

DEADWOOD PLANNING AND ZONING COMMISSION
BOARD OF ADJUSTMENTS

Wednesday, January 20, 2016 – 5:00 p.m.
City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of December 16, 2015 Minutes
3. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary
4. Sign Review Commission
670-672 Main Street – Scott and Sharon Jacobs
 - a. One new projecting sign using existing mount
 - b. One new wall sign
 - c. Two new awning signs
 - d. Three new interpretive signs

Action Required:

- a. Approval/Denial by Planning and Zoning

5. Planning and Zoning Commission and Board of Adjustments

DGR Hospitality Resort LLC

Lots 1A, 2A and 3A and Tracts A1A and A2A of Deadwood Gulch Addition II, 4' Private Road Access and Utility Easement and Vacation of 40' Access Easement. Formerly Lots 1, 2, and 3 and Tract A1 and A2 being a Subdivision of Tract A of Deadwood Gulch Addition II, All located in the NE ¼, SE ¼, and SW ¼ 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 Deadwood Board of Adjustments

5. Items from Staff

- a. Welcome Center Update

6. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, December 16, 2015

Planning and Zoning Commission Present: Jim Shedd, Marie Farrier, Tony Biesiot, Mel Allen and Brett Runge.

Board of Adjustments Present: Dave Ruth Jr., Gary Todd, Mark Speirs and Mayor Chuck Turbiville

Staff Present:

Bob Nelson Jr. and Bonny Fitch

A quorum present Chair Shedd called the Planning and Zoning Commission meeting to order Wednesday, December 16, 2015 at 5:00 p.m. in Deadwood City Hall at 102 Sherman Street, Deadwood, SD.

Approval of November 4, 2015 Minutes:

It was moved by Mr. Biesiot and seconded by Mr. Allen to approve the November 4, 2015 meeting minutes. Aye - All. Motion carried.

Election of New Secretary to Replace Sheree Green:

Because the Commission will be electing all new officers in January it was decided to continue this item until the January 6, 2016.

Sign Review Commission:

Mike Gustofson - 270 Main - First Gold

Mr. Nelson Jr. informed the Commission Mike Gustafson, First Gold, wishes to relocate an existing freestanding sign. Currently the sign is near the building and the new location will be further north on the same property. This is being requested to accommodate a future remodel of the building. The new location will not be in the Highway Right-of-Way. The sign will remain the same materials. The sign request is compliant with the sign ordinance and requires no variances. *It was moved by Mr. Biesiot and seconded by Ms. Runge to approve the sign relocation application at 270 Main. Aye - All. Motion carried.*

Planning and Zoning Commission and Board of Adjustment:

Dunbar Inc. and Black Hills Conference Center, Inc. - 100 Tatanka Drive

Mr. Nelson Jr. stated Tatanka Tract and Dunbar Tract A of Tatanka Subdivision, City of Deadwood, and Access and Utility Easements. Formerly Lot 1 and the Dunbar Tract of Tatanka Subdivision; Tract 1 and Tract 4 of M.S. 848, and Part of Government Lots 10, 11 and 14, All Located in the NW ¼ of Section 13 and the NE ¼ of Section 14, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. *It was moved by Ms. Farrier and seconded by Mr. Biesiot to approve the Tatanka Tract and Dunbar Tract A of Tatanka Subdivision, City of Deadwood. Aye - All. Motion carried.*

Blue Sky Gaming Inc. - Williams Street

Mr. Nelson Jr. stated Lots A, B & C of probate Lot 227 and an Access Easement Across School Lot 66 Located in the SW ¼ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. This area is currently zoned C-1 Commercial, however, there is a new owner and they could request to rezone it. *It was moved by Ms. Farrier and seconded by Mr. Allen to approve Lots A, B and C of probate Lot 227 and an Access Easement Across School Lot 66 Located in the SW ½ of Section 23, City of Deadwood. Aye - All. Motion carried.*

Mr. Shedd closed the Planning and Zoning Meeting

Mr. Turbiville called the meeting to order of the Board of Adjustments

Dunbar Inc. and Black Hills Conference Center, Inc. – 100 Tatanka Drive

Mr. Turbiville stated Tatanka Tract and Dunbar Tract A of Tatanka Subdivision, City of Deadwood, and Access and Utility Easements. Formerly Lot 1 and the Dunbar Tract of Tatanka Subdivision; Tract 1 and Tract 4 of M.S. 848, and Part of Government Lots 10, 11 and 14, All Located in the NW ¼ of Section 13 and the NE ¼ of Section 14, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. *It was moved by Mr. Ruth and seconded by Mr. Todd to approve Lots A, B and C of probate Lot 227 and an Access Easement Across School Lot 66 Located in the SW ½ of Section 23, City of Deadwood. Aye – All. Motion carried.*

