

REFERRAL FORM

Carbon County Planning and Development Department
215 West Buffalo Street, Suite 317
Rawlins, WY 82301
Phone: 307-328-2651 Fax: 307-328-2735

Date Sent: 03/30/2023

Request Returned: 04/14/2023

Website: www.carbonwy.com

Case File Numbers:	Subdivision Name:	Type of Application:
Z.C. Case #2023-02 and MIN SUB Case #2023-01	"James Minor Subdivision"	Zone Change Request from RD-20 and RRA-10 to Rural Residential Agriculture (RRA) and a Minor Subdivision Request

Involved Parties:	Email Addresses:	Phone Numbers:
Staff Contact: Sarah Brugger, Planning Director and Kristy R. Rowan, Deputy Zoning Administrator	sarahbrugger@carbonwy.com kristyrowan@carbonwy.com	307-328-2651
Applicants and Land Owners: Curtis and Brenda James P.O. Box 1167 Saratoga, WY 82331		
Summary of Requests: <ul style="list-style-type: none">Request for a Zone Change from Residential (RD-20) and Rural Residential Agriculture (RRA-10) to Rural Residential Agriculture (RRA) for Lots 1-5 located in the proposed James Minor Subdivision encompassing approximately 29.84 acres. RRA-9.94 (Lot 1); RRA-4.98 (Lot 2); RRA-4.98 (Lot 3); RRA-4.97 (Lot 4); and RRA-4.97 (Lot 5). The RRA Zone is intended to be applied in areas of the County which are particularly suited to large-lot development that allow both agricultural and residential uses intermingled. ANDMinor Subdivision Request to create five (5) lots (Lot 1 = 9.94 Acres; Lot 2 = 4.98 Acres; Lot 3 = 4.98 Acres; Lot 4 = 4.97; and Lot 5 = 4.97 Acres). The applicant is also applying for a zone change request (see above Z.C. Case #2023-02) to comply with the Carbon County Zoning Resolution of 2015, as amended.		
Parcel Identification Numbers: 18833310001400 and 18833310004100		
General Location of Property: Approximately 4.5 miles northeast of Saratoga off Carbon County Road #205 (Lake Creek/205 Extension Road) on the south side.		
Legal Description: Lots 1-5, James Minor Subdivision, located in the W1/2 NE1/4 NE1/4 and NE1/4 NE1/4 NE1/4, Section 33, T18N, R83W, 6 th P.M., Carbon County, Wyoming. A more complete legal description is available upon request.		

The Carbon County Planning and Development Department has received a Zone Change Request and a Minor Subdivision Request as referenced above. Your comments are an important part of the evaluation process. In order to review all appropriate agency comments and incorporate them into the Staff Reports, please respond by April 14, 2023. If written comments are received after the deadline, comments will be provided to the Carbon County Planning & Zoning Commission and the Carbon County Board of County Commissioners.

NOTE: Hearing Dates are tentative, call for confirmation at 307-328-2651.

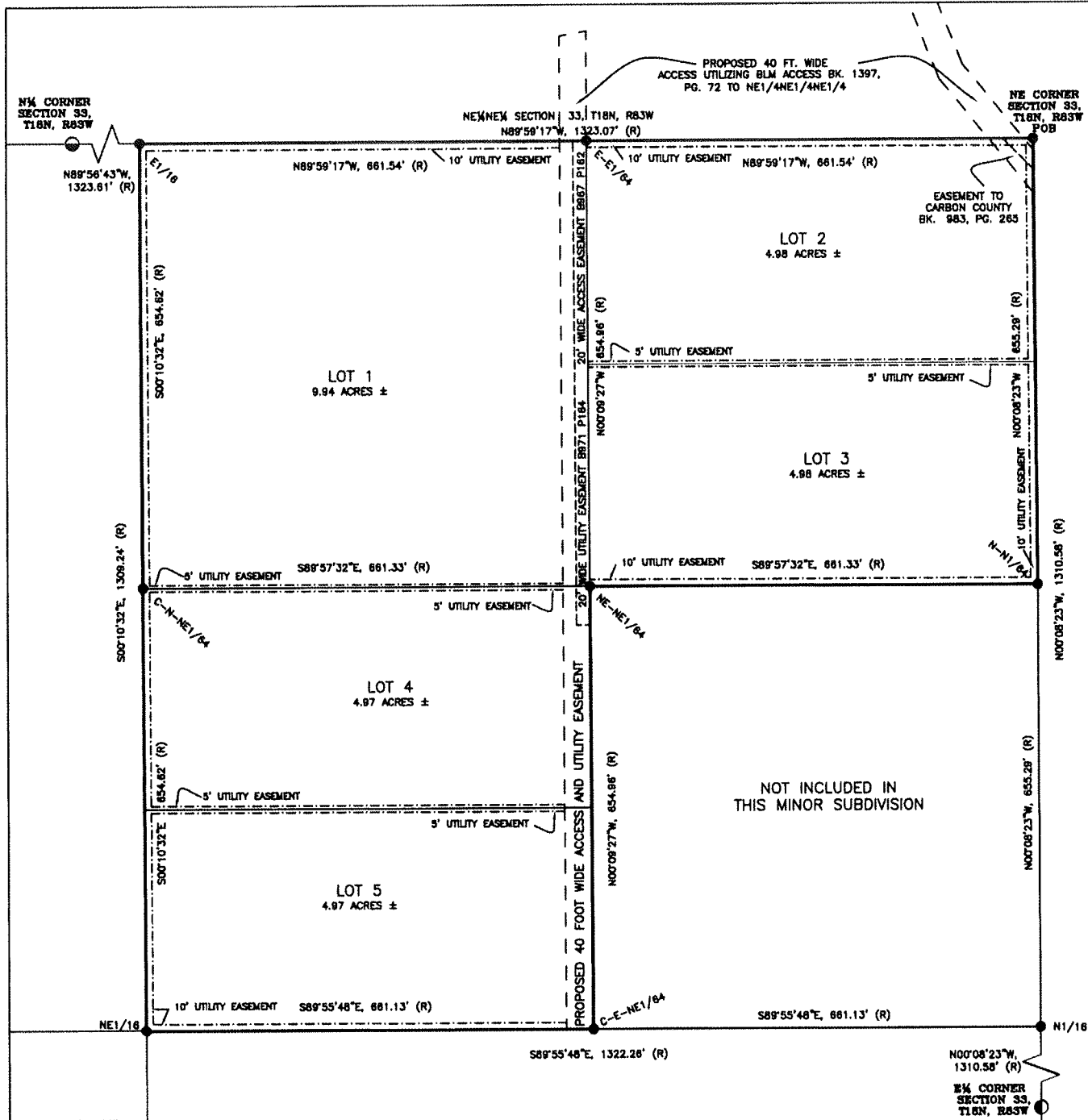
Carbon County Planning & Zoning Commission Hearing Date: 05/01/2023

Board of County Commissioners Hearing Date: 06/06/2023

Carbon County Agencies & Departments, Towns, Local Conservation Districts	Referral Sent US Mail, Email	Subdivisions 60 days notice local conservation districts
Planning & Zoning Commission	X	
Commissioners c/o County Clerk	X	
Attorney's Office	X	
Road & Bridge Department	X	
Sheriff's Office – County Sheriff	X	
Fire Dept. – County Fire Warden	X	
Assessor	X	
Land Office – Subdivisions Only	X	
Towns		
Saratoga – Town Council	X	
Saratoga – Planning Commission	X	
Local Conservation District		
Saratoga-Encampment-Rawlins Conservation District		X

State Agencies, Departments, & Divisions	Referral Sent US Mail or Email
Wyoming Rural Water – Michelle Christopher	X
Wyoming Game & Fish – Will Schultz	X
Wyoming Game & Fish & Habitat Protection Program	X
Wyoming State Engineer's Office	X

Federal Agencies, Outside of Carbon County, Local Utility Companies, & Other	Referral Sent US Mail or Email
Bureau of Land Management	X
Carbon Power & Light	X



CARBON COUNTY BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

THIS MINOR SUBDIVISION WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF CARBON COUNTY, WYOMING, FOR FILING WITH THE CLERK AND RECORDER OF CARBON COUNTY AND FOR CONVEYANCE TO THE COUNTY OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES CARBON COUNTY FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF COUNTY COMMISSIONERS AND FURTHER THAT SAID APPROVAL SHALL IN NO WAY OBLIGATE CARBON COUNTY FOR MAINTENANCE OF STREETS WHICH ARE NOT DEDICATED TO THE PUBLIC NOR UNTIL ALL IMPROVEMENTS SHALL HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS AND ACCEPTED BY PROPER RESOLUTION.

DATED THIS _____ DAY OF _____, 20____

CHAIRMAN

ATTEST: _____
CARBON COUNTY CLERK

CARBON COUNTY PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS MINOR SUBDIVISION WAS APPROVED BY THE CARBON COUNTY PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, 20____

CHAIRMAN

PLANNING DIRECTOR/ZONING OFFICER

**JAMES
MINOR SUBDIVISION**

LOCATED IN THE $W\frac{1}{2}NE\frac{1}{4}NE\frac{1}{4}$ AND $NE\frac{1}{4}NE\frac{1}{4}NE\frac{1}{4}$ SECTION 33,
TOWNSHIP 18 NORTH, RANGE 83 WEST, 6TH P.M., CARBON
COUNTY, WYOMING

CERTIFICATION OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT CURTIS AND BRENDA JAMES ARE THE OWNERS OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THE WEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 83 WEST OF THE 6TH P.M., CARBON COUNTY, WYOMING, BEING FURTHER DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 33;
THENCE $N89^{\circ}59'17''W$ ALONG THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 33 A DISTANCE OF 1323.07 FEET TO THE EAST $\frac{1}{4}$ CORNER OF SAID SECTION 33;
THENCE $S00^{\circ}10'32''E$ ALONG THE WEST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 33 A DISTANCE OF 1309.24 FEET TO THE NORTHEAST $\frac{1}{4}$ CORNER OF SAID SECTION 33;
THENCE $S89^{\circ}55'48''E$ ALONG THE SOUTH LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 33 A DISTANCE OF 661.13 FEET TO THE C-E-NE $\frac{1}{4}$ CORNER OF SAID SECTION 33;
THENCE $N00^{\circ}08'27''W$ A DISTANCE OF 654.96 FEET TO THE NE-NE $\frac{1}{4}$ CORNER OF SAID SECTION 33;
THENCE $S89^{\circ}57'32''E$ A DISTANCE OF 661.33 FEET TO THE N-N $\frac{1}{4}$ CORNER OF SAID SECTION 33;
THENCE $N00^{\circ}08'23''W$ ALONG THE EAST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 33 A DISTANCE OF 655.28 FEET TO THE POINT OF BEGINNING.
CONTAINING 1300222.67 SQUARE FEET OR 29.84 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS, RESERVATIONS, EXCEPTIONS, AND RESTRICTIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, EASEMENTS AND ROADS AS SHOWN HEREON, WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, AND DESIGNATED THE SAME AS THE JAMES MINOR SUBDIVISION IN THE COUNTY OF CARBON, STATE OF WYOMING; AND DO HEREBY DEDICATE THE EASEMENTS AND ROADS SHOWN HEREON FOR PUBLIC UTILITIES.

EXECUTED THIS _____ DAY OF _____, A.D., 20____

OWNER(S) _____ CURTIS JAMES _____ BRENDA JAMES

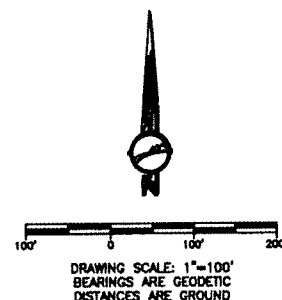
STATE OF WYOMING)
COUNTY OF CARBON)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY
OF _____, 20____, BY _____

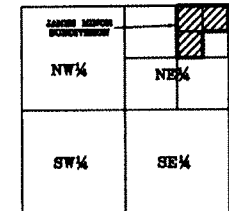
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



AREA MAP
SECTION 33, T18N, R83W
NOT TO SCALE



LEGEND

- POB POINT OF BEGINNING
(M) MEASURED DIMENSIONS
(R) RECORD DIMENSIONS
● RECOVERED 5/8" REBAR WITH AL. CAP
○ SET 5/8" REBAR WITH ALUMINUM CAP
● RECOVERED 1/4 SECTION CORNER
— 40' WIDE ACCESS AND UTILITY EASEMENT
--- 10' WIDE UTILITY EASEMENT

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM.
NO PROPOSED CENTRAL SEWAGE SYSTEM.
NO PUBLIC MAINTENANCE OF STREETS AND ROADS.

ALL ROADS WITHIN THE JAMES MINOR SUBDIVISION, ALTHOUGH PRIVATE, WILL BE OPEN TO TRAVEL BY COUNTY EMERGENCY VEHICLES, INCLUDING, BUT NOT LIMITED TO, SHERIFF, FIRE, AMBULANCE, AND ANY OTHER EMERGENCY AND COUNTY VEHICLES NEEDED TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PEOPLE LIVING IN OR NEAR THE AREA. RIGHT OF WAY WILL INCLUDE THE SAFE CONVEYANCE OF PEOPLE, GOODS AND SERVICES.

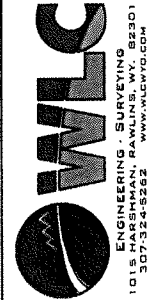
ALL ROADS WITHIN THE JAMES MINOR SUBDIVISION ARE DESIGNATED AS UTILITY EASEMENTS.

PER WYOMING STATE STATUTE 16-5-306(d): THE SURFACE BEINGS OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFICIENT DEVELOPMENT OF THE MINERAL RESOURCES.

