



### COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset  
7055 Leisure Lane, Summerset, SD 57718  
Phone: (605) 718-9858 Fax: (605) 718-9883

Web: www.summerset.us

### APPLICATION FOR DEVELOPMENT REVIEW

**REQUEST** (please check all that apply)

- Annexation
- Comprehensive Plan Amendment
- Fence Height Exception
- Planned Development (Overlay)
  - Designation
  - Initial Plan  Final Plan
  - Major Amendment
  - Minimal Amendment
- Subdivision
  - Layout Plan
  - Preliminary Plat
  - Final Plat
  - Minor Plat
- Rezoning
- Road Name Change

- Conditional Use Permit
  - Major Amendment
  - Minimal Amendment
- Vacation
  - Utility / Drainage Easement
  - R.O.W. / Section Line Highway
  - Access / Non-Access
  - Planting Screen Easement
- OTHER (specify) \_\_\_\_\_

#### LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING <u>LOT 1, BLOCK 3, SUMMERSET USA</u>		
PROPOSED <u>LOT 1, LOT 2, LOT 3, LOT 4, BLOCK 3, SUMMERSET USA</u>		
LOCATION <u>BETWEEN SURGE RD. &amp; CONSTITUTION / AM. FAITH &amp; DEMOCRACY</u>		
Size of Site-Acres <u>1.09 AC</u>	Square Footage	Proposed Zoning
DESCRIPTION OF REQUEST: <u>REPEAT CURRENT LOT 1, BLOCK 3 INTO 4 LOTS (SEE EXHIBIT A AS ATTACHED)</u>		Utilities: Private / (Public) <u>(Public)</u>
		Water <u>EDWD</u>
		Sewer <u>SUMMERSET</u>

#### APPLICANT

Name <u>SPRING VALLEY ENTERTAINMENT, LLC</u>	Phone <u>(605) 484-4460</u>	Signature <u>[Signature]</u>	Date _____
Address <u>507 7TH ST.</u>	E-mail <u>CURT.HLUS@GMAIL.COM</u>	DocuSigned by: <u>[Signature]</u>	
City, State, Zip <u>RAPID CITY, SD 57701</u>	PROJECT PLANNER - AGENT	B41B599F0B3C451	
Name <u>PHIL OLSEN, PROJECT</u>	Phone <u>(605) 390-9868</u>	Signature <u>[Signature]</u>	Date _____
Address <u>PO BOX 195</u>	E-mail <u>POlsen1@midco.net</u>	OWNER OF RECORD (if different from applicant)	
City, State, Zip <u>BLACK HAWK SD 57718</u>	PROJECT L.S.	Signature <u>[Signature]</u>	Date _____
Name <u>BASELINE SURVEYING, LLC.</u>	Phone <u>(605) 490-7419</u>	Signature <u>[Signature]</u>	Date _____
Address <u>2305 JUNCTION AVE.</u>	E-mail <u>SHANONVE@RKSURVEY.COM</u>	DocuSigned by: <u>[Signature]</u>	
City, State, Zip <u>SURGE, SD 57785</u>			

Property Owner Signature _____	Date _____	Property Owner Signature <u>[Signature]</u>	Date _____
		3/20/2023   2:08 PM MDT	
Signature _____	Date _____	Signature <u>CURT HLUS</u>	Date _____
Print Name: _____		Print Name: _____	
Title*: _____		Title*: <u>MEMBER</u>	

\*required for Corporations, Partnerships, etc.

#### FOR STAFF USE ONLY

<b>ZONING</b>	<input type="checkbox"/> Sewer Utility	<input type="checkbox"/> BHP&L	<input type="checkbox"/> Diamond D Water
Current _____	<input type="checkbox"/> Fire Department	<input type="checkbox"/> Finance Officer	<input type="checkbox"/> Black Hills Water
North _____	<input type="checkbox"/> Public Works	<input type="checkbox"/> Register of Deeds	<input type="checkbox"/> Quaal Road District
South _____	<input type="checkbox"/> Planning	<input type="checkbox"/> County - Planning	<input type="checkbox"/> Other: _____
East _____	<input type="checkbox"/> Building Inspector	<input type="checkbox"/> SD DOT	<input type="checkbox"/> Other: _____
West _____	<input type="checkbox"/> Engineering	<input type="checkbox"/> SD DENR	<input type="checkbox"/> Other: _____
Planner _____	<input type="checkbox"/> City Code Enforcement	<input type="checkbox"/> Auditor - Annexation	<input type="checkbox"/> Other: _____
File No. _____	<input type="checkbox"/> Police	<input type="checkbox"/> Drainage	<input type="checkbox"/>
Comp Plan _____	<input type="checkbox"/> City Attorney	<input type="checkbox"/> Parks & Recreation	
Received By: _____			

