

Return Completed Form To:  
**Planning and Zoning**  
108 Sherman Street  
Deadwood, SD 57732



Questions Contact:  
**Jeremy Russell**  
(605) 578-2082 or  
jeramyr@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: The Jordan's

Street Location of Property: 768 Main Street

Legal Description of Property: PT Lots 46 & 47 BLK 23

Original townsite, City of Deadwood, Lawrence Co. SD.

Zoning Classification of Property: R2

Name of Property Owner: Rick & Chris Jordan Telephone: (605) 347-7899

Address: 13301 Pleasant Valley Rd, Sturgis SD 57785  
Street City State Zip

Name of Applicant: Rick & Chris Jordan Telephone: (605) 347-7899

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**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: Bed and Breakfast

Signature of Applicant: Chris Jordan Date: 4-21-21

Signature of Property Owner: Chris Jordan Date: 4-21-21

Fee: \$ \_\_\_\_\_ Paid On \_\_\_\_\_ Receipt Number \_\_\_\_\_

**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): \_\_\_\_\_

City of Deadwood  
Planning and Zoning  
108 Sherman Street  
Deadwood, SD 57732

City of Deadwood,

We are presenting for your consideration, an application for a Conditional Use Permit for our property located at 768 Main Street, Deadwood, SD.

We purchased this home December of 2015. The property is a tri-plex. We have remodeled extensively inside. The top of the home consists of two one bedroom, apartments with full kitchen and bath facilities which are currently long term rentals. The bottom floor is a two bedroom apartment, complete with full kitchen and bath, which we occupy ourselves. There is a laundry on the bottom floor for use by tenants and ourselves.

We have done some outside remodeling, including new sidewalks, new deck front and back, a covering over the back stairs, specialty lighting in the front, new roof (twice due to hail), and paint on the whole home.

We are in the process of retiring from full time ranching. It was our intention when we purchased our Deadwood home, that it would be our retirement home. We are now able to spend more time there and this idea of using the upstairs for a Bed and Breakfast just made sense to us in our retirement.

There are Bed and Breakfast establishments located on both sides of us and across the street. These are owned by Shirlene Josef. We have had several conversations with her, she is totally on board with our idea and has offered to help in any way she can.

Our plan is to rent the top two apartments. In order to welcome guests and maintain order, we will be staying in our apartment on premises when the apartments are occupied.

In order to accommodate our guests, we have secured a lease for two private parking spots just across the street at American Family Insurance.

If the Permit is approved, we will then apply for the State Lodging License and go through the inspections with them.

Rick and I love Deadwood's rich history. Rick's great grandfather, Christian Jordan, immigrated from Germany in the late 1800's. He worked in Deadwood and Lead as a butcher before homesteading near Sturgis in Pleasant Valley. We are still, as a family, operating that ranch today.

We are very proud of our little house in Deadwood. We have so enjoyed making improvements, on our home, meeting people and just enjoying everything Deadwood has to offer.

We very much appreciate your consideration and hope for the best!!

Respectfully,

Rick and Chris Jordan