

OFFICE OF  
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**STAFF REPORT  
BOARD OF ADJUSTMENT  
MAY 2, 2022 MEETING**

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**APPLICANT:** WJP Holdings, LLC (William Pearson)

**PURPOSE:** Transfer of land & Creating Property Lines.

**GENERAL LOCATION:** Stage Run Phase 2

**LEGAL DESCRIPTION:** *LOTS 12A, 12B, 13A AND 13B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA FORMERLY A PORTION OF LOT 1, BLOCK 4A*

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

**ZONE:** P.U.D. – Planned Unit Development

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**STAFF FINDINGS:**

Surrounding Zoning:

North: PF – Park Forest

South: P.U.D – Planned Unit Development

East: P.U.D – Planned Unit Development

West: Lawrence County Land

Surrounding Land Uses:

Lawrence County/Vacant

Residential Homes

Residential Homes

Vacant

**SUMMARY OF REQUEST**

The purpose of this plat is to facilitate the transfer of property and establish property lines. This plat describes the area located at 121 (Lot 12A, 12B) and 123 (Lot 13A, 13B) Mystery Wagon Road. A duplex is currently finishing construction on these four lots.

## **FACTUAL INFORMATION**

1. The property is currently zoned P.U.D. – Planned Unit Development.
2. The proposed lots are comprised of the following acreage: *Lot 12A* 0.182 Acres±, *Lot 12B* 0.203 Acres±, *Lot 13A* 0.173 Acres±, *Lot 13B* 0.176 Acres±.
3. The subject property is located within a low density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.

## **STAFF DISCUSSION**

Phase 2 of Stage Run was laid out in the original master plan that Deadwood Stage Run LLC presented to the City of Deadwood in 2007. At that time, it was approved by the Deadwood Planning and Zoning Commission as well as the City Commission.

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 land surveyor number.
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.

## **ACTION REQUIRED:**

1. Approved by the Planning & Zoning Commission on April 20, 2022.
2. Approve/Deny by the City of Deadwood Board of Adjustment.