

Submittal Review/Staff Report -Minor Subdivision

Project Name: MS 21-010 T.B. Minor Subdivision

Applicant(s): Travis and Rebecca Jenkins

Consultant: Crown Point Land Services, George Hall

Request: Requesting approval for minor subdivision that will create a total of 2 lots. The subject property is located in the Agricultural Suburban Zone District, at 1575 7th Street, Penrose, CO.

Fremont County Zoning Regulations & Requirements:

<u>Compliance Factors</u>	<u>Proposal</u>	<u>Notes/Findings</u>
Application & Exhibits:	Submitted & provided	Required documents have been provided unless noted as a contingency below.
Plat Drawing Requirements:	Submitted	Requirements are met, including the required plat language.
Current Deed of Record	Provided	Current deed is provided
Title Commitment or policy	Provided	Provided: Document # 1506488 Dated 01/14, 2022
Property Interests:	No noted	Per records and title commitment no liens, mortgages are present,
Tax Certificate:	Provided	Taxes are current
Plat Improvements:	Provided on separate drawing	Reviewed-regulations met, all items are indicated
Proof of water:	Submitted	Letter from Penrose Water District indicating service can be provided to the new lots
Proof of sewer:	N/A	Will need a OWTS
Proof of access to public right-of way:	Indicated	Access for lot 2 will be off 7 th Street
Topographic & Soils Information:	Provided	Information provided
Drainage Plan & Report:	Provided	Applicant requests waiver to drainage plat is noted
Fire Protection Form:	Provided	Form is complete and signed by district
Ditch Company Notification:	Provided	Ditch company has been notified
Rec District Notification:	Provided	Notification has occurred
Mineral Interests Notification:	Submitted	Owner has been notified no comments have been received.
Utility Companies Notification:	Submitted	Utility Companies have been notified.
Additional Information: 1. Information for addressing 2. Closure Sheets 3. Driveway Access Permit 4. Detailed Utility plan 5. Quit Claim deed – Drainage 6. Mylar & tow polyester copies – After approval 7. Additional Information Requested	1. Available 2. Provided 3. See Note 4. Contingency 5. Note on plat 6. Contingency 7. None Requested	1. Information is available for the department. Addresses shall be issued upon approval. 2. Closure Sheets have been provided 3. Access permit will be required for lot 1 4. Utilities are in the area, lot 2 has existing. 5. Maintenance is noted on plat

		<p>6. Applicant will provide upon approval</p> <p>7. None requested or needed.</p>
<p>Zone District Development Requirements:</p> <p>Lots comprising an area of fifteen-thousand (15,000) square feet or more but less than one (1) acre shall be serviced by public water and public sewer systems.</p> <p>Lots comprising an area of one (1) acre or more but less than four and one half (4 ½) acres shall be serviced by a public domestic water system but may be serviced by an individual sewage disposal system. Lots comprising four and one half (4 ½) acres may be serviced by an individual well and individual sewage disposal system.</p> <p>4.6.5.3 Minimum lot width:</p> <p>4.6.5.3.1 One-hundred (100) feet with public water and sewer service.</p> <p>4.6.5.3.2 One-hundred and fifty (150) feet with public water service and individual sewage disposal.</p> <p>4.6.5.3.3 Three-hundred (300) feet with individual well and sewage disposal.</p>	<p>Subject Property is zoned Agricultural Suburban</p>	<p>Lots meet minimal development requirements for the zone district.</p> <p>Minimum lot width is meet.</p> <p>Lot 1 = 19.11 Acreage</p> <p>Lot 2 = 19.16 Acreage</p>
<p>Appendix 1: (A) -General Standards</p> <ol style="list-style-type: none"> 1. Preservation of natural terrain, drainage, trees, wildlife habitat, and mineral resource areas 2. Hazardous conditions such as landslides, mud flows, avalanche, rock falls, mine subsidence, floods, etc. shall be mitigated. 	<p>Statement Provided:</p>	<ol style="list-style-type: none"> 1. Preservation requirements are met 2. No hazardous conditions are noted for the proposal
<p>Appendix 1: (b) Lot Standards:</p> <ol style="list-style-type: none"> 1. No lot shall be divided by a municipal or county boundary line 2. Lots shall not be divided by a road, alley or other lot 3. Wedge Shaped Lots: Width shall not be less than permitted width for the zone district. Building 	<ol style="list-style-type: none"> 1. Noted on plat 	<ol style="list-style-type: none"> 1. Property is contained within county boundary lines 2. Lots are not divided by roads, other lots, or alleys 3. No wedge-shaped lots

<p>setback lines shall be located.</p> <ol style="list-style-type: none"> 4. Frontage to public street required 5. Frontage to major highways shall be provided as applicable 6. Double Frontage Lots: Access shall be limited to one street 7. Corner lots: Enough width to permit buildings sites with orientation from both streets, unless access is limited to one. 8. Access for each lot to a public dedicated street within the network of county, city, state, and federal roadways 9. Side lines of all lots, as practicable shall be right angles 10. Wherever possible depth shall not be greater than twice the width 11. Each site shall have an adequate building area 		<ol style="list-style-type: none"> 4. Adequate Frontage to public roads is provided 5. Not adjacent to a highway 6. N/A 7. N/A 8. Access is provided 9. Meets regulations 10. Depth does exceed width. The current size and layout of the existing lot is rectangular in nature. Based upon access points and layout the proposed division equates to greater depth. 11. All lots/sites have adequate building area
<p>Appendix 1 (c): Access Standards</p> <ol style="list-style-type: none"> 1. Public right of way-lots shall have frontage 2. Private Roads 3. Street Improvements 	Noted	<ol style="list-style-type: none"> 1. Frontage is provided 2. N/A 3. Access is provided off of platted county-maintained roads/streets.
<p>Appendix 1(d-m): Street Design Standards</p>	Not applicable	No proposed streets
<p>Appendix 1 (II) Utilities Design</p>	Notification provided	Utilities are existing. Cost is associated with developer. No upgrades to existing services are necessary.
<p>Appendix 1 (III) General Design – Drainage</p>	Drainage Plan Provided	1. At this time, I would recommend approving this waiver but require a Stormwater Drainage Plan and Report at the time of building on the western, vacant, lot.

DETERMINATION:

Contingency Items:

1. None

Waiver Requests:

The drainage plan is being requested to be waived due to the size of the parcels. If not waived then can we make it to be site specific at the time that a building plan for the vacant lot is submitted for building.

Department Recommendations:

The department has reviewed the application and found it to be complete and a true representation of the request as stated herein. The department finds that all minimal requirements per the Fremont County Subdivision Regulations will be satisfied by this application. This Department recommends **approval**.