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**Amended
Simple Subdivision
Tonn**

Amended Plat

July 19, 2018

Planning Commission Meeting
July 24, 2018

Board of Commissioners Meeting

Applicant: Kelly Tonn Childers Living Trust

Case Number: 18.02 CRSD

Agent: Doyle Surveying

Summary: The applicant divided 40.26 acres into two parcels in 2017; one 10 acres and the other 30.26 acres in size, respectively. They have entered into purchase contracts that do not reflect the acreage approved in the original Simple Subdivision permit.

The applicant wishes to amend the Record of Survey and create an 14.197-acre parcel and a 26.563-acre parcel.

Legal Description: NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 6, T49N, R72W

Location: The proposed subdivision is located on the south side of Spring Hill Road, approximately .75 miles from Highway 50.

Zoning: R-S (Residential Suburban) *No change requested or required

Existing Land Use: Existing single-family home

Adjacent Land Use: North: Spring Hill Ranch Survey (R-S)
South: Unplatted vacant lands (City)
East: Unplatted vacant lands (City)
West: Spring Hill Ranch Survey (R-S)

Water Source: Shared Well

Wastewater: Private Septics

Planning Considerations:

1. The previous Record of Survey had 40.26 acres of land. This one has 40.76 acres. Please revise the legal descriptions to reflect the correct acreage.
2. Provide the original Record of Survey, sealed by a Wyoming Licensed Surveyor
3. Provide a revised, original Simple Subdivision application
4. Revise the legal descriptions
 - a. They say CROOK County, not Campbell
5. Surveying Verifications:
 - a. The breakdown of Section 6 does not agree with the BLM or other surveys. Review exhibits and revise the Record of Survey
6. Cosmetic Changes:
 - a. JUNE is spelled wrong in the Surveyor's Certificate

Staff Recommendation:

Staff recommends APPROVAL of the amended Record of Survey upon completion of all planning considerations.