Blue Sky Gaming Inc. – Williams Street

Mr. Turbiville stated Lots A, B & C of probate Lot 227 and an Access Easement Across School Lot 66 Located in the SW ¼ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. *It was moved by Mr. Todd and seconded by Mr. Ruth to approve Lots A, B and C of probate Lot 227 and an Access Easement Across School Lot 66 Located in the SW ½ of Section 23, City of Deadwood. Aye – All. Motion carried.*

It was moved by Mr. Todd and seconded by Mr. Ruth to adjourn the Board of Adjustments meeting. Aye – All. Motion carried.

Mr. Shedd called the Planning and Zoning Meeting back to order.

Items From Staff (no action taken)

- Lower Main Visitor Center – Mr. Nelson Jr. stated the bid was awarded to Ainsworth Benning Construction. Preconstruction meeting is set for December 22, 2015. The Archeology work will start after the first of the year. If everything stays on course the contractor will start work the first or second week of January.
- CIP Sub Committee meetings are coming up January 4-8. If you have any projects or hear of any projects or ideas get them to me so I can submit to the subcommittees.

Adjournment:

It was moved by Mr. Allen and seconded by Ms. Farrier 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 5:12 p.m.

ATTEST:

Chairman, Planning & Zoning Commission
Bonny Fitch, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

DEADWOOD

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

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

MEMORANDUM

Date: January 15, 2016
To: Planning and Zoning Commission
Re: Election of Officers

A. Officers.

1. The officers of the planning and zoning commission shall consist of a chairperson, vice-chairperson and secretary.
2. Each officer shall be appointed with separate motions.
3. Each officer is elected for a term of one year and eligible for re-election.

Action required: Nomination and Election of Chairperson, Vice-Chairperson, and Secretary.

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SIGN PERMIT STAFF REPORT

Sign Review Commission
January 20, 2016

Applicant: Scott and Sharon Jacobs

Address: 1065 Quartz Ct., San Marcos, CA 92078

Site Address of Proposed Signage: 670 and 672 Main Street Deadwood (Scott Jacobs Studio – formerly Goldbergs)

Computation of Sign Area

Building Frontage: 53 Feet

Total Available Signage: 106 Square Feet

Existing Signage: One projecting sign. (designated as a historic landmark sign)

Remaining Available Signage Area: 106 Square Feet

Proposed Sign Project: (A)- One new projecting sign (26 SF) using existing mount.

(B)- One new wall sign (5 SF).

(C)- Two new awning signs.

(D)- Three new interpretive signs.

(see attached renderings of signs)

Proposed Building Materials: Signs are wood, metal and high density urethane.

Proposed Lighting of the Signs: Externally Illuminated.

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

Discussion

The sign project application in review is proposed at a location inside 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 signage project proposed in the current applications 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 applicants recently purchased the property and are in the process of remodeling the structure for their new business, a studio and art gallery.

The proposed projecting sign (A) will require a variance for its height on the building. The ordinance limits the height to no higher than the bottom of the windows of the second story. The proposed wall sign (B) will also require a variance for the same reason. The applicant is requesting a variance for both signs. Please see their letter attached.

The two proposed awning signs (C) are compliant with the sign ordinance and the awnings themselves have been approved by the Historic Preservation Commission.

The three proposed plaques (D) have been approved as interpretive signs by the Historic Preservation Commission. Interpretive signs do also require approval of the Sign Review Commission.

