



Planning and Zoning Commission Meeting Agenda

Wednesday, September 16, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

- [a.](#) Approve the minutes of the September 2, 2026, Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

- [a.](#) Application for Sign Permit - 230 Cliff Street (Deadwood Gulch). Applicant Is requesting to reface existing freestanding sign and convert it to internal illumination. The proposed sign and its location are compliant with the sign ordinance.

Actions:

1. Approve/deny request for Sign Permit

- [b.](#) Application for Sign Permit - 300 Cliff Street (Deadwood Gulch). Applicant Is requesting to reface existing freestanding sign and convert it to internal illumination. The proposed sign and its location are compliant with the sign ordinance.

Actions:

1. Approve/deny request for Sign Permit

- [c.](#) Application for Sign Permit - 304 Cliff Street (Deadwood Gulch). Applicant Is requesting to reface existing freestanding sign and convert it to internal illumination. The proposed sign and its location are compliant with the sign ordinance.

Actions:

1. Approve/deny request for Sign Permit

- [d.](#) Application for Sign Permit - 412 Main Street (Mineral Palace). Applicant Is requesting to replace existing freestanding sign with new freestanding sign. The proposed sign and its location are compliant with the sign ordinance.

Actions:

1. Approve/deny request for Sign Permit

- [e.](#) Approve/deny Application for Portable Sign (628 Main Street).

5. **Planning and Zoning Commission**

6. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
7. **Items from Staff**
8. **Adjournment**

Planning and Zoning Commission meetings are not available by Zoom unless requested.



Planning and Zoning Commission Meeting Minutes

Wednesday, September 02, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko

Commissioner (Vice-Chair) Josh Keehn

Commissioner (Secretary) Dave Bruce

Commissioner Ken Owens

City Commissioner Charles Eagleson

ABSENT

Commissioner Jim Williams

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer

Trent Mohr – Building Official

Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the August 19, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the minutes of the August 19, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens.

4. Sign Review Commission

- a. Application for Sign Permit - 51 Sherman Street (The Landmark). Applicant Is requesting a new projecting sign. The proposed sign and its location are compliant with the sign ordinance.

Actions:

1. Approve/deny request for Sign Permit

Mr. Mohr discussed Application for Sign Permit - 51 Sherman Street (The Landmark) and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Application for Sign Permit - 51 Sherman Street (The Landmark). Voting yea: Martinisko, Keehn, Bruce, Owens.

5. Planning and Zoning Commission

- a. Annual Review - Conditional Use Permit for Vacation Home Establishment – 819 Main Street – Deadwood Rentals - Main, legally described as Lot 12 in Block A of Sunnyside Addition to the City of Deadwood as set out in Plat Book 3 Page 251, Lawrence County, South Dakota, except that part deeded to the State of South Dakota for highway purposes as set out in Book 372 Page 58 and Page 168.

And

Tract A-1 in Block A, a replat of Tracts "A" and "B" of the subdivision of Lot 13, Block A of Sunnyside Addition, located in the NW 1/4 NE 1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota, according to Plat filed in Document No. 2001-4003.

Action Required:

1. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker introduced Annual Review - Conditional Use Permit for Vacation Home Establishment – 819 Main Street – Deadwood Rentals - Main and reviewed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 819 Main Street – Deadwood Rentals - Main with nine (9) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens.

- b. Annual Review - Conditional Use Permit for Vacation Home Establishment – 36 Water Street – Deadwood Rentals - Creekside, legally described as Tract A, an 8' platted alley and a portion of Lot R-1 of the City of Deadwood railroad property all located in the Hillsdale Addition to the City of Deadwood, in the NW 1/4 of Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

And

Tract B-1, McGovern Hill Addition of the City of Deadwood, located in the NW 1/4 NW 1/4 of Section 26 T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker discussed Annual Review - Conditional Use Permit for Vacation Home Establishment – 36 Water Street – Deadwood Rentals - Creekside and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 36 Water Street – Deadwood Rentals - Creekside with nine (9) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens.

- c. Annual Review - Conditional Use Permit - 138 Sherman Street - Laundromat legally described as Lot Twenty-Two (22) in Block Forty (40), Original Town of the City of Deadwood, Lawrence County, South Dakota, according to the P.L. Rogers Map of said City of Deadwood.

Actions:

1. Approve/Deny Continued Use of Laundromat

Mr. Kuchenbecker discussed Annual Review - Conditional Use Permit - 138 Sherman Street - Laundromat and reviewed the Staff Report. This business has not yet opened to the public, and as a result all originally required conditions have yet to be met.

