

September 10, 2004

Growth Management
City of Rapid City
300 6th Street
Rapid City, South Dakota 57701

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**Rapid City Growth
Management Department**

RE: Special Exception to Design Criteria
The Animal Clinic – 1655 East 27th Street

To Whom It May Concern:

Please consider the enclosed request to allow us to retain both of the existing approaches for our clinic.

We are in the process of making improvements and an addition to the existing facility. During the review for building permit, it was identified that the East 27th Street approach did not meet the separation requirements from the adjoining street intersection.

Due to the lot configuration and existing building placement, both approaches are needed to serve our oversized vehicle traffic. We provide large animal service and have clients entering and exiting our site with large trailers. The two approaches allow for safe and effective movement of traffic on-site, without creating a “bottle-neck” caused by users attempting to enter and/or exit at the same time.

We believe that the existing approach does not create a hazard for traffic on East 27th Street and it definitely adds to the safety and efficiency of our facility. East 27th Street is not a heavily traveled street and there are no conflicting approaches or uses opposite of the existing approach. East of our site is a drainage area that is not developed. We further anticipate that as improvements are made to Creek Drive, more traffic crossing from St. Patrick Street to Highway 44 will be using that right-of-way.

Thank you for your consideration of this request.

Sincerely,

The Animal Clinic