
Minor Subdivision #25-001 Sinclair Proposing Two Lots

350 Sangre De Cristo Drive, Coaldale

Waivers Requested

- WAIVERS:
 - 1. Fremont County Subdivision Regs. I.B.4 – Front on Public Street
 - 2. Fremont County Subdivision Regs. I.B.8 – Access to a public dedicated street
 - 3. Fremont County Subdivision Regs. I.B.9 – Side lines of lots “at right angles to the street”
 - 4. Fremont County Subdivision Regs. I.C – Access Standards
 - 5. Topographic & Soils Information
 - 6. Drainage Plan & Report
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ArcGIS Arial View

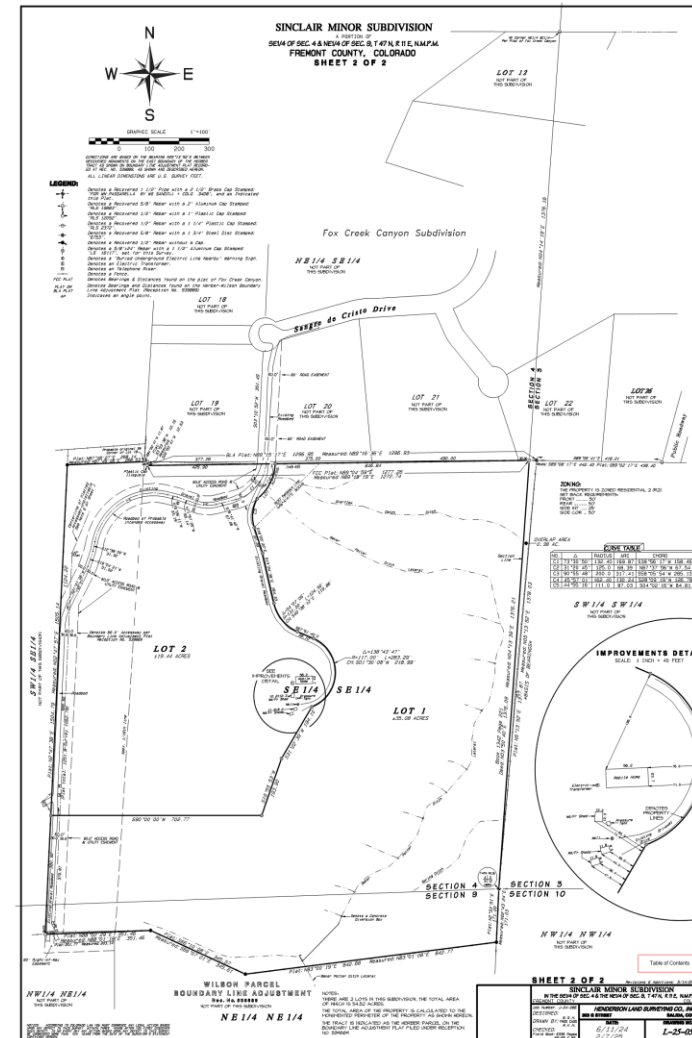


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Residential Two (R2) Zone District

Lot 1 – 35.08 Acres (Vacant Lot)

Lot 2 – 19.44 Acres (Developed with Dwelling and Outbuilding)



Planning & Zoning Department Recommends **Denial** due to the following:

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4. Fremont County Subdivision Regs. I.C – Access Standards

If the Commission recommends Approval, staff recommends the following contingencies, conditions, and approved waivers:

1. Contingencies:

- a. Division of Water Resource letter dated March 5, 2025.
 - Submit a written statement that the use of the well on lot 2 will comply with SB20-155
 - Clarify that the well will be re-permitted with a non-exempt permit and be covered by a Court approved augmentation plan; or Clarify that the well will be plugged and abandoned.
 - Provide a complete Water Supply Information Summary GWS-76 describing water use for both lots.

2. Conditions:

- a. Plat note that a Drainage plan and report will be required at the time of development of lot 1.
- b. Record a Declaration of Easement for a 60’ accessway located on lot 2.
- c. A driveway access permit will be required at time of development.
- d. Topographic & Soils Information required at time of OWTS.

3. Approved Waivers

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