It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve Annual Review - Conditional Use Permit - 138 Sherman Street - Laundromat with seven (7) conditions and a requirement for further review in six (6) months. Voting yea: Martinisko, Keehn, Bruce, Owens.

- d. Request for Variance - 37 Lincoln Avenue legally described as The East twenty feet (20') of Lot Three (3) and all of Lot Four (4), Block 43, Deadwood, as shown on P.L. Rogers Map of the City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

Mr. Kuchenbecker introduced Request for Variance - 37 Lincoln Avenue and reviewed the Staff Report. The applicant is requesting a variance to permit a garage to be built within 1.5 feet of the rear property line. If approved, staff suggest the following three (3) conditions also be met:

1. Any changes or alterations to the plan submitted subject to Project Approval by the Historic Preservation Commission prior to the start of the project.
2. Obtain building permit and complete required inspections.
3. Enter into easement agreement with the City of Deadwood for improvements made within the right-of-way.

Commissioner Martinisko remarked that the neighboring garage also extends to the property line. Mr. Kuchenbecker responded that the neighboring garage, in fact, extends past the property line and into the right-of-way.

Jason Phillips, Engineer for Interstate Engineering, introduced himself to the Commission. Mr. Phillips explained the garage would be built as a box culvert and would provide structural support for the side yards. The walls of the garage will be twelve (12) inches thick. A retaining wall would then extend from the back end of the garage and wrap around the hill located in the right-of-way, providing support for the hill.

Mr. Garrett Jenkord, Structural Engineer for Interstate Engineering, introduced himself to the Commission. Mr. Jenkord discussed structural components of the garage.

Mr. Phillips discussed the property owners desire to bury utilities behind the property and further discussed the encroachment of the retaining wall into the right-of-way.

Mr. Adrian Newkirk, neighboring property owner, introduced himself to the Commission. Mr. Newkirk expressed concern that the retaining wall at the rear of the property would be located on his property. Mr. Phillips explained a recently completed survey shows the retaining wall will be on city property and not on Mr. Newkirk's property. Mr. Newkirk commented that he is in favor of the proposed construction.

Ms. Felicia Renard, neighboring property owner, introduced herself to the Commission. Ms. Renard stated she is in favor of the project next door.

Ms. Teri Bruce, neighboring property owner, introduced herself to the Commission. Ms. Bruce also expressed her support of the project.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve Request for Variance - 37 Lincoln Avenue with three (3) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens.

6. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

7. Items from Staff

Mr. Kuchenbecker discussed the budget, discussions of development of Burnham Avenue, the completion of 85 Charles Street renovations, the Crescent Street project, the Community Picnic, and the moving of historic resources from Main Street to Charles Street.

Commissioner Eagleson discussed the Farmers Market.

Commissioner Bruce discussed weeds and upkeep along the trails.

8. Adjournment

It was moved by Commissioner Owens and seconded by Commissioner Keehn to adjourn the Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens.

There being no further business, the Planning and Zoning Commission adjourned at 4:40 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator

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 Fax (605) 578-2084



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

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SIGN PERMIT STAFF REPORT

Sign Review Commission

September 16, 2026

Applicant: Russ Harper

Address: 304 Cliff Street, Deadwood, SD 57732

Site Address of Proposed Signage: 230 Cliff Street (Deadwood Gulch – convention center)

Computation of Sign Area

Building Frontage: 193 Feet

Total Available Signage: 386 Square Feet

Existing Signage: One Freestanding (88 Square Feet)

Remaining Available Signage Area: 298 Square Feet

Proposed Sign Project: Re-face existing freestanding sign

Proposed Building Materials: Plastic and Metal (see attached rendering)

Proposed Lighting of the Signs: Internal illumination

Location of Proposed Sign: See attached rendering

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and outside the national historic landmark district which is regulated by chapter 15.32.315 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 re-face the existing freestanding sign with new graphics and text. The sign will also be converted to be internally illuminated.

The proposed re-faced sign and its location are compliant with the sign ordinance.

Variances

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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 permit for modification of the existing freestanding sign at 230 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.

