

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, APRIL 28, 2015
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

AGENDA

1. Call to Order by Chairman Justin Lundvall
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of the April 14, 2015 Regular Meeting
6. Approval of Minutes of the March 31, 2015 Special Meeting
7. NEW BUSINESS:
 - A. Downtown Architectural District Sign Review: The Gunrunner Firearms and Pawn at 1131 12th Street.
 - B. Fence Height Review: Request from Chad Bolken for an 8-foot tall fence at 2108 14th Street.
 - C. Public Hearing: Special Exemption request for Walmart Liquor Store sign at 325 Yellowstone Avenue.
 - D. Special Exemption Review: Request to exceed total wall sign limits to install 11.3 square foot "Liquor" sign at 325 Yellowstone Avenue.
 - E. Site Plan Review: Verizon Wireless Communication Facility (65-foot cell tower) at 3526 Cottonwood Avenue.
 - F. Preliminary Plat Review: Blackburn 1 Minor Subdivision, a 2-lot subdivision by Higbie Family Revocable Trust, at 171 Blackburn Street.
 - G. Final Plat Review: Blackburn 1 Minor Subdivision, a 2-lot subdivision by Higbie Family Revocable Trust, at 171 Blackburn Street
 - H. Amendment to Board Recommendation—Minor map corrections to recommended Entry Corridor Overlay Zone Boundary.
7. SIGNS:
 - A. FedEx Ground address sign, 33rd Street.
 - B. Billboard reconstruction by Lamar signs at 1907 Big Horn Avenue (3-H Liquor).
 - C. Sinclair/Bailey Oil gas price sign at 124 W. Yellowstone.
8. P&Z Board Matters (announcements, comments, etc.)
9. Council Update: Steve Miller
10. Staff Items
11. Adjourn

The public is invited to attend all Planning, Zoning and Adjustment Board meetings. If you need special accommodations to participate in the meeting, please call the City office at (307) 527-7511 at least 24 hours in advance of the meeting.

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, April 14, 2015

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, April 14, 2015 at 12:00 PM

Present: Justin Lundvall-Chairperson; Justin Ness; Reese Graham; Curt Dansie; Buzzy Hassrick; Brad Payne; Mark Musser; Steve Miller-Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Lynn Stutzman, Engineering Administrative Assistant.

Absent: None

Chairperson Justin Lundvall called the meeting to order at 12:01 PM, followed by the pledge of allegiance.

Buzzy Hassrick made a motion, seconded by Justin Ness, to approve the agenda. Vote on the motion was unanimous, motion carried.

Buzzy Hassrick made a motion, seconded by Curt Dansie, to approve the minutes for the March 24, 2015. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

Todd Stowell presented the staff report for the Architecture and Landscape Review for four semidetached dwellings in the D-3 Zone, on Rebel Row Lots 1-4, Stone Street. Tom Quick answered additional questions from the Board and indicated his intent to install storm water retention features, landscaping, and a fence to meet city requirements.

Mark Musser made a motion, seconded by Justin Ness, to approve the Architecture and Landscape Review for four semidetached dwellings in the D-3 Zone, on Rebel Row Lots 1-4, Stone Street as presented and the applicant will provide a 15' buffer and a 6' fence along west property line. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the Downtown Architectural and Sign District Review for Berkshire Hathaway Home Services at 1432 Sheridan Avenue.

Justin Ness made a motion, seconded by Buzzy Hassrick, to approve the Downtown Architectural and Sign District Review for Berkshire Hathaway Home Services at 1432 Sheridan Avenue as presented. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the House Move Request from 507 Olive Glenn Drive to 713 Links View Drive, in the Residential AA zone. Kim Wagler of Cedar Mountain Builders answered additional questions from the Board.

Buzzy Hassrick made a motion, seconded by Reese Graham, to approve the House Move Request from 507 Olive Glenn Drive to 713 Links View Drive. The house must be moved within one year and all exterior work is to be completed within 4 months of the move. It was recommended that an entryway be added or enhanced. Vote on the motion was unanimous, motion carried.

Todd presented the staff report for the Site Plan Review for Moss Orthodontics located at 613 Yellowstone Avenue, in the D-3 zone.

