



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, October 18, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - [a.](#) Approval of October 4, 2023 Minutes
4. **Sign Review Commission**
 - [a.](#) 11 Charles Street - Mike Perceovich - Replace One Freestanding and Two Wall Signs
Action Required:
 - a. Approval/Denial by Sign Review Commission
5. **Planning and Zoning Commission**
 - [a.](#) Final Plat - Creating Property Lines and Transfer of Property - The Summit at Deadwood Stage Run

PLAT OF LOT 12, BLOCK 5 AND DEDICTED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:
 - a. Approval/Denial by 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 Regular Meeting Minutes

Wednesday, October 04, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, October 4, 2023, at 4:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko

Commissioner (Vice-Chair) Josh Keehn

Commissioner (Secretary) Dave Bruce

Commissioner Ken Owens

Michael Johnson, City Commissioner

ABSENT

Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

Trent Mohr, Building Inspector

Cindy Schneringer, Zoning Coordinator

3. Approval of Minutes

a. Approval of September 20, 2023 Minutes

It was moved by Commissioner Owens and seconded by Commissioner Bruce to approve the September 20, 2023 minutes. Voting Yea: Martinisko, Keehn, Bruce, Owens

4. Sign Review Commission

5. Planning and Zoning Commission

a. Final Plat - Creating Property Lines and Transfer of Property - Van Roekel Properties LLC

PLAT OF LOTS D1 AND D2 OF DEADWOOD GULCH ADDITION II FORMERLY LOT A OF THE SUBDIVISION PLACERS 57 & 58 AND TRACT D OF DEADWOOD GULCH ADDITION II LOCATED IN THE SE1/4 OF SECTION 27, T5N, R3E, B.H.M. CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA

Mr. Kuchenbecker stated this is the final plat creating property lines for transfer of property. The owner is Van Roekel Properties LLC. The general location is 306 Cliff Street legally described as PLAT OF LOTS D1 AND D2 OF DEADWOOD GULCH

ADDITION II FORMERLY LOT A OF THE SUBDIVISION PLACERS 57 & 58 AND TRACT D OF DEADWOOD GULCH ADDITION II LOCATED IN THE SE1/4 OF SECTION 27, T5N, R3E, B.H.M. CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA. It is zoned commercial highway and surrounded by commercial highway. The purpose of this plat is to facilitate the transfer of property by dividing the lot and establishing property lines. This plat describes the areas located at 304 and 306 Cliff Street. The applicant would like to divide the lot into two partials to separate the gas station building from the storage units for the purpose of selling the gas station building. This plat will create Lots D1 and D2, formerly Lot A. Lot D1 is comprised of 0.185 acres \pm . Lot D2 is comprised of 0.146 acres \pm . It meets the square footage necessary for commercial highway zoning. It is outside the floodplain. Public facilities are available and the area is characterized by commercial and residential uses along Highway 85. All necessary pieces of the puzzle are on the plat. It is in front of you to either approve or deny. The applicant is here if there are any questions.

It was moved by Commissioner Keehn and seconded by Commissioner Owens approve the final plat for creating property lines and transfer of property legally described as PLAT OF LOTS D1 AND D2 OF DEADWOOD GULCH ADDITION II FORMERLY LOT A OF THE SUBDIVISION PLACERS 57 & 58 AND TRACT D OF DEADWOOD GULCH ADDITION II LOCATED IN THE SE1/4 OF SECTION 27, T5N, R3E, B.H.M. CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Owens

- b. Final Plat - Adjusting Property Lines - Stage Run - 116 and 118 Mystery Wagon Road - WJP Holdings, LLC

PLAT OF LOT 2A AND LOT 3A, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 2 AND 3, BLOCK 3A AND A PORTION OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA

Mr. Kuchenbecker stated this is the final plat for adjusting property lines in Stage Run at 116 and 118 Mystery Wagon Road. The applicant is WJP Holdings, LLC. Legally described as PLAT OF LOT 2A AND LOT 3A, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 2 AND 3, BLOCK 3A AND A PORTION OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA. It is zoned R2 and is surrounded by R2 zoning. The purpose of this plat is to adjust the property lines between Lots 2 and 3. This plat describes the areas located at 116 and 118 Mystery Wagon Road. The applicant would like to adjust the property lines creating a larger lot for purpose of selling this lot. This plat will create Lots 2A and 3A, formerly Lots 2 and 3 so it is adjusting the property lines between what was published and the handout in front of you. We did bring in the drainage so it is documented on the plat for the drainage easement for the storm sewer. That is the only difference from what was in the packet to what you have there. Lot 2A is comprised of 0.982 acres \pm . Lot 3A is comprised of 2.012 acres \pm . It is zoned R2 and is outside the floodplain. This is in Stage Run Phase II.

Public facilities are available to serve the property. The area is characterized by a mixture of residential uses. All the necessary elements of the plat are on the plat. The action in front of you is to approve or deny. The applicant is here if there are any questions.

Bill Pearson stated the reason I did this was we had to move the house down on 3 where we are building because of the material testing and to hit virgin ground. That is why we had to move the property line. It wasn't just to get a larger lot.

It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the final plat for adjusting property lines legally described as PLAT OF LOT 2A AND LOT 3A, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 2 AND 3, BLOCK 3A AND A PORTION OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Owens

6. Items from Citizens not on Agenda

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

Bill Pearson stated he appreciates Kevin's staff and all the department heads for having these progress meetings up there. When I did Phase I, we didn't have any of that. It is really helping keep my contractors on the straight and narrow. I really appreciate it.

7. Items from Staff

Mr. Kuchenbecker stated on the FEMA project, we are still waiting for the environmental assessment to be completed. The archaeological surveyors report should be done by the end of the week. That goes in the Section 106. We have had continual conversations with the State Historic Preservation Office, National Parks Service, the contractors, and the engineers. It will probably be five weeks before dirt gets moved. We can still continue with the utilities and the staging. It is a little bit of a hiccup in our timing. The Corp of Engineers are telling FEMA that they don't want to do the 106. It is a lot of finger pointing back and forth between the federal agencies, which is also a challenge.

We just came out of a trails meeting. We hired K4 Trails to do a master plan for the Fuller Brothers property, which we acquired earlier this year or late last year, and White Rocks. We just had a presentation on that. Very exciting. Hopefully, over the next two years, we will add twenty-five miles of hiking and biking trails in the area starting with Fuller Brothers first since we have funding for that. We will probably start in the spring of 2024. It was approved on Monday night for the adjustment of the Homestake Trail to get away from the residents in McGovern Hill. It will come around the water tanks and hopefully through the Deadwood Mountain Grand, where we have our conservation easement, then hook back up and get it totally out of the residential area. That is moving along. Northern Hills Rec assigned the easements. Now they are out gathering the easements. Finally have some movement going there.

At 4:45 and 5:45 today at the HARCC are public meetings on the box culvert DoT. If you want to know more and have an impact on the visual impacts of the box culvert, those meetings are tonight.

We have had progress meetings with The Summit at Stage Run. That is Bill's Phase III. Things are moving along quite well. Appreciate the progress meetings and having the City at the same time working with the developer to ensure we are getting a product that we want.

The Ridge is on hold right now. They are waiting for approval from DANR on their water system and sewer system. The contractors have de-mobilized at this point.

STRs - Cindy has worked very hard on that. We have three that are in violation. They received their third letter and have not taken action. Our next action is a court injunction. We notified legal counsel today and those three will be getting served papers to cease and desist. Moving forward with that. All three of those are on Williams Street. Of course, Williams Street is tight with parking as it is and we have three illegal STRs happening there.

The Planning Conference is in Mitchell later this month.

Today, tomorrow and Friday is the South Dakota Municipal League. Trent went there for code officials. Tomorrow is building officials. Lornie is there for highway and road maintenance. Jessica is there as well and so is Sharon Martinisko. We have representation there.

I haven't done anything with the work group yet to get that established. David, we may be giving you or definitely your company a call when it comes to some of the use of residential properties for employee housing. We have some things to do there.

