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**Resubdivision of Lots 2 & 3,
Concho Valley Estates**

Final Plat

October 9, 2014

Joint Planning Commission Meeting
October 16, 2014

Board of Commissioners Meeting

Applicants: Elmer & Colleen Bush

Case Number: 14.04 COSP

Agent: Doyle Land Surveying

Summary: The applicant is proposing to re-subdivide two existing lots, totaling 8.645 acres. Proposed Lot 2A will be 5.491 acres and proposed Lot 3A 2.478 acres. .676 acres of ROW will be dedicated with this plat.

Legal Description: Lots 2 & 3, Concho Valley Estates

Location: The property is located adjacent to the north side of Grandview Drive, just southeast of the intersection of 4-J Road and Grandview Drive

Current Zoning: R-S (Residential Suburban)

Proposed Zoning: No change of zoning is requested or required.

Existing Land Use: There is an existing home which straddles the current lot lines

Adjacent Land Use: North: Home on larger tract (A-L)
South: Concho Valley Estates (R-S)
East: Concho Valley Estates (R-S)
West: Home on larger tract (A-L)

Water Source: People's Improvement & Service District

Wastewater: Individual Septics

FINAL PLANNING CONSIDERATIONS:

1. Planning Staff has given permission to move directly to Final Plat. If the acreage is properly adjusted, this is eligible for a Secondary Resubdivision review.
2. The minimum acreage for on-site septic systems is 2.5 acres. The acreage for proposed Lot 3A will need to be adjusted to meet this requirement.
3. Provide a letter from People's Improvement & Service District stating that the tap for the second lot is available.
4. Ensure an easement is provided for the water service line for proposed Lot 3A, which runs across proposed Lot 2A.
5. Submit 100 year flood plain review, signed by a Professional Engineer.
6. Verify existence and submit a copy of the permit for the pond/reservoir on proposed Lot 2A.
7. Submit a site plan showing buildable area for proposed Lot 3A showing a home site, shop, septic, leach field and replacement leach.
8. Standard Planning Considerations:
 - a. Publisher's Affidavit
 - b. Owners and Encumbrance Report, not less than 3 months old.
 - c. Consent to Subdivide, if applicable
9. Various Cosmetic Changes:
 - a. Access is spelled wrong on the western side of the plat.
 - b. Provide the basis of bearing
 - c. Remove the word "untitled" from above the north arrow

Staff Recommendation:

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

Planning Commission Recommendation:

Board of Commissioners' Decision: