

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: \$500.00**

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

Name of Proposed Development: First Deadwood Cottage (Existing)

Street Location of Property: 388 Main Street

Legal Description of Property: North Half of Lot 13 AND all of Lot 14 Block 3 Fountain City Addition

Zoning Classification of Property: Commercial Highway

Name of Property Owner: Optima, LLC Telephone: [REDACTED]

Address: [REDACTED]  
Street City State Zip

Name of Applicant: Caleb Arceneaux (authorized agent) Telephone: [REDACTED]

Address: [REDACTED]  
Street City State Zip

**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 written statement addressing the criteria for approval.

Uses of Building or Land: Vacation home and long-term rentals

Signature of Applicant: [Signature] Date: 10/28/25

Signature of Property Owner: [Signature] Date: 10/28/25

Fee: \$ 500.- Paid On 10/29/25 Receipt Number 204546

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

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/City Commission:	Yes	No	Date: _____

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

# Request for Conditional Use Permit

388 Main Street, Deadwood

October 28, 2025

Deadwood Planning and Zoning Department

To Whom It May Concern,

I am formally requesting a Conditional Use Permit for 388 Main Street, Deadwood, which operates as both a short- and long-term rental unit. Optima, LLC plans to purchase this property and continue its operation in compliance with local ordinances. This rental provides safe accommodations for residents and visitors and supports the local economy through tourism and flexible housing options.

On behalf of Optima, LLC, I ask the Planning and Zoning Department to approve continued use of 388 Main Street as a short- and long-term rental property. We are committed to meeting all city standards.

Please advise regarding required forms, documentation, or hearings. I am available for further questions or to provide additional information.

Thank you for considering this request.

Caleb Arceneaux, Authorized Agent  
Optima, LLC



# Pictometry

