

500 South Gillette Avenue
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Gillette, Wyoming 82716



Public Works Department
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**Resubdivision of Lots 2 & 3
Donkey Creek Subdivision
To Be Known Lots 2A & 3A, Donkey Creek Subdivision**

**Secondary Resubdivision
Final Plat**

July 19, 2013

Planning Commission Meeting
July 18, 2013

Board of Commissioners Meeting

Applicants: Sam Saunders

Case Number: 13.01 COSP

Agent: Doyle Land Surveying

Summary: The applicants are re-subdividing Lots 2 & 3, Donkey Creek Subdivision to transfer a portion of Lot 3 to proposed Lot 2A. This change is taking place to properly locate an accessory structure currently on Lot 3 to proposed lot 2A.

Legal Description: Lots 2 & 3, Donkey Creek Subdivision

Location: The property is located south off 4-J Road, on Donkey Creek Drive

Current Zoning: A-L (Agriculture)

Proposed Zoning: R-S (Residential Suburban)

Existing Land Use: There is an existing home on Lot 2.

Adjacent Land Use: North: Donkey Creek Subdivision (A-L)
South: Donkey Creek Subdivision (A-L)
East: Large, unplatted parcel (A-L)
West: Donkey Creek Subdivision (A-L)

Water Source: City of Gillette

Wastewater: City of Gillette

PLANNING CONSIDERATIONS:

1. The new acreage does not match the original acreage. Review and revise the discrepancy.
2. Sign new annexation agreements for each lot. The new agreements will be drafted by the City for signatures. This is needed to reflect that both water and sewer services are provided to each lot as well as the new legal descriptions.
3. The plat shall be revised to reflect the standard City/County plat format with the City signatures.
4. Place the city water and sewer lines which cross the property in the NW corner (water) and from the SE (sewer) in easements.
5. Provide 5' general utility easements along all property lines.
6. There are no monuments or symbols.
7. Provide the basis of bearing
8. The dedication gives the easements to the City of Gillette. Needs to be changed to dedicate to the public.
9. Submit 100 year flood plain review, sealed by a Licensed Engineer. This shall include an exhibit for the file showing the flood plain areas on the plat.
10. Submit a copy of existing subdivision covenants
11. Standard Planning Considerations:
 - a. Submit an Owners & Encumbrance Report, not less than 3 months old
 - b. Submit Consent to Subdivide, if applicable
 - c. Submit publisher's affidavit
 - d. Submit a final paper copy of the plat for review
 - e. Submit final, signed mylar copy of the plat.

Staff Recommendation:

Staff recommends APPROVAL of the final plat, pending completion of all planning considerations.

Planning Commission Recommendation:**Board of Commissioners' Decision:**