

500 South Gillette Avenue
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Gillette, Wyoming 82716



Public Works Department
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**Resubdivision of Lots 17 & 18, Block 1,
Winland Industrial Park
To Be Known Lot 17A, Block 1, Winland Industrial Park**

**Lot Line Removal
Final Plat**

December 13, 2013

Planning Commission Meeting
December 19, 2013

Board of Commissioners Meeting

Applicants: Browning Electric

Case Number: 13.04 COSP

Agent: Doyle Land Surveying

Summary: The applicants are re-subdividing Lots 17 & 18, Block 1, Winland Industrial Park into one (1) large lot, to be known as Lot 17A, which is .95 acres in size. This change is taking place because a building was built across the property line between the two existing lots.

Legal Description: Lots 17 & 18, Block 1, Winland Industrial Park

Location: The property is located on Winland Drive, on the southwestern side of Highway 59

Current Zoning: I-1 (Light Industrial) -- NO CHANGE

Existing Land Use: There are existing, connected structures on each existing lot.

Adjacent Land Use: North: Windland Industrial Park (I-1)
South: Windland Industrial Park (I-1)
East: Windland Industrial Park (I-1)
West: Windland Industrial Park (I-1)

Water Source: City of Gillette

Wastewater: City of Gillette

PLANNING CONSIDERATIONS:

1. Provide 5' general utility easements along the north and south property boundaries.
2. Double check the spelling of "Winland" across the entire plat. In some areas it is spelled "Windland"
3. Is there any city sewer or water to this property? What are the sources of water and sewer? If they are connected to the City, remove "No proposed public maintenance of water or sewer"
4. Revise the site plan to show the existing structures on the property and all utilities serving the property.
5. Submit 100 year flood plain review, sealed by a Licensed Engineer.
6. Various Cosmetic Changes:
 - a. Add grayed out labels of the surrounding lots
 - b. The scale immediately under the north arrow is different from the one below it.
 - c. Label the vicinity map as show to scale or not
7. Standard Planning Considerations:
 - a. Submit an Owners & Encumbrance Report, not less than 3 months old
 - b. Submit publisher's affidavit
 - c. Submit a final paper copy of the plat for review
 - d. 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: