

**CLARK COUNTY  
CONDITIONAL USE/VARIANCE APPLICATION  
PERMIT NUMBER \_\_\_\_\_**

**APPLICANT:** The Grounds at Oak Tree, LLC

**Phone:** (952) 484-3387

**ADDRESS:** 42563 168<sup>th</sup> St., Clark, SD 57225

**OWNER:** Fenceline Flush, LLC

**Phone:** (952) 484-3387

**ADDRESS:** 42563 168<sup>th</sup> 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 (NE $\frac{1}{4}$ ) of Section Seventeen (17), Township One Hundred Seventeen (117) North, Range Fifty-Seven (57) West of the 5<sup>th</sup> P.M., Clark County, South Dakota.**

**GENERAL AREA OR STREET ADDRESS:** 42563 168<sup>th</sup> 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:**

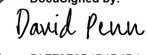
**SURROUNDING LAND USE:** NORTH: AG; SOUTH: AG; EAST: AG; WEST: AG

**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:  
  
5AE79E8D1B1D4D1...

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

**SIGNATURE OF OWNER:**

DocuSigned by:  
  
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:** \_\_\_\_\_

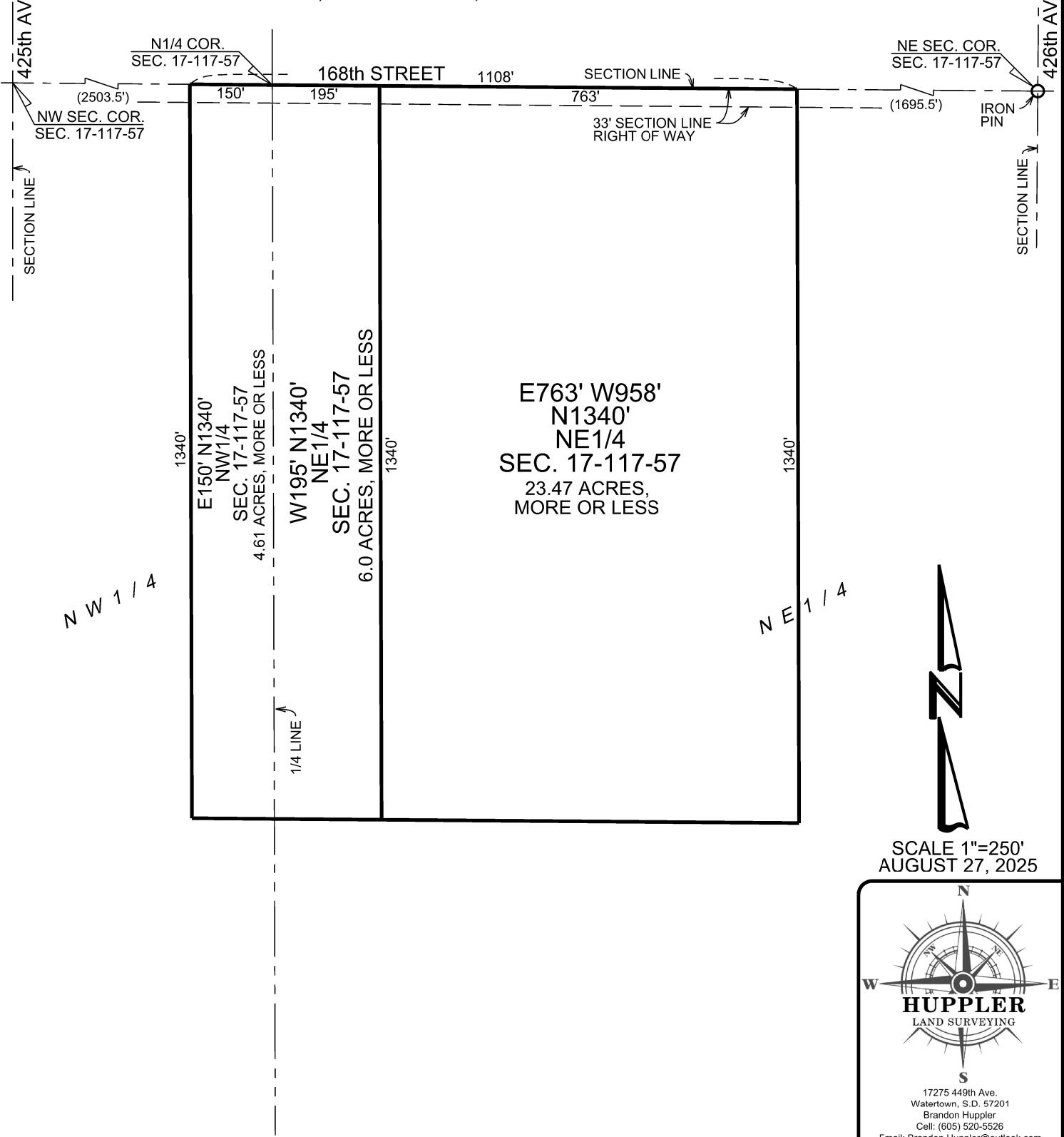
**FEES PAID: (NON-REFUNDABLE): YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**DATE OF HEARING:** \_\_\_\_\_