Justin Ness made a motion, seconded by Curt Dansie, to approve for the Site Plan Review for Moss Orthodontics located at 613 Yellowstone Avenue with the following conditions:

1. Provide a detail of the water service line, meters, and RPZ backflow preventer with the building permit application.
2. Pay applicable city utility fees prior to building permit issuance.
3. The Burr oak tree in the landscaping plan is not authorized. A suitable replacement tree and location can be authorized by staff.
4. Obtain a sign permit for any exterior signage. The former Walmart sign must be reduced in height to comply with the 25-foot maximum height requirement. If a building permit is not obtained for the freestanding sign within one year, the former Walmart sign components must be removed in their entirety (including footings) by April 15, 2016.
5. The drainage facilities must be inspected and certified by the applicant's engineer that they were completed according to approved plans, prior to issuance of a certificate of occupancy.
6. The project must otherwise comply with the site plan and applicable building, fire, and electrical codes.

Vote on the motion was unanimous, motion carried.

Todd presented the staff report from Walmart for a reduction in the number of parking spaces and modifications to their parking lot and east entrance, 525 Yellowstone Avenue. Steve Kendall from Carlson Consulting answered additional questions from the Board.

Brad Payne made a motion, seconded by Justin Ness, to approve for the request from Walmart for the reduction in the number of parking spaces and modifications to their parking lot and east entrance, with the following conditions:

1. Submit verification of WYDOT approval (encroachment permit) prior to altering the east entrance.
2. Install and maintain landscaping vegetation in the form of trees and/or shrubs in the landscape islands being constructed, as discussed with the Board.

Todd Stowell presented the draft Entry Corridor Overlay Zone (Landscaping Ordinance) for review and recommendation to Council. The Board discussed possible changes to the map and ordinance language.

Justin Ness made a motion, seconded by Brad Payne, to recommend to Council the Entry Corridor Overlay Zone (Landscaping Ordinance) with the following map changes:

- Include the non-aviation areas of the airport that are along the highway.
- Only show part of the Stu Allen property in the overlay.
- Include all of the Rocky Mountain Discount Sports property.
- Include the hospital area to 9th Street.

Vote for the motion was Reese Graham, Justin Ness, Brad Payne and Curt Dansie. Vote against the motion was Buzzy Hassrick, Mark Musser, and Justin Lundvall. Motion carried.

Approved Signs by Staff: None

P&Z Board Matters: None

Council Update: None

Staff Items: None

Reese Graham made a motion, seconded by Justin Ness, to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Chairperson Lundvall adjourned the meeting at 1:10 PM.

Lynn Stutzman
Engineering Administrative Assistant

City of Cody
Planning, Zoning and Adjustment Board
Special Meeting held Tuesday, March 31, 2015

A special meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of Cody City Hall on Tuesday, March 31, 2015 at 12:00 p.m.

Present: Justin Lundvall-Chairperson; Justin Ness; Curt Dansie; Reese Graham; Brad Payne; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner

Absent: Buzzy Hassrick, Mark Musser

Chairperson Justin Lundvall called the meeting to order at 12:05 p.m.

The Board, joined by subcommittee members Councilmember Donny Anderson, Councilmember Karen Ballinger, and Councilmember Landon Greer, discussed the draft Entry Corridor Overlay District regulations (landscape ordinance).

Board members Reese Graham and Curt Danise were excused from the meeting at 12:55 p.m., which ended the formal meeting due to lack of quorum. Those remaining continued with the discussion until approximately 1:15 p.m.

Lynn Stutzman
Engineering Administrative Assistant

Justin Lundvall
Chairperson

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	APRIL 28, 2015	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	GUNRUNNER FIREARMS AND PAWN SIGN DOWNTOWN ARCHITECTURAL DISTRICT REVIEW. SGN 2015-03	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Scott Weber and Bob Carter of Gunrunner Firearms and Pawn have submitted an application to install two wall signs at their new business location of 1131 12th Street (former location of Cody sports and Pawn). The application states that one wall sign would measure 4' by 8' and be mounted on the front of the building, and the other wall sign would be mounted on the north side of the building and measure 2' by 8'.

Proposed Signs:



Existing Situation—existing signs to be replaced.



