

**Application for On-Premise Sign Conversion  
for**

**Lot 1 and Lot 2, Block 1  
Walpole Heights Subdivision  
Section 11, T1N R7E BHM  
Rapid City, South Dakota**

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**Date:** February 11, 2008

General Description:

The attached application requests the conversion of 2 existing signs from on-premise status to off-premise status as allowed under Section 15.28.050, Section Q. The existing signs are legal and are shown on the attached drawing as Sign No. 3 and Sign No. 6. The 2 existing signs serve the Comfort Inn Hotel and are located on Lot 1 of Block 1 of Walpole Heights Subdivision. The Comfort Inn business is located on Lot 2 of Block 1 of Walpole Heights Subdivision. The properties were recently platted and the signs must be converted to off-premise status to remain in-place. This request is in conformance with the new sign code Section 15.28.050 Q as evaluated below:

**15.28.050 Q Evaluation:**

1. The sign that is being converted is a legal, pre-existing, on-premise sign as required by Section Q.1.
2. The conversion of the sign from on-premise signs is the result of an existing platted parcel of land.
3. Allowing the sign to remain is not contrary to the public interest and will be in the best interests of justice. The signs are necessary due to the topography and site lines for the hotel property on Lot 2 as described below:

The Comfort Inn & Suites sign at the corner of Fairmont Blvd/Hwy 16 (Sign 6 on the drawings) directs travelers to the hotel from Hwy 16 (Mt. Rushmore Rd). The sign can not be relocated to the southwest 250 ft. because it will not be visible from Hwy 16 (Mt. Rushmore Road) from the southbound or northbound traffic. The existing topographic terrain is restrictive and causes a complete blind spot to northbound traffic and a large blind spot for southbound traffic. The current location is ideal and

does not cause and conflicts with surrounding traffic or signage. The shorter Comfort Inn & Suites sign located at the corner of Fairmont Blvd and the hotel access road (Sign 3 on the drawings) directs travelers from Fairmont Blvd to the hotel property. This sign also does not conflict with other surrounding signs and traffic patterns. These signs are needed to direct the public to this business and relocating the signs is not feasible due to the topographic restrictions at the site.

4. The application to convert the on-premise signs to off-premise signs is attached.

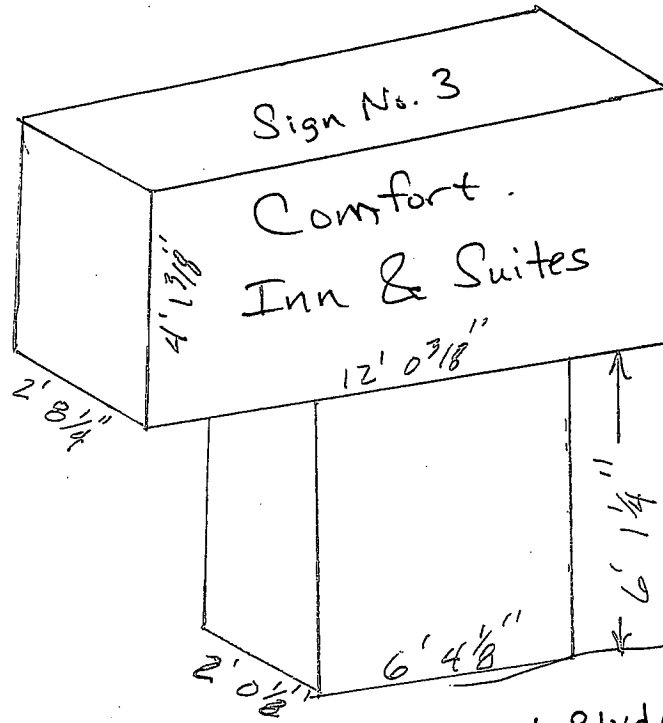
5. Additional Regulations

a. Both signs (Sign No. 3 and Sign 6) shown on the attached drawing will serve the Comfort Inn Hotel Property on Lot 2 of Block 1. The converted signs will remain on Lot 1 of Block 1 in their existing locations.

b. No expansion or structural modification of the signs are planned.

c. The signs are not eligible for off-premise sign credits. This is acceptable.

d. The signs serve the hotel property only.



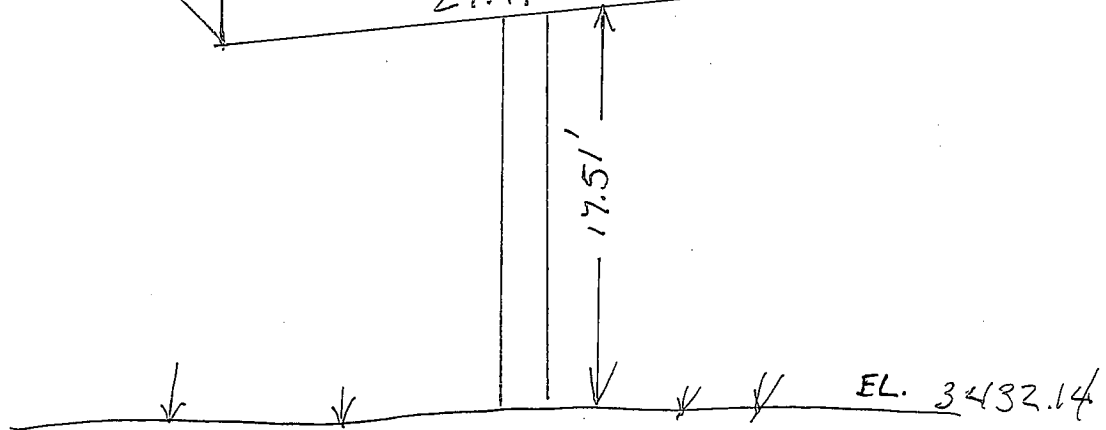
Sign Area: 50 SF

Sign No. 3: Fairmont Blvd/Hotel Access Rd.



Sign Area: 152 SF

EL. 3449.65'



Sign No. 6: Fairmont Blvd/Hwy 16