I started Monday with a bumner. Cindy has turned in her resignation and will be moving to Wyoming. We will be searching for a new Zoning Coordinator. I want to publicly thank her for her service over the last four years and especially over the last several months as Zoning Coordinator. We have made tremendous progress with our zoning map, with our STRs, with a variety of projects within the zoning department. It is because of her hard work. She is going to be dearly missed. Thank you.

Commissioner Johnson state he is sorry to see Cindy leaving.

8. Adjournment

It was moved by Commissioner Bruce and seconded by Commissioner Owens 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 4:13 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

OFFICE OF
Planning & Zoning
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 578-2084



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

TRENT MOHR
 Building Inspector
 Dept. of Planning & Zoning
 Telephone: (605) 578-2082
 Fax: (605) 578-2084

SIGN PERMIT STAFF REPORT

Sign Review Commission

October 18, 2023

Applicant: Mike Perceovich

Address: 11 Charles Street, Deadwood, SD 57732

Site Address of Proposed Signage: 11 Charles Street (formerly The Real Estate Center)

Computation of Sign Area

Building Frontage: 215 Feet

Total Available Signage: 430 Square Feet

Existing Signage: One freestanding and two wall signs (to be replaced)

Remaining Available Signage Area: 430 Square Feet

Proposed Sign Project: Replace existing with signs the same size and materials but with different graphics

Sign A: freestanding sign (48 Square Feet)

Sign B: wall sign (12.5 Square Feet)

Sign C: wall sign (12.5 Square Feet)

Proposed Building Materials: Metal (see attached rendering)

Proposed Lighting of the Signs: None

Location of Proposed Sign: The new signs would be in the same location as the existing 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 replace the existing signs with signs depicting the new company name.

The existing signs were granted variances in 2014. The freestanding sign was allowed to be larger than 10 square feet and the two wall signs were allowed to be taller than 2 feet. Allowing

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the proposed signs to be the same size would require continuing these variances. All other aspects of the proposed signs comply with the sign ordinance.

Variances

The sign permit application in review as proposed requires no new 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

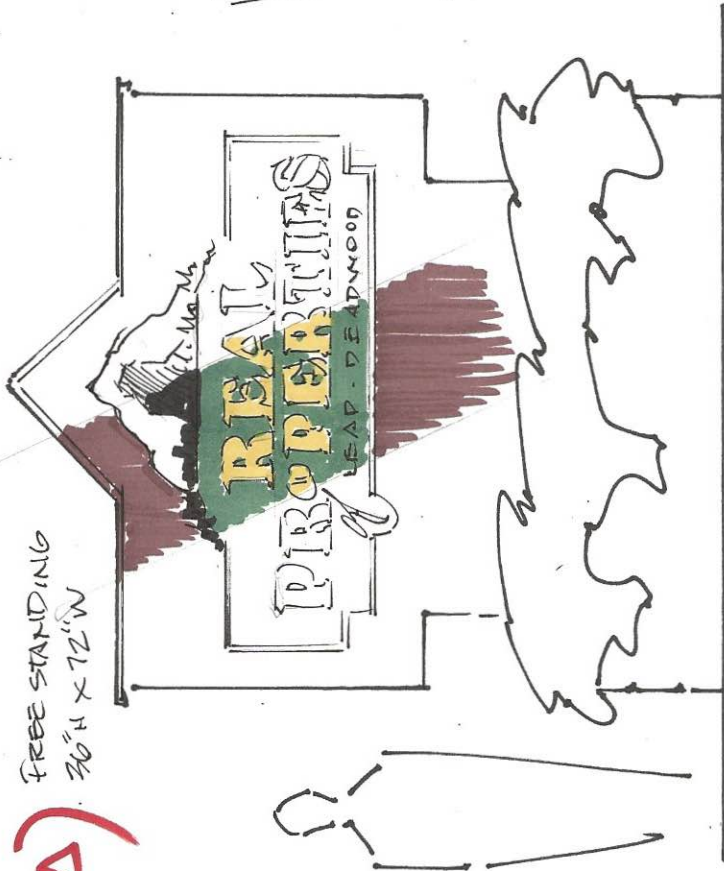
Motion to approve permit for three new signs at 11 Charles Street

OR

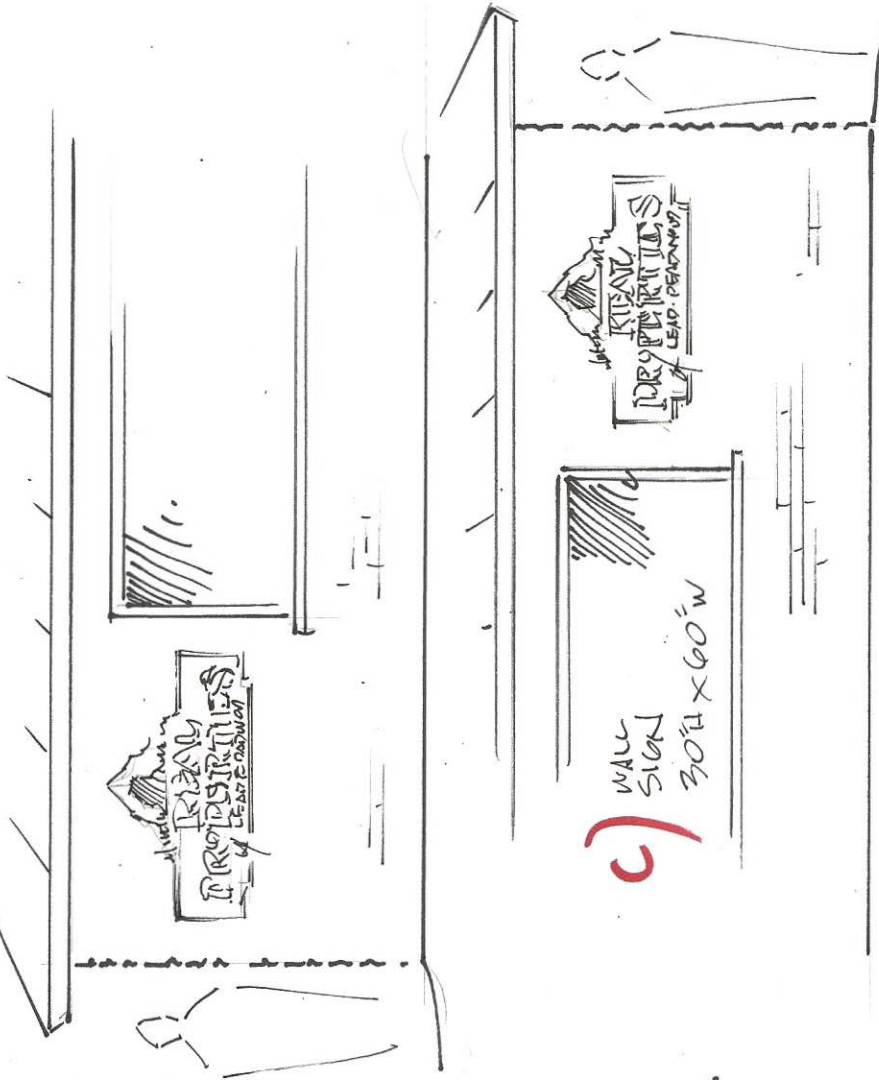
Motion to deny proposed sign permit application as submitted

EXTERIOR SIGN RETROFIT

A) FREE STANDING
30" H x 72" W



B) WALL SIGN 30" x 60" W



C) WALL SIGN
30" H x 60" W



Tim Peterson
ARTIST

3123 E. FAIRGROUNDS LOOP STE. C
SPEARFISH, SD 57783
(605) 642-5794

Designed exclusively for:

REAL PROPERTIES OF LEAD/DEADWOOD

Address:

11 CHARLES ST.

Date:

8/1/23

Phone:

578.3030

The prices, specifications, and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work as specified.

50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION.

Signature

Date

This design is the property of the designer, and may be reproduced in any manner without written permission.

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



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

PLANNING AND ZONING COMMISSION CONSIDERATION OF FINAL PLAT

Staff Report

Date: October 13, 2023
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
RE: Consideration of Final Plat for PSF, LLC

APPLICANT(S): PSF, LLC

PURPOSE: Creating Property Line & Transfer of Land

ADDRESS: To Be Determined

GENERAL LOCATION: The Summit at Deadwood Stage Run

LEGAL DESCRIPTION: PLAT OF LOT 12, BLOCK 5 AND DEDICTED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

FILE STATUS: All legal obligations have been completed.

