

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 plat is for ownership purposes only. Any and all development which may take place on the property is subject to City of Gillette requirements at the time of development. The developer is responsible for all improvements. This shall show as a note on the plat.
4. 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