SURVEYOR'S CERTIFICATE

I, CURTIS A. BOYD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS IS A TRUE, CORRECT, AND COMPLETE MINOR SUBDIVISION OF THE JAMES MINOR SUBDIVISION AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH MINOR SUBDIVISION WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID MINOR SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH CARBON COUNTY REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL.



Drawn By: SBL
Checked By: DAB
Acad File: 17678 JAMES MINOR SUBDIVISION
W.O. No.: 17678
Book No.:
FOR: JAMES LAND COMPANY
PO BOX 1167
SARATOGA, WY 82331

REVISIONS

JAMES MINOR SUBDIVISION
LOCATED IN THE $W\frac{1}{2}NE\frac{1}{4}NE\frac{1}{4}$ AND
 $NE\frac{1}{4}NE\frac{1}{4}NE\frac{1}{4}$ SECTION 33, TOWNSHIP 18
NORTH, RANGE 83 WEST, 6TH P.M.,
CARBON COUNTY, WYOMING

SHEET NO.
1 OF 1
DATE:
03/16/2023

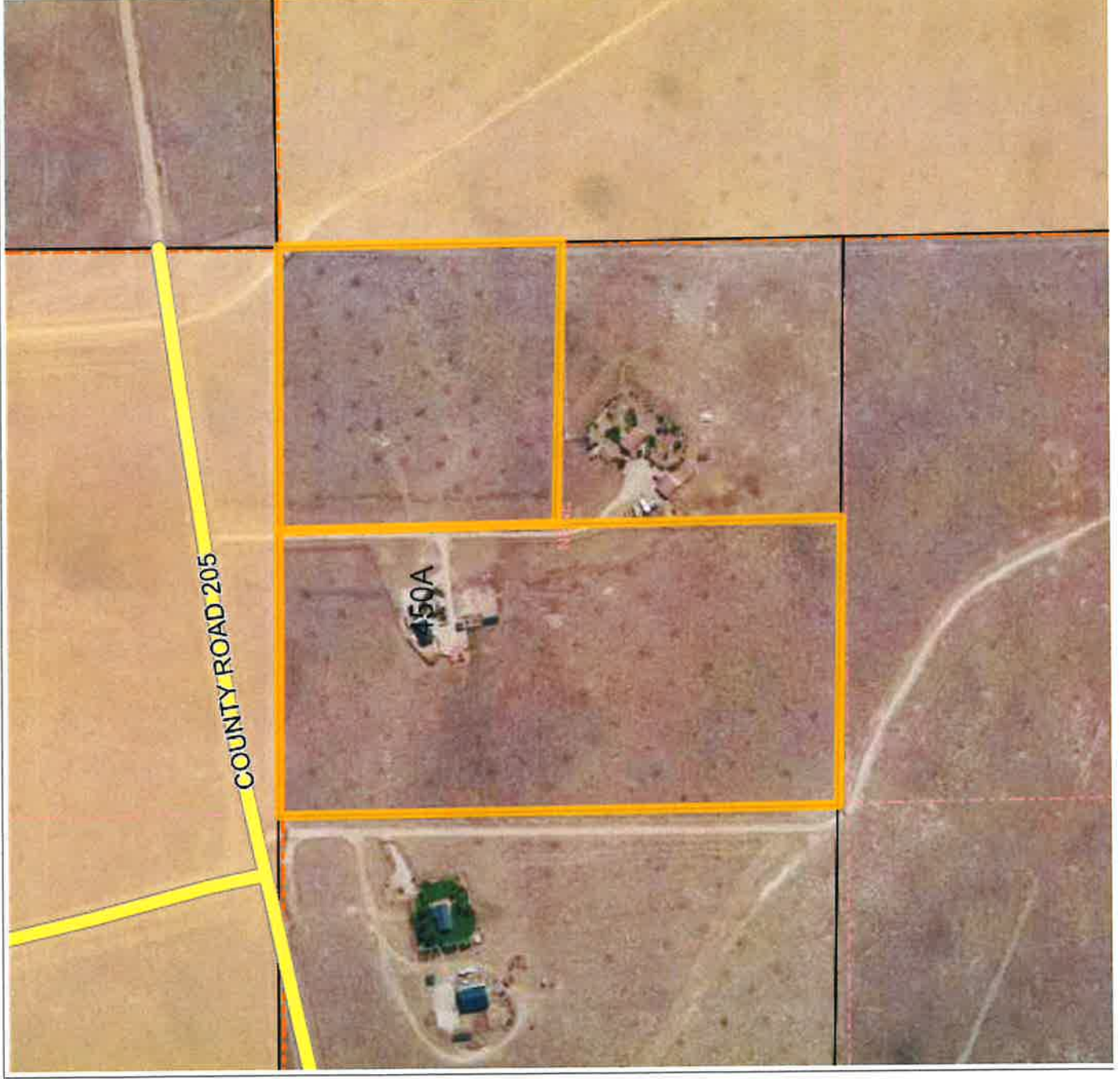
Carbon County, Wyoming

Curtis and Brenda James

GEOS/PINS: 18833310001400 and
18833310004100

- Lot and Parcel Lines
- Township Line
- Municipal Limits
- Rivers and Creeks
- U.S.F.S.
- B.L.M.
- State of Wyoming
- Carbon County
- Railroad
- U.S. Highway
- State Highway
- County Road

2022 Aerial Photography (2ft)
This data is not necessarily accurate by surveying standards, and is not to be used for legal conveyance. Carbon County n

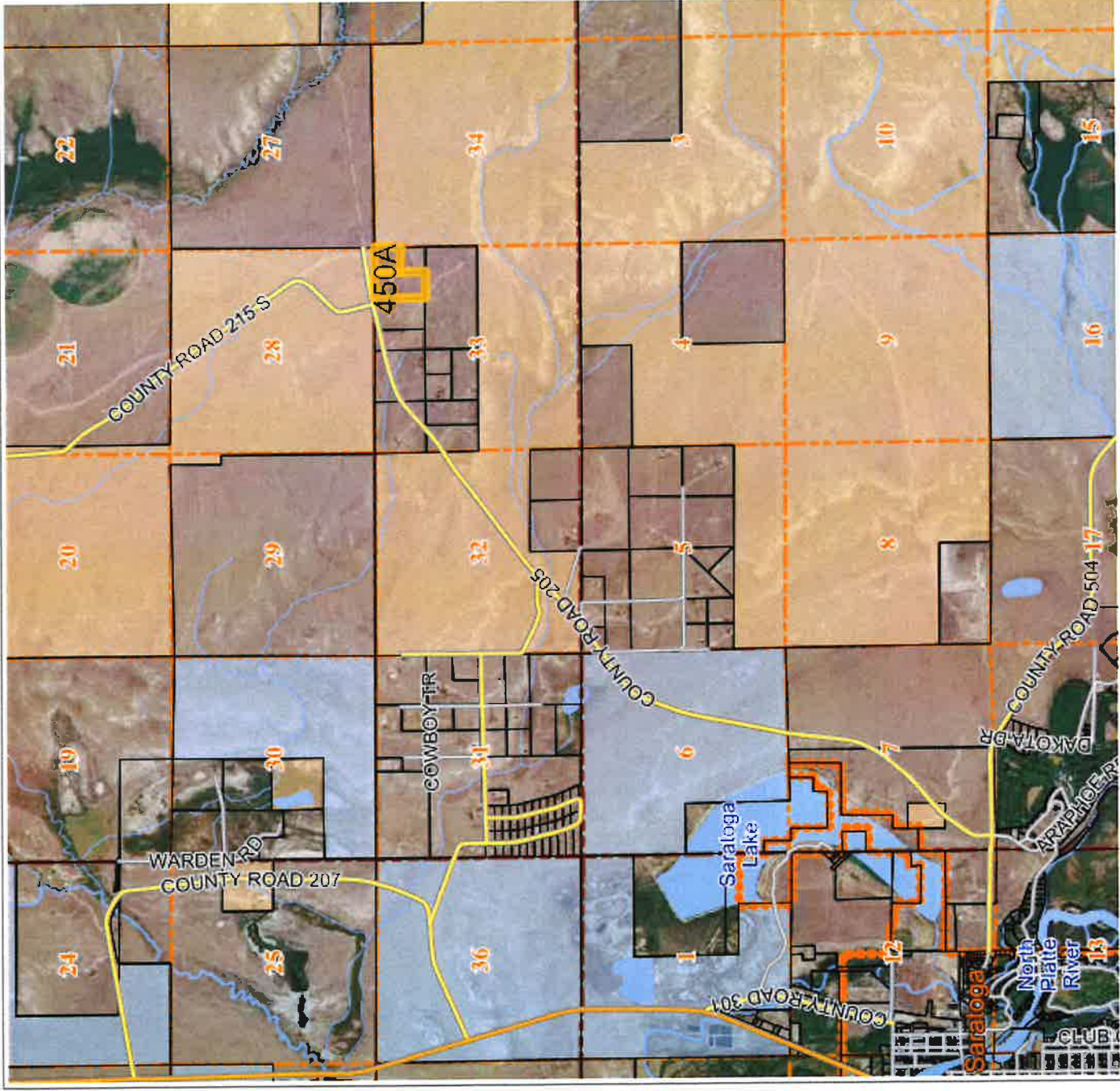


Carbon County, Wyoming

Curtis and Brenda James
GEOS/PINS: 18833310001400 and
18833310004100

- Lot and Parcel Lines
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- State of Wyoming
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- Railroad
- U.S. Highway
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- County Road

2022 Aerial Photography (2ft)
any kind by Carbon County or Greenwood Mapping, Inc. for complete accuracy, currency or correctness of this information, including, but not limited to, warranties of title, merchantability, satisfactory quality or fitness for a particular purpose. This data is not necessarily accurate by surveying standards, and is not to be used for legal conveyance. Carbon County n Greenwood Mapping, Inc. shall not be liable for damages of any kind or



Section 4.6 RURAL RESIDENTIAL AGRICULTURE ZONE (RRA)

The Rural Residential Agriculture or RRA Zone is intended to be applied in areas of the County which are particularly suited to large-lot development that allow both agricultural and residential uses intermingled. In all cases, agricultural uses shall have supremacy over residential uses.

A. Principally Permitted Uses:

1. General Agricultural activities.
2. Single-family dwellings and their accessory uses.
3. One (1) employee dwelling and/or one (1) accessory dwelling unit.
4. Timber Products, Non-Commercial.
5. Home occupations and home offices.
6. Cottage industries.
7. Extraction or production of mineral resources.
8. Roadside Stand.

B. Conditionally Permitted Uses:

The following uses are permitted subject to the review and approval pursuant to Chapter 5 – General Regulations Applying to all Districts and Uses:

1. More than one (1) employee dwelling and/or more than one (1) accessory dwelling unit.
2. Businesses that will not substantially distract from the agricultural or residential character of the area.
3. Public Use and Civic Use(s).
4. Private institutions.
5. Commercial Recreation including golf courses.
6. Bed and breakfast establishments and boarding house.
7. Recreation lodges and campgrounds.
8. Kennels and Animal Hospitals.
9. Timber Production.
10. Public utilities limited to above ground structures including sewage treatment and water supply facilities all conforming to Wyoming Department of Environmental Quality requirements.
11. Mobile Home Parks. See Chapter 5.
12. Telecommunication Towers and Facilities. See Chapter 5.
13. Electrical Substations and Transmission Lines. See Chapter 5.
14. Non-Commercial Wind Energy Collection Systems. See Chapter 5.
15. Commercial Scale Energy Facilities. See Chapter 6.

C. Accessory Uses:

1. Crop, garden and 4-H type non-commercial livestock uses.
2. Customary accessory structures and uses.
3. Signs, pursuant to Chapter 5-General Regulations Applying to all Districts and Uses.
4. Parking, pursuant to Chapter 5-General Regulations Applying to all Districts and Uses.

D. Minimum Lot Size:

1. Minimum Lot Area is Five (5) acres – See Chapter 5-General Regulations Applying to all Districts and Uses.
2. It is the intent of this Resolution that new parcels created in the RRA Zone be 5 acres or larger.

E. Other Regulations:

1. Minimum Yard Setbacks and Maximum Building Height – See Chapter 5-General Regulations Applying to all Districts and Uses.
2. Density: In order to avoid potential illegal subdivision creation, the zoning designation shall specify a density (i.e., RRA-10) meaning one principally permitted dwelling unit per 10 acres.

CARBON COUNTY

Department of Planning and Zoning

215 West Buffalo, Suite 317

Rawlins, WY 82301

Tel (307) 328-2651 FAX (307) 328-2735

www.carbonwy.com**C. C. P. Z.****MAR 22 2023**Current Application Fee Plus public notice costs.Fee Paid \$ 200.00 Date 02/08/2023Case File No. Z.C. CASE #2023-02**DATE RECEIVED**☒ **APPLICATION FOR A ZONE CHANGE OR**☐ **AMENDMENT OF ZONING RESOLUTION – TEXT AMENDMENT**

(To be completed by applicant)

Applicant: Curtis E. and Brenda F. James Date: 03/22/2023Mailing Address: P.O. Box 1167 Saratoga, WY 82331 Phone: (307) 399-8645Email Address for all notifications: bjames@carbonpower.netOwners (if **not** Applicant): Curtis E. and Brenda F. James Date: 03/22/2023Mailing Address: P.O. Box 1167 Saratoga, WY 82331 Phone: (307) 399-8645Email Address for all notifications: bjames@carbonpower.netDescription of Zoning Resolution Amendment: (attach additional sheets if necessary) N/A**LEGAL DESCRIPTION OF THE PROPERTY(S):** (attach additional sheets if necessary)GEO/Parcel Identification Number(s) (PIN) #: 06-18833310001400 and 18833310004100Quarter Sections NE1/4 Section 33 Township T18N Range R83WSubdivision Name JAMES MINOR SUBDIVISION Block N/A Lots 1 – 5Site Address or Location: Approximately 4.5 miles northeast of Saratoga off Carbon County Road #205
(Lake Creek/205 Extension Road) on the south sideCurrent Zone District: RD-20 and RRA-10Proposed Zone District: RRA (Lot 1 = RRA-9.94; Lot 2 = RRA-4.98; Lot 3 = RRA-4.98)Proposed Zone District: RRA (Lot 4 = RRA-4.97 and Lot 5 = RRA-4.97)Lot or Parcel Size: 29.84+/- acres (total for entire minor subdivision)

Please indicate at least one (1) of the following reasons for the zone change and attach an explanation or justification for the request:

- ☒ Is necessary to come into compliance with the Zoning Resolution;
- ☐ The existing zoning of the land was the result of a clerical error;
- ☐ The existing zoning of the land was based on a mistake of fact;
- ☐ The existing zoning of the land failed to take into account the constraints of the affected property due to natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage;
- ☒ The affected property or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area; or
- ☐ The proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Zoning Resolution.

The application will not be processed until it is accepted as complete. The applicant is solely responsible for submitting a complete application and any delays that result from inaccuracies or an incomplete application.

Please attach the following required information:

1. Application fee (see Current Fee Schedule). In addition, the cost(s) of all notice(s) and recording resolution fee(s) shall be paid by the applicant.
2. Proof of ownership:
 - a. Warranty Deed, Title Policy, or Contract for Deed, and
 - b. Signed authorization letter from the owner if other than applicant.
3. A written legal description of all property that is subject to this application. The legal description must contain the seal of a professional land surveyor, registered in the State of Wyoming. The applicant must provide the legal description in "Word" format for advertising/publication purposes.
4. A Statement demonstrating that the proposed Zone Change Request is generally consistent with the Goals, Strategies and Actions of the Comprehensive Land Use Plan, including the Future Land Use Map. In addition, the staff will provide a summary at the Planning & Zoning Commission meeting.
5. Site Plan and Vicinity Map.
6. Statement of purpose and need.
7. Ingress and egress should be provided to each parcel by a binding and recordable easements of not less than forty (40) feet in width to a public road unless specifically waived by the Board.
8. Provide a completed affidavit (attached) that must accompany the adjacent property owners listing (attached), attesting that the submittal includes true and accurate listing of the adjacent/abutting property owners as reflected in the records of the Carbon County Assessor's Office.
9. Provide copies of the Current Notice of Valuation(s) for the subject property. Notice of Valuation(s) can be obtained from either the County Assessor's Office or from the County's website.
10. Current Tax Certificate(s) – must be signed by the Carbon County Treasurer or authorized deputy.
11. The applicant shall post a sign on the approach to the subject property not less than fourteen (14) days prior to the Planning & Zoning Commission meeting date. The Planning Department will provide the applicant a sign and approve the posting location. The Applicant/Owner should provide digital photos of the posted sign with date and time stamps and submit the photos to the Planning Department.

OPTIONAL INFORMATION THAT MAY EXPEDITE REVIEW. This information is typically required for subdivision and building permit applications.

1. Wyoming Dept. of Environmental Quality:
Septic/Wastewater Permit(s)-application submitted? Yes ☐ No ☐ Pending ☐
Permit # _____ Date Issued: _____
2. Wyoming State Engineer's Office:
Well water permit(s)-application submitted? Yes ☐ No ☐ Existing ☐
Permit # _____ Date Issued: _____
3. Survey Map must contain the seal of a professional land surveyor, registered in the State of Wyoming.

I do hereby certify that the foregoing representation and attachments are true and correct to the best of my knowledge.

**Curtis E. James and
Brenda F. James**

PRINTED SIGNATURE-landowner

**Curtis E. James and
Brenda F. James**

PRINTED SIGNATURE-applicant

Date: 12/10/2021

Curtis E. James
Brenda F. James

SIGNATURE-landowner

Curtis E. James
Brenda F. James

SIGNATURE-applicant

3-22-23

DATE

3-22-23

DATE

CARBON COUNTY
Department of Planning and Zoning

215 West Buffalo, Suite 317
Rawlins, WY 82301
Tel (307) 328-2651 FAX (307) 328-2735

C. C. P. Z.

MAR 22 2023

www.carbonwy.com

Current Application Fee **Plus** public notice costs.

Case File No. MIN SUB CASE #2023-01

DATE RECEIVED

APPLICATION FOR A MINOR SUBDIVISION/RECORD OF SURVEY
(Please Print or Type)

Name of Minor Subdivision Plat/Record of Survey: JAMES MINOR SUBDIVISION

Applicant: Curtis E. and Brenda F. James Date: 03/22/2023

Mailing Address: P.O. Box 1167 Saratoga, WY 82331 Phone: (307) 399-8645

Email Address for all notifications: bjames@carbonpower.net

Owners (if **not** Applicant): Curtis E. and Brenda F. James Date: 03/22/2023

Mailing Address: P.O. Box 1167 Saratoga, WY 82331 Phone: (307) 399-8645

Email Address for all notifications: bjames@carbonpower.net

Name of Developer: N/A Date:

Mailing Address: N/A Phone:

Email Address: N/A

LEGAL DESCRIPTION OF THE PROPERTY(S): (attach additional sheet(s) if necessary)

GEO/Parcel Identification Number(s) (PIN) #: 06-18833310001400 and 18833310004100

Quarter Sections NE1/4 Section 33 Township T18N Range R83W

Subdivision Name JAMES MINOR SUBDIVISION Block N/A Lots 1 - 5

Site Address or Location: Approximately 4.5 miles northeast of Saratoga off Carbon County Road #205
(Lake Creek/205 Extension Road) on the south side

Lot or Parcel Size: 29.84+/- acres (total for entire minor subdivision)

(Lot 1 = RRA-9.94; Lot 2 = RRA-4.98; Lot 3 = RRA-4.98; Lot 4 = RRA-4.97; Lot 5 = RRA-4.97)

Existing Zoning: RD-20 and RRA-10

Density: 1 principal dwelling unit and accessory structures for each lot

Proposed Zoning: RRA (Lot 1 = RRA-9.94; Lot 2 = RRA-4.98; Lot 3 = RRA-4.98)

Proposed Zoning: RRA (Lot 4 = RRA-4.97 and Lot 5 = RRA-4.97)

In accordance with Section 1.15 Adequacy of Applications, the application will not be processed until it is accepted as complete. The applicant is solely responsible for submitting a complete application.

If additional information is necessary, please include attachments and use page 5.

-SIGNATURE PAGE-

**I do hereby certify that the foregoing
representations and attachments are true and correct to the best of my knowledge.**

Curtis E. James and Brenda F. James

PRINTED SIGNATURE-landowner

Curtis E. James Brenda F. James 3-22-23

SIGNATURE-landowner

DATE

Curtis E. James and Brenda F. James

PRINTED SIGNATURE-applicant/acting agent/developer

Curtis E. James Brenda F. James 3-22-23

SIGNATURE-applicant/acting agent/developer

DATE

ATTACHMENTS:

Affidavit and APO Listing

Tax Certificate

Current Fee Schedule

Date: 03/22/2023

Rezoning Proposal and Minor Subdivision – James Minor Subdivision

Acreage: Approximately 29.84 acres
(GEOS/PINS #: 18833310001400 and 18833310004100)

Requests:

- Zone Change Request from RD-20 and RRA-10 to RRA (Lots 1 thru 5):
 - Lot 1 = 9.94 Acres (RRA-9.94)
 - Lot 2 = 4.98 Acres (RRA-4.98)
 - Lot 3 = 4.98 Acres (RRA-4.98)
 - Lot 4 = 4.97 Acres (RRA-4.97)
 - Lot 5 = 4.97 Acres (RRA-4.97)
- Minor Subdivision Request to subdivide the 29.84-acre parcel into five (5) separate lots

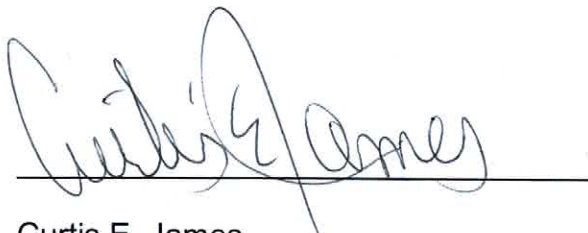
Statement of Purpose and Need:

We purchased these two properties in February and April, 2007, and we would like to subdivide the 29.84-acre parcel into five (5) separate lots. Carbon County Road #205 and a BLM ROW-WYW-145966 provides access to Lots 1-3 as well as a proposed 40 foot utility and access easement that will provide access to Lots 4 and 5.

We would like to have the opportunity to sell these lots to potential buyers who would be able to build homes and accessory structures on these lots. In order to apply for building permits to build, we need to bring the 29.84-acre parcel into compliance with both the current Carbon County Zoning Resolution of 2015, as amended, and the Carbon County Minor Subdivision Regulations, as amended.

The RRA Zone District is more appropriate and suitable for this area and the affected property or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of this area. We are requesting that the both the Carbon County Planning & Zoning Commission and the Carbon County Board of County Commissioners approve both the zone change and minor subdivision requests. In addition, we are requesting that the 5 acre minimum lot size in the RRA Zone District be waived for Lots 2-5 of the proposed James Minor Subdivision.

Sincerely,



Curtis E. James
(Applicant and Land Owner)



Brenda F. James
(Applicant and Land Owner)