Planning and Zoning Meeting Date: \_\_\_\_\_  
 Commission Meeting Date: \_\_\_\_\_  
 Date Paid: \_\_\_\_\_

Payment Type: Cash  Check  Credit Card

**SURVEYOR'S CERTIFICATE**

Sharon E. Vokatz, 2700 13th Street SW, Sturgis, SD 57783, Registered Land Surveyor for the State of South Dakota, do hereby certify that at the request of the Owners listed herein, I have surveyed and plotted the property in the manner shown, and that the plot is correct to the best of my knowledge, information and belief. Exemptions or Reservations of All-Encumbrance Record or Platte Agreements that are not shown to this are not shown hereon.

IN WITNESS WHEREOF  
I hereunto set my hand and seal  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Sharon E. Vokatz  
Registered Land Surveyor No. 7710

**OWNER'S CERTIFICATE**

I, Scotty Vetter, Esquire, LLC, do hereby certify that I am the owner of the land shown and described herein, and that I did authorize and do join in and approve the survey and plot. I further certify that the development of this land is in accordance with the applicable zoning and subdivision regulations and is dedicated to public use.

IN WITNESS WHEREOF  
We hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Scotty Vetter, Esquire, LLC, Owner  
Bryan Vetter, Managing Member

**ACKNOWLEDGEMENT OF OWNERS**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }  
} \$

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned official, personally appeared Bryan Vetter, Esquire, LLC, and Bryan Vetter, Esquire, LLC, the Owners of the land shown and described herein, and acknowledged to me that they executed the foregoing Owner's Certificate and acknowledged to me that they executed the same for purposes therein contained.

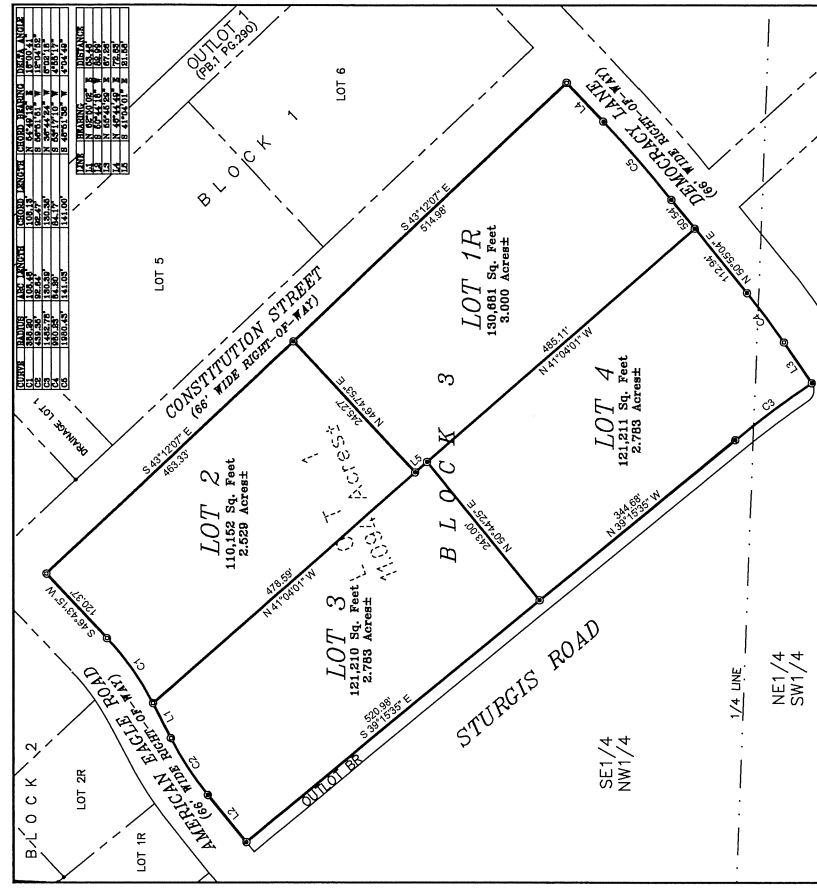
IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public  
My commission expires \_\_\_\_\_

