

**CLARK COUNTY
CONDITIONAL USE/VARIANCE APPLICATION
PERMIT NUMBER _____**

APPLICANT: The Grounds at Oak Tree, LLC

Phone: (952) 484-3387

ADDRESS: 42563 168th St., Clark, SD 57225

OWNER: Fenceline Flush, LLC

Phone: (952) 484-3387

ADDRESS: 42563 168th St., Clark, SD 57225

I/WE THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF CLARK COUNTY, SOUTH DAKOTA, TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION:

The East 763 Feet of the West 958 Feet of the North 1340 Feet of the Northeast Quarter (NE¼) of Section Seventeen (17), Township One Hundred Seventeen (117) North, Range Fifty-Seven (57) West of the 5th P.M., Clark County, South Dakota.

GENERAL AREA OR STREET ADDRESS: 42563 168th St., Clark, SD 57225

EXISTING LAND USE: Former Game Lodge /AG Residence

EXISTING ZONING: AG

SIZE OF PARCEL: ACRES: 23.47 – LOT DIMENSIONS: WIDTH: 763’ LENGTH: 1430’ DEPTH:

SURROUNDING LAND USE: NORTH: AG; SOUTH: AG; EAST: AG; WEST: AG

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT:

We intend to operate a game lodge at the address and legal shown above. The Conditional Use Permit is required under Section 2.04.04(18) of the Clark County Zoning Ordinance.

NO VARIANCE IS SOUGHT.

SIGNATURE OF APPLICANT: _____

DocuSigned by:
David Penn
5AE79E8D1B1D4D1...

David Penn, Authorized Member of The Grounds at Oak Tree, LLC

SIGNATURE OF OWNER: _____

DocuSigned by:
David Penn
5AE79E8D1B1D4D1...

David Penn, Authorized Member of Fenceline Flush, LLC

SURVEYS ARE ATTACHED: Note that “Lodge Legal” is the description as currently owned.

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____

FEE PAID: (NON-REFUNDABLE): YES: _____ **NO:** _____

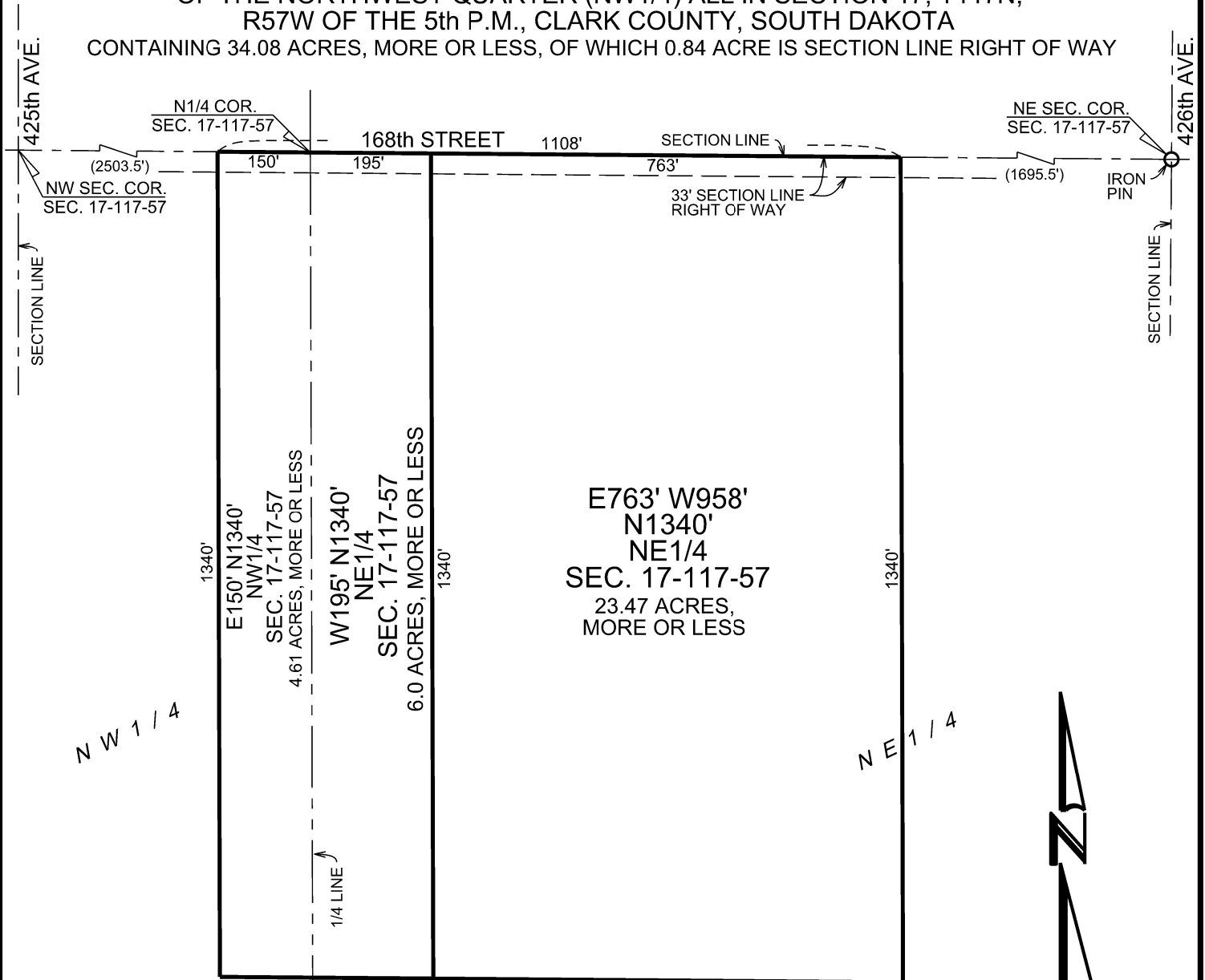
DATE OF HEARING: _____

ACTION BY BOARD OF ADJUSTMENT: _____

LEGAL DESCRIPTION

LODGE LEGAL: THE EAST 763' OF THE WEST 958' OF THE NORTH 1340' OF THE
NORTHEAST QUARTER (NE1/4) OF SECTION 17, T117N,
R57W OF THE 5th P.M., CLARK COUNTY, SOUTH DAKOTA
CONTAINING 23.47 ACRES, MORE OR LESS, OF WHICH 0.58 ACRE IS SECTION LINE RIGHT OF WAY

OVERALL LEGAL: THE WEST 958' OF THE NORTH 1340' OF THE
NORTHEAST QUARTER (NE1/4) AND THE EAST 150' OF THE NORTH 1340'
OF THE NORTHWEST QUARTER (NW1/4) ALL IN SECTION 17, T117N,
R57W OF THE 5th P.M., CLARK COUNTY, SOUTH DAKOTA
CONTAINING 34.08 ACRES, MORE OR LESS, OF WHICH 0.84 ACRE IS SECTION LINE RIGHT OF WAY

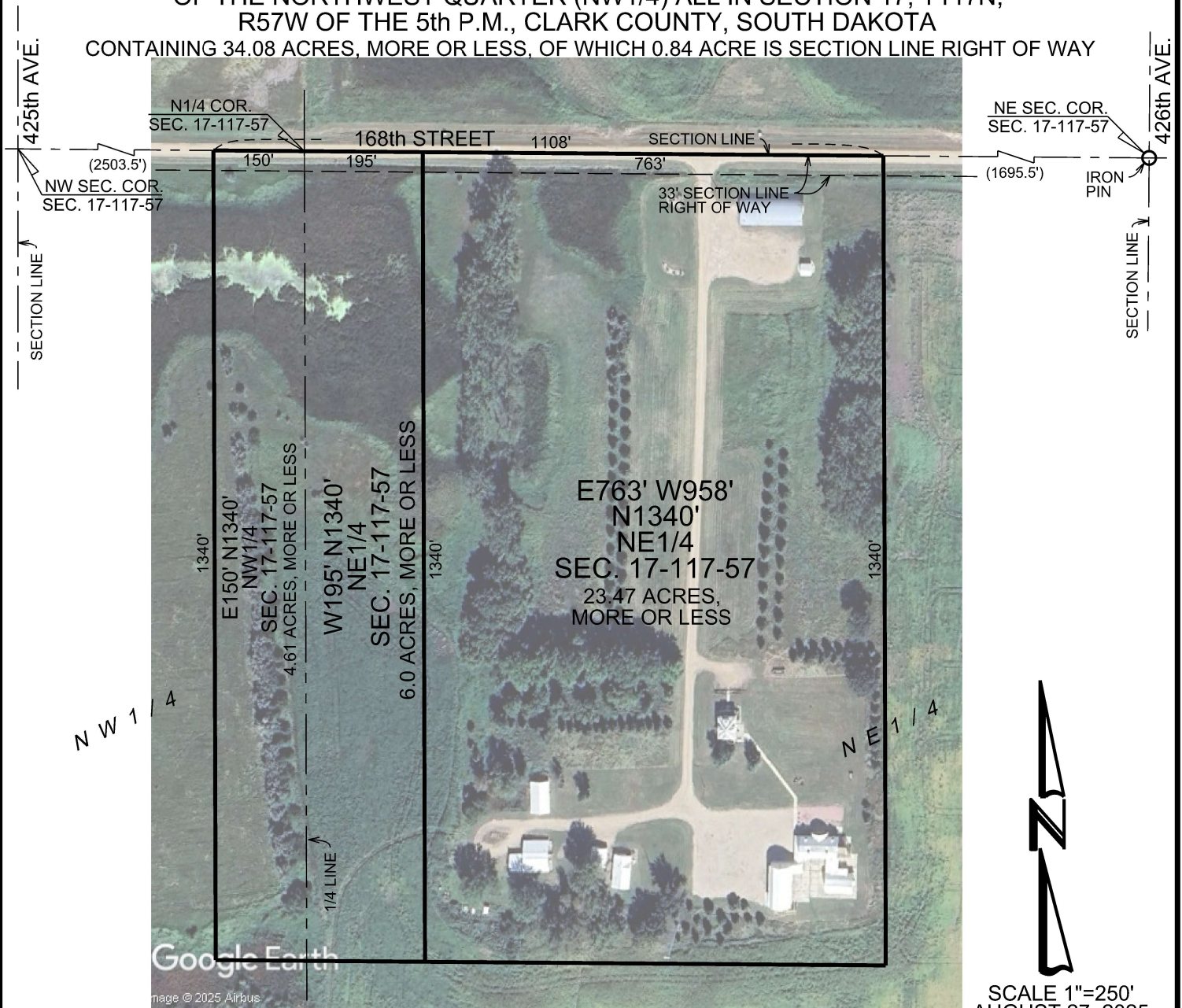


SCALE 1"=250'
AUGUST 27, 2025



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