

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 CONDITIONAL USE PERMIT**

**Application Fee: \$200.00**

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

Name of Proposed Development: CAV AM 85 RV  
 Street Location of Property: 20577 Highway 85 Deadwood SA 5773  
 Legal Description of Property: Parcel 4 30930-00503-110-10  
& # 17000 -00503-110-10 / SEE ATTACHED FOR LEGAL  
 Zoning Classification of Property: Commercial Highway  
 Name of Property Owner: BK Bepko LLC / Bradley Kooken Telephone: (605) 366 2620  
 Address: P.O. Box 195 DEADWOOD S-D 577 32  
Street City State Zip  
 Name of Applicant: Bradley Kooken Telephone: (605) 366 2620  
 Address: P.O. Box 195 DEADWOOD SA 577 32  
Street City State Zip

**1. The following documents shall be submitted:**

- a. An improvement survey, including all easements,
- b. 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
- c. A written statement addressing the criteria for approval.

Uses of Building or Land: Full Hookup RV Sites (15)  
 Signature of Applicant: Bradley Kooken Date: 7-10-23  
 Signature of Property Owner: Bradley Kooken Date: 7-10-23

Fee: \$ 200.00 Paid On 7/11/23 Receipt Number 00186765

**Legal Notice Published** Date: \_\_\_\_\_ **Hearing Date:** \_\_\_\_\_

<b>PLANNING AND ZONING ADMINISTRATOR:</b>			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
<b>PLANNING AND ZONING COMMISSION:</b>			
Approved/P&Z Commission:	Yes	No	Date: _____
<b>DEADWOOD BOARD OF ADJUSTMENT:</b>			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): \_\_\_\_\_



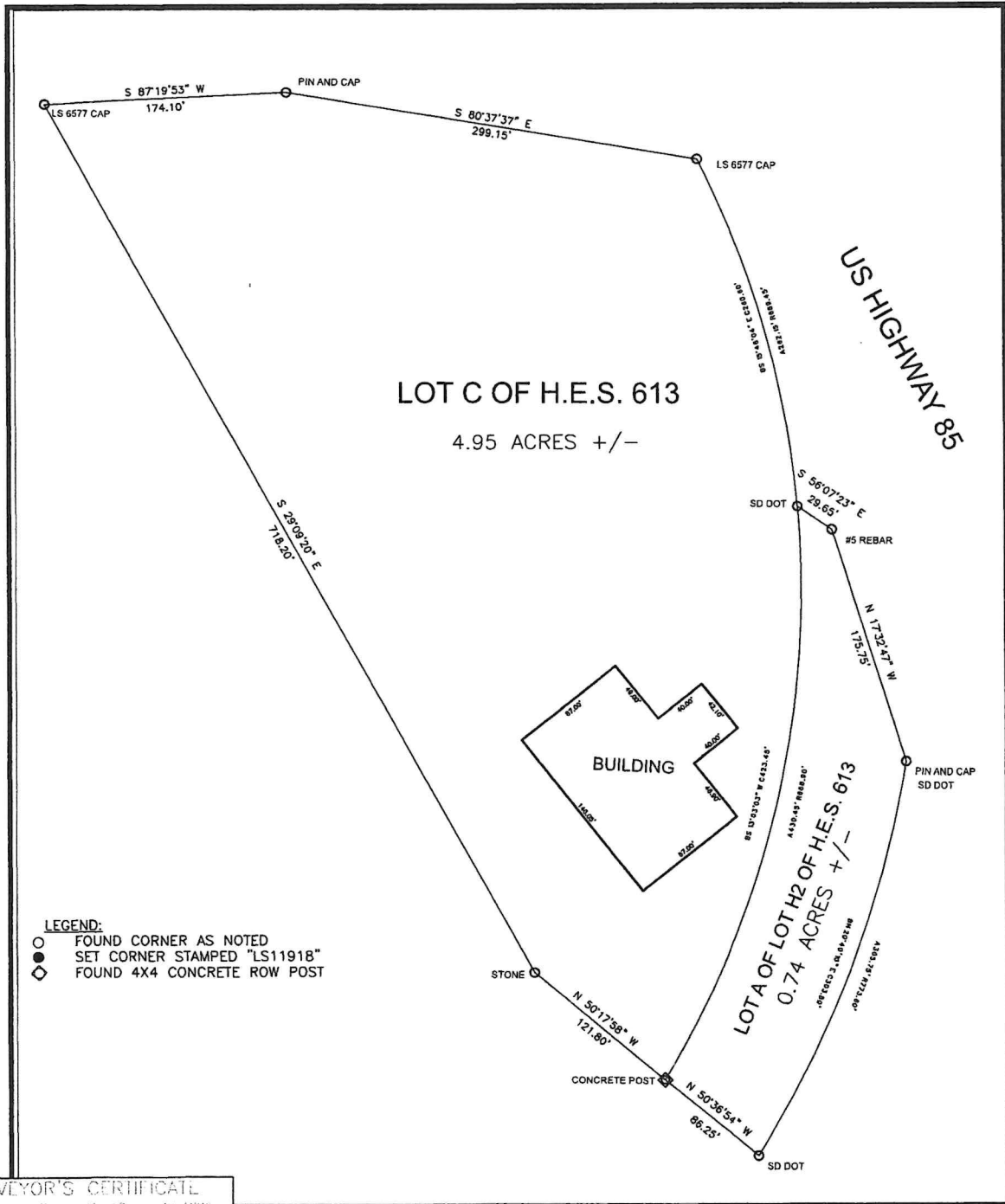
Construction Staking  
Boundary Surveys  
Easements/Lease Surveys  
Aerial Photo Surveys  
Final Plat of Location Certificate  
Land Development Surveys  
Engineering Design/Preparations