**OFFICE OF REGISTER OF DEEDS**

Meade County Register of Deeds

**Plat of**  
**Lots 1R, 2, 3 and 4 of Block 3 of Summerset USA.**  
**Formerly, Lot 1 of Block 3 of Summerset USA.**  
**Located in Sec. 25, T.3N., R.6E., B.H.M., City of Summerset, Meade County, South Dakota.**

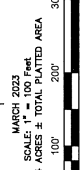


**DRAINAGE NOTES**  
All major drainage easements shown hereon shall be kept free of all obstructions including but not limited to, buildings, trees, shrubs, etc. and shall be maintained in accordance with the right to construct, operate, maintain, inspect and facilitate drainage from any source.

**LEGEND**  
⊙ Found or 5/8" Meter with Cap Marked VASNET, R5771F.  
⊙ Found 1/4" Diameter Cap R52371, Unless Otherwise Noted.

**SURVEYOR'S NOTES**

- Utility & Minor Drainage Easements: An eight foot (8') wide utility and all lot lines, removed or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the owner.
- Plat boundaries and adjacent lots are shown in accordance with the Flood Hazard Map, Zone X, Effective Date 9/18/2011.
- Plat of Record at Reference: Plat Book 21 of Page 268 as recorded in the Meade County Register of Deeds Office in Sturgis, South Dakota.
- Building Regulations per the most recently adopted International Building Code and Building Subcode Requirements per the City of Summerset Ordinances.
- State of Bearings Using Geodetic North Determined from Global Positioning System (GPS).
- All dimensions shown hereon are in US Survey Feet.



**CERTIFICATE OF PLANNING COMMISSION**

The City of Summerset Planning and Zoning Commission certifies it appears to be in the best interests of the City of Summerset, South Dakota.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning Commission Member

**RESOLUTION OF CITY COMMISSION**

Whereas there has been presented to the City Commission of the City of Summerset, South Dakota, the within Plat of the above described lands, and it appears to the Council of Commissioners that:

- The system of streets set forth therein conforms to the system of streets and
- All provisions of the City Subdivision Regulations have been complied with, and
- The same and special easements upon the tract or Subdivision have been fully paid,
- And such plat and survey thereof have been executed according to law.

NOW THEREFORE, BE IT RESOLVED that said plat is hereby approved in all respects.

Dated at Summerset, South Dakota  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayer of the City of Summerset

**PREPARED BY: BASELINE SURVEYING, INC.,**  
**2305 JUNCTION AVENUE, STURGIS, S.D. 57785**

*Plat of  
Lots 1R, 2, 3 and 4 of Block 3 of Summerset USA.  
Formerly Lot 1 of Block 3 of Summerset USA.  
Located in Sec. 25, T.3N., R.6E., E.H.M., City of Summerset, Meade County, South Dakota.*

**CERTIFICATE OF CITY FINANCE OFFICER**

I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that the amount of the proposed access fee shown herein is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Finance Officer of the City of Summerset

**APPROVAL BY HIGHWAY OR STREET AUTHORITY**

The location of the proposed access to the Highway or Street as shown herein is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City of Summerset Highway or Street Authority

**CERTIFICATE OF COUNTY FINANCE OFFICER**

I, Finance Officer of the City of Summerset, do hereby certify that all the proposed access fees shown herein, which described lands are fully paid according to the records of my office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Finance Officer of the City of Summerset

