

**CITY OF SPEARFISH
NOTICE OF PUBLIC HEARING**

Dear Spearfish Property Owner:

NOTICE IS HEREBY GIVEN that the Spearfish Planning Commission will hold a public hearing on Tuesday, November 16, 2021 at 3:00 p.m., or as soon thereafter as the matter may be heard, in the council chamber of city hall 625 Fifth Street, Spearfish SD, and by Zoom teleconference (instructions to participate below) to hear and consider:

A Conditional Use Permit (CUP) for a two family dwelling with a shared wall on a common lot line – this will allow for each dwelling to be on a separately platted lot, see attached plan.

Location: 314 and 316 Peoria Street
 Spearfish, SD 57783

Join Zoom Meeting:

<https://us02web.zoom.us/j/87902108144>

Meeting ID: 879 0210 8144

Or Dial:

+1 346 248 7799 and enter meeting ID

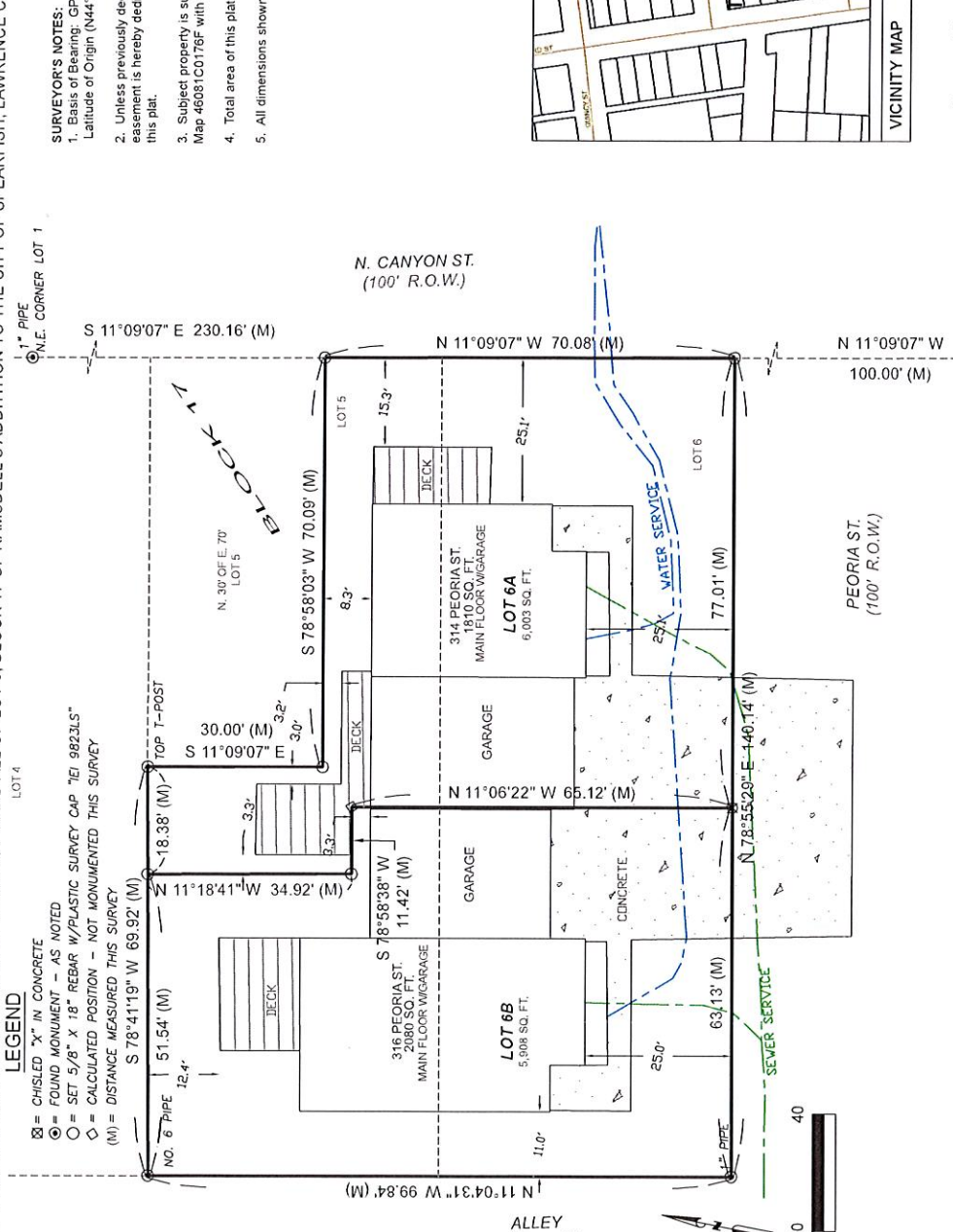
Questions or comments concerning this action may be submitted to City Planner's office at 625 Fifth Street, or by calling 605-717-1122.

Jayna Watson
City Planner
CITY OF SPEARFISH

ADA Compliance: The City of Spearfish fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and need special accommodations, please notify the City Finance Office 24 hours prior to the meeting so that appropriate auxiliary aids and services are available.

SKETCH PLAT
PLAT OF LOT 6A & LOT 6B, BLOCK 17 OF RAMSDELL'S ADDITION TO THE CITY OF SPEARFISH,
LAWRENCE COUNTY, SOUTH DAKOTA

BEING LOT 5, EXCEPT THE NORTH 30' FEET OF THE EAST 70' OF LOT 5 AND ALL OF LOT 6, BLOCK 17 OF RAMSDELL'S ADDITION TO THE CITY OF SPEARFISH, LAWRENCE COUNTY, SOUTH DAKOTA



LEGEND

- ⊗ = CHISELED "X" IN CONCRETE
- ⊙ = FOUND MONUMENT - AS NOTED
- = SET 5/8" X 18" REBAR W/PLASTIC SURVEY CAP "TEI 9823LS"
- ◇ = CALCULATED POSITION - NOT MONUMENTED THIS SURVEY
- (M) = DISTANCE MEASURED THIS SURVEY

SURVEYOR'S NOTES:

1. Basis of Bearing, GPS Observed North
- Latitude of Origin (N44°29'44.82750" W103°49'56.78723") NAD83(CORS96)
2. Unless previously dedicated, or otherwise noted, a 5' wide public utility easement is hereby dedicated along the interior side of all lot lines created by this plat.
3. Subject property is subject to Zone X Special Flood Hazard Areas per Panel Map 46051C0176F with an effective date of 4/17/2012.
4. Total area of this plat: 11,911 sq. ft. (0.27 Acres ±)
5. All dimensions shown to siding of existing structure.



Surveyed By: ACT Date: OCT 2021
 Drawn By: ACT Date: 10.22.2021
 Checked By: ACT Date: 10.22.2021
 Project Number: LS-164-539

Prepared By:
 1" PIPE
 N.E. CORNER LOT 1 - BLK. 21

INTERSTATE ENGINEERING
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