REVIEW CRITERIA:

The property is within the Downtown Architectural District established by Section 9-2-2 of the Cody City Code. Pursuant to Subsection B of 9-2-2, *"The planning, zoning and adjustment board shall examine and evaluate applications and plans involved in building and sign permits insofar as they pertain to the exterior of commercial buildings within the downtown district as herein described and shall make recommendations and suggestions to the applicants, property owners or occupants."*

The signs must also meet the size and location requirements of the sign code.

STAFF COMMENTS:

The sign types, locations, and sizes meet the requirements for the D-2 sign district in which the property is located. (Note: While the property is in the downtown architectural district it is not in the downtown sign district, but the D-2 sign district, which allows significantly more signage.)

The D-2 sign district allows each sign to be up to 150 square feet in size, and total signage on the property to be up to 300 square feet. The property also contains the "Traditions West", "Cody Country Realty", and "Red Canyon River Trips" businesses. Total wall signage of all of the businesses, including the proposed signs, has been estimated to be 210 square feet, which is below the 300 square foot total limit.

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The signs are of professional quality and have a western character, which is encouraged in the downtown area.

RECOMMENDATION:

Approve the two wall signs for "Gunrunners Firearms and Pawn" as proposed.

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	APRIL 28, 2015	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	REQUEST FOR 8-FOOT FENCE AT 2108 14 TH STREET	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Chad and Deb Bolken of 2108 14th Street have submitted a request to install an 8-foot tall fence along the back 48 feet of their side property line. They actually plan to install a new fence along the entire property line, but only the back (east) 48 feet would exceed six feet. The fence is proposed to be constructed of cedar dog-eared boards.

The primary purpose of the taller fence is for privacy. Last summer the neighbor to the north built a deck and gazebo about ten feet from the common property line that is elevated about three feet higher than the Bolken's property. As a result, the neighbors have a clear view of the Bolken's yard, as well as their kitchen and dining room.

Neighbor's gazebo and deck:



View from Bolken's Kitchen/Dining:



REVIEW PROCEDURE:

Section 10-12(F) of the zoning ordinance states: "Height: No fence shall exceed the height of six feet (6') without approval of the planning and zoning commission."

STAFF COMMENTS:

Ideally, the request would be accompanied by a letter of support from the affected neighbor. However, such is not required and the applicant indicates that a letter of support is unlikely at this time.

The fact that the fence will only be in the back yard where it is not visible to the general public is a good thing.

ALTERNATIVES:

Approve or deny a fence of eight feet in height at 2108 14th Street as requested.