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

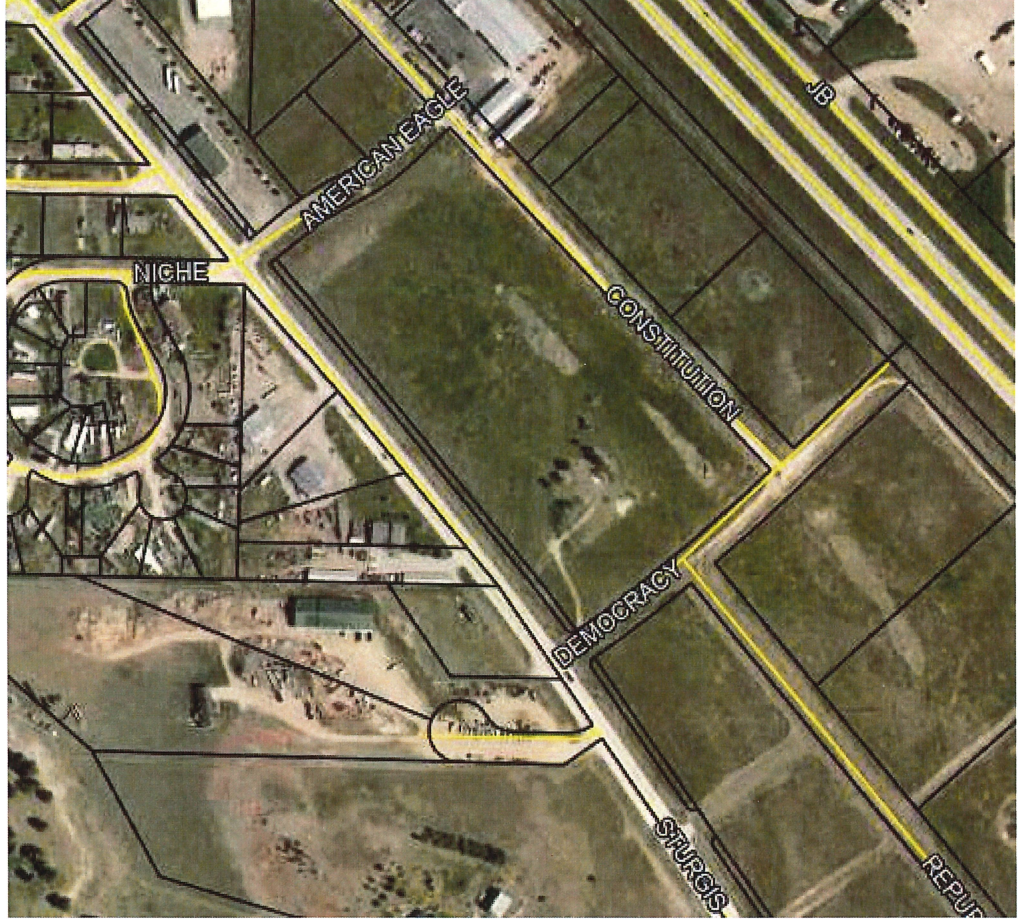
Meade County Director of Equalization

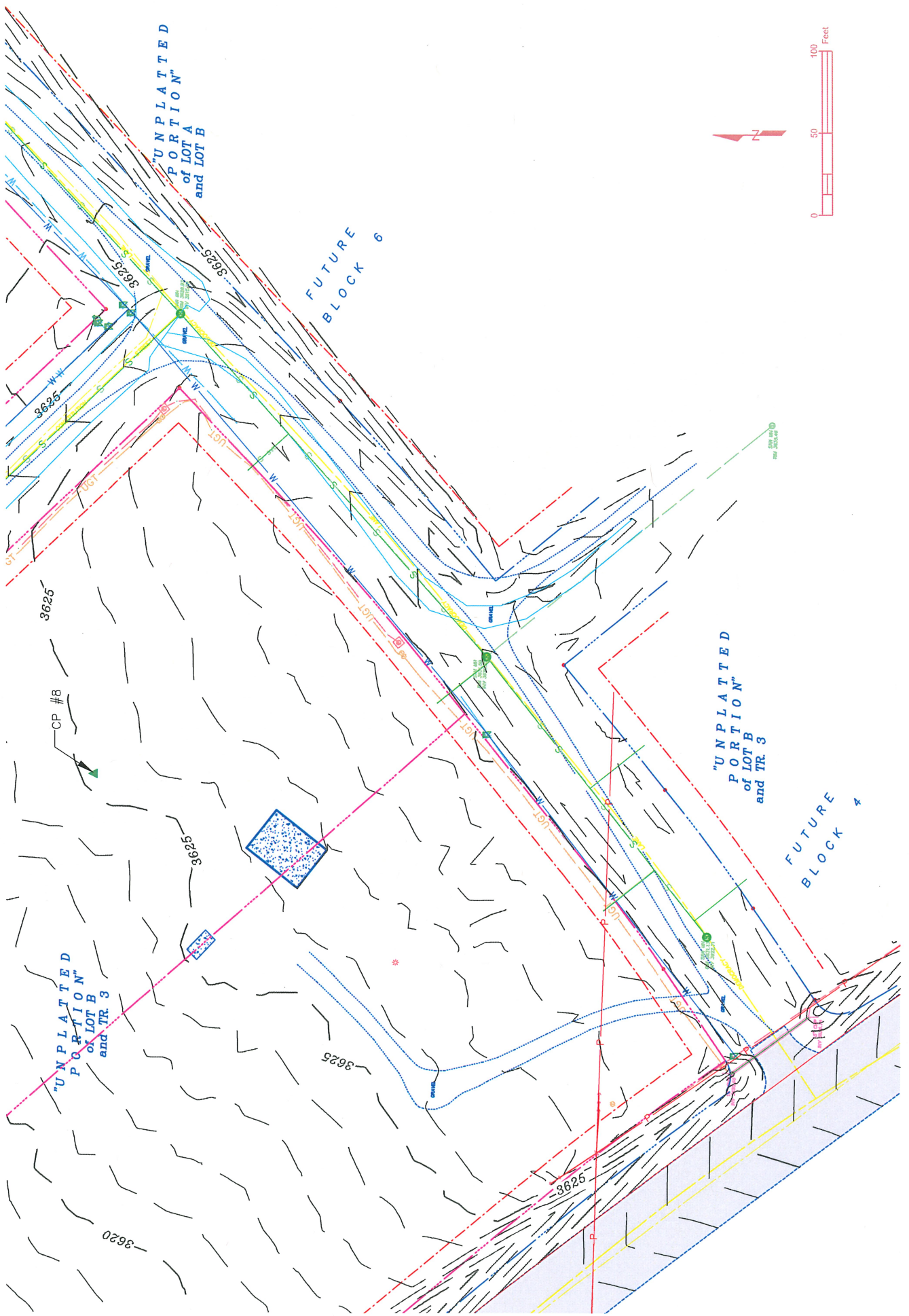
**COUNTY TREASURER'S CERTIFICATE**

I, Treasurer of Meade County, South Dakota, do hereby certify that all the proposed access fees shown herein, as shown by the records of my office, are fully paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Meade County Treasurer





"UNPLATTED  
PORTION"  
of LOT A  
and LOT B

FUTURE  
BLOCK 6

"UNPLATTED  
PORTION"  
of LOT B  
and TR. 3

FUTURE  
BLOCK 4

"UNPLATTED  
PORTION"  
of LOT B  
and TR. 3

3625

CP #8

3695

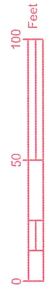
3625

3625

3620

3695

3695



**Preliminary/Final Plat Review**  
**Lots 1R, 2, 3, 4 of Block 3 of Summerset USA.**  
*Formerly Lot 1 Block 3 of Summerset USA.*

*Located in Sec. 25, T.3N., R6 E., B.H.M., City of Summerset, Meade County South Dakota.*

**General Information:**

Parcel Acreage                      11.09 acres  
Location                              Summerset City limits  
Date of Application                3/20/23  
Survey Job No.                      22-130  
**Reviewed By:**                      **Gary Anderson, LS, HDR Engineering, Inc.**

**Purpose:**                              Subdivide Lot 1 Block 3 into 4 lots.

**Access and Utilities:**              Access off Democracy, Constitution, and American Eagle. If Lots 3 and/or 4 want access off Sturgis Road that will need to be coordinated with SDDOT. Water will be Black Hawk Water User District and sewer will be City of Summerset.

**Fire Protection:**                      Black Hawk Volunteer Fire Department

**Drainage:**                              No major drainageways are indicated on the plat. 8' drainage and utility easements are noted for along interior side of all lot lines.

**Final Plat Review:**

Bearings and distance close and area match.

Plat meets requirements.

Add an "Approval by Highway or Street Authority" for the SDDOT since 2 of the lots are adjacent to Sturgis Road.

Developer has indicated there is an existing water service line for Lot 4. A map showing the location of water service line should be provided.

Provide letter of approval from Black Hawk Water User District.

Provide letter of approval from Black Hawk Volunteer Fire Department.

Based on submitted topographic information, it appears there needs to be a water easement in the west corner of Lot 3 (See sheet C2.01 of American Eagle Road Design plans).

There are also some water spigots, a light, electric meters, and an electric panel shown on sheet V1.01 of Constitution and Democracy plans. As well as a power line and telephone pedestal shown on the south corner of Lot 4 on the 2197-CO1-TOPOOG01-layout file. Do these items require any easements or are there any existing easements for them? Is their purpose known? Can future lot owner remove/relocate these items?

What are the concrete items shown on the property line of Lot 1R and Lot 4 in 2197-CO1-TOPOOG01-layout file?



Gary Anderson, LS 12000