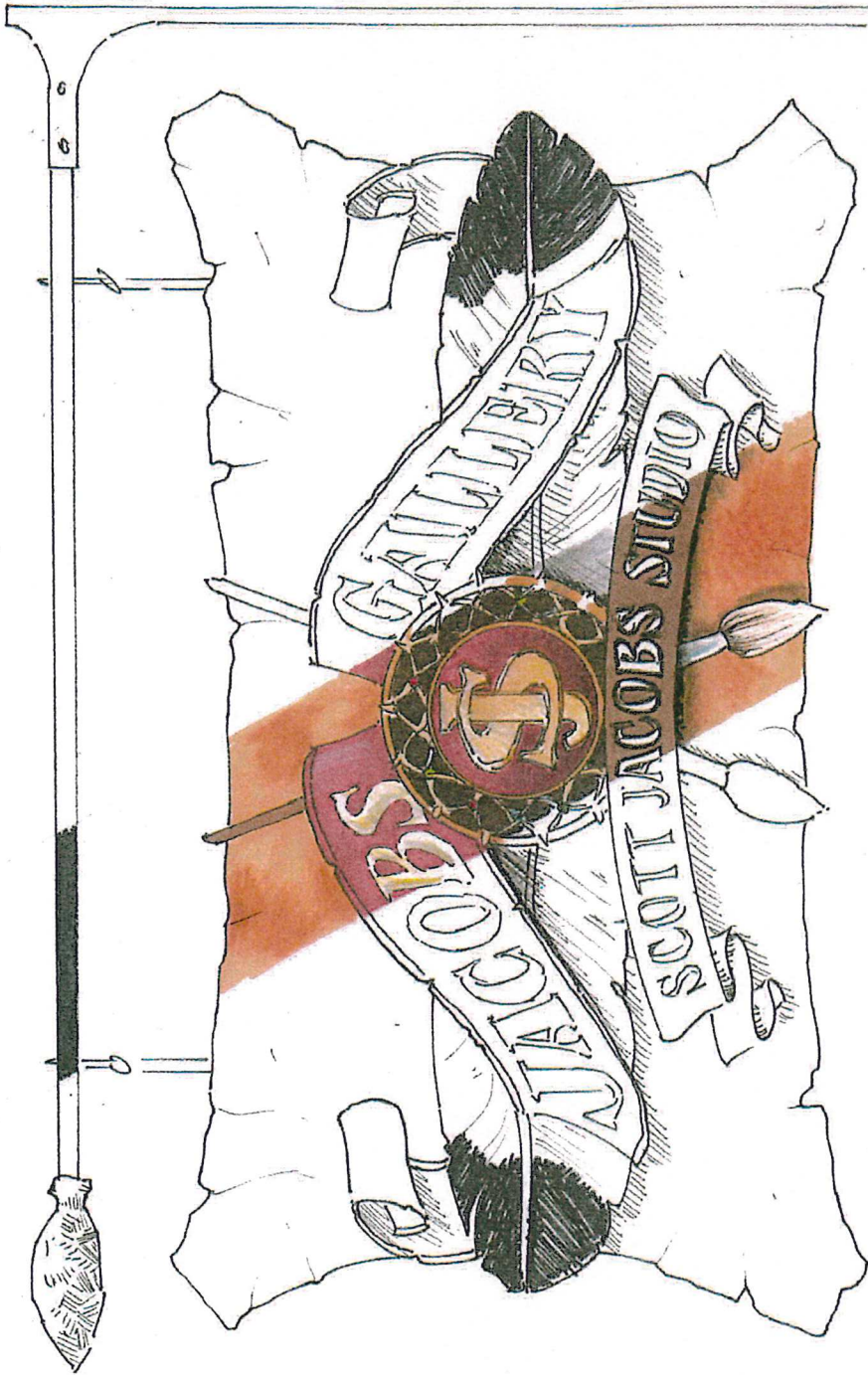
Variances

The sign application in review as proposed does require 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

- 1) Motion to approve projecting sign as proposed, granting a variance to the sign ordinance.
OR
Motion to deny proposed projecting sign.
- 1) Motion to approve wall sign as proposed, granting a variance to the sign ordinance.
OR
Motion to deny proposed wall sign.
- 2) Motion to approve awning signs as proposed.
OR
Motion to deny proposed awning sign.
- 3) Motion to approve interpretive signs as proposed.
OR
Motion to deny proposed interpretive signs.

(A)



Designed exclusively for:

JACOBS GALLERY

Address:

610 MAIN ST. DEADWOOD

Date:

12/10/15

Phone:

(505) 342-9099

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

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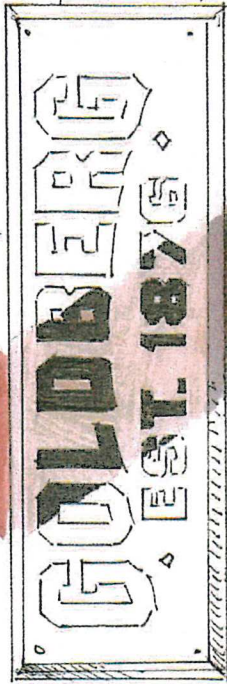
Tim Peterson

3121 E. FAIRGROUNDS LOOP STE. C
SPEARFISH, SD 57783

(605) 642-5794

(B)

TOP OF BUILDING



① SINGLE-SIDED 15" X 48" HIGH DUALITY URETHANE

Designed exclusively for: <i>Scott Jacobs Gaudy</i>		Date: <i>12/21/15</i>
Address: <i>670 MAIN ST. DEERWOOD</i>		Phone:
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 not be reproduced in any manner without written permission.



