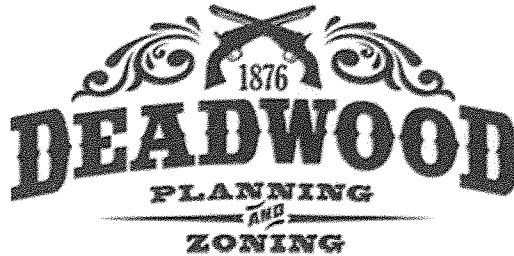


OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Deadwood, SD 57732



Jeremy Russell
Planning and Zoning Administrator
Telephone (605) 578-2082
jeramyr@cityofdeadwood.com
Fax (605) 578-2084

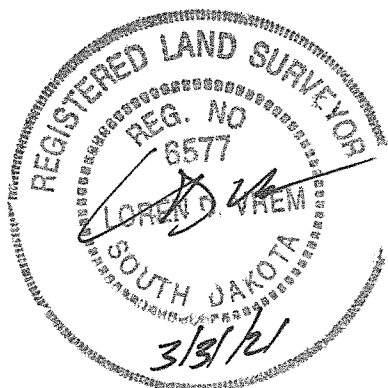
MEMORANDUM

Date: April 1, 2020
To: Deadwood City Commission
From: Jeremy Russell City Planner & Zoning Administrator
Re: Setback and utility easement encroachment

Due to the 35-foot drainage easement at the rear of the properties located at 727 and 729 Stage Run Road, Planning and Zoning Administrator Jeremy Russell and Public Works Director Bob Nelson Jr. allowed for the construction of the duplex to encroach into the 20-foot zoning setback and the City's 20-foot utility easement as shown on exhibit A. Approving this encroachment allowed the structure to be built further away from the drainage area and will have no effect on the utilities as they are already in the ground and much closer to the road.

Staff recommended motion: Move to approve final plat with approved encroachments for 727 and 729 Stage Run Road.

EXHIBIT A
 SHOWING THE LOCATION OF A BUILDING ENCROACHMENT INTO A UTILITY EASEMENT
 IN LOTS 1A AND 1B, BLOCK 4A OF PALSADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD
 LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼NE¼ OF SECTION 22 AND THE N¼NW¼ OF SECTION 23, T5N, R3E, B.H.M.,
 CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



STAGE RUN

AREA OF ENCROACHMENT

LOT 1A

LOT 1B

20.0'

20' UTILITY EASEMENT

REMAINDER OF
LOT 1

35' DRAINAGE
EASEMENT

35.0'

LOT 2

BLOCK 4A

MYSTERY WAGON ROAD



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
 332A WEST MAIN ST.
 LEAD, SD 57754
 (605) 722-3840

Date:	3/31/2021
Drawn By:	L. D. Vrem
Project No.:	21-116
Dwg. No.:	20-116.dwg