



Planning & Zoning Staff Report

PZ Meeting: March 3, 2022 @ 1:30 p.m.

CC Meeting: March 8, 2022 @ 9:00 a.m.

Prepared by: Amber Vogt, P & Z Director

OVERVIEW:

FINAL PLAT ~ APPLICANT: Nicole Brown LLC
LEGAL DESCRIPTION: Lot 15A, Block 15 of Apple Springs Sub in Section 11, T5N, R4E (legal shortened)
VICINITY LOCATION: Boulder Canyon
SUMMARY: Combine lots 15 & 16 **ZONING:** SRD
PARCEL ID: 18010-01500-160-00 and 18010-01500-150-00
ACTION REQUIRED: Approval/Denial (CC Meeting: March 8, 2022 @9:00 a.m.)

Links:

Plat: [FINAL Lot 15A Blk15 Apple SPgs Brown.pdf](#)



SUMMARY/INFRASTRUCTURE:

This subdivision already has a fire plan; roads & utilities are in place to these lot. They have an HOA; with a community water system and community wastewater treatment facility. This is a re-plat of existing lots 15 & 16.

STAFF RECOMMENDATION:

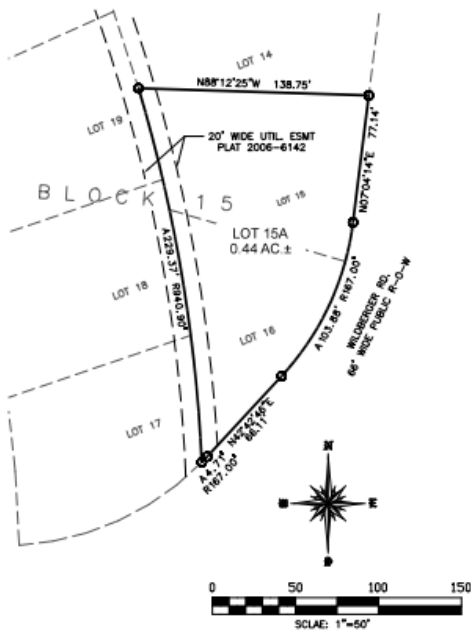
Staff recommends approval of the final plat as submitted.

BOARD & COMMISSION RECOMMENDATIONS:

P & Z: March 3, 2022

CC: March 8, 2022

PLAT OF LOT 15A, BLOCK 15 OF APPLE SPRINGS SUBDIVISION;
 FORMERLY LOTS 15 AND 16 OF BLOCK 15,
 PART OF THE APPLE SPRINGS TRACT IN THE SE¼SW¼ AND NE¼SW¼ OF SECTION 11,
 T5N, R4E, BHM, LAWRENCE COUNTY, SOUTH DAKOTA.



OWNERS:
 NICOLE BROWN
 452 BRANCIFORTE DR.
 SANTA CRUZ, CA 95060
 1-408-858-5450

- NOTES:
- TOTAL AREA PLATTED THIS PLAT: 0.44 ACRES±.
 TOTAL AREA R-O-W THIS PLAT: 0.00 ACRES±.
 AVERAGE AREA PER LOT: 0.44 ACRES±.
 - 6' UTILITY AND MINOR DRAINAGE EASEMENT ON INTERIOR OF ALL LOT LINES.
 - PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING GROUNDWATER, LOCATED TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWERAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES RELATING TO SAME.
 - WE CERTIFY THAT OWNERSHIP AND MAINTENANCE OF STREETS, ROADS ALLEYS, PARKS, OTHER OPEN SPACE, DRAINAGEWAYS, DETENTION AREAS, INVASIVE SPECIES PLAN AND FIRE PLAN, IF ANY, AS SHOWN ON SAID PLAT, AND ANY IMPROVEMENTS THERE TO, SHALL BE PROVIDED BY THE ± BEARS IN THE HILLS APPLE SPRINGS HOMEOWNERS ASSOCIATION EXCEPT THOSE AREAS, IMPROVEMENTS, OR FACILITIES WITH RESPECT TO WHICH AN OFFER OF DEDICATION TO THE PUBLIC HAS BEEN ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.
 - LOTS 15 AND 16 RECORDED IN PLAT DOC#2008-6142.



LEGEND:
 ○ FOUND MONUMENT AS NOTED
 ● SET P&C 'LS11918'

CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
 I, _____ LAWRENCE COUNTY TREASURER, DO HEREBY
 CERTIFY THAT _____ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED
 PROPERTY HAVE BEEN PAID, DATED THIS _____ DAY OF _____,
 20____.

 LAWRENCE COUNTY TREASURER

APPROVAL OF THE LAWRENCE COUNTY PLANNING COMMISSION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
 THIS PLAT APPROVED BY THE LAWRENCE COUNTY PLANNING COMMISSION
 THIS _____ DAY OF _____, 20____.

SECRETARY: _____

CHAIRMAN: _____

APPROVAL OF THE COUNTY AUDITOR

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
 BE IT RESOLVED THAT THE LAWRENCE COUNTY BOARD OF COMMISSIONERS HAVING
 VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE
 OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, S.D. DATED
 THIS _____ DAY OF _____, 20____.

AUDITOR: _____

CHAIRMAN: _____

CERTIFICATE OF SURVEYOR

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
 I, BRADLEY LIMBO, REGISTERED LAND SURVEYOR NO. 11918 IN THE STATE OF
 SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER(S)
 LISTED HEREON I HAVE SURVEYED THAT TRACT OF LAND SHOWN, AND TO THE
 BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT IS A REPRESENTATION OF
 SAID SURVEY. EASEMENTS OR RESTRICTIONS OF MISCELLANEOUS RECORD OR
 PRIVATE AGREEMENTS THAT ARE NOT KNOWN TO ME ARE NOT SHOWN HEREON. IN
 WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

 BRADLEY LIMBO, REGISTERED LAND SURVEYOR DATE: _____

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
 I/WE, NICOLE BROWN, DO HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE

APPROVAL OF THIS FINAL PLAT SHALL EXPIRE WITHIN 120 DAYS AFTER CERTIFICATE
 OF APPROVAL IS SIGNED BY THE PLANNING DIRECTOR OR THE COUNTY
 COMMISSIONER. ANY APPROVED FINAL PLAT NOT RECORDED WITHIN 120 DAYS IS
 NULL AND VOID. THIS PLAT WILL EXPIRE ON THE _____ DAY OF _____,
 20____ AT 5:00 P.M.