Tim Peterson

3123 E. FAIRGROUNDS LOOP STE. C
SPEARFISH, SD 57783

(605) 642-5794



The Daily Deadwood Pioneer:

Est 1876

3/31/1909

- April 1 will be opening day, rain or shine
for Treber's new soda fountain.

Call in for a refreshing drink or a dish of ice cream.

- If stormy weather without, it will be pleasant
within, at Treber's pharmacy,

Thursday, opening day for the new and handsome
fountain. Carnations will be given as souvenirs.

- Get your first dish of ice cream April 1 at
the new fountain, Treber's drug store.

This building still features the restored turn of
the century soda fountain,
one of the oldest fountains in America



Goldberg's Grocery Store

Est. 1876

Jacob Goldberg purchased this building from P.A. Gushurst in 1876. Goldberg and his partner operated the Big Horn Store until his partner withdrew in 1882, when it became Goldberg's Grocery. The grocery remained operational until 1990.

Although it has been rebuilt several times due to fires and floods, it still features the manager's loft office and meat locker.

Calamity Jane purchased some starch and offered a photograph of herself as partial payment. Unfortunately she died penniless a few years later, the debt was never satisfied, and was written off in 1905.



Hermann Treber Building

Est. 1876

The wholesale liquor business was a profitable one in early Deadwood. John Treber came here in 1877 from Germany and entered into that business. He bought the building from Jacob Goldberg, lost it to fire in 1879, but rebuilt soon after.

When Treber returned to Germany to visit relatives, he was arrested for failure to perform mandatory military service. After five months in prison, he returned to Deadwood where he became active in politics and built several other buildings. He even tried his hand at brewing his own beer with Anheuser-Busch, called Faust Beer.

Sign locations

ⓑ ↖

Ⓐ ↙

Ⓒ ↘

Ⓒ ↘

Scott Jacobs Studio

Scott Jacobs Studio

ⓓ ↖

ⓓ ↖

ⓓ ↖



S c o t t J a c o b s S t u d i o



Re: Variance Request

Property Address:
670 & 672 Main Street
Deadwood, SD 57732

To Whom It May Concern:

We, Scott and Sharon Jacobs (Property Owners) are requesting two variances to go with our pending Sign Application, dated 12/23/15.

Wall Sign: Goldberg Est. 1876
Main Sign: Jacobs Gallery

Wall Sign: We would like to mark the building as it's known in the area described in the spec breakdown submitted with the Sign Application Form.

Main Sign: We would like to replace the existing sign, utilizing the bracket for our new sign, which keeps it visible without being blocked by the protruding awnings.

Please let me know if you have any questions.

Thank you for your time.

Scott and Sharon Jacobs
858 342-9099 Cell

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STAFF REPORT PLANNING AND ZONING JANUARY 20, 2016 JOINT MEETING

APPLICANT: DGR Hospitality Resort LLC
304 Cliff Street
Deadwood, SD 57732

PURPOSE: To Create New Boundary Lines and Subdivide Property

GENERAL LOCATION: 230 Cliff Street / Pluma

LEGAL DESCRIPTION: Lots 1A, 2A and 3A and Tracts A1A and A2A of Deadwood Gulch Addition II, 4' Private Road Access and Utility Easement and Vacation of a 40' Access Easement. Formerly Lots 1, 2, and 3 and Tract A1 and A2 being a Subdivision of Tract A of Deadwood Gulch Addition II, All located in the NE ¼, SE ¼, and SW ¼ 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

STAFF FINDINGS:

Surrounding Zoning:

North: CH – Commercial Highway
South: CH – Commercial Highway
East: R1 – Residential District
West: CH – Commercial Highway

Surrounding Land Uses:

Trailer Park
Commercial Businesses
Residential Housing
Mix of Uses

SUMMARY OF REQUEST

The Final Plat for Lots 1A, 2A, and 3A and Tracts A1A and A2A of the Deadwood Gulch Addition II has been submitted to subdivide property and create easements. The property is located on Cliff Street in the area of Pluma.

