

**Letter of Intent
Hilton Garden Inn
815 E. Mall Drive
Rapid City, South Dakota 57701**

EA We are requesting a Condition Use Permit for The Hilton Garden Inn located at 815 E. Mall Drive ,
(lot ~~143-000~~ 2R of Block 1 of the East Mall Business Center Subdivision, located in W ½ of the NE ¼
& the E ½ of the NW ¼ section 30, T2N, R8E, BHM)

Our intent is to apply for a Retail (on-off Sale) Malt Beverage and a Retail (on-off Sale) Wine licenses. The intent is to have utilized the above licenses in our Restaurant (approximately 54 seats-800 Sq. Ft), Outside Deck/Dining (30 seasonal seating- 991 sq. Ft), Lobby Lounge (approximately 22 seats-320 Sq. FT), Meeting Space (Sq. Ft. 5000) and our Pantry (77 Sq. Ft) which will serve as a convenience store where as guest/ customers can purchase food items, snacks, soft drinks and malt liquor/wine to be taken to their room or off property.

The American Grill is a full service restaurant that will serve breakfast, lunch and dinner, however Hilton corporation is given the option to the owners to waive the lunch opening due to our prominently of many other restaurants our cliental. We anticipate the restaurant just to be open for Breakfast and Dinner.

The Lobby lounge is an open area lobby bar surrounded by open seating confined by half walls. The Lounge will be open 7 days a week during the evening hours and during Sunday afternoon or when business levels determine the need for additional hours.

Convention Center/meeting space will be utilized for many different functions, some that will request malt liquor and wine services. Our main content will be for business meetings and food functions.

The pantry will be located next to the front desk and will be utilized for convenient type of merchandise such as snacks, soft drinks and certain food items and beer and wine.

Property Notes: The Hilton Garden is a 76, 927 Sq. ft. Building which will house 120 guest sleeping rooms, an indoor pool, fitness center, restaurant, lounge, meeting facilities and guest amenities such as on site laundry, pantry convenience store, business center and open pavilion (lobby). We will have ~~290~~ 284 parking spaces with 6 ADA parking spaces, 3 separate entrances/exits, 2 of which are located off East Mall drive and one that is located just off east Disk Drive. We will have one sign located off East Mall drive identifying the entrance and a sign located on the building (c- attached). The land located to the South, East, West and North is not developed as of yet.

Thank you for your consideration.

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**Rapid City Growth
Management Department**