DEADWOOD GULCH

CONVENTION CENTER

HAPPY HALLOWEEN
KIDWEIRD 2026
OCTOBER 31ST

UTV/Snowmobile Rentals



605-827-7009
DeadwoodUtvSnow.com

Corr fort
COURT HOUSE

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SIGN PERMIT STAFF REPORT

Sign Review Commission

September 16, 2026

Applicant: Russ Harper

Address: 304 Cliff Street, Deadwood, SD 57732

Site Address of Proposed Signage: 300 Cliff Street (Deadwood Gulch - Agora)

Computation of Sign Area

Building Frontage: 100 Feet

Total Available Signage: 200 Square Feet

Existing Signage: One Freestanding sign (64 Square Feet)

Remaining Available Signage Area: 136 Square Feet

Proposed Sign Project: Re-face existing freestanding sign

Proposed Building Materials: Plastic and Metal (see attached rendering)

Proposed Lighting of the Signs: Internal illumination

Location of Proposed Sign: Adjacent to highway frontage between driveways – see also attached rendering

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and outside the national historic landmark district which is regulated by chapter 15.32.315 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 re-face the existing freestanding sign with new graphics and text. The sign will also be converted to be internally illuminated.

The proposed re-faced sign and its location are compliant with the sign ordinance.

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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 permit for modification of the existing freestanding sign at 300 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.



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SIGN PERMIT STAFF REPORT

Sign Review Commission

September 16, 2026

Applicant: Russ Harper

Address: 304 Cliff Street, Deadwood, SD 57732

Site Address of Proposed Signage: 304 Cliff Street (Deadwood Gulch – Hotel/Gaming)

Computation of Sign Area

Building Frontage: 260 Feet

Total Available Signage: 520 Square Feet

Existing Signage: One Freestanding (64 Square Feet)

Remaining Available Signage Area: 456 Square Feet

Proposed Sign Project: Reface existing freestanding sign

Proposed Building Materials: Plastic and Metal (see attached rendering)

Proposed Lighting of the Signs: internal illumination

Location of Proposed Sign: Adjacent to highway frontage nearest 306 Cliff Street (Gulches Storage) - see also attached rendering

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and outside the national historic landmark district which is regulated by chapter 15.32.315 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 re-face the existing freestanding sign with new graphics and text. The sign will also be converted to be internally illuminated.

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The proposed re-faced sign and its location are 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 permit for modification of the existing freestanding sign at 304 Cliff Street
 OR

Motion to deny proposed permit application as submitted.



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SIGN PERMIT STAFF REPORT

Sign Review Commission

September 16, 2026

Applicant: Diana Graham

Address: PO Box 1565, Aberdeen, SD 57402

Site Address of Proposed Signage: 412 Main Street (parking lot next to Union Palace)

Computation of Sign Area

Building Frontage: N/A (parking lot sign)- 47 parking spaces

Total Available Signage: 32 Square Feet

Existing Signage: One Freestanding (to be replaced)

Remaining Available Signage Area: 32 Square Feet

Proposed Sign Project: Replace existing freestanding sign (45 Square Feet) with new freestanding sign (44 Square Feet) in same location with no change in overall height

Proposed Building Materials: Vinyl wrapped composite panels on metal frame (see attached rendering)

Proposed Lighting of the Signs: External illumination

Location of Proposed Sign: See attached rendering

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 replace the existing freestanding sign with a new freestanding sign of a different design in the same location. The current sign was approved in 2007 on condition that it could not exceed 45 square feet and 15 feet in height. The 45 square feet was only the portion above the top of the mounting pole. The proposed sign's size of 44 square feet includes everything above the rock wall. The current sign also encroaches into the highway right of way, the proposed sign would not encroach.

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The proposed sign and its location would remain compliant with the height and area conditions required by the City in 2007.

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 permit application for new freestanding sign at 412 Main Street

OR

Motion to deny proposed sign permit application as submitted.

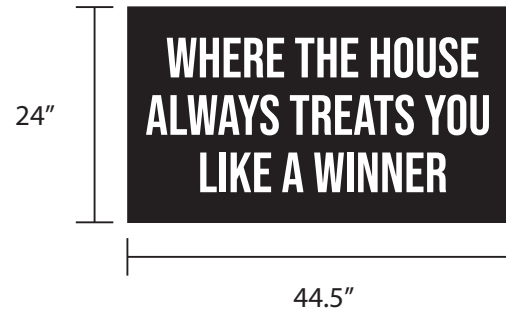
MINERAL PALACE UNION SIGNAGE

PARKING SIGN ("GOLD FOIL")

HEIGHT **11** FEET



READER BOARD



THERE ISN'T ONE "NORMAL" LETTER HEIGHT FOR A READER BOARD; THE IDEAL SIZE DEPENDS ON THE INTENDED VIEWING DISTANCE, WITH THE RULE OF THUMB BEING THAT YOU NEED 1 INCH OF LETTER HEIGHT FOR EVERY 10 FEET OF VIEWING DISTANCE. COMMON OUTDOOR LETTER SIZES INCLUDE 3, 4, 6, 8 INCHES.

