

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



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**STAFF REPORT**  
**PLANNING AND ZONING AND BOARD OF ADJUSTMENT**  
January 06, 2021 MEETING

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**APPLICANT:** David & Kerry Ruth

**PURPOSE:** Transfer of Property

**GENERAL LOCATION:** 11494 US HWY 14A

**LEGAL DESCRIPTION:** LOTS R1 REVISED, R2 REVISED AND R5 A SUBDIVISION OF LOTS R1 AND R2 OF PLACER 601 AND PLACER 108 LOCATED IN THE NE1/4 OF SECTION 28, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA FORMERLY LOTS R1 AND R2 OF LOT A OF PLACER 601 AND LOT A OF PLACER 108

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** CH – Commercial Highway

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**STAFF FINDINGS:**

Surrounding Zoning:

North: R1 - Residential/Public Use

South: C1 - Commercial

East: R1 - Residential

West: C1 - Commercial

Surrounding Land Uses:

School & Residential Dwellings

Commercial Businesses

Residential Dwellings

Commercial Businesses

**SUMMARY OF REQUEST**

The Final Plat of Lots R1 revised, R2 revised and R5 a subdivision of lots R1 and R2 of placer 601 and placer 108 has been submitted for the purpose of transferring property.

## **FACTUAL INFORMATION**

1. The property is currently zoned CH – Commercial Highway.
2. Lot R1 is comprised of 0.455 Acres  $\pm$ . Lot R2 is comprised of 0.294 Acres  $\pm$ . Lot R5 is comprised of 0.214 Acres  $\pm$ .
3. The land is located in Flood Zone X – Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
4. Adequate public facilities are available to serve the use.
5. The area is characterized by mixed commercial, public, and residential uses.

## **STAFF DISCUSSION**

David & Kerry Ruth will be transferring ownership of lot R5 to the owners of the KOA. This final plat is needed for the transfer of the property.

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 plat.
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. Areas 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