

**DEADWOOD PLANNING AND ZONING COMMISSION**

**Wednesday, March 7, 2018 – 5:00 p.m.**

**City Hall, 102 Sherman Street, Deadwood, SD**

**AGENDA**

1. Call Meeting to Order

2. Approval of February 7, 2018 Minutes

3. Sign Review Commission

**360 Main Street – B Y Development Inc.(Cadillac Jacks/Double Tree) – Install New Wall Sign**

a. Install New Wall Sign

Action Required:

b. Approval/ Denial by Sign Review Commission

**360 Main Street – Optima LLC (Cadillac Jacks/Tru Hotel) – Install New Wall Signs**

a. Install Two New Wall Signs

Action Required:

b. Approval/ Denial by Sign Review Commission

**10 Lee Street – Jason Mook (Deadwood Custom Cycles/Gallows) – Install New Signs**

a. Install Three New Wall Signs and One Window Sign

Action Required:

b. Approval/ Denial by Sign Review Commission

**645 Main Street – Michael Ballard (Deadwood Distilling) – Install New Projecting Sign**

a. Install New Projecting Sign

Action Required:

b. Approval/ Denial by Sign Review Commission

**647 Main Street – Michael Ballard (Bloody Nose Saloon) – Install New Wall Sign**

a. Install New Wall Sign

Action Required:

b. Approval/ Denial by Sign Review Commission

4. Planning and Zoning Commission and Board of Adjustments

**Gulches LLC**

Tracts 3A and 4A of Deadwood Gulch Addition II; Consisting of Deadwood Gulch's of Fun Tract 1, Lot AB1 and Lot AB10, All located in the E1/2 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

Action Required:

a. Approval/Denial by Planning and Zoning

b. Approval/Denial by Board of Adjustment

5. Items from Staff

a. Cadillac Jacks

b. City Pavilion

c. Comprehensive Plan Community Visioning Meetings

March 27 or March 29, 1:00-2:00 p.m. or 5:30-6:30 p.m.

Days of 76 Museum Mary Adams Room

6. Adjourn

CITY OF DEADWOOD  
PLANNING AND ZONING COMMISSION  
Wednesday, February 7, 2018

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, February 7, 2018, at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

**Planning and Zoning Commission Present:** Tony Biesiot, Jim Shedd, John Martinisko and Bill Rich

**Absent:** Brett Runge

**Board of Adjustments Present:** Dave Ruth, Jr., Gary Todd and Charlie Struble

**Staff Present:**

Bob Nelson Jr., Trent Mohr and Bonny Anfinson

**Approval of January 17, 2018 Minutes:**

*It was moved by Mr. Shedd and seconded by Mr. Rich to approve the January 17, 2018 meeting minutes. Aye - All. Motion carried.*

**Sign Review Commission:**

**270 Main Street - Mike Gustafson - Removal of Terrace Motel Sign- Continued from 1/17/18 meeting**

Mr. Mohr stated this item was continued from the January 17 meeting. The applicant is requesting a variance to remove the Terrace Motel sign. At the last meeting there was a concern by the commission as to the disposition of the sign. The HP Commission did discuss this issue at their January 24, 2018 meeting and the consensus was if the P & Z Commission granted the variance and First Gold donate the sign the City would find a location for it or place in storage until a location was found. *It was moved by Mr. Shedd and seconded by Mr. Martinisko to grant the variance for the Terrace Motel sign contingent upon donation to the City of Deadwood. Aye - All. Motion Carried.*

**Planning and Zoning Commission and Board of Adjustments:**

**Findings of Fact and Conclusion - Debra Kahler 56 Taylor Avenue**

Mr. Nelson Jr. stated the findings of fact and conclusions for the bed and breakfast at 56 Taylor Avenue the applicant is compliant with bed tax, sales tax and State Health Department Certification. The applicant has met all of the conditions. Approval will close this file. *It was moved by Mr. Shedd and seconded by Mr. Rich to approve the Findings of Fact and Conclusion for Conditional Use Permit for the Bed and Breakfast located at 56 Taylor Avenue. Aye - All. Motion Carried.*

**Findings of Fact and Conclusion - James and Susan Trucano 124 Charles Street**

Mr. Nelson Jr. stated the findings of fact and conclusions for the bed and breakfast at 124 Charles Street the applicant is compliant with bed tax, sales tax and State Health Department Certification. The applicant has met all of the conditions. Approval will close this file. *It was moved by Mr. Shedd and seconded by Mr. Rich to approve the Findings of Fact and Conclusion for Conditional Use Permit for the Bed and Breakfast located at 124 Charles Street. Aye - All. Motion Carried.*

**Deadwood Stage Run, LLC and John Thayer**

Mr. Nelson Jr. stated the applicant is requesting approval of the final plat of Lot 31A, Block 2 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood, All located in the SW ¼ of Section 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota, Formerly Lot 31 and a Portion of Palisades Tract of Deadwood Stage Run Addition. *It was moved by Mr. Shedd and seconded by Mr. Martinisko to approve the Final Plat for the Deadwood Stage Run, LLC and John Thayer. Aye - All. Motion Carried.*

**City of Deadwood**

Mr. Nelson Jr. state the applicant is requesting approval of the final plat for Lot MK1 of the Mickelson Trail; Being a portion of Probate Lots 321 and 420, A Portion of M.S. 107 and A Portion of Tract A of M.S. 107; All located in the City of Deadwood, Lawrence County, South Dakota. *It was moved by Mr. Rich and seconded by Mr. Shedd to approve the Final Plat for the City of Deadwood. Aye - All. Motion Carried.*

Mr. Biesiot adjourned this portion of the meeting.



Mr. Todd opened the Board of Adjustments meeting.

Deadwood Stage Run, LLC and John Thayer

Lot 31A, Block 2 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood, All located in the SW ¼ of Section 14, the SE ¼ of Section 15, the NE ¼ NE1/4 of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota, Formerly Lot 31 and a Portion of Palisades Tract of Deadwood Stage Run Addition. *It was moved by Mr. Ruth Jr. and seconded by Ms. Struble to approve the Final Plat for the Deadwood Stage Run, LLC and John Thayer. Aye – All. Motion Carried.*

City of Deadwood

Lot MK1 of the Mickelson Trail; Being a portion of Probate Lots 321 and 420, A Portion of M.S. 107 and A Portion of Tract A of M.S. 107; All located in the City of Deadwood, Lawrence County, South Dakota. *It was moved by Ms. Struble and seconded by Mr. Ruth Jr. to approve the Final Plat for the City of Deadwood. Aye – All. Motion Carried.*

Findings of Fact and Conclusion – Debra Kahler 56 Taylor Avenue

*It was moved by Mr. Ruth Jr. and seconded by Ms. Struble to approve the Findings of Fact and Conclusion for Conditional Use Permit for the Bed and Breakfast located at 56 Taylor Avenue. Aye – All. Motion Carried.*

Findings of Fact and Conclusion – James and Susan Trucano 124 Charles Street

*It was moved by Ms. Struble and seconded by Mr. Ruth Jr. to approve the Findings of Fact and Conclusion for Conditional Use Permit for the Bed and Breakfast located at 56 Taylor Avenue. Aye – All. Motion Carried.*

*It was moved by Ms. Struble and seconded by Mr. Ruth Jr. to adjourn the Board of Adjustments meeting. Aye – All. Motion Carried.*

Mr. Biesiot called the Planning and Zoning meeting back to order.

Items From Staff (no action taken)

- Cadillac Jacks: Mr. Mohr stated Cadillac Jacks is making progress on the interior and exterior. Work is being done on the mechanical, electric and plumbing. They are running three weeks behind. They are now looking at May for the completion date.
- City Pavilion: Mr. Nelson Jr. stated the City has received 65% of the construction demolition plans and the building of the parking lot. Right now it shows 84 parking spaces. It will probably be closer to 78 spots. The asbestos abatement starts on February 12<sup>th</sup>. Salvage operations are taking place and items are being repurposed for the police department remodel. The curtains have been donated to the Homestake Opera House. Still on the time table for June 1 with a lot of interest from contractors.
- Whitewood Creek: Mr. Nelson Jr. stated the plantings have been purchased from Pennington County Conservation District. The physical planting is out for bid. We received a \$1,500 grant from MDU to help cover costs.
- Frawley Annexation: The applicant has submitted an Amended Annexation Agreement to show evaluations on the City Commission agenda. Right now the developer is looking at the financial aspect and seeing if it is feasible for them. They have met with the Governor's Office of Economic Development to get some assistance for a workforce housing project. They are waiting for a response. Mr. Martinisko asked if P & Z will review the annexation. Mr. Nelson Jr. stated the planning process for the master plan will be reviewed by the P & Z Commission.
- Visitor Surveys: Mr. Nelson Jr. handed out results of the visitor survey.

