Case No. 17UR016

**Legal Description:**

Lot 2 of Block 2 of Menard Subdivision, located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
VISTA RIDGE PROPERTIES, LLC
909 SAINT JOSEPH STREET, SUITE #1000
RAPID CITY, SD 57701
605-343-7117 FAX 605-399-3943

July 28, 2017

Rapid City Planning Department
300 Sixth Street
Rapid City, South Dakota 57701

RE: Application for Conditional Use Permit for Leap 2 Learn Educational Childcare

Dear Rapid City Planning Department,

Please accept this letter of intent by Vista Ridge Properties, LLC on behalf of Leap 2 Learn Educational Childcare for development of a childcare facility on Lot 2 of Block 2 of Menard Subdivision in Rapid City, South Dakota. The lot is located approximately 300’ southwest of the intersection of E. Anamosa Street and N. Creek Drive. Below, you will find a brief overview of the proposed development.

The proposed facility is approximately 7,000 square feet in area providing nine (9) classrooms for the children. Additionally, eight (8) of the classrooms will have direct access to the fenced outdoor play area. The building is serviced through a one-way parking lot to limit traffic congestion during drop-off and pick-up hours. The parking lot provides ADA accessible stalls with sidewalk around the entire parking lot to limit possible pedestrian conflict with vehicles. In addition, a 65’ long drop-off and pick-up area has been provided for ease of accessibility. A 6’ tall by 8’ wide ground mounted sign will be placed on the property. The location of the sign will be chosen at a later date. A preliminary sign design has been included with this letter.

A 6’ privacy fence will be provided with lockable gates to ensure child safety within the play area. In addition to the fence, trees and other plantings will be provided along the E. North Street frontage to act as a visual and sound buffer from the traffic. Lighting will be provided on the property, and will be included on the electrical construction plans.

The facility will be staffed with up to eighteen (18) employees and up to one hundred and three (103) children. Operation hours will be from 5:00 a.m. to 7:00 p.m. Monday through Friday. In the future, the facility may extend operation hours through the weekend.

Leap2Learn hopes to provide a needed safe and fun environment for the children of Rapid City. Leap2Learn appreciates your time in reviewing our proposal and looks forward to you approving our conditional use permit. Leap2Learn and Vista Ridge Properties, LLC is open to any questions you may have about the proposed development. Please do not hesitate to contact either partner.

Sincerely,

Don Weiseler
Vista Ridge Properties, LLC
Registered Agent

Amie Ray
Leap 2 Learn Educational Childcare
Business Operator
Leap 2 Learn
Educational Childcare