

December 10, 2002

Mr. Tom Kurtenback  
City Planner  
Rapid City Planning Department  
300 Sixth Street  
Rapid City, South Dakota 57701

Dear Tom:

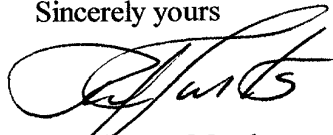
I would request that a special exception be reviewed in conjunction with the final plat of Minnesota Ridge Phase 2. We would ask that the council allow for the development of up to 55 dwelling units with one principle point of access.

This request has been necessitated by the City Attorneys recent opinion that the access and utility easement now serving the project cannot be further improved. As you are aware, the easement in question lies within what would be the extended ROW for Minnesota Street west of 5<sup>th</sup>. Approximately 300 lineal feet of the ROW has yet to be dedicated, but has provided access to this property for over twenty years. The easement has been improved by both the city of Rapid City and by the current landowner.

This exception would allow both the Minnesota Ridge Phase 2 plat to be filed without cluttering the title with covenants and West Hills Village to proceed with the development of the first phase of their proposed senior living center.

Your consideration of this matter will be appreciated.

Sincerely yours

A handwritten signature in black ink, appearing to read 'Pat Hustos', with a stylized, flowing script.

Pat Hustos, Member  
3T's Land Development LLC