

Hewey Clemmons
 PO Box 2213
 4400 Reservoir Rd
 Rapid City, SD 57709

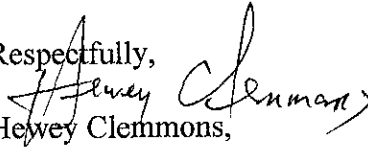
RE: Proposed Platting (4400 Reservoir Rd, 6299 E Hwy 44)

4400 Reservoir Rd consists of approx. 63.4 acres, the reason for replatting is we must someday, sooner than later, make a change on the property due to the current conditional use permit we hold for the Care Taker Residence on the east end of the property, 6299 E Hwy 44. We do not wish to tear down the care taker home once the care taker residence is no longer needed. The Little Giant Irrigation ditch that separates the property running North & South seems the logical place to put the property boundary lines and in keeping with the LDR (3+ acre lots) we propose splitting off 3 lots on the east property. It is crucial we maintain the 40 acres on the west end of the property as we would like to maintain our Agriculture status because the property is used for livestock, hay & alfalfa crop, and a future tree farm.

We would really like to stress the fact that we would like to keep the driveway that would access these three new lots a **private** access. Currently in the month of July when the hay crop is sitting on proposed lot B, & C we have a lot of traffic with people coming onto the corner of our property, since it is one of the first turn off's outside the city limits to shoot fireworks which always poses a fire hazard to the hay, not to mention the mess that is always left behind. Making this a public access would only make this problem worse giving them public access down to the middle of the field and not just the edge. At this time even after the lots are split off our intended use is to keep using them as hay pasture and we hope our mother lives on **many** more years in the care takers residence, although doctors reports say differently. The conditional use permit forces us to either split the property or tear down the house upon our mother's death. Splitting the property takes time that is why we are addressing that issue now. We need to keep the access to the property private and low key as this is and hopefully will be for a long time to come our mother's driveway and we need to keep her stress at a minimum.

Also we understand we will need a variance on proposed lot C because of the barn already existing there. Again that is a reason we would like to maintain a private access to the lot because this is where we store our farm equipment in this barn and giving the public access to this lot would really open us up to theft.

If need be to maintain the private access proposed lot A can remain part of the 40+ acres on the main lot, and we would only split off the other two lots to maintain the private access.

Respectfully,

 Hewey Clemmons,
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RECEIVED

FEB 09 2008

Rapid City Growth
 Management Department