

Kharouf Development, LLC
23570 Wilderness Canyon Circle
Rapid City, South Dakota 57702
605-348-6680

December 6, 2004

City of Rapid City
Growth Management Department
330 Sixth Street
Rapid City, South Dakota 57701-2724

Re: December 9, 2004 7:00 a.m. Rapid City Planning Commission Hearing

To whom it may concern:

In response to the 25 Notices of Hearing for Rezoning and Notices of Hearing for a Comprehensive Plan Amendment filed by Dream Design International, Inc. scheduled on December 9, 2004 by the Rapid City Planning Commission, I have the following comments.

In October, construction of a state of the art orthodontic clinic started at 5150 Fifth Street, Legal Description: Lot 1 of North 80 Subdivision as shown by the plat recorded in book 32 of plats on page 95 in the office of the register of Deeds, Pennington County, South Dakota. As the Black Hill's first and only American Board Certified orthodontist, I am against any rezoning for commercial or residential development which could detour patients from coming to our clinic because of location or our surroundings. That includes excessive traffic, dangerous neighborhood in terms of crime, undesirable businesses such as adult only book stores, or industries which would produce excessive noise or air pollution.

In addition, I am against any rezoning which could potentially endanger our patients, either physically or otherwise. My patient base is primarily young adolescents, many of whom are beginning drivers. Likewise, I draw patients from rural areas of Montana, Wyoming, Nebraska, and Colorado.

Finally, I chose this location because in Rapid City's South Robbinsdale Future Land Use Map dated 3/15/2002, Fifth Street was surrounded by primarily residential areas. It also is close to schools, the Hospital, and other medical offices in this southeast corner of Rapid City, as well as easily accessible for both our local and out of town patients. I plan to locate a second dental specialist in a separate building who shares my same concerns.

Sincerely,


John G. Kharouf, D.D.S., M.S.
Diplomate, American Board of Orthodontics