

Planning Commission Agenda Item for September 9, 2014

Case Number 14.052SFP: Final Plat – Vista Grande Subdivision

Applicant/Owner: KAJ Hospitality

Agent: PCA Engineering, Inc.

Summary:

The applicant is seeking Final Plat approval for one (1) lot.

Background:

The property is currently unplatted and was recently annexed into the City. The lot is 3.67 acres in size and zoned C-1. A Development Plan is being processed that shows a hotel and a restaurant on a major portion of the proposed lot. Access is from both Boxelder Road and Country Club Road, which are improved except for sidewalks. Water service is available at the site, sewer service will require the extension of the nearby main, and storm sewer will be collected on site and flow into existing facilities.

Planning Requirements:

1. All requirements of the Campbell County Fire Department shall be met.
2. A Title Report shall be submitted prior to recording the plat and a Consent to Subdivide document shall be provided if necessary.
3. The construction of the subdivision improvements shall be by a Recorded or Unrecorded Plat Agreement.
4. The plat shall show all new Utility Easements due to required utility services.
5. A Permit to Construct shall be issued one (1) week prior to the Final Plat being reviewed by City Council.
6. The Annexation Plat shall be recorded prior to the Final Plat.

Staff Recommendation:

Staff recommends approval of the Final Plat for Vista Grande Subdivision, Subject to all Planning Requirements.

*This case is scheduled for review by City Council on September 16, 2014 at 7:00 p.m. in the City Council Chambers.*

Save: 14.052SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Management: Larry Manning