**ACTION BY BOARD OF ADJUSTMENT:** \_\_\_\_\_

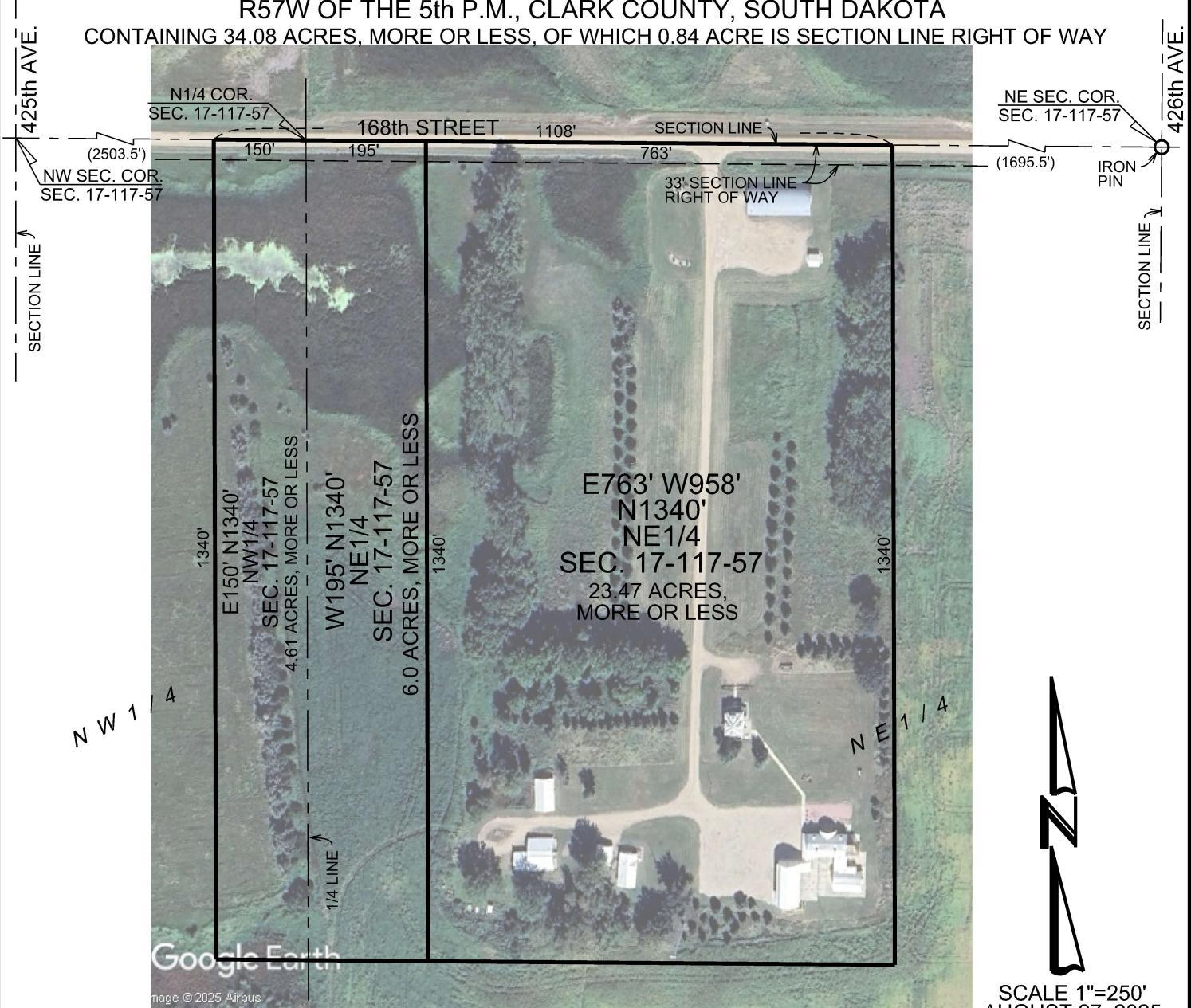
## LEGAL DESCRIPTION

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



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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  
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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

