

ATLAS FOOD GROUP

February 28, 2002

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Rapid City
Planning Department

City of Rapid City
Planning Department
300 Sixth Street
Rapid City, SD 57701-2724

RE: File Numbers **02RZ005** and **02UR003**

Dear Sir or Madam:

We have received your Notice Of Hearing for Rezoning Request and Notice of Hearing for a Conditional Use Permit – Mobile Home Park filed by FMG, Inc. for the above-mentioned file numbers. As we are not able to attend any hearings, we are responding by this letter.

We are an adjacent neighbor to the south – Delta Holdings of Rapid City, Inc. d/b/a Ponderosa Restaurant, 1118 E North Street. Our legal description is Lot Three (3) in Block Two (2) of Feigel Subdivision.

We do not object to the rezoning request or the conditional use permit as long as water runoff issues are addressed in the development and construction of the property. Our property is adjacent to the southern property line of the development property and downhill from this property. We presently have some water runoff from this development property and are concerned that if the property is developed with parking pads and trailer houses, this water runoff will increase to a point that it will adversely affect our property. If the developer can develop the property where water runoff is properly channeled so it does not interfere with our property (and we assume our neighbors' properties), we have no objection. However, unless water runoff is addressed, we object to the rezoning and conditional use permit, as the increased water runoff will adversely affect our property, both from erosion and loss of use.

Thank you. Please feel free to call with any questions or comments.

Sincerely,
Atlas Foods



Gregory P. Pung

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