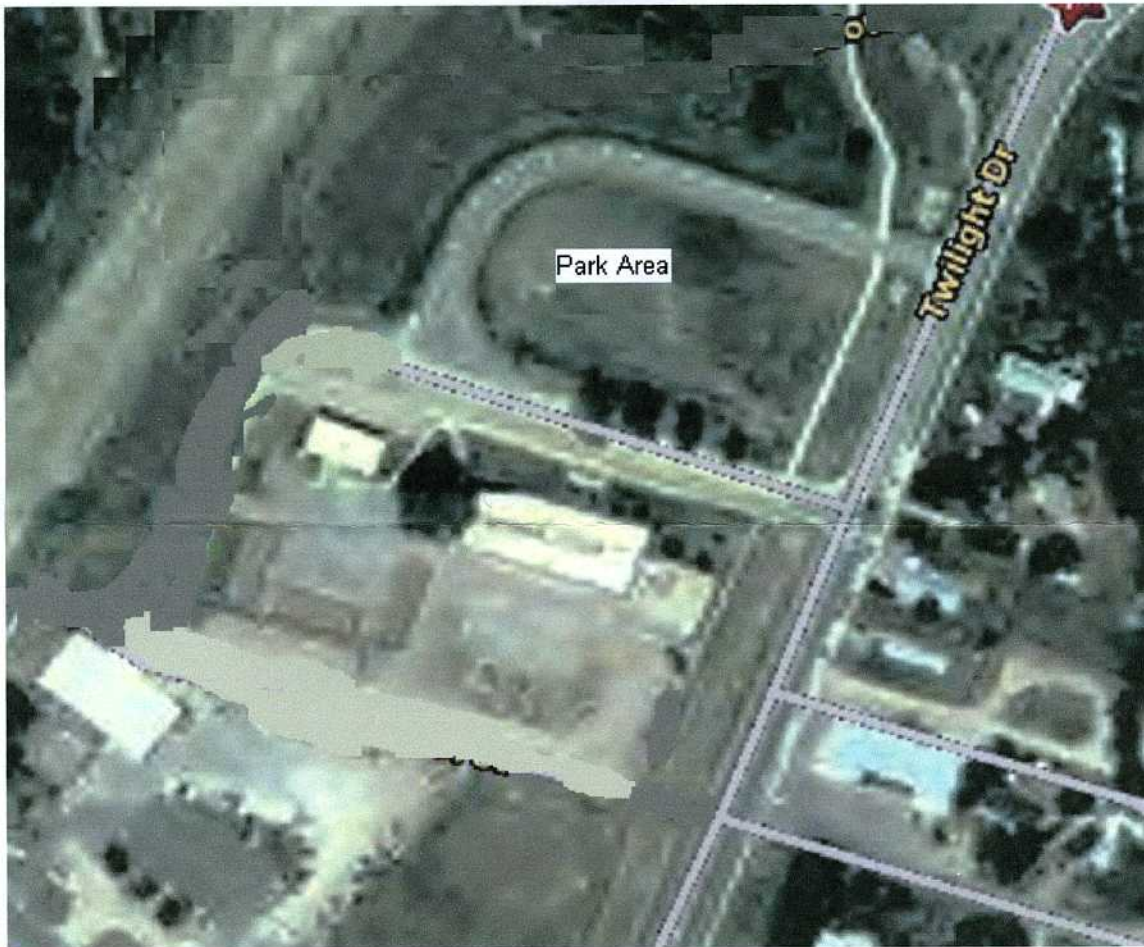
Finally, a bonus for this area is the fact that we do have a view of part of the Hills from our residence. I would hate to see this view blocked by gigantic warehouses or tall buildings. If this were taken into consideration when construction were to take place, it would be a benefit to the area.

If the developer would include in their plans a park area for the area residents, and consider the Bike Path in their plans, that would go a long way, I feel, toward making area residents feel comfortable with this planned development.

I have included 2 diagrams, one a depiction of the lots in the area, and the other an aerial shot of the area showing the loop "park" area.



Here is the lot layout of the area, showing the "park" and the bike path in relation to our lot. All the lots on the east side of Twilight Dr are residential, with a church located on the lot on the Northeast corner of the intersection of Twilight Dr & School Dr.



Here is an aerial picture showing the driveway/park layout, and the bike path in the area being discussed.

Hopefully this information, along with my concerns, will be helpful in the decision-making process.

Thank you:

Dave & Kandis Johnson