Registered Land Surveyor  
Bradley Limbo R.L.S. #11918

Spearfish, SD 57783  
Phone: 605-490-2944  
Email: limbo@ASAI, GMSA.COM

# RECORD OF SURVEY

SURVEYED BY: BJL  
DRAWN BY: JRK  
JOB NO. AAI-21-134  
DATE: 5-13-2021



- LEGEND:**
- FOUND CORNER AS NOTED
  - SET CORNER STAMPED "LS11918"
  - ◆ FOUND 4X4 CONCRETE ROW POST

**SURVEYOR'S CERTIFICATE**

I, Bradley Limbo, a Registered Land Surveyor No. 11918 in the State of South Dakota, do hereby certify that the plat of survey was prepared by me or under my direct supervision and that I am a duly licensed and qualified professional land surveyor, and that I am duly licensed and qualified to perform the duties of a land surveyor in the State of South Dakota.

**REGISTERED LAND SURVEYOR**  
REG. NO. 11918  
BRADLEY LIMBO  
SOUTH DAKOTA

**SURVEYOR'S CERTIFICATE**

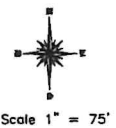
I, Bradley Limbo, a Registered Land Surveyor in the State of South Dakota, on the basis of my knowledge, information and belief, certify to the Owner(s), that at the request of said Owner(s), the survey represented by this plat was made under my supervision, on the ground to the normal standards of care of Professional Land Surveyors practicing in the State of South Dakota. This survey does not constitute a title search to determine ownership or easements of record as performed by All Aspects Inc Land Surveying

**LEGAL DESCRIPTION**

LOT A IN LOT H2 OF H.E.S. No. 613 IN THE NE1/4 OF SECTION 11, T5N, R3E, BHM, LAWRENCE COUNTY, SOUTH DAKOTA

LOT C IN H.E.S. No. 613 IN THE NE1/4 OF SECTION 11, T5N, R3E, BHM, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Property Address  
20577 HIGHWAY 85



FIRST PAYMENT  
Delinquent After April 30th

2022

NOTICE OF PROPERTY TAXES DUE  
LAWRENCE COUNTY TREASURER  
P.O. BOX 394, DEADWOOD, SD 57732-0394

2021

PARCEL # 30930-00503-110-10  
TAXES \$5,956.79

TAX YEAR: 2021

TAXES PAYABLE IN: 2022



LEGAL DESCRIPTION:  
HES 613 LOT C 11-005-03 PLAT 2013-03412  
T5 R3 ANNEX.#2013-05212

ACRES: 4.96

PLEASE CHECK THE BOX IF YOU  
NEED A RECEIPT MAILED TO YOU

PLEASE RETURN THIS STUB WITH YOUR

FIRST PAYMENT

^ CUT HERE ^

SECOND PAYMENT  
Delinquent After October 31st  
2022

PARCEL # 30930-00503-110-10  
TAXES \$5,956.79



PLEASE CHECK THE BOX IF YOU  
NEED A RECEIPT MAILED TO YOU

PLEASE RETURN THIS STUB WITH YOUR  
SECOND PAYMENT

NO PART OF THIS PARCEL IS OWNER-OCCUPIED

PARCEL #	ENTITY	VALUE	LEVY	TAX	TOTAL TAX DUE	LEVY	TAX
30930-00503-110-10	COUNTY	606,134	4.082	2,474.24			
	WATER DIST	606,134	0.000	0.00			
	SAN DIST	606,134	0.000	0.00			
	CITY/TWNP	606,134	5.031	3,049.46			
	FIRE DIST	606,134	0.000	0.00			
	OPT CITY/TWNP						
	OPT COUNTY						
	OPT OTHER						
	SCHOOL AG				606,134	5.419	0.00
	SCHOOL MA				0	10.542	88
	SCHOOL CO				0	7.165	0.00
	SCHOOL MAZ				0	0.000	0.00
	SCH OPT AG						
	SCH OPT MA						
	SCH OPT CO						
	SCH OPT MAZ						

PARCEL(S) LEGAL DESCRIPTION TO CUT OUT OF THE ENVELOPE. If the local voter to increase taxes hasn't been passed, your taxes won't have included it. If a figure is marked with an asterisk (\*)

B & L PROPERTIES LLC  
PO BOX 195  
DEADWOOD, SD 57732

44°24'45"N

44°24'46"N

44°24'47"N

103°42'47"W

103°42'48"W

103°42'40"W

103°42'41"W

103°42'42"W

103°42'43"W

44°24'50"N

44°24'52"N

44°24'53"N

Imagery date: 6/22/16--newer

(44°24'48"N 103°42'44"W)

