

# **Planning Requirements**

## **16.030AP**

### **Annexation Plat – Aspen Heights Annexation**

1. Final determination of the proposed zoning district shall be made by the City Council upon approval of the Annexation ordinance.
2. A subdivision plat will be prepared by the applicant; reviewed/accepted by the City and recorded with the County Clerk's office prior to the zoning taking effect.
3. Public utilities and other public infrastructure will be extended to the applicant's property, at the landowner's expense at the time the subdivision for the proposed annexation area is approved. Either a Recorded or Unrecorded Plat Agreement will be executed in accordance with the City's Subdivision Regulations prior to the issuance of any building permits or other development approval within the annexation area.
4. All new development within the annexation area shall be reviewed by the City and shall meet City standards.
5. All public infrastructure improvements necessary for site-specific development shall be required at the time of development and the cost to extend these improvements shall be the responsibility of the landowner.
6. The applicant, with consent from the County and adjacent landowners, will post signs at the proposed cul-de-sac at Tipton Drive stating that Tipton Drive is a "Private Road" and all "Through Traffic Prohibited".
7. The proposed private access driveway will be constructed and paved with either asphalt or concrete to the satisfaction of the Campbell County Fire Department and the City of Gillette Engineering Division.
8. The proposed private access driveway will be owned, operated and maintained by the landowner(s) within the commercial zoned areas of the Aspen Heights Annexation.
9. Landscaping and screening buffers shall be installed in accordance with City's Landscaping and Screening Standards within Section 14 of the City's Zoning Ordinance at the time of development.
10. The applicant agrees to make the necessary roadway improvements to meet City Standards and dedicate the private access easement to the City, at the time adjacent properties are subdivided and/or annexed. At that time, this private access road will be platted as Right-of-Way and dedicated to the City, upon acceptance of the improvements.
11. The applicant will address all comments and concerns in ePlans before the annexation plat is recorded at the Campbell County Clerk's Office.