FACTUAL INFORMATION

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

2. Lot 1A, is comprised of 1.75 Acres \pm .
Lot 2A is comprised of 1.24 Acres \pm .
Lot 3A is comprised of 0.87 Acres \pm .
Tract A1A is comprised of 4.87 Acres \pm .
Tract A2A is comprised of 9.29 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

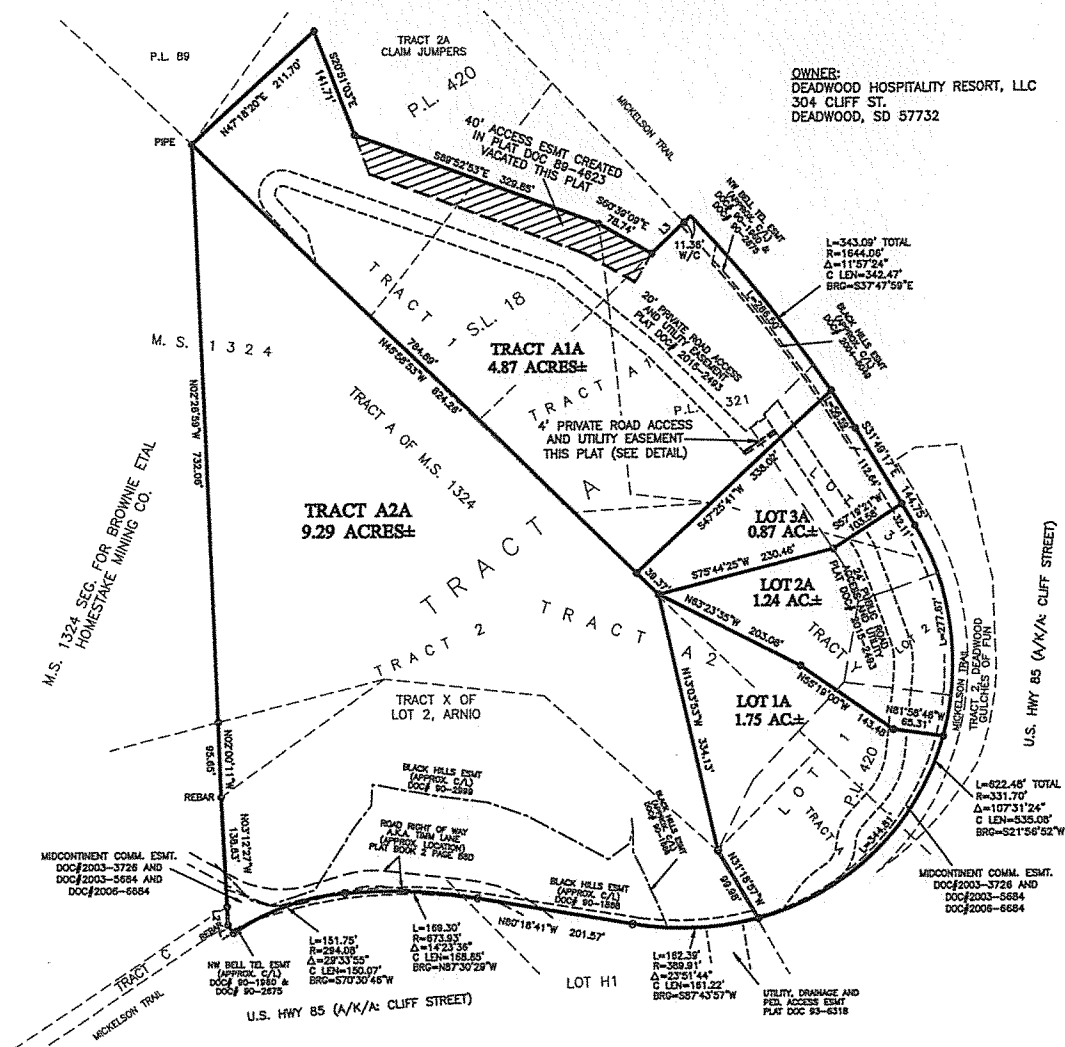
The subject property is currently occupied by the Deadwood Gulch Convention Center, a storage garage, and vacant lands. The lots meet the area and bulk requirements for square footage. Last year the property involved was reviewed and approved to be replatted and now the owner wishes to add an additional lot and adjust lot lines on all of the lots.

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.

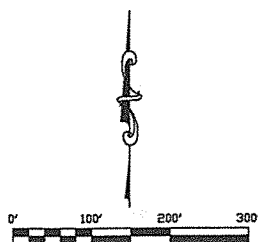
ACTION REQUIRED:

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

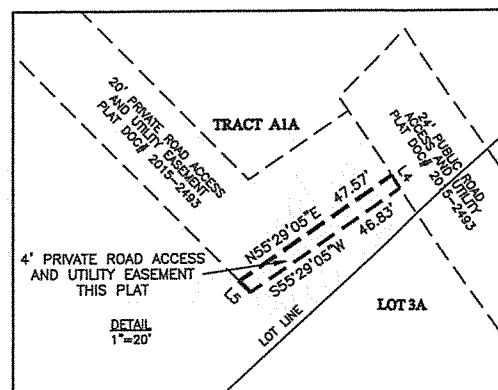
**LOTS 1A, 2A AND 3A AND TRACTS A1A AND A2A OF DEADWOOD GULCH ADDITION II,
4' PRIVATE ROAD ACCESS AND UTILITY EASEMENT AND
VACATION OF A 40' ACCESS EASEMENT
FORMERLY LOTS 1, 2 AND 3 AND TRACTS A1 AND A2
BEING A SUBDIVISION OF TRACT A OF DEADWOOD GULCH ADDITION II,
ALL LOCATED IN THE NE1/4, SE1/4 AND SW1/4 OF SECTION 27, T5N, R3E, B.H.M.,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**



OWNER:
DEADWOOD HOSPITALITY RESORT, LLC
304 CLIFF ST.
DEADWOOD, SD 57732

**NOTES:**

1. TOTAL AREA PLATTED THIS PLAT 18.02 ACRES±.
2. 5' DRAINAGE AND UTILITY EASEMENTS HEREBY GRANTED ALONG INSIDE OF ALL LOT LINES.
3. BASIS OF BEARING IS DEADWOOD COORDINATE SYSTEM.
4. LOTS 1, 2 AND 3 AND TRACTS A1 AND A2 PLATTED IN DOC #2015-2493.
5. ZONING IS OF COMMERCIAL HIGHWAY PER CITY OF DEADWOOD ZONING MAP.
6. PURSUANT TO SDCL 1-3-8.1 AND 11-3-8.2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING GROUNDWATER, LOCATED TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWERAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES RELATING TO SAME.
7. 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.

**LEGEND:**

- SET REBAR & CAP "LS 3977"
- FOUND MONUMENT "LS 3977" UNLESS NOTED
- ▨ VACATED EASEMENT

PREPARED BY:
**ARLETH LAND
SURVEYING**

24 CLIFF STREET
DEADWOOD, SD 57732
605-578-1637

DATE: JANUARY 12, 2016
REV:
SCALE: 1"=100'

APPROVED: JMA
DRAWN: FD
DWG: 8885 PLAT.dwg

**LOTS 1A, 2A AND 3A AND TRACTS A1A AND A2A OF DEADWOOD GULCH ADDITION II,
4' PRIVATE ROAD ACCESS AND UTILITY EASEMENT AND
VACATION OF A 40' ACCESS EASEMENT
FORMERLY LOTS 1, 2 AND 3 AND TRACTS A1 AND A2
BEING A SUBDIVISION OF TRACT A OF DEADWOOD GULCH ADDITION II,
ALL LOCATED IN THE NE1/4, SE1/4 AND SW1/4 OF SECTION 27, T5N, R3E, B.H.M.,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**

LINE	BEARING	DISTANCE
L1	N33°55'22"W	12.23
L2	N02°35'49"W	23.32
L3	N46°28'49"E	68.44
L4	S34°30'55"E	4.00
L5	N44°55'52"W	4.07

SURVEYOR'S CERTIFICATE

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 MICHIGAN COUNTY OF OAKLAND
I RANDALL C. ORLEY, MANAGING MEMBER DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT I 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:

DEADWOOD HOSPITALITY RESORT, LLC
304 CLIFF ST.
DEADWOOD, SD 57732

ACKNOWLEDGMENT OF OWNER

STATE OF MICHIGAN COUNTY OF OAKLAND
ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RANDALL C. ORLEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____
NANCY DANKO

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____.

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: _____ MAYOR
FINANCE OFFICER

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: _____

PREPARED BY:
ARLETH LAND
SURVEYING

24 CLIFF STREET
DEADWOOD, SD 57732
605-578-1637

DATE: JANUARY 12, 2016
REV:
SCALE: 1"=100'

APPROVED: JMA
DRAWN: FD
DWG: 8885 PLAT.dwg