

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: Auer House

Street Location of Property: 308 Main Street

Legal Description of Property: Lot 1A of the subdivision of Lot 1, Block A of Nobles Addition and Lots 2 and 3, Block A of Nobles Addition and Lot 4, Block A of Nobles 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: _____ Date: _____

Signature of Property Owner: _____ Date: _____

Fee: \$ 500.- Paid On 11/3/25 Receipt Number 204520

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

308 Main Street, Deadwood

October 30, 2025

Deadwood Planning and Zoning Department

To Whom It May Concern,

I am formally requesting a Conditional Use Permit for 308 Main Street, Deadwood, to operate as both a short- and long-term rental unit/vacation home. Optima, LLC purchased this property and requests to operate in compliance with local ordinances. This rental property would provide safe accommodations for residents and visitors and support the local economy through tourism and flexible housing options.

On behalf of Optima, LLC, I ask the Planning and Zoning Department to approve the use of 308 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

388 main st.
Parking