TOTAL SURFACE AREA

44 FT²

TOTAL AREA WAS CALCULATED USING A RECTANGULAR SHAPE NOT THE ACTUAL SHAPE OF THE SIGNAGE. THE CALCULATION IS AN **ESTIMATE** AND NOT THE ACTUAL SURFACE AREA.

IN COMPUTING THE TOTAL SIGN AREA, THE **SIGN STRUCTURE IS NOT INCLUDED** AS LONG AS IT IS **LESS THAN FIVE PERCENT** OF THE SIGN FACE AREA

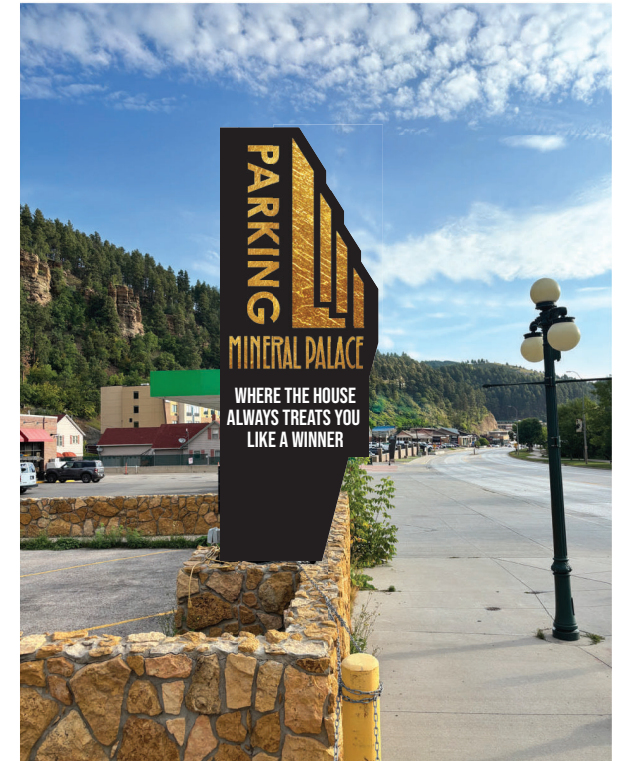
FOR A 24" TALL READER BOARD, A SUGGESTED HEIGHT FOR THE LETTERS WOULD BE 5" OR 6".

5" = 4 LINES

MINERAL PALACE
MINERAL PALACE
MINERAL PALACE
MINERAL PALACE

6" = 3 LINES

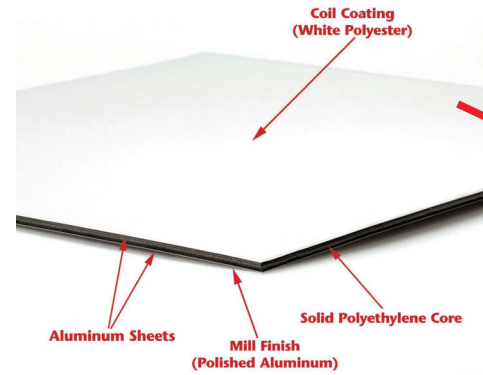
MINERAL
MINERAL
MINERAL



MINERAL PALACE UNION SIGNAGE

PARKING SIGN ("GOLD FOIL")

HEIGHT **11** FEET



THESE ARE JUST EXAMPLES

MATERIALS

Aluminum square tube framing.