ZONE: R2 Residential Multi-Family

STAFF FINDINGS:

Surrounding Zoning:

North: Multi-Family Residential

South: County

East: County

West: Residential

Surrounding Land Uses:

Vacant Lots

Vacant Land

Vacant Land

Vacant Lots

SUMMARY OF REQUEST

The purpose of this plat is to create property lines of a new subdivision lot to sell. The proposed lot is in an area that is in the process of being developed.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. Lot 12 is comprised of 0.499 Acres±.
3. The subject property is located within a Planned Unit Development and is zoned R1 – Residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are being developed to serve the property.
6. The area is currently characterized by a mixture of residential uses.

STAFF DISCUSSION

The subject property is owned by a legal entity, and they desire to create a new subdivision lot to sell. The potential buyer is aware that a building permit will not be issued until the infrastructure is completed.

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.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

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

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



Questions Contact:
Kevin Kuchenbecker
 (605) 578-2082 or
 kevin@cityofdeadwood.com

Application No. _____

APPLICATION FOR PLAT

Application/Filing Fee: \$200.00 per lot

The application fee needs to be paid when plat is submitted to the Planning and Zoning Office.

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review. Applications must be received no later than fifteen (15) days prior to the P&Z Commission meeting. Mylar(s) must be received by the Planning and Zoning office no later than the Wednesday before the scheduled meeting. The Planning and Zoning Commission meets the first and third Wednesday of each month.

Applicant: TSF, LLC The Summit at Deadwood Inn
 Address: Box 631 Deadwood SD 57732
Street City State Zip
 Phone Number: 605-920-1240 Email Address: elli@prisma791.net.com
 Property Address: NA
 Property Owner: TSF, LLC
 Property Owner Phone Number: 605-920-1240
 Full Legal Description of Property: _____

Lot 12 Block 5 and dedication Public Right of Way of Palms Trail of
Deadwood State by addition to the City of Deadwood
 Purpose of this Plat: NEW SUBDIVISION LOT TO SELL
NO FULLY TILL IN SUB-GRANTING COMPLETED

Summary of this Plat: _____

1. The following documents shall be submitted:

- An improvement survey, including all easements,
- Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- A copy of the full legal description from the Lawrence County Register of Deeds Office.

Check the box to confirm the following information is included on the plat and is accurate:

- ☒ The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
- ☒ Land is identified with a new legal description for the transfer of the land.
- ☒ Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
- ☒ A date is shown on the plat and serves to "fix in time" the data represented on the plat.
- ☒ The street bounding the lot is shown and named.
- ☒ All certifications are indicated and correct on the plat.
- ☒ Dimensions, angles, and bearings are shown along the lot lines.
- ☒ Scale of the plat is shown and accompanied with a bar scale.
- ☒ Area's taken out of the mineral survey and remaining acreage is indicated on the plat.
- ☒ I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

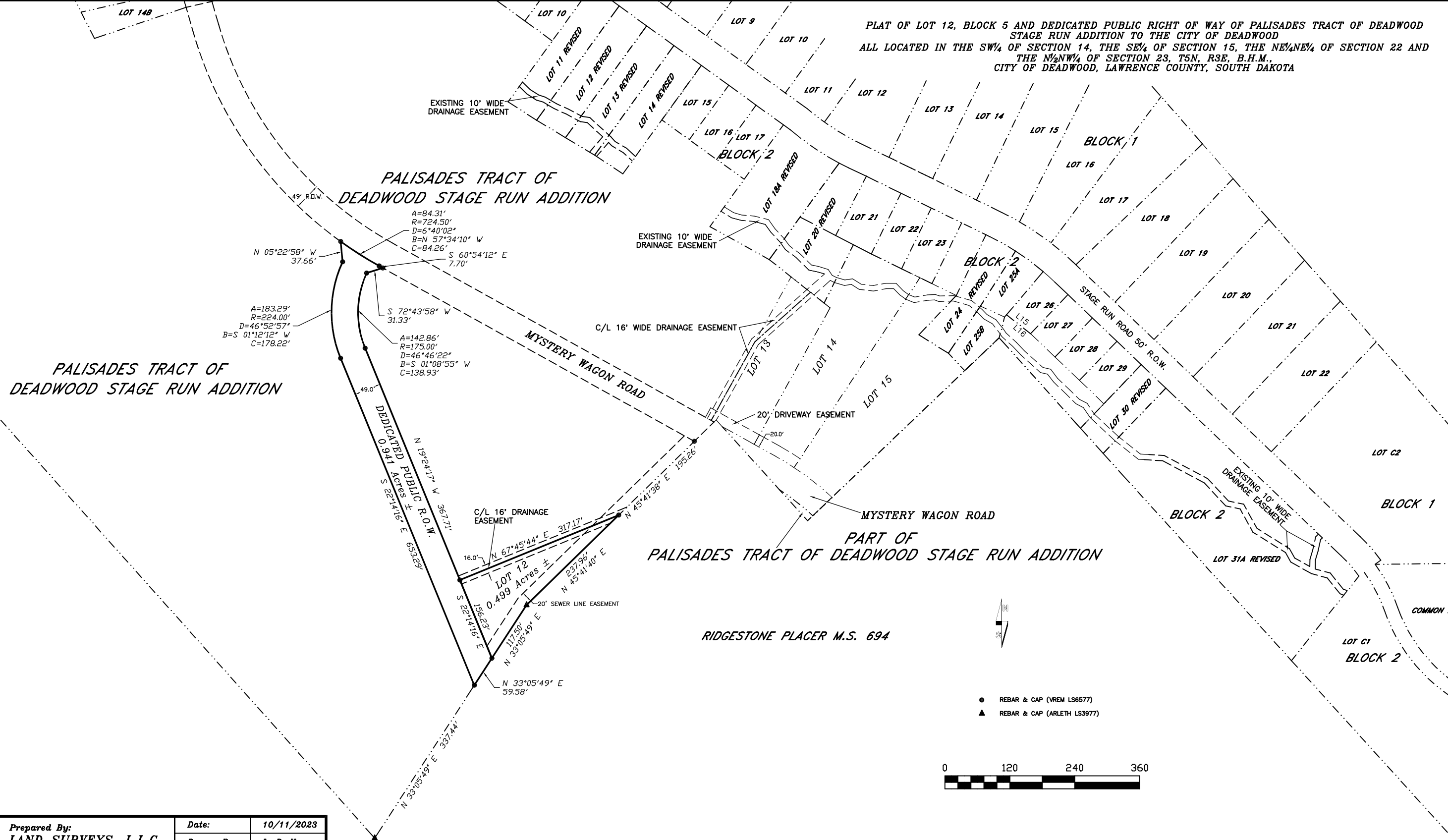
Signature of Owner/Applicant:  Date: 10-3-23

Staff Use Only

Fee: \$ 200⁰⁰ Paid On 10/4/23 Receipt Number 00188729

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/Board of Adjustment:	Yes	No	Date: _____

Reason for Denial (if necessary): _____



PLAT OF LOT 12, BLOCK 5 AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD
STAGE RUN ADDITION TO THE CITY OF DEADWOOD
ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼NE¼ OF SECTION 22 AND
THE N½NW¼ OF SECTION 23, T5N, R3E, B.H.M.,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

SURVEYOR’S CERTIFICATE

I, LOREN D. VREM, 332A WEST MAIN STREET, LEAD, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I AM A REGISTERED 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_____.

LOREN D. VREM, R.L.S. 6577

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:_____

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_____.

CHAIRMAN ATTEST: _____
CITY PLANNER

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, SOUTH DAKOTA,

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:_____

OWNER’S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE SUMMIT AT DEADWOOD STAGE RUN, LLC_____, DO HEREBY CERTIFY THAT I/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:_____

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:_____

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 \$_____



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332A WEST MAIN STREET
LEAD, SD 57754
(605) 722-3840

Date:	10/11/2023
Drawn By:	L. D. Vrem
Project No.:	23-414
Dwg. No.:	23-414.dwg