

Planning Requirements

16.038SFP

Final Plat – Betcher Subdivision

1. The Betcher Annexation Plat will be recorded with the Campbell County Clerk's Office prior to recordation of this Subdivision plat.
2. The zoning will take effect once this Subdivision plat has been recorded.
3. The existing regional drainage detention area located within the NE corner of proposed Lot 2 and within a small portion along the east edge of proposed Lot 1 shall be shown on the Final Plat as a "Storm Water Detention Easement". The easement shall be dedicated to the City for future operations and maintenance and shall encompass the existing regional drainage detention area that was constructed in the mid 2000's when Butler Spaeth Rd and Shoshone Ave were constructed. A note shall be added to the plat restricting all fences, roads and permanent structures within this easement area.
4. Proposed access to Lot 2 from either Shoshone Ave or Butler Spaeth Rd shall be shown on the Final Plat. The proposed access location shall be approved by the City Engineering Division and shall be set back from the Shoshone Ave and Butler Spaeth Rd intersection far enough to avoid potential vehicle conflicts in accordance with City standards. A minimum 20-ft wide access easement across Lot 1 (outside the storm drainage easement area) to provide access to Lot 2 from Shoshone Ave is acceptable.
5. The applicant must address all comments and concerns in ePlans before this rezoning can take effect.