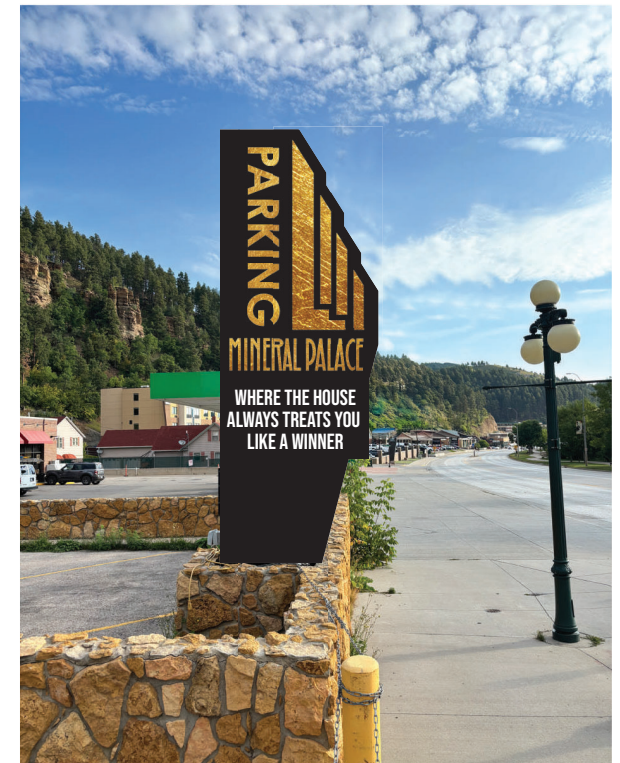
ACM Panels for faces
(Aluminum Composite Material)

Vinyl graphics for face decoration.

LIGHTING

Overhead Lighting

Planning on using the same lighting that is on the existing sign.

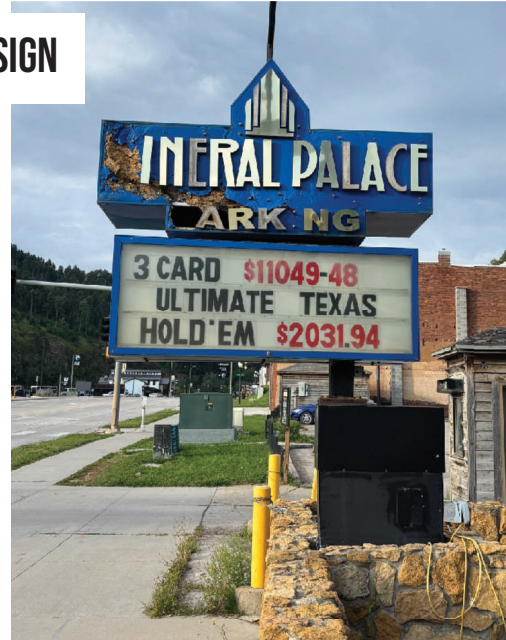


MINERAL PALACE UNION SIGNAGE

OLD SIGNAGE → NEW SIGNAGE



OLD SIGN



NEW SIGN WILL BE MOUNTED ON THE FOUNDATION THAT IS CURRENTLY THERE.



NEW SIGN WILL REDUCE THE AMOUNT OF OVERHANG ON SIDEWALK

MINERAL PALACE UNION SIGNAGE

SIGN BUILDER

ROSENBAUM'S SIGNS

ROSENBAUM SIGNS - 1650 SAMCO RD, RAPID CITY, SD 57702 | (605) 342-0481

EXAMPLES OF WORK FROM ROSENBAUM



Return Completed Form To:
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact **Section 4 Item e.**
Planning and Zoning Dept.
(605) 578-2082 or
leah@cityofdeadwood.com

Business License No _____

APPLICATION FOR PORTABLE SIGN

Application Fee: \$25.00

Annual License Fee: \$25.00 (due after approval of application)

Deadwood Portable Sign (due after approval of application): \$250.00 + tax

Applicants: Application shall be submitted to the Planning and Zoning Office. Allow up to ten (10) business days for processing. All licenses expire at the end of the calendar year and must be renewed annually. Portable signs shall be obtained from the City of Deadwood upon approval.

Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Applicant: _____ Telephone: _____

Name of Business: Oyster Bay + Dirty Nellys Email: _____

Applicant's Mailing Address: _____
Street _____ State _____ Zip _____

Physical Street Address of Portable Sign Location: _____ Deadwood SD 57732

Contact Name, Phone Number and Email of Property Owner: _____

Please use the box below to indicate the intended location of the portable sign via written statement and/or drawing. Portable signs must be located at least twenty-five (25) feet from the nearest permitted sign per Ordinance 15.32.130(T)(5).

Attach the following to the application: (incomplete applications will not be considered)

1. Application Fee - \$25.00. Make checks payable to City of Deadwood.
2. Copy of general liability insurance with limit of \$1,000,000 per occurrence naming the City of Deadwood as an additional insured.

NOTICE

I agree that any falsification, misstatements, or omissions, including those related to location, shall result in immediate revocation of this permit and removal of the portable sign. Permit holders agree to indemnify, defend and hold harmless the City of Deadwood, its employees and authorized representatives from and against any and all suits, claims, actions, legal and administrative proceedings, demands, liabilities, costs and expense including attorney's fees arising out of or in