

Case No. 17UR017

Legal Description:

Lot 3 of Deadwood Avenue Business Park, Section 34, T2N, R7E, BHM, Rapid City,
Pennington County, South Dakota



616 SIXTH STREET
RAPID CITY, SOUTH DAKOTA 57701
605-721-7310 FAX 605-721-7313
RENNERASSOC.COM

July 27, 2017

Applicant: David Eliason

Agent: Renner Associates, LLC

Owner: JED Spectrum Incorporated

Request: Conditional Use Permit to allow retail sales as per Chapter 17.50.186.E.

Zoning: General Commercial District

Legal Description: Lot 3, Deadwood Avenue Business Park, Section 34, T2N, R7E, BHM,
Rapid City, Pennington County, South Dakota

Location: 1141 Deadwood Ave., Suite 7, Rapid City, SD

Hours of operation will be 9 a.m. – 11 p.m. Monday through Saturday and from 10 a.m. – 10 p.m. on Sunday. All deliveries will occur during the day hours.

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Dick & Jane's Naughty Spot is a retail store focused on a variety of adult themed items. While our inventory is constantly changing based on sales and seasonal items, we can break down the store into a variety of sections. These would include:

- Bachelorette items such as tiaras, sashes, party items, gift bags, honeymoon items and more.
- Lingerie items to include corsets, stockings, intimate wear and underwear for both men and women. We will also carry a selection of items for post mastectomy patients.
- Shoes often used with costumes, dress up, dancing and more including platforms, stilettos, and more.
- Lotions, oils and lubrications designed to assist in skin care, massage and intimacy related activities.
- Adult themed novelties and sexual aides to include several brands featured in Cosmopolitan, Glamour, Men's Health, Women's Digest and others.
- DVD's and magazines featuring sexual themes.
- We are undecided at this writing but may add a section of smoking accessories.

Dick & Jane's plans to operate from 9 AM to 11 PM Monday through Saturday and from 10 AM to 10 PM on Sundays. During business hours we will have a minimum of one person working the sales floor and up to five. Generally we have two people on staff from 12 PM until closing time.

Our store restricts access to adults 18 and older. We do not allow children in the business for any reason. We check the government issued identification to verify age upon entry for every guest regardless of age. Failure to produce identification will result in refusal of service.

Deliveries will be received weekdays between 9 AM and 6 PM. Our deliveries generally arrive via Fedex or UPS. The size of the trucks is generally the same type of truck you would find making residential deliveries for these companies.

The exterior of our storefront will meet all existing regulations as they relate to signage and window coverings. We have attached samples of our existing signage from our Sturgis location for review. At this writing the colors and design will be identical to those in the samples. These colors and designs may change prior to opening, or occasionally in the course of doing business. The appropriate permits will be obtained when required for any signage. (Samples below)

We look forward to bringing a Class A retail operation to Rapid City. Our goal is to provide the community with a shopping destination where they can feel safe and know they are receiving accurate answers to their questions. We pride ourselves on our relationship with the local authorities in Sturgis, including our close relationship with law enforcement. The only calls for service in our six year history are calls that we have made to deal with shoplifters or similar problems. We have assisted the police in investigations for credit card fraud by providing security footage to identify the criminals among other things. We value our relationship with law enforcement and look forward to continuing that relationship with Rapid City.

We look forward to opening in Rapid City and to being an active partner in the business community.



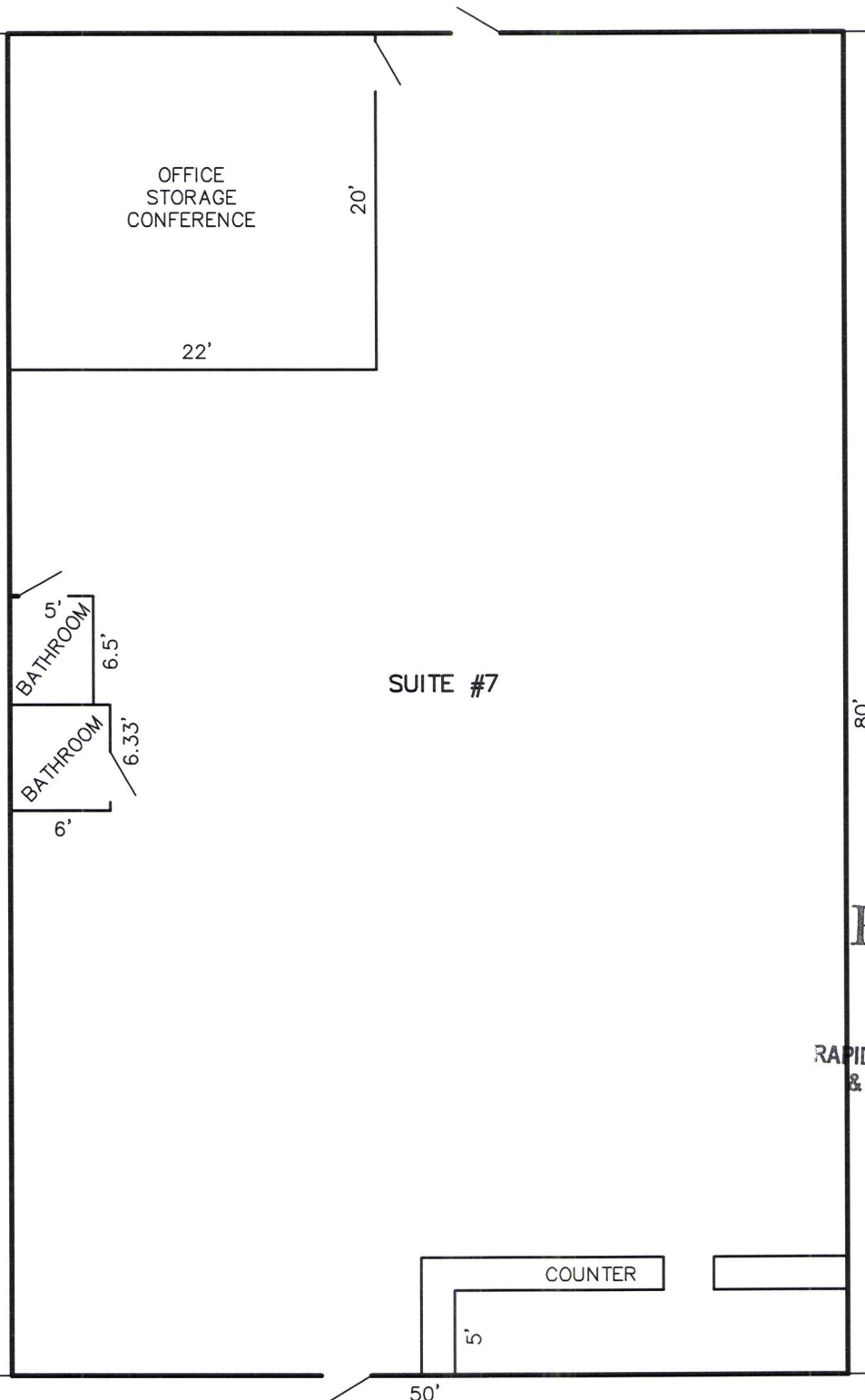
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EXHIBIT
PROPOSED INTERIOR LAYOUT
1141 DEADWOOD AVENUE, SUITE #7
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



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**RENNER
 ASSOCIATES, LLC**

CIVIL ENGINEERING
 LAND SURVEYING

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 RENNERASSOC.COM

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