

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

STAFF REPORT
PLANNING AND ZONING
APRIL 20, 2022 MEETING

APPLICANT: Louis & Linda Stojack
1415 Pioneer Trail
Bulhead City, AZ 86429

PURPOSE: Create New Lot/Future Sale

GENERAL LOCATION: 62 Denver Avenue

LEGAL DESCRIPTION: *Lots 1 and 2 of Tract 1 of Block N, O.T. Deadwood; Formerly the E. Part of Lot 13 and Part of Lot 12, Block N, O.T. Deadwood, City of Deadwood, Lawrence County, South Dakota*

FILE STATUS: All legal obligations have been completed.

ZONE: R1 - Residential

STAFF FINDINGS:

Surrounding Zoning:

North: Park Forest
South: Residential
East: Residential
West: Residential

Surrounding Land Uses:

Vacant Land
Single-Family Homes
Single-Family Homes
Single-Family Homes

SUMMARY OF REQUEST

The Final Plat of Lot 1 and 2 of Tract 1 has been submitted to create a new buildable lot for future sale and development. The property is located on Denver Avenue.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential
2. Lot 1 is comprised of 0.166 Acres±
Lot 2 is comprised of 0.292 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

This plat meets all requirements from the City of Deadwood's Zoning Ordinance. The Stojack's have been advised that private off street parking will need to be designed for any future new construction.

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.
9. Area's 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.