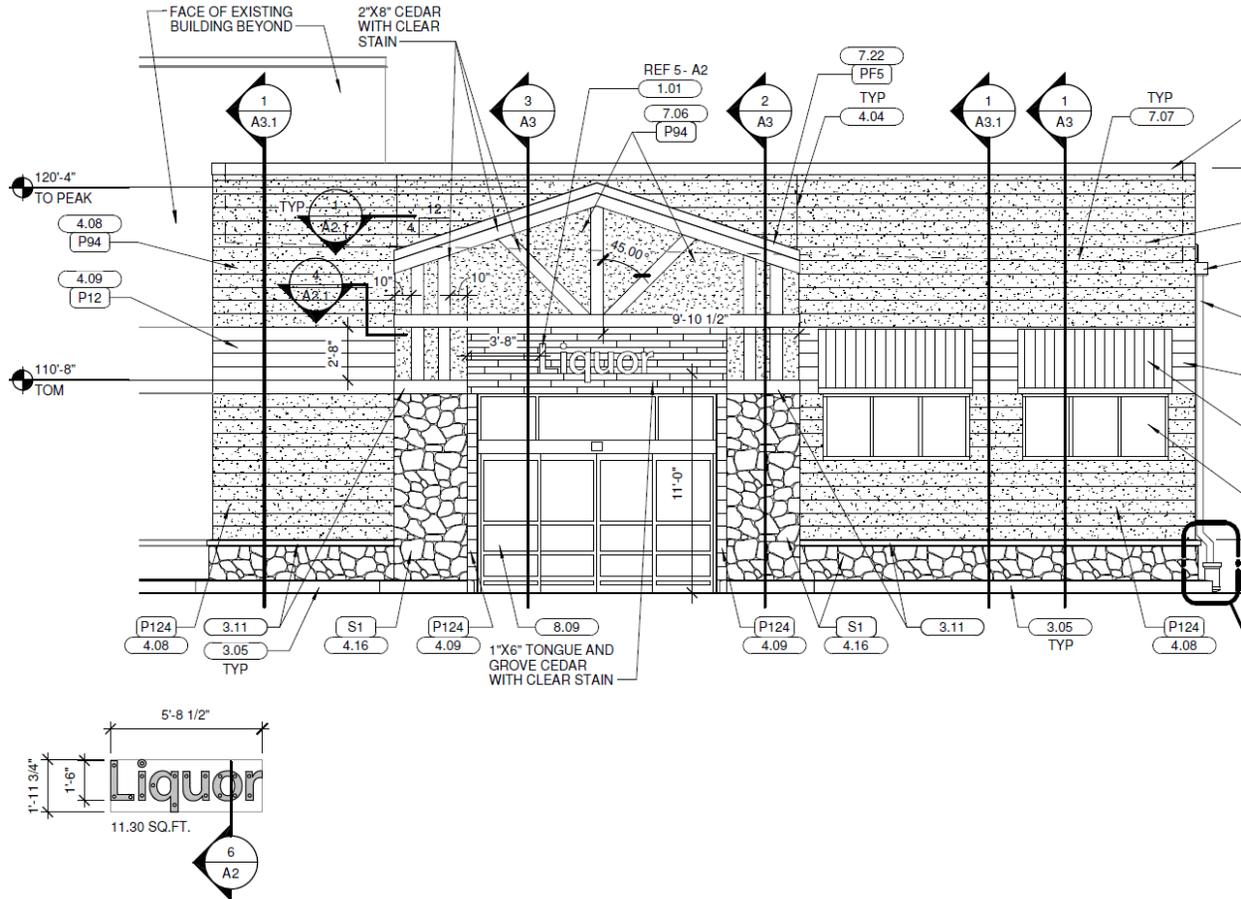
A fence permit from the building official is required for all fences.

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT

MEETING DATE:	APRIL 28, 2015	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SPECIAL EXEMPTION PUBLIC HEARING: ADDITIONAL SIGNAGE FOR WALMART LIQUOR STORE. SUP 2015-02	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

BRR Architecture, Inc. on behalf of Walmart R.E. Business Trust has submitted a Special Exemption application requesting an increase in the total amount of wall signage permitted in order to install an 11.3 square foot liquor sign for the liquor box addition. The proposed sign is depicted in the following drawings from BRR Architecture:



The Walmart store and liquor box are on the same property, which is located in an Open Business/Light Industrial (D-3) zoning district. The sign code specifies that up to 300 square feet of wall signs are permitted on a D-3 property, with no individual sign exceeding 150 square feet. Walmart presently has 472.24 square feet of wall signage and would have 483.7 square feet of wall signage with the new liquor sign. It is noted that the Walmart signage was originally installed prior to the city sign code.

Existing Conditions:



The public hearing for the request was advertised as required by certified mail to neighboring properties within 140 feet, and by publication in the newspaper.

REVIEW CRITERIA:

Pursuant to Section 10-14-2(B) of the City of Cody Code, the Planning and Zoning Board may consider special exemptions to the City's sign standards. The standards for approval of a special exemption are as follows, with staff comments provided.

No special exemption shall be approved unless the planning and zoning board finds:

- a. The special exemption will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties;*

Staff Comment: Twelve neighboring property owners were notified of the proposal and at the time of this staff report one letter of support and no letters of objection have been received. The lack of negative responses is interpreted as evidence that there is no undesirable change or detriment to neighboring properties from this proposal.

- b. The special exemption is designed to be compatible with adjacent land uses and the area or neighborhood;*

Staff Comment: Granting the special exemption request is not expected to create any significant compatibility issues. The increase in the amount of signage is minimal—only 11.3 square feet. In addition the sign matches the same style and color as the other entrance signs to the main Walmart store.

