

From: [Hani Shafai](#)
To: [cpweb](#)
Cc: [Fisher Vicki](#); [Kyle Treloar](#); ["Richard Huffman \(reh@demjen.com\)"](#); [Bruce Long Fox](#); [Bolman, Ann](#); [Mike Stanley](#)
Subject: Cannabis Conditional Use application (21UR026)
Date: Sunday, November 21, 2021 1:02:20 PM
Attachments: [image001.png](#)
[2706 E HW 44 Cannnabis Conditional Use Permit \(21UR026\).pdf](#)

CAUTION: This email is from an outside source. Use caution before opening attachments, clicking links or providing confidential information.

Good Afternoon

I am the owner and the managing member of BH Capital located at 1500 Valley Drive. We received a notice for hearing for a conditional Use Permit for Sale of Cannabis at the above referenced property located at 2706 E. HWY 44.

Please accept this correspondence as a formal objection to the above referenced Conditional Use permit for the following reasons:

1. Our property is defined as a residential use district and is currently being used as residential with two occupied homes. Locating a Cannabis sale operation next door to a residential area is in conflict with City Ordinance No. 6500 and Sections 17 -16 through 17-50 of the City's Municipal Code.
2. Our community and Rural America Initiative have invested a large investment in RAI and Abbot House located just over 1000 feet from the proposed Cannabis Use
3. The proposed cannabis use will be located next door to our residential property which will be the anticipated housing district for the rapidly growing WDTI. This use will impact the quality of life for the many students and their families. This use will also most likely hurt the enrollment at the technical Institute (WDTI). Such negative impact will definitely impact work force development in our region.

I have attached a city's zoning map with the location of the proposed cannabis use.

We request the City staff, the Planning Commission and the City Council reject this proposed cannabis use .

Thank you for your help.

Hani Shafai | PRESIDENT



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Roads

- Interstate
- US highway
- SD highway
- County highway
- Main road
- Minor arterial
- Collector
- Ramp
- Paved road
- Unpaved road
- Unimproved road
- Trail
- Airport Runway
- Not yet coded

Section Lines 0-25k

Tax Parcels

Lot Lines

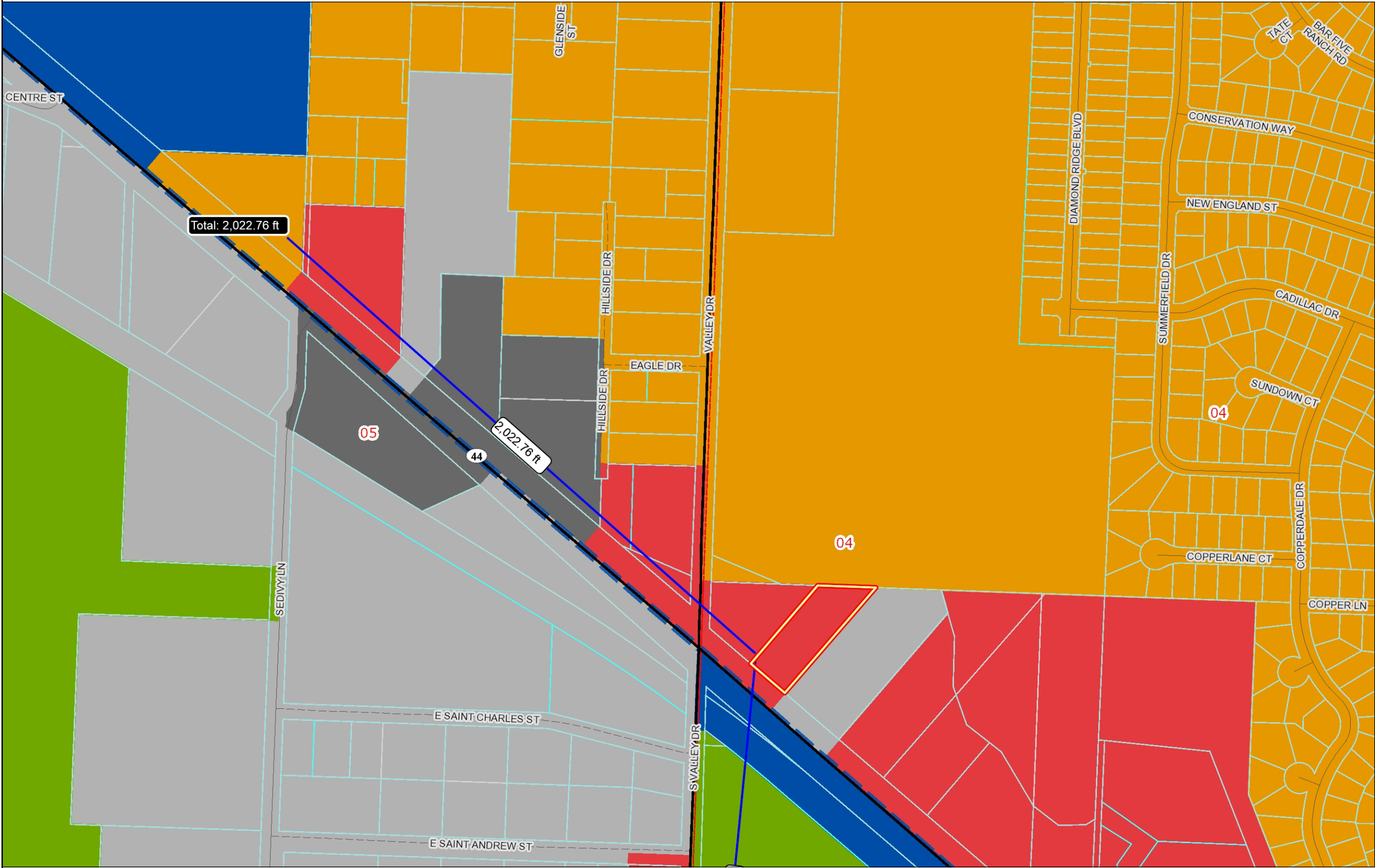
- <Null>
- Lot Line
- Parcel Line

MPOFLULines

- Entrance Corridor
- Revitalization Corridor

MPOFLUAreas

- Rural Residential
- Low Density Neighborhood
- Urban Neighborhood
- Mixed Use Commercial
- Downtown
- Employment
- Light Industrial
- Heavy Industrial
- Mining/Extraction
- Parks and Greenway
- Agriculture
- Forest Conservation
- National Forest
- Buffer/Reserved
- Public/Quasi-Public



617.4 0 308.72 617.4 Feet

1: 3,705



Map Notes: