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Rapid City, SD 57702
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MAR 31 2006

Rapid City Growth
Management Department

Growth Management Dept.
300 Sixth St.
Rapid City, SD 57701

To Whom it May Concern,

I received a registered letter regarding Neighborhood Commercial Development for Fjord's Ice Cream on the corner of Canyon Lake Dr and 38th St. I have included my legal description of my two properties and a map showing that I am right next door neighbor.

The 2 properties I have are 1901 and 1903 38th St. I bought these 2 homes as an investment for my retirement. They are currently both rented. I bought the property when Jim Scull owned the adjoining property and was going to put up an apartment building. It is currently looking like a low income housing section of small huts. Fjord's Ice Cream would be an improvement to the land as it now sits.

I am planning to retire in about 1 year. I plan on completely redoing the two homes inside and out with new siding and new garages and landscaping. They will then be cute single family homes in a cozy neighborhood.

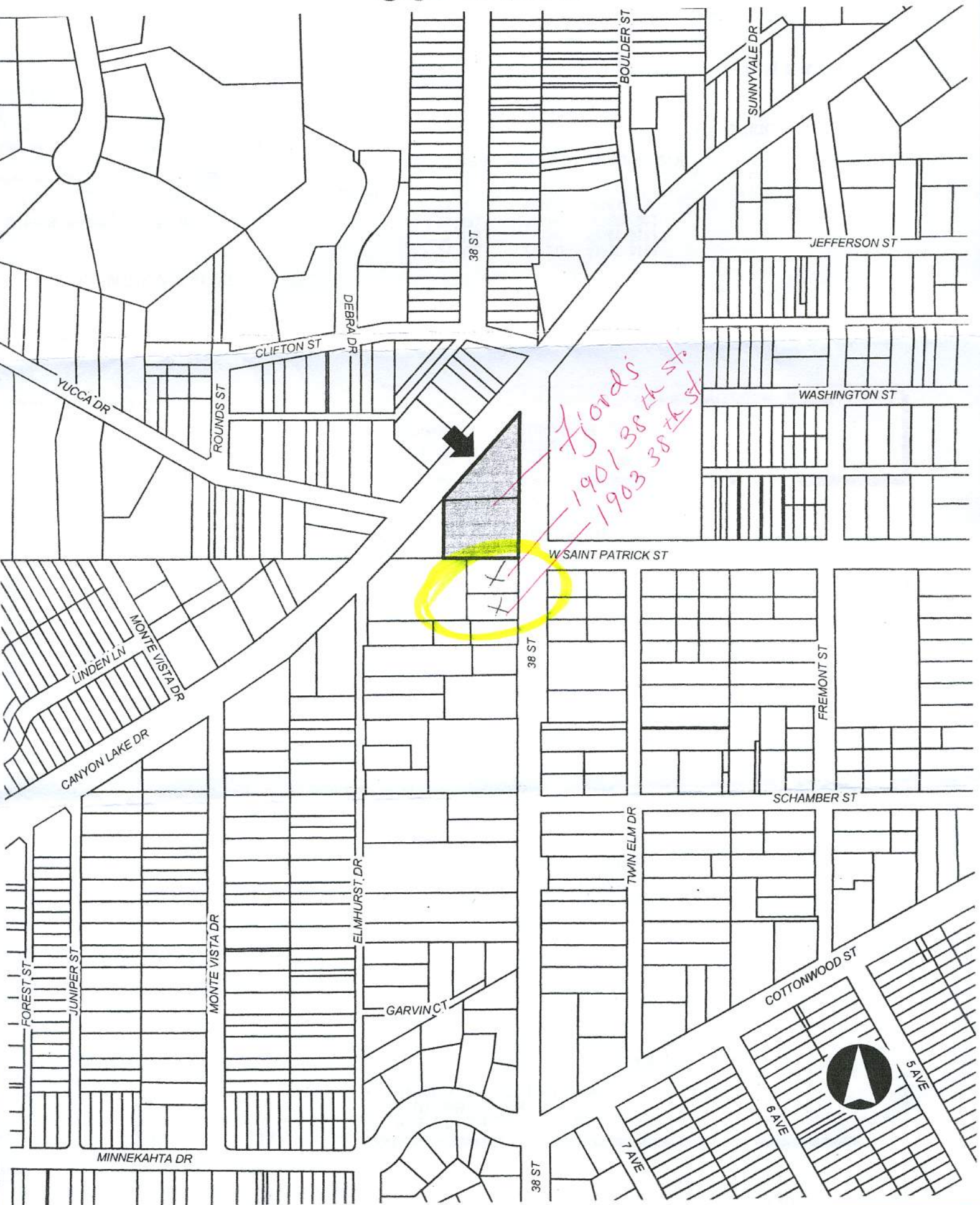
My concern about Fjord's Ice Cream next door is " Will all the garbage dumpsters and delivery trucks and all the other paraphernalia associated with a business be located next to my home?"

I will be out of town on April 6th or I would be attending your meeting. A copy of this letter will also be sent to Fjord's.

Thank You,
Cheryl Ruggeri

Cheryl Ruggeri

06PD013



Ford's
1901 38th St.
1903 38th St.



06PD013
065E001
06VE004

City of Rapid City
Growth Management Department
300 6th Street
Rapid City South Dakota 57701-2724

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APR 4 2006

**Rapid City Growth
Management Department**

File Number 06PD013

Ladies and Gentleman:

As a resident that is new to Rapid City as of September of 05, I would like to commit on the planed development that is being under consideration to be built directly across the street from my home on Canyon Lake Drive. I would first like to commit on your very nice city that has been very well planed.

We are Jeanne and Charles Stipe, We live at 3830 Canyon Lake Drive, We now have to much noise from the street in front of us and to except a business where you are discussing a plan to build would add to the noise and flashing of lights at night. The area is residential and I believe the other neighbors feel the same as we do. The traffic problem it would cause in winter from the downhill into that intersection is another thing to consider due to snow and ice on the street. Cars would have trouble stopping for traffic in and out of the project.

We also think it would lower the value of our home and that is something we do not want to happen.

Please think of the disturbance to this community, The need is more residence in that area. Not Business.

Very Truly Yours,

Charles and Jeanne Stipe

Charles Stipe