

Rubenstein

EAL ESTATE CO., LC

January 8, 2004

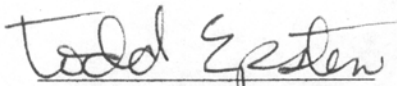
Lawrence Douglas County Metropolitan Planning Office
6 East 6th Street
Lawrence, KS 66044

To Whom It May Concern:

Enclosed please find the documents for Pine Ridge Plaza LLC to apply for a revision to one of the restricted uses established by K-Mart in the Preliminary Development Plan at its Pine Ridge Plaza shopping center. K-Mart placed a number of restricted uses in the plan and Pine Ridge Plaza LLC would like to apply to remove the one restriction that prohibits "liquor, wine and beer sales for consumption off the premises". Pine Ridge Plaza LLC would like to have the option to lease a portion of the space previously operated as a K-Mart to a lessee that would sell beer, wine and liquor for off premise consumption.

As discussed with David Guntert in your planning office, there is no restriction in the city zoning ordinance that would prohibit such alcohol sales in the shopping center. The use was originally prohibited by K-Mart in the Preliminary and Final Development Plans when they were a tenant in the Pine Ridge Plaza center. They are no longer a tenant and the space is being divided into multiple businesses.

Thank you for considering the request and we look forward to the approval of this application at the February 25 Planning Commission Meeting. If you have any questions or need any other information please contact Jody Belpedio at 913-362-1999.


Pine Ridge Plaza LLC