Adjournment:

*It was moved by Mr. Shedd and seconded by Mr. Rich to adjourn the Regular Meeting of the Planning and Zoning Commission. Aye – All. Motion carried.*

There being no further business, the Planning and Zoning Commission adjourned at 5:17 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

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Secretary, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary

## SIGN PERMIT STAFF REPORT

Sign Review Commission  
March 7, 2018

**Applicant:** B Y Development Inc.

**Address:** 360 Main Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 360 Main Street (Cadillac Jacks / Double Tree)

### Computation of Sign Area

**Building Frontage:** 300 Feet

**Total Available Signage:** 600 Square Feet

**Existing Signage:** Two wall signs

- "Brown Rocks" (to be removed)
- "Double Tree" (88 Square Feet)- previously approved not installed

One freestanding sign

- Previously approved not installed yet (180 Square Feet)

One marquee sign

- Previously approved not installed yet (108 Square feet)

**Remaining Available Signage Area:** 224 Square Feet

**Proposed Sign Project:** Install new wall sign (42 Square Feet)

**Proposed Building Materials:** Metal and Acrylic. (see attached rendering).

**Proposed Lighting of the Signs:** Backlit and Internal Illumination.

**Location of Proposed Sign:** Attached is a rendering showing the proposed location.

### Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and inside the national historic landmark district which is regulated by chapter 15.32.310 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*



The applicant wishes to install a new wall sign advertising the new restaurant at this location. This is in conjunction with a currently ongoing remodel to become a Double Tree franchise. The sign for the existing Brown Rocks Café will be removed.

The proposed sign requires two variances. One for the proposed illumination, back lit letters and internal illumination. The second variance to allow for the use of plastic, this is to accomplish the proposed illumination.

## Variances

The sign permit application in review as proposed requires variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

## Sign Review Commission Action

Motion to approve sign permit for new wall sign at 360 Main Street granting variances

OR

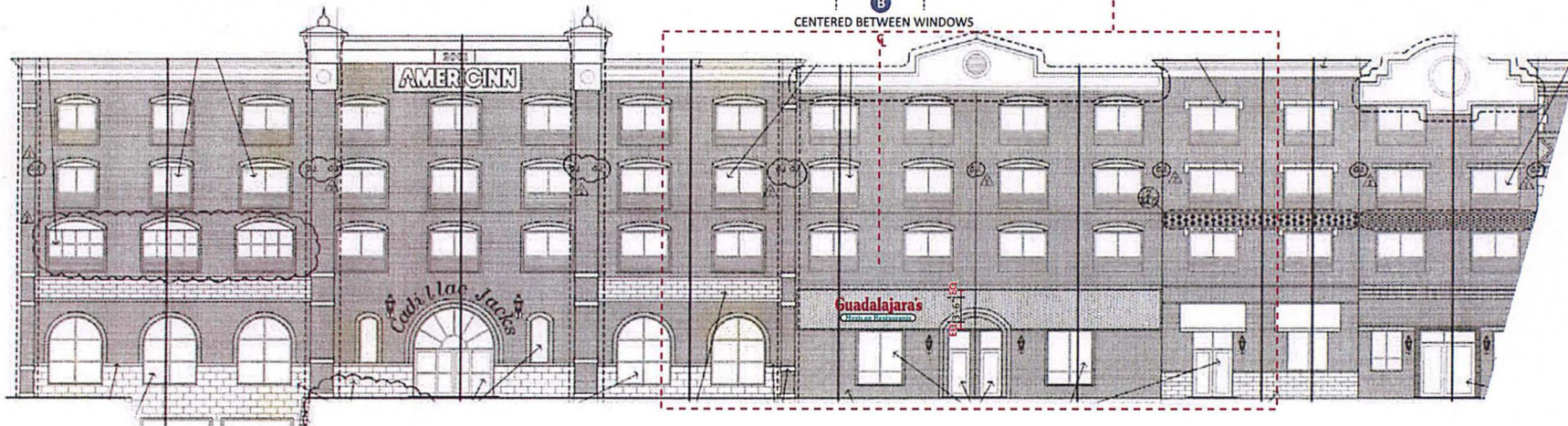
Motion to deny proposed sign permit application as submitted.



PARTIAL SOUTH-EAST ELEVATION

NOTE: SPEAKER TO BE REMOVED BY GC

12'-10"  
B  
CENTERED BETWEEN WINDOWS



PARTIAL SOUTH-EAST ELEVATION

Scale=1/16"=1'-0"

**Cadillac Jack's**

Design #	0398241A1
Sheet	2 of 5
Client	CADILLAC JACKS
Address	360 MAIN ST DEADWOOD, SD
Account Rep.	MATT WILSON
Designer	RMS
Date	2-6-18
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 KMc 2/13/18	

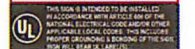
**CHANDLER SIGNS**

chandler signs.com	14201 Schriener Road #201 Fort Worth, TX 76120 817-335-3000 Fax 817-335-3001
National Headquarters	
San Antonio	17315 San Pedro Ave San Antonio, TX 78232 (214) 486-0000 Fax (214) 486-0001
West Coast	2333 Lakeside Drive Ste 250 Vista, CA 92081 (619) 444-1988 Fax (619) 444-1989
Northeast US	2-011 River Road Suite 201 Queensville, NY 42026 (407) 847-0000 Fax (407) 847-0001
Florida	2418 Sandhill Pkwy Davenport, FL 33837 (888) 444-1988 Fax (888) 444-1989
Georgia	111 Woodstone Place Dawsonville, GA 30734 (877) 725-0000 Fax (877) 725-0001
South Texas	PO BOX 172 306 Everal Drive Fortlane, TX 78124 (214) 486-0000 Fax (214) 486-0001

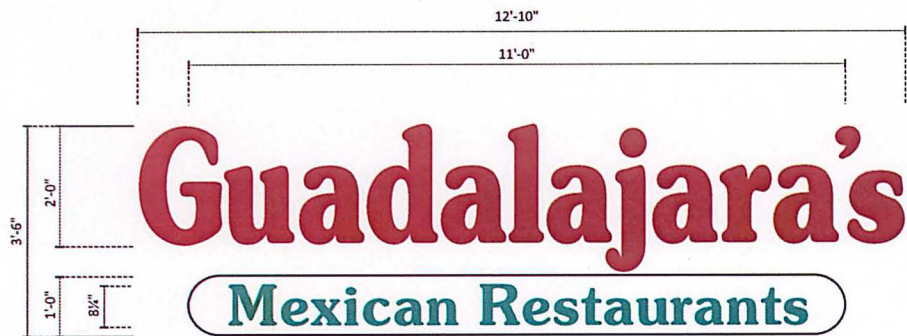
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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

This sign is intended to be installed in accordance with space provided by the NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THE SIGN-CR PROPER GROUNDING & BONDING OF THE SIGN, FROM THE SIGN TO THE BUILDING.



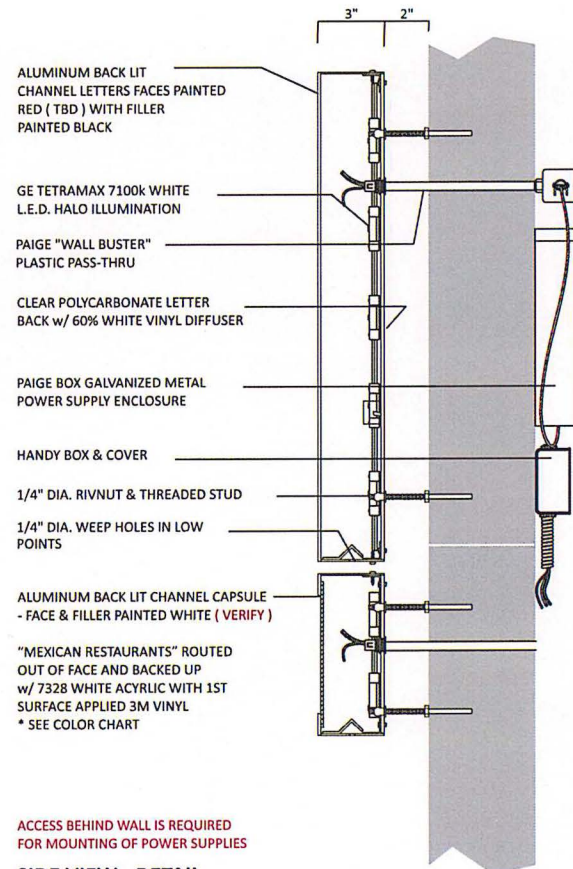




**B REVERSE CHANNEL SIGN DETAIL**  
ONE [1] REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/2" = 1' - 0"  
45 SQ. FT. TOTAL