- c. The special exemption is the minimum deviation from the specifications of the zoning ordinance necessary and adequate for the proposed activity, structure or use;*

Staff Comment: Without some amount of exemption, they would not be able to install a sign for the new building without removing some of the existing signage. The amount of exemption is small in both total amount and percentage of the standard. In addition, the sign, as well as all existing signage on the Walmart building, appears to be in scale with the building itself.

- d. The benefit sought by the applicant cannot be achieved by some other method, feasible for the applicant to pursue other than a special exemption;*

Staff Comment: No other feasible options have been identified that would achieve the requested result. Removing other signage to allow installation of the liquor sign is not recommended as none of the existing signage is duplicative or extraneous in nature.

- e. Adequate services and infrastructure are or will be available to serve the proposed activity, structure or use;*

Staff Comment: No additional utility services or infrastructure improvements are necessary because of the proposed sign.

- f. The special exemption is consistent with the goals, policies and future land use map of the master plan.*

Staff Comment: The future land use map designation for this area is “commercial mixed use”, which is consistent with the continued commercial use of the property. Principle 1.2b of the master plan states that “Permitted signage should have a professional appearance and scale...” Staff believes the sign has a professional appearance and is in scale with the building.

ALTERNATIVES:

Approve, deny or approve with conditions.

ATTACHMENTS:

Special Exemption Permit.

RECOMMENDATION:

That the Planning and Zoning Board make the following findings:

(Draft, subject to information received at public hearing.)

1. That proper notice of the special exemption public hearing was provided by advertising in the Cody Enterprise and by certified mail to all property owners within 140 feet at least ten days before the hearing.
2. That the Planning and Zoning Board may grant special exemptions that are reasonable and harmless deviations from the zoning ordinance as determined by the standards outlined in Section 10-14-2, City of Cody Code.
3. That the Planning and Zoning Board has held a public hearing as required and has considered all comments pertaining to the request; and,
4. That the points identified in the staff report and at the Board meeting are adequate to set forth the reasoning why the criteria of 10-14-2(B)(2) are met.

AND,

Approve the Special Exemption to allow installation of the 11.3 square foot "Liquor" sign at 325 Yellowstone Avenue as requested.

NOTE: If approved, the applicant will need to complete and record the special exemption permit at the County Clerk's office within 10 days. The draft permit is attached.



Park County Court House
County Clerk
1002 Sheridan Avenue
Cody, WY 82414

Special Exemption Permit

On April 28, 2015 the City Planning, Zoning and Adjustment Board granted a Special Exemption Permit pursuant to City of Cody Code 10-14-2 for the following property:

Applicant/Owner Name: Walmart R.E. Business Trust
Project Address: 325 Yellowstone Avenue, Cody, WY
Legal Description: GRAND VIEW GARDENS LOTS 70-C, 70-D, 70-E, 70-F, 70-G, 70-H & PT. OF 70-M AS SHOWN ON R.O.S. G-40.

Nancy Tia Brown
MAYOR

Donny Anderson
Karen Ballinger
Jerry Fritz
Landon Greer
Steve Miller
Stan Wolz
COUNCIL MEMBERS

C. Edward Webster II
MUNICIPAL JUDGE

Barry A. Cook
CITY ADMINISTRATOR

1338 Rumsey Avenue
P.O. Box 2200
Cody, Wyoming 82414

(307) 527-7511
FAX (307) 527-6532

Description of Special Exemption Permit:

A Special Exemption is granted to permit installation of an 11.3 square foot "Liquor" wall sign to identify the entrance of the Walmart Liquor store at 325 Yellowstone Avenue. The special exemption is necessary because the total amount of wall signage on the Walmart property exceeds that permitted by the current city sign code.

Duration of Special Exemption Permit:

Authorization for the Special Exemption will run with the property, provided the sign is installed within one year.

Walmart R.E. Business Trust

By _____
(Printed name and position.)

State of _____ SS
County of _____

The foregoing instrument was acknowledged before me by _____
this _____ day of _____, 2015.

Witness my hand and official seal.

Notary Public

My commission expires _____

(Planning & Zoning Chairperson)
State of Wyoming

County of Park SS

The foregoing instrument was acknowledged before me by _____
this _____ day of _____, 2015.

Witness my hand and official seal.

Notary Public

My commission expires _____

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	APRIL 28, 2015	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: VERIZON WIRELESS COMMUNICATION SITE AND TOWER SPR 2015-11	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Digital Skylines has submitted an application on behalf of Verizon Wireless to install a 65-foot tall communication tower and associated equipment at 3526 Cottonwood Avenue. The communication site is proposed within a fenced compound that would measure 25' by 60' and be located directly south of an existing mini-storage building at the address noted. The height of the fence is proposed at seven feet, consisting of six-foot chain link and three-strand barb wire on top. The tower itself would be a typical monopole with a triangular antenna arrangement and a six-foot diameter microwave antenna mounted about mid height on the pole (exact height not yet determined). The monopole is 59 feet tall. The 65-foot measurement is from ground level to the top of the lightning rod. The equipment shelter would measure 11' 8" wide by 26' long. Further details are provided in the attached application materials.

REVIEW CRITERIA:

The property is located within the Open Business/Light Industrial (D-3) zoning district.

Section 10-10B-4 of the zoning regulations states:

All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and zoning commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans.

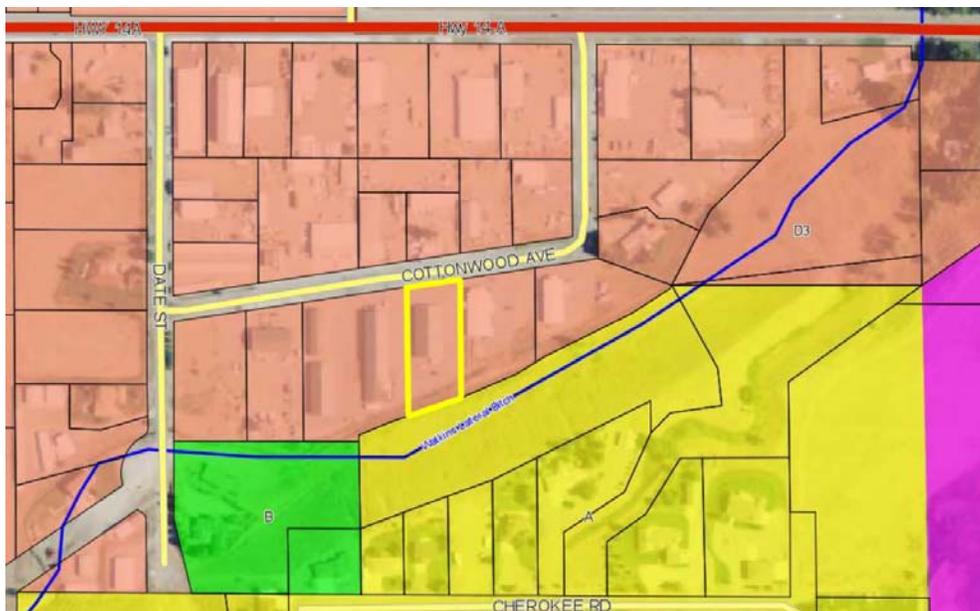
Section 9-2-3 is as follows:

Before the issuance of any permit under the international building code for commercial buildings situated within the city, the applicant, property owner and occupant shall meet with the planning, zoning and adjustment board to review the application and plans insofar as they pertain to the exterior of a commercial building and site plan conditions. The issuance of a permit shall be conditioned upon the applicant receiving an affirmative vote of a majority of the planning, zoning and adjustment board members in attendance at said meeting.

The zoning ordinance does not clearly address communication sites and towers (the category of “telephone and telegraph offices and exchanges” is about as close as it gets), yet there are many communication towers located throughout the city. Current sites include the tower at the Law Enforcement Center (Industrial E zone), various antennas at the Mountain States Telephone and Telegraph property at 1326 Sheridan Avenue (D-2 zone), the lattice tower at the county courthouse (D-2 zone), and the roof-mounted communication equipment on the Paul Stock Recreation Center (D-2 zone). Planning staff believes that there is sufficient precedent that communication sites can be considered in the D-3 zoning district.

STAFF COMMENTS:

Vicinity Map:



Typically the primary concern with communication towers relates to visual impacts, particularly to scenic viewsheds and proximity to residential areas. In selecting the proposed location and tower height, the applicant has shown a concerted effort to minimize visual impacts and stay out of residential neighborhoods. The primary service area for the proposed tower is the Powell Highway/Big Horn Avenue corridor, so the tower needs to be somewhere along that corridor. The proposed location and tower height has the benefits of being near a natural bluff (about fifty (50) feet from the retaining wall at the base of the hillside) and of a height such that the top of the tower is approximately twenty (20) feet in elevation lower than the ground level of the residential lots on the bluff to the south (Approximately 4,928' elevation at base of tower and 5,012' elevation at top of bluff—City of Cody datum.)

Based on staff calculations, a person standing on the top edge of the bluff above the tower, looking north towards Heart Mountain would not have their view of the

Shoshone River area or Heart Mountain obstructed—the line of site would extend roughly to halfway between Big Horn Avenue and the Trailhead subdivision. (See first photo below.)

Looking the opposite way, a person standing next to Big Horn Avenue, directly north of the tower, would see about the top thirty (30) feet of the communication tower extending above the top of the bluff behind the tower. Some of that 30 feet would be against a backdrop of houses and trees, but portions would be seen slightly above the skyline. (See second photo below.)



The residence with the most affected view would be the house at 604 Date Street, which is at an elevation of about 4,950, just 22 feet above the base of the tower. Their view towards McCullough Peaks would be somewhat impacted. See first photo below. The houses on the west side of Date Street would also have some view impacts—second photo below. It is further noted that there is a residence attached to the mini-storage building directly west of the tower, but that residence is owned by the same property owner that is leasing the tower site to Verizon.



The residence at 604 Date Street (left photo) is located in the Residential B zone, and was constructed before the area was annexed into the City in 1986. The houses on the west side of Date Street were constructed after the area was annexed and zoned Open Business/Light Industrial (D-3) zone.

Architecture

There is not much that can be done architecturally with a communication tower other than reduce the profile by using a monopole, as proposed. No commercial structures in the immediate area are of sufficient height to provide a more stealthy option of mounting the antennas. Fortunately, there is no lighting of the tower proposed (blinking red or white strobe).

The equipment shelter, which holds many of the electronic components, is a prefabricated structure made with a tan/brown exposed aggregate finish. All buildings in the immediate area are industrial in nature, with the exception of the houses on the bluff above, which houses are over 400 feet away.

Landscaping

No landscaping is proposed. The site will be covered in gravel. Due to the minimal visibility of the ground equipment at the site, and the lack of water service to the property, no landscaping is suggested.

Parking

Parking for a service vehicle is available in the access easement to the site, as shown on Sheet Z2.

Lighting

Exterior lighting fixtures will be mounted on the equipment shelter and the end of the existing storage building. All light fixtures are LED full cut-off wall packs.

Neighborhood Compatibility, Setbacks and Buffers, and Height Requirements

There are no specified zoning setbacks or height limits for the D-3 zone. As the lease area is not immediately adjacent to the residential area to the south, it is staff's interpretation that the 6-foot fence and vegetative buffer requirement found in Section 10-10C-4 of the City code is not applicable. If the Board disagrees, they could consider a variance to the buffer standard, as the adjacent land is city-owned hillside.

Storm Water Plan

A storm water plan has been submitted which meets the city storm water policy requirements. The site will drain to the east where water will be captured in a trench along the east side of the lease area.

Utility Services

Only power is needed for the site, which is available at Cottonwood Avenue. The

associated work and cost for extending power is the applicant's responsibility. Coordination with the electric department to make the connection will be needed.

Signage

No signage is proposed. Logos or other signage should not be displayed on the tower.

Fence

The communication site is proposed to be fenced with a seven foot tall fence (six feet of chain link and three strands of barbed wire). Fences over six feet in height require permission from the Planning and Zoning Board to determine if the context in which the fence is to be placed justifies a taller fence, without significant detriment to neighboring properties. In this case, the site is industrial in nature and the fence is actually twenty to forty feet away from the neighboring property lines.

ATTACHMENTS:

Application materials.

ALTERNATIVES:

Approve or deny the project, with or without changes.

RECOