

DRIFTWOOD ESTATES ASSOCIATES L. P.
401 STURGIS STREET
RAPID CITY, SD 57702

June 23, 2003

City of Rapid City
Planning Department
300 6th Street
Rapid City, SD 57701

RE: File Number 03RZ023


Planning Department:

Driftwood Estates is located at 408-432 E. Fairlane. The legal description for Driftwood Estates is South Robbinsdale #2 Block 7 Lot 14-28. Driftwood Estates is a multi-family apartment community with 60 townhouse units.

It is the opinion of the owners of Driftwood Estates, that the current Neighborhood Commercial District zoning of the property located at 402 E. Fairmont Blvd. is the appropriate zoning for this particular property. This property is surrounded by residential properties and the current zoning satisfactorily provides for goods and services to the residents of the immediate area. The owners are of the opinion that a change of zoning on this property to General Commercial District could potentially have a negative impact on the surrounding properties as the broad scope of acceptable uses in a General Commercial District allows for uses not intended for residential neighborhoods.

Thank you for your consideration.

Driftwood Estates Assoc. L.P.


Sue Shepherd, Managing Agent
Lewis, Kirkeby & Hall Mgmt. Inc.

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