

Planning Requirements

20.007SPP

Preliminary Plat - Copper Ridge Estates Phase II

The Planning Requirements are as follows:

1. The Preliminary Plat is required to pay a parkland fee in the amount of \$8,050. This fee is required to be paid prior to obtaining a Permit to Construct.
2. A Permit to Construct is required and shall be issued one week prior to City Council acting on the Final Plat.
3. Appropriate corporate documentation for ISKK, LLC, shall be submitted prior to recording the Final Plat.
4. The Final Plat shall be in substantial compliance with the Preliminary Plat and shall meet all City of Gillette Engineering Design Standards.
5. A Recorded or Unrecorded Plat Agreement and necessary financial requirements shall be submitted prior to recording the Final Plat.
6. All requirements of the Campbell County Fire Department shall be adhered to.
7. A Traffic Impact Analysis shall accompany the Final Plat submittal.
8. All electrical easements shall be finalized at the Final Plat stage and be acceptable to the City Electrical Division.
9. The re-zoning request for this land area shall be approved by the City Council prior to the City Council taking action on a Final Plat for this land area.
10. The applicant is responsible to ensure that all lots are buildable with the Zoning Ordinance and other City requirements.
11. The drainage plans for the subdivision shall be finalized at the Final Plat stage with the Permit to Construct issued by City Engineering.
12. The Final Plat shall correct all cosmetic changes and shown in ePlans as well as items recommended by the Campbell County Assessor and County Clerk.