3M 3630-33 RED  
 3M 3630-246 TEAL GREEN



ACCESS BEHIND WALL IS REQUIRED  
FOR MOUNTING OF POWER SUPPLIES

**SIDE VIEW - DETAIL**

**Cadillac Jack's**

Design #	
0398241Ar1	
Sheet 4 of 5	
Client	
CADILLAC JACKS	
Address	
360 MAIN ST DEADWOOD, SD	
Account Rep.	MATT WILSON
Designer	RMS
Date	2-6-18
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 KMc 2/13/18	
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<b>National Headquarters</b> 14201 Seaweg Road #101 Fort Worth, TX 76155 (817) 441-2888 Fax (817) 441-2889	
<b>San Antonio</b> 17319 San Pedro Ave. Ste 200 San Antonio, TX 78232 (214) 484-3834 Fax (214) 484-3835	
<b>West Coast</b> 12221 Lantana Road Suite 200 Vista, CA 92081 (619) 594-1788 Fax (619) 594-1793	
<b>Northeast US</b> 2331 River Road Suite 201 Glenview, NY 11428 (760) 843-3834 Fax (760) 843-3835	
<b>Florida</b> 2544 Sandhill Point Circle Davensport, FL 33837 (888) 434-3834 Fax (888) 434-3835	
<b>Georgia</b> 111 Woodstone Place Lawrenceville, GA 30046 (770) 962-8888 Fax (770) 962-8889	
<b>South Texas</b> 400 BDN 175, 200 Equal Circle Portland, TX 78374 (409) 843-3834 Fax (409) 843-3835	
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<b>FINAL ELECTRICAL CONNECTION BY CUSTOMER</b>	
<small>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THE INSTALLER MUST BE A LICENSED ELECTRICIAN OR A PERSON TRAINED AND SUPERVISED BY A LICENSED ELECTRICIAN. THE SIGN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHANDLER SIGNS, LLC.</small>	

## SIGN PERMIT STAFF REPORT

Sign Review Commission  
March 7, 2018

**Applicant:** Optima LLC

**Address:** 360 Main Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 372 Main Street (Cadillac Jack's / Tru Hotel)

### Computation of Sign Area

**Building Frontage:** 334 Feet

**Total Available Signage:** 668 Square Feet

**Existing Signage:** One wall sign (71 Square Feet) and three freestanding signs (190 Square Feet total). All these signs are previously approved but have not been installed at this time.

**Remaining Available Signage Area:** 407 Square Feet

**Proposed Sign Project:** Install new wall sign "A" (79 SF) and new wall sign "C" (113 SF)

**Proposed Building Materials:** Metal and Acrylic (see attached renderings).

**Proposed Lighting of the Signs:** Sign "A" – backlit lettering. Sign "C" – internal illumination.

**Location of Proposed Sign:** Attached is a rendering showing the proposed locations.

### Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and inside the national historic landmark district which is regulated by chapter 15.32.310 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant wishes to install a new wall sign "A" to advertise the planned restaurant at this location. The applicant also wishes to install a new wall sign "C" to advertise the entire property as the Cadillac Jack's Gaming Resort. Currently this building is being constructed and the proposed signs and previously approved signs for this address will be installed closer to the time the building is completed.



The proposed signs do require variances from the sign ordinance as follows:

- Sign "A"        - use of plastic materials
- Sign "C"        - vertical dimension greater than 10 feet
- top of the sign higher than the lowest point of the roof
- internal illumination
- use of plastic materials

## Variances

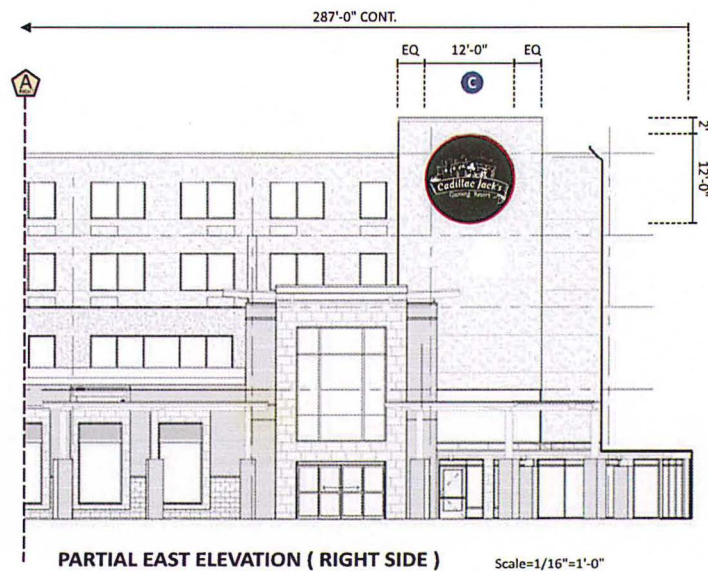
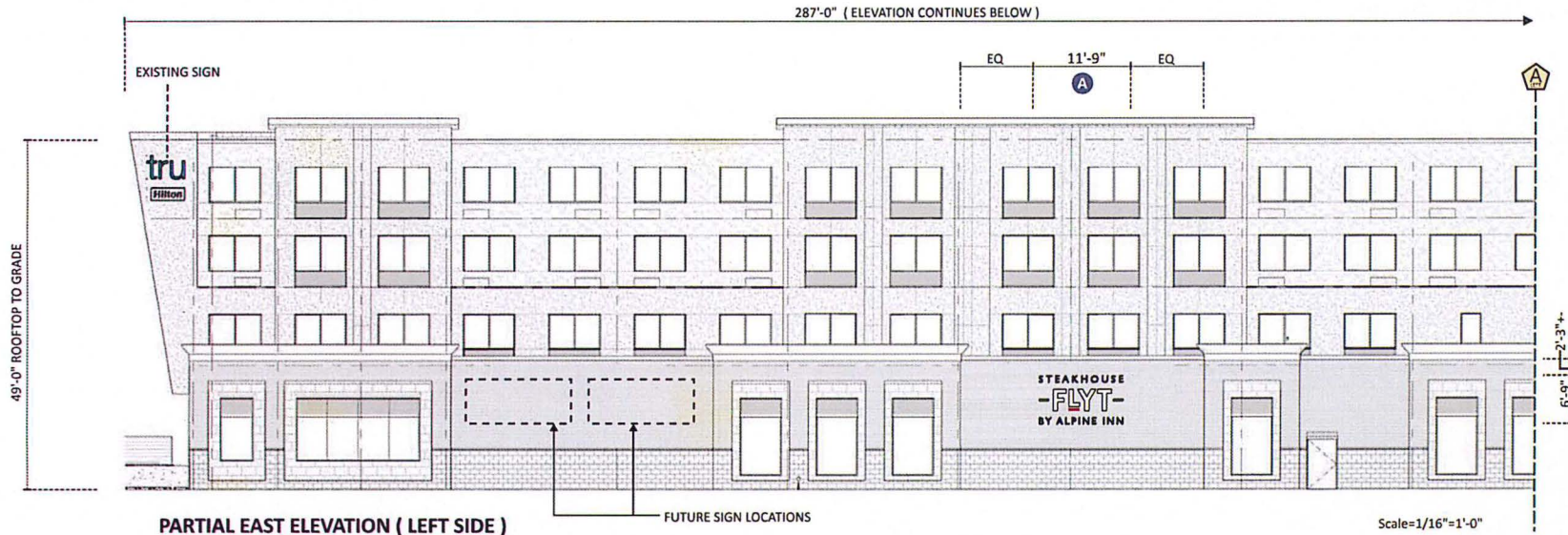
The sign permit application in review as proposed requires variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

## Sign Review Commission Action

Motion to approve sign permit for new wall signs at 372 Main Street granting variances from the sign ordinance

OR

Motion to deny proposed sign permit application as submitted.



**Cadillac Jack's**

Design #	0398241Ar1
Sheet	1 of 5
Client	CADILLAC JACKS
Address	360 MAIN ST DEADWOOD, SD
Account Rep.	MATT WILSON
Designer	RMS
Date	2-6-18
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
	R1 KMc 2/13/18

**CHANDLER**  
SIGNS

chandler signs.com

National Headquarters  
14202 Sovereign Road #200  
Fort Worth, TX 76155  
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San Antonio  
17715 San Pedro Ave  
Ste 200  
San Antonio, TX 78232  
(214) 584-8884 Fax (214) 584-8708

West Coast  
11721 Lakeside Ridge Dr  
Ste 250  
Vista, CA 92081  
(619) 784-1700 Fax (619) 784-1701

Northeast US  
1312 River Road  
Suite 201  
Troy, NY 12182  
(518) 857-8800 Fax (518) 857-8801

Florida  
2508 Sand Hill Drive Circle  
Evanston, IL 60201  
(847) 429-1300 Fax (847) 429-1301

Georgia  
111 Woodstone Place  
Doraville, GA 30034  
(770) 725-8812 Fax (770) 725-8813

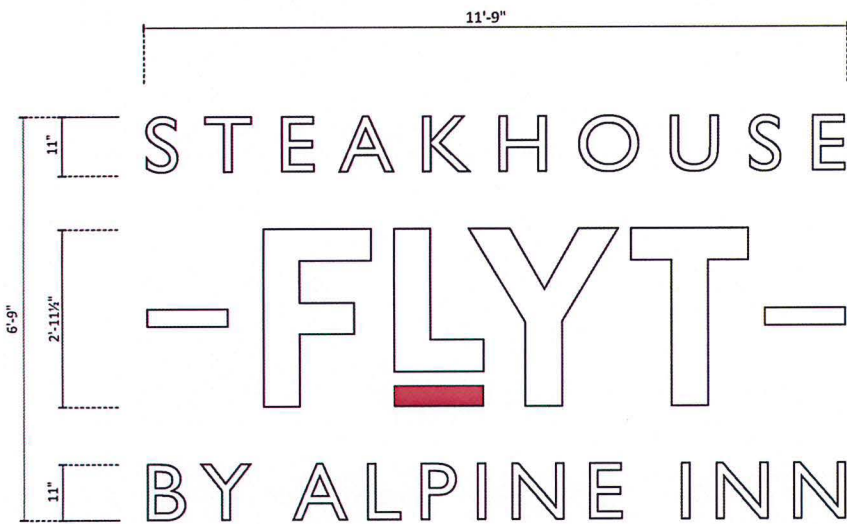
South Texas  
PO Box 172 206 Royal Drive  
Port Neches, TX 77658  
(409) 743-3388 Fax (409) 743-3389

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**FINAL ELECTRICAL  
CONNECTION BY  
CUSTOMER**

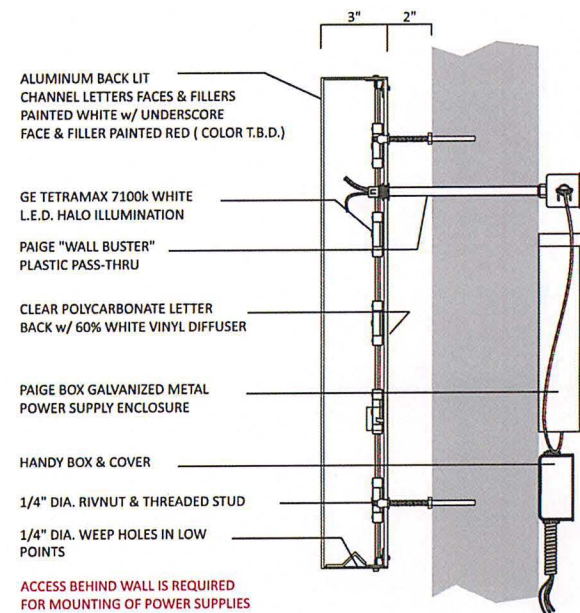
THIS SIGN IS INTENDED TO BE INSTALLED  
IN ACCORDANCE WITH APPLICABLE LOCAL  
NATIONAL ELECTRICAL CODE AND/OR OTHER  
APPLICABLE LOCAL CODES. THIS INCLUDES  
PROPER GROUNDING & BONDING OF THE SIGN.  
SIGN WILL BE MADE IN U.S.A.





**A CHANNEL LETTER DETAIL**  
ONE [1] REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/2" = 1' - 0"  
79 SQ. FT. TOTAL



ACCESS BEHIND WALL IS REQUIRED FOR MOUNTING OF POWER SUPPLIES

**SIDE VIEW - DETAIL**

**Cadillac Jack's**

Design #	0398241A1
Sheet	3 of 5
Client	CADILLAC JACKS
Address	360 MAIN ST DEADWOOD, SD
Account Rep.	MATT WILSON
Designer	RMS
Date	2-6-18
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date  
R1 KMc 2/13/18

**CHANDLER SIGNS**

chandlersigns.com

**National Headquarters**  
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Fort Worth, TX 76126  
Call: 817.330.1111 Fax: 817.330.1112

**San Antonio**  
17315 San Pedro Ave  
Ste. 200  
San Antonio, TX 78232  
Call: 214.350.1111 Fax: 214.350.1112

**West Coast**  
3220 Lakeside Ridge Dr  
Ste. 200  
Vista, CA 92081  
Call: 760.434.1111 Fax: 760.434.1112

**Northeast US**  
2301 River Road  
Suite 302  
Louisville, KY 40226  
Call: 502.450.1111 Fax: 502.450.1112

**Florida**  
2548 Sand Hill Point Circle  
Beverly Hills, FL 33427  
Call: 813.450.1111 Fax: 813.450.1112

**Georgia**  
111 Woodstone Place  
Dawsonville, GA 30704  
Call: 770.850.1111 Fax: 770.850.1112

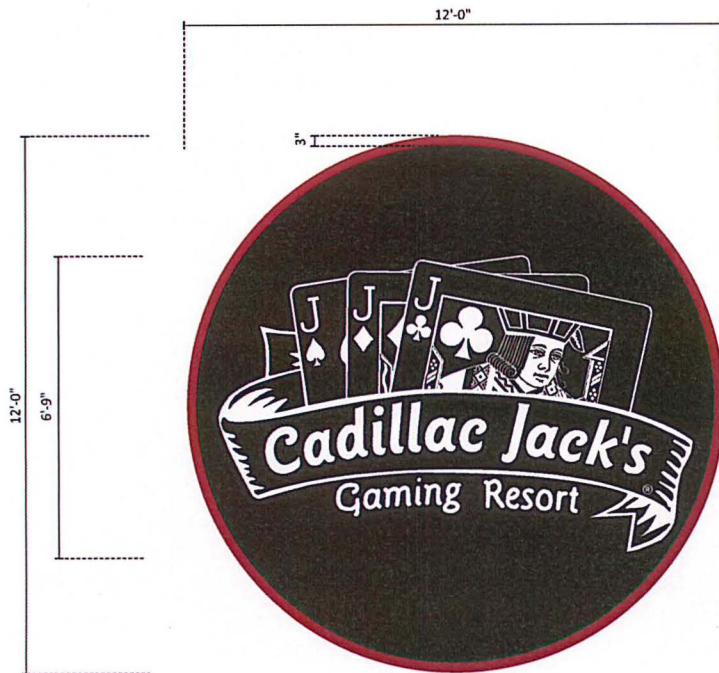
**South Texas**  
PO BOX 175 206 Doral Drive  
Portland, TX 78371  
Call: 361.501.1111 Fax: 361.501.1112

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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE SIGN IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL ELECTRICAL CODES AND ALL APPLICABLE LOCAL CODES. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S PROPER ELECTRICAL CONNECTION TO THE SIGN'S ELECTRICAL SYSTEM.

UL



**C SINGLE FACE SIGN CABINET DETAIL**  
ONE [1] REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/8" = 1' - 0"  
144 SQ. FT. TOTAL

EXISTING ALUMINUM S/F CABINET  
( PICK UP FROM CUSTOMER )

REPAINT FILLER BLACK

MANUFACTURE & INSTALL NEW  
PANAFLEX BLEED STYLE FACE  
( MIRATEC - 7 YEAR ) WITH 1ST  
SURFACE APPLIED BLACK VINYL  
WITH SHOW THRU WHITE GRAPHICS  
& 3M 3630-33 RED OUTLINE AROUND  
PERIMETER

NOTE - INSTALL NEW FACE FRAME TO  
ALLOW FOR PANAFLEX FACE

CLIP MOUNTED TO FASCIA



**END VIEW**

**Cadillac Jack's**

Design #	0398241Ar1
Sheet	5 of 5
Client	CADILLAC JACKS
Address	360 MAIN ST DEADWOOD, SD
Account Rep.	MATT WILSON
Designer	RMS
Date	2-6-18
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 KM 2/13/18	

**CHANDLER**  
SIGNS

chandler signs.com

National Headquarters	14201 Sovereign Road #100 Fort Worth, TX 76155 (817) 499-2000 Fax (817) 499-2000
San Antonio	17111 San Antonio Ave San Antonio, TX 78232 (214) 499-2000 Fax (214) 499-2000
West Coast	22101 West Coast Blvd Van Nuys, CA 91411 (818) 708-1000 Fax (818) 708-1000
Northeast US	2011 River Road Suite 201 Lancaster, NY 14601 (716) 837-8800 Fax (716) 837-8800
Florida	2148 Sand Hill Point Circle Gainesville, FL 32607 (813) 426-1000 Fax (813) 426-1000
Georgia	111 Woodstone Place Dacula, GA 30034 (770) 775-8800 Fax (770) 775-8800
South Texas	PO BOX 170 200 David Drive Portland, TX 78078 (512) 363-0000 Fax (512) 363-0000

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**FINAL ELECTRICAL  
CONNECTION BY  
CUSTOMER**

This sign is intended to be installed  
permanently with all electrical wiring  
performed by a licensed electrician. The  
customer is responsible for providing  
proper grounding & bonding of the sign.  
THEY MUST BEAR US ADEQUATE



927 MAIN STREET  
BRADSKY PLAZA  
RAPID CITY, SOUTH DAKOTA 57701  
(605) 342-8970  
FAX (605) 342-8504

## *Bradsky, Bradsky, & Bradsky, P.C.*

ATTORNEYS AT LAW

WALTER J. BRADSKY  
DAVID A. BRADSKY  
PAUL J. BRADSKY  
ASHLEY L. BRADSKY

March 1, 2018

Attn: Deadwood Sign Commission  
City of Deadwood  
67 Dunlop Avenue  
Deadwood, SD 57732

*Re: Optima LLC & B.Y. Development Inc.  
Sign Variance Application*

Dear Deadwood Sign Commissioners:

As you know, Optima LLC is in the middle of construction of a 108 room franchised Tru by Hilton hotel (floors 2-4) at 372 Main Street. As part of this project, the adjoining and existing Cadillac Jacks Gaming Resort, whose address is 360 Main Street and which is owned by sister-entity B.Y. Development Inc., is being remodeled: the hotel is being completely renovated (floors 2-4) into a franchised DoubleTree by Hilton.

A portion of the 1<sup>st</sup> floor of the Tru building is dedicated to Flyt Steakhouse by Alpine Inn (& Nightclub). Moni Matush has formed Flyt Inc. and is subleasing the Flyt Steakhouse by Alpine Inn from B.Y. Development Inc. on premises owned by Optima LLC. Moni also owns and operates Alpine Inn in Hill City, SD.

Jose Pepe Vega formed The Guadalajara's LLC and is leasing the existing Brown Rock Sports Café location inside Cadillac Jacks Gaming Resort from B.Y. Development Inc. He is planning to convert Brown Rock into Guadalajara's Mexican Restaurant & Cantina, to open within a few weeks after Flyt opens.

Both Moni and Jose, as Tenants, have requested exterior wall signs within the complex to advertise their respective restaurants.

In order to satisfy Guadalajara, as Tenants, we are seeking variances for both material (i.e. use of plastic), internal illumination, and backlit letters (LED halo illumination). The copy reading Mexican Restaurants is too small to achieve using individual letters so those letters cannot be backlit so we are proposing that portion be internally lit. The existing Brown Rock wall sign will be removed.

The Flyt sign needs a variance for use of plastics only. Since it is going on new building, backlit letters are allowed.

The proposed Cadillac Jacks wall sign needs variances for vertical dimension of sign (greater than 10 feet), height on the building (higher than the lowest point on the roof), internal illumination and use of plastics.

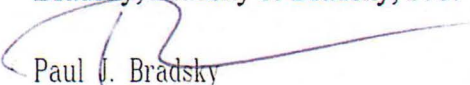
Please note that our buildings are set back approximately 135 feet from the highway curb to the buildings face. Because of this distance from the highway roadway, the businesses located inside the buildings must be identifiable from a distance. The use of plastics for face-lighting allows the signs to be easily visible from the road at night (due to the long setback). A halo-lighting on the rear will not provide much service area of light; however, the signs as proposed provide consistency within the complex and an overall uniform look at night. In order to be seen from the highway, certain signs need to be slightly larger to be seen. This is the reason for the variance requests for vertical dimension and height on building.

The traditional lighting is similar to parking lot lighting and the signs if made from wood or metal and externally lit would get lost on a building set back 135 feet. The elevated proposed Cadillac Jacks wall sign, given the long setback, would not be as visible if it were backlit or not made from plastic (thus the variance requests from internal illumination and use of plastic). The size relates to the scale of the building and distance from the road.

The variances requested for each particular sign are justified by the distance from the roadway, visibility, consistency within the complex, and an overall uniform look at night.

Sincerely,

Bradsky, Bradsky & Bradsky, P.C.



Paul J. Bradsky

[pbradsky@aol.com](mailto:pbradsky@aol.com)

cc: Optima LLC & B.Y. Development Inc.



## SIGN PERMIT STAFF REPORT

Sign Review Commission  
March 7, 2018

**Applicant:** Jason Mook

**Address:** 10 Lee Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 10 Lee Street (Deadwood Custom Cycles / Gallows)

### Computation of Sign Area

**Building Frontage:** 194 Feet

**Total Available Signage:** 388 Square Feet

**Existing Signage:** Three wall signs (22 Square Feet each) – one would be covered over in the proposed sign project.

**Remaining Available Signage Area:** 344 Square Feet

**Proposed Sign Project:** Install four new signs as follows:

- Sign "A" wall sign (64 Square Feet)
- Sign "B" wall sign (12 Square Feet)
- Sign "C" window sign (3 Square Feet counted at 25% = .75 SF)
- Sign "D" wall sign (52 Square Feet)

**Proposed Building Materials:** wall signs = vinyl wrapped metal, window sign = vinyl.

**Proposed Lighting of the Signs:** External illumination.

**Location of Proposed Sign:** Attached are renderings showing the locations of the proposed signs.

### Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant wishes to install three wall signs and one window sign to advertise his new business at this location.

The proposed wall signs require variances as follows:

**Sign "A"**

- Square footage greater than 50 SF limit in the sign ordinance
- Vertical dimension greater than 2 foot limit in the sign ordinance
- Located on a side of the building without a public entrance (existing wall sign on same side of the building)

**Sign "B"**

- Located on a side of the building without a public entrance (existing wall sign on same side of the building)

**Sign "D"**

- Square footage greater than 50 SF limit in the sign ordinance
- Vertical dimension greater than 2 foot limit in the sign ordinance

## **Variances**

The sign permit application in review as proposed requires variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

## **Sign Review Commission Action**

Motion to approve sign permit for three wall signs and one window sign at 10 Lee Street granting variances from the sign ordinance

OR

Motion to deny proposed sign permit application as submitted.



Sign "A"

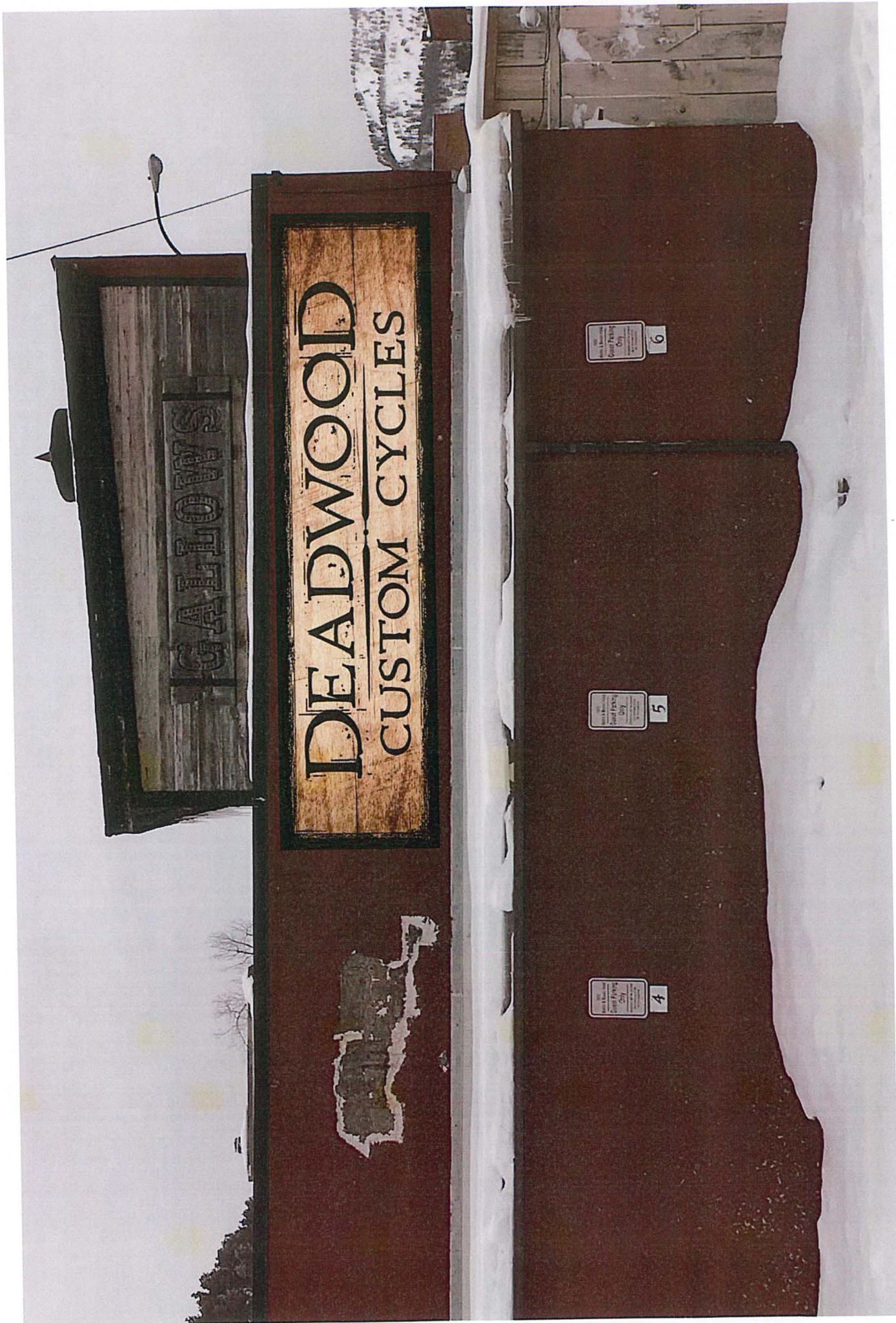
# BACK SIGN

192.00 in

48.00 in

DEADWOOD  
CUSTOM CYCLES





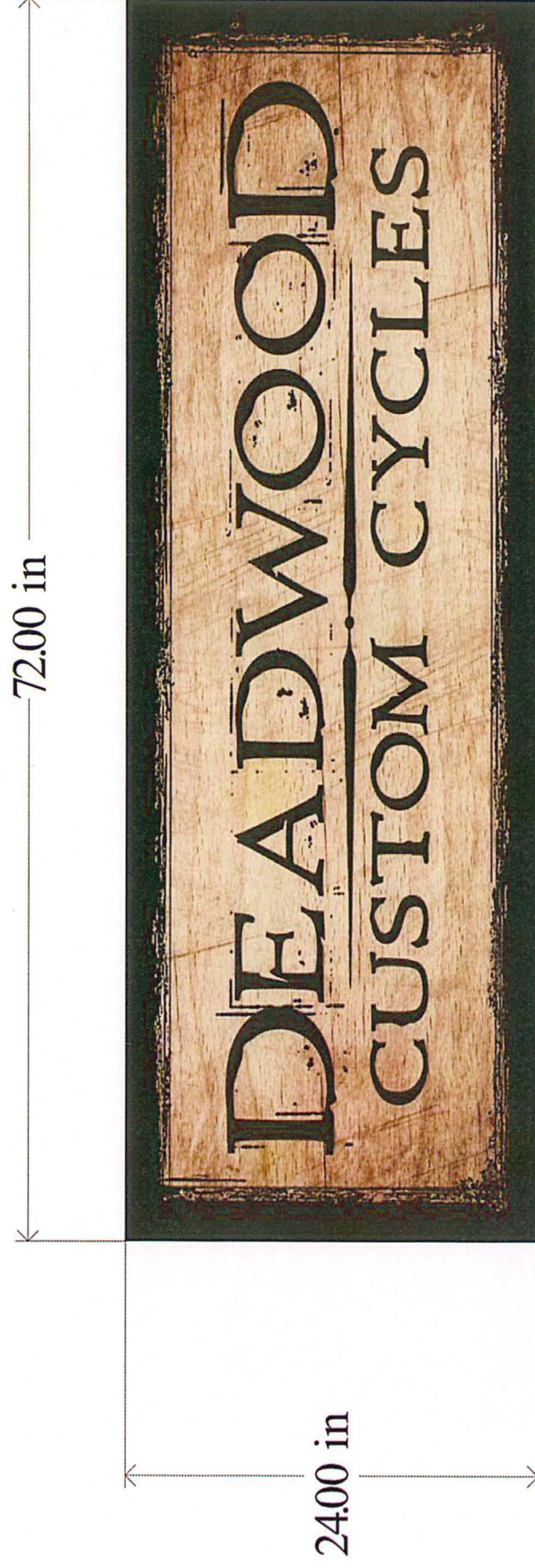




Sign "A" location

Sign "B"

# CORNER SIGN





GALLIOWS

DEADWOOD  
CUSTOM CYCLES







Sign "B" location



Sign "C"

22.42 in

19.38 in









Sign "D"

# FRONT SIGN

156.00 in

48.00 in

DEADWOOD  
CUSTOM CYCLES









Sign "C" location

Sign "D" location



# Deadwood Custom Cycles

10 Lee Street  
Deadwood, SD 57732  
Phone: 757-621-8654  
E-Mail: [Jason@DeadwoodCustomCycles.com](mailto:Jason@DeadwoodCustomCycles.com)  
Web: [www.DeadwoodCustomCycles.com](http://www.DeadwoodCustomCycles.com)

Department of Planning & Zoning  
City of Deadwood  
108 Sherman Street

## Re: Application for Variance(s) of City Sign Ordinance

Dear Department of Planning & Zoning:

In order to explain my reasons for the requests, I am including this letter as a supplement to my request for variance. The request is to allow for the following:

1. One sign is installed on the Sherman Street/Lee Street Corner. This location is not a main entrance to the business.
2. Two of the three outdoor signs being installed at the location to be allowed to be taller than specified in the Sign Ordinance, increasing their square footage outside the limits. I request the two specific signs be permitted to be FOUR feet high for the following reasons:

### Main Entrance Side (Lee Street) Sign (Sign D). Dimensions requested: 4' high x 13' wide

1. The sign currently on this side of the building (the "Gallows" Wooden Sign) was extremely difficult to install and is very heavy. The landlord does not want to remove the sign when I take occupancy of the building. The Sign Ordinance reads that any signs from previous businesses must be removed from the primary entrance area of the building when a new business comes in. The Gallows Wooden Sign is 2' high by 11' wide. In order to safely install my Deadwood Custom Cycles Sign on the main entrance side of the building while keeping the Gallows Sign in place, it must be larger. The requested size is only one foot larger in each direction compared to the Existing Gallows Sign. The larger dimensions of my sign will allow me to anchor the sign properly, while adequately covering the Gallows Sign.
2. The requested 4' x 13' Deadwood Custom Cycles Sign (**Sign D**) is proportional to the size of the building and doesn't appear overpowering or too large.
3. Locating the Deadwood Custom Cycles Sign OVER the existing Gallows Sign allows it to be centered properly at the main entrance area of the building, alleviating confusion over what business is there.
4. Locating the Deadwood Custom Cycles Sign OVER the existing Gallows Sign allows use of existing exterior lighting to illuminate the sign at night.
5. In an attempt to preserve the historic integrity of the building, the design of my business sign was limited. Therefore, for the sign to be safely read and understood by vehicular traffic travelling in its current design, it must be larger than two feet in height. If the sign is restricted to 2 feet tall, the "Custom Cycles" lettering of the sign will only be 4 INCHES tall.

### Parking Lot Side (Pioneer Way/Sherman Street) Sign (Sign A). Dimensions requested: 4' high x 16' wide

1. This sign (**Sign A**) will be located on the parking lot side of the building, in order to attract business from the vehicular traffic south-southeast bound on Pioneer Way.
2. In order for this sign to be effective, it has to be a certain size. As potential customers travel south on Pioneer Way, The first place the sign can be identified is when the viewer is next to the Celebrity Hotel. The speed limit on this street



in this area is 30 mph. This provides the operator of the vehicle a narrow 3-second window to read the sign at its current requested size (4' x 16'). I have done the research to determine the minimum size of the sign lettering that can be utilized from 300' – 100' away, to determine effectiveness. Any smaller of a sign with this lettering would be considered ineffective, not providing adequate visibility to vehicular traffic.

3. Attracting attention from Pioneer Way Southbound Traffic is critical to the success of my business. This route has traffic patterns comparable to city streets located in Sioux Falls, SD. It is imperative that an effective, visible sign, displaying the business name and nature of the business be displayed on this corridor. Existing "cross walk" and other street signs require my business sign be this large for effectiveness.
4. It is requested the Gallows sign currently installed above my proposed location stay in place because of the second business being started in the building in April (The Gallows Tavern, LLC)

#### **Corner Sign (Sherman Street) (Sign B) Dimensions requested: 2' high by 6' wide**

1. The purpose of the corner sign (**Sign B**) is to make potential customers aware of the location of Deadwood Custom Cycles as they travel North on Sherman Street. As customers travel this direction, the entrance to the parking lot of Deadwood Custom Cycles is located on Sherman Street, just prior to the intersection of Pioneer Way. It is important to note that this section of Sherman Street is designated as One Way; the only way to travel on this section of street is north.
2. Over 60 percent of visitors to Deadwood come from the South. This statistic makes this small 2' x 6' Sign absolutely critical to increasing visitors to my business, especially motorcyclists. A common route from the South is via 385, where motorcyclists enter Deadwood and end up on Sherman Street.
3. This sign is also critical to foot traffic. When pedestrians are traveling toward Main Street from the Public Parking Lot, or amenities on Sherman Street, having this sign in place will greatly increase recognition of the business, causing pedestrians to potentially travel down Lee Street to their destination on Main Street. This will increase traffic on Main Street in a good way, when the pedestrian's destination is further north.
4. It is requested the Gallows sign currently installed above my proposed location stay in place because of the second business being started in the building in April (The Gallows Tavern, LLC)

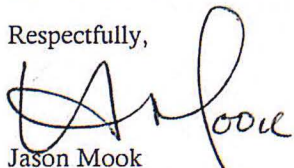
#### **Summary**

The building I am leasing is known as the Gallows. When you talk to locals and visitors alike around town, they all have the same answer: "That used to be the old wax museum". It is common knowledge the building, while being a large structure occupying essentially its own city block, has been vacant for many years. It is a building that thousands of people walk or drive past daily, but don't really give it much regard.

I have owned successful aftermarket motorcycle shops in Charleston, South Carolina, and Spearfish, South Dakota. When I made the decision to pursue my dream and relocate my business to Deadwood, I knew the location of the business was the biggest key factor to its success. I had several options of other buildings to occupy, ones that were smaller and more inexpensive. While I chose the Gallows because of its location and size, I also knew I had to effectively show the community that I wasn't just another minor league business that would be passing through the building. To be successful, I have to come out of the gate like a bull. I have to show the public what level a motorcycle shop like mine is, and that the Gallows is no longer just a building you barely notice as you pass by. After 17 years of business in the aftermarket motorcycle industry, I am proud to be a nationally recognized motorcycle mechanic/builder. I need to convey a sense of professionalism and high operating level. One aspect of that is signage. Finding the balance of a sign design that balances the historic aspect of Deadwood with effectiveness has lead me to requesting the signs be a certain size and placement on the Gallows.

My vision is to create a destination for motorcyclists in the heart of Deadwood.

Respectfully,



Jason Mook  
Owner – Deadwood Custom Cycles



## SIGN PERMIT STAFF REPORT

Sign Review Commission  
March 7, 2018

**Applicant:** Michael Ballard

**Address:** PO Box 545, Deadwood, SD 57732

**Site Address of Proposed Signage:** 645 Main Street (Deadwood Distilling)

### Computation of Sign Area

**Building Frontage:** 24 Feet

**Total Available Signage:** 48 Square Feet

**Existing Signage:** Two window signs (3 Square Feet)

**Remaining Available Signage Area:** 45 Square Feet

**Proposed Sign Project:** Install new projecting sign (1.2 Square Feet).

**Proposed Building Materials:** High Density Foam. (see attached photo).

**Proposed Lighting of the Signs:** None.

**Location of Proposed Sign:** Attached is a photograph showing the sign.

### Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant wishes to install a new projecting sign to advertise the business at this location.

Please note that the sign will be raised from its current height (see photo) to become compliant with the sign ordinance.



## **Variances**

The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

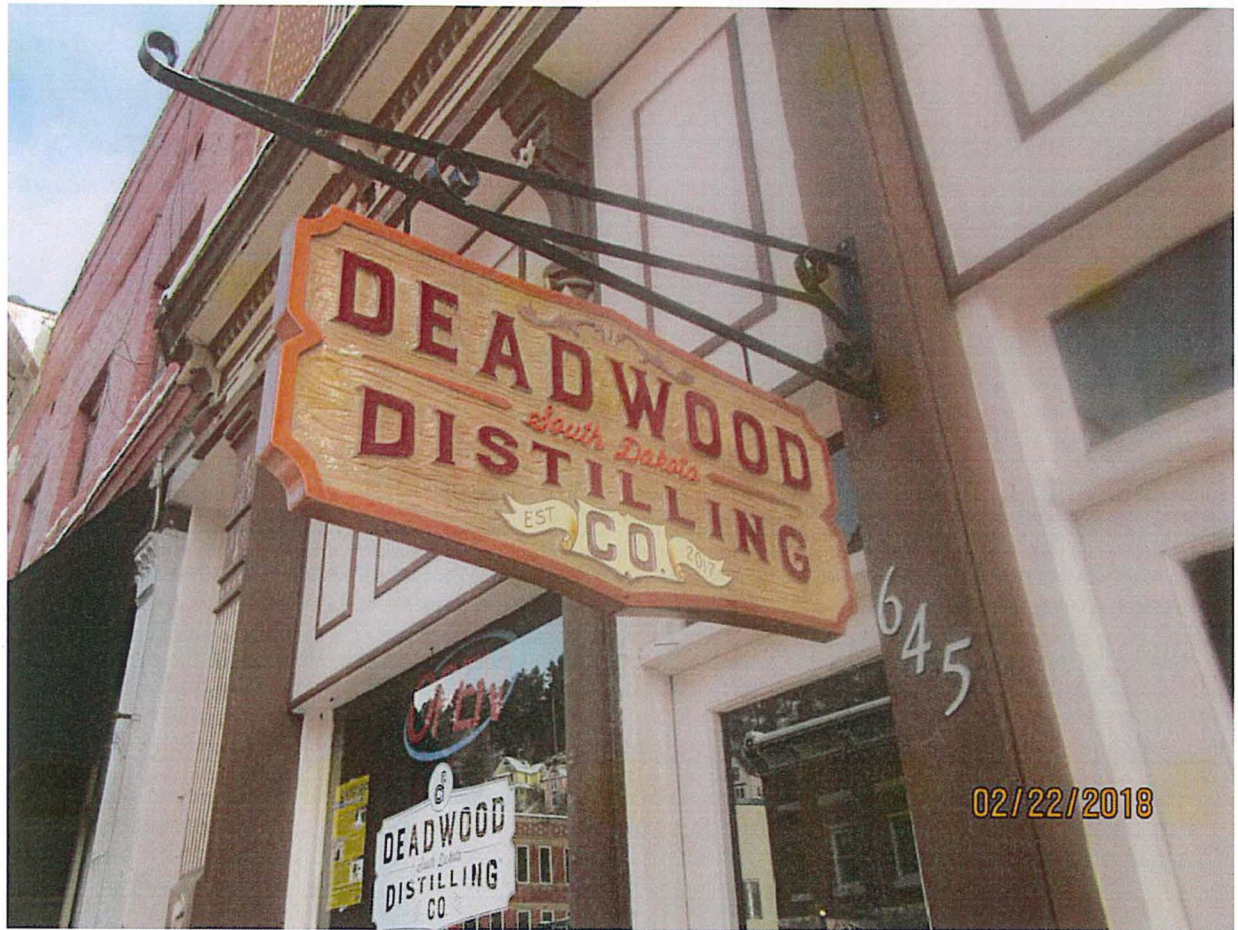
## **Sign Review Commission Action**

Motion to approve sign permit for new projecting sign at 645 Main Street

OR

Motion to deny proposed sign permit application as submitted.







## SIGN PERMIT STAFF REPORT

Sign Review Commission  
March 7, 2018

**Applicant:** Michael Ballard

**Address:** PO Box 545, Deadwood, SD 57732

**Site Address of Proposed Signage:** 647 Main Street (Bloody Nose Saloon)

### Computation of Sign Area

**Building Frontage:** 23 Feet

**Total Available Signage:** 46 Square Feet

**Existing Signage:** Four window signs (6 Square Feet)

**Remaining Available Signage Area:** 40 Square Feet

**Proposed Sign Project:** Install new wall sign (13 Square Feet).

**Proposed Building Materials:** Wood (see attached photo).

**Proposed Lighting of the Signs:** None.

**Location of Proposed Sign:** Attached is a photograph showing the sign.

### Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant wishes to install a new projecting sign to advertise the business at this location.

Please note that the sign will be raised from its current height (see photo) to become compliant with the sign ordinance.

OFFICE OF  
PUBLIC WORKS  
67 Dunlop Avenue  
Telephone (605) 578-3082  
Fax (605) 578-3101



"The Historic City of the Black Hills"  
Deadwood, South Dakota 57732

TRENT MOHR  
Building Inspector  
Dept. of Public Works  
Telephone: (605) 578-3082  
Fax: (605) 578-3101

## **Variances**

The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

## **Sign Review Commission Action**

Motion to approve sign permit for wall sign at 647 Main Street

OR

Motion to deny proposed sign permit application as submitted.







OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084

# DEADWOOD

*"The Historic City of the Black Hills"*  
Deadwood, South Dakota 57732

BOB NELSON, JR.  
Planning & Zoning Administrator  
Telephone: (605) 578-2082  
Fax: (605) 578-2084  
[bobjr@cityofdeadwood.com](mailto:bobjr@cityofdeadwood.com)

## STAFF REPORT PLANNING AND ZONING MARCH 7, 2018 JOINT MEETING

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**APPLICANT:** Gulches LLC  
PO Box 588  
Deadwood, SD 57732

**PURPOSE:** To Create New Boundary Lines and Divide Property

**GENERAL LOCATION:** 225 Cliff Street

**LEGAL DESCRIPTION:** Tracts 3A and 4A of Deadwood Gulch Addition II; Consisting of Deadwood Gulch's of Fun Tract 1, Lot AB1 and Lot AB10, All located in the E1/2 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** CH – Commercial Highway District

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### STAFF FINDINGS:

Surrounding Zoning:

North: CH – Commercial Highway

South: PF – Park Forest

East: R1 – Residential District

West: CH – Commercial Highway

Surrounding Land Uses:

Lodging and Gaming

Campground

Residential Housing

Lodging

### SUMMARY OF REQUEST

The Final Plat of Tracts A3 and A4 of the Deadwood Gulch Addition II have been submitted to subdivide property. The property is located on Cliff Street.

### FACTUAL INFORMATION

1. The property is currently zoned CH – Commercial Highway District



2. Tract A3 is comprised of 3.197 Acres $\pm$ .  
Tract A4 is comprised of 2.850 Acres $\pm$ .
3. The subject property is located within the tourist service designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.
6. The area is currently characterized by open space and various commercial businesses.

#### **STAFF DISCUSSION**

The subject property is currently occupied by the Comfort Inn and vacant lands. The tracts meet the area and bulk requirements for square footage.

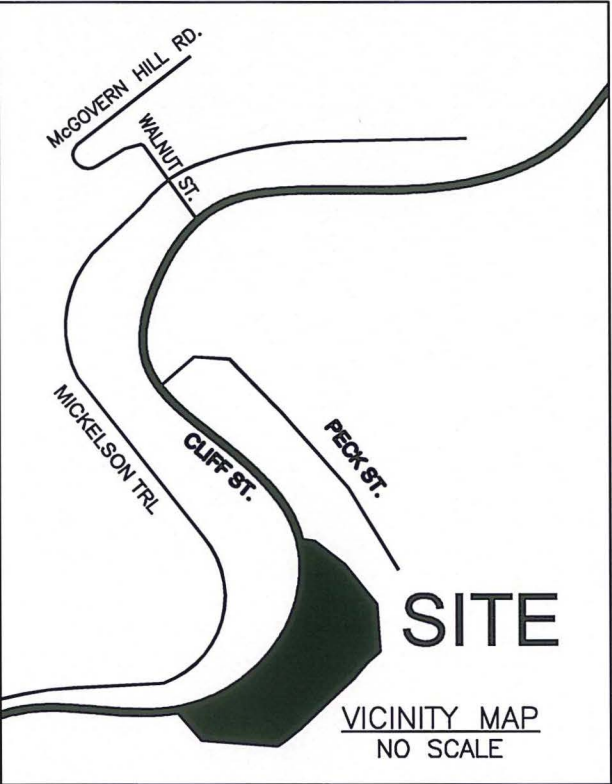
1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.

#### **ACTION REQUIRED:**

1. Approval / denial by Deadwood Planning and Zoning Commission.
2. Approval / denial by Deadwood Board of Adjustment.

OWNER/DEVELOPER:  
GULCHES LLC  
P.O. BOX 588  
DEADWOOD, SD 57732

PLAT OF TRACTS A3 AND A4 OF OF DEADWOOD GULCH ADDITION II;  
CONSISTING OF DEADWOOD GULCH'S OF FUN TRACT 1, LOT AB1 AND LOT AB10,  
ALL LOCATED IN THE E1/2 OF SECTION 27, T5N, R3E, B.H.M.,  
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.



- LEGEND:
- SET REBAR AND CAP STAMPED "LS 3977" UNLESS NOTED
  - FOUND MONUMENT AS NOTED
  - WITNESS CORNER STAMPED "LS 3977"
  - "X" X ETCHED IN PAVEMENT

- NOTES:
1. LOT AREA = 6.047 ACRES±;  
R-O-W AREA = 0.00 ACRES±;  
TOTAL AREA: 6.047 ACRES±  
EASEMENTS INCLUDED IN ALL AREAS.
  2. WE HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE PORTIONS OF LAND DESIGNATED HEREON AS EASEMENTS.
  3. DEADWOOD GULCHES OF FUN TRACT 1 RECORDED IN PLAT DOC# 1999-4799. LOT AB1 RECORDED IN DOC# 2017-4517. LOT AB10 RECORDED IN DOC# 2017-4513.

LINE	BEARING	DISTANCE
L1	S86°36'39"E	77.55
L2	S62°22'21"E	68.44
L3	N76°27'40"E	43.47
L4	N38°17'08"E	9.39
L5	N20°37'03"E	25.78
L6	N22°39'32"E	20.90
L7	N61°22'58"W	14.74
L8	N12°14'29"W	6.26
L9	S63°48'09"E	64.59
L10	S06°23'06"W	6.86

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	409.54	14.44	02°01'13"	14.44	S85°50'18"W
C2	555.76	97.15	10°00'57"	97.03	S33°16'39"W



PREPARED BY:  
**ARLETH LAND  
SURVEYING, LLC**

24 CLIFF ST.  
DEADWOOD, SD 57732  
1-605-578-1637

DATE: FEBRUARY 28, 2018  
REV:  
SCALE: 1" = 100'

APPROVED: JMA  
DRAWN: FD  
FILE: 9752.dwg



SURVEYOR'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
I, JOHN M. ARLETH, 24 CLIFF STREET, DEADWOOD, SD, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA. THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
JOHN M. ARLETH, R.L.S. 3977

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
\_\_\_\_\_  
DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_

CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
I, \_\_\_\_\_, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT \_\_\_\_\_ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.  
LAWRENCE COUNTY TREASURER: \_\_\_\_\_

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.  
HIGHWAY AUTHORITY: \_\_\_\_\_

PLAT OF TRACTS A3 AND A4 OF OF DEADWOOD GULCH ADDITION II;  
CONSISTING OF DEADWOOD GULCH'S OF FUN TRACT 1, LOT AB1 AND LOT AB10,  
ALL LOCATED IN THE E1/2 OF SECTION 27, T5N, R3E, B.H.M.,  
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
CITY PLANNER CHAIRMAN

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, S.D. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

ATTEST: \_\_\_\_\_  
FINANCE OFFICER MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
LAWRENCE COUNTY DIRECTOR OF EQUALIZATION

OFFICE OF THE REGISTER OF DEEDS  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_, AT \_\_\_\_ O'CLOCK, \_\_\_\_ M., AND RECORDED IN DOC. \_\_\_\_\_.

\_\_\_\_\_  
LAWRENCE COUNTY REGISTER OF DEEDS FEE: \$ \_\_\_\_\_

SHEET 2 OF 2



PREPARED BY:  
ARLETH LAND  
SURVEYING, LLC

24 CLIFF ST.  
DEADWOOD, SD 57732  
1-605-578-1637

DATE: FEBRUARY 28, 2018  
REV:  
SCALE: 1" = 100'

APPROVED: JMA  
DRAWN: FD  
FILE: 9752.dwg



