

Tuscany Square Major Amendment

Good Guys, LLC acquired the former Dan's Supermarket in January 2007 and have transformed the site into Tuscany Square. Over the past five years we have ran the development at 75-100% leased and have not had a parking problem. Recently, Headlines Academy has secured a long-term parking agreement with Black Hills Federal Credit Union to have sufficient off-site parking for their students and staff.

We currently do not have a parking problem and would like to allow a new salon into our development. The current parking requirements for the new tenant will require 24 parking spots. Currently our site could not meet this requirement but we ask the city to approve this additional use for the facility. The new tenant would be open later in the day and use the parking lot the most in the late afternoon and evening. These hours of operation will relieve the parking lot of the high demand hours of 10am to 4 pm.

These hours should not interfere with other business operations in the Square. Tuscany Square has been a great endeavor for our company and we look forward to much success in the years ahead.

We are asking for a major amendment to the planned development to reduce the parking from 212 to 166

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See attached Parking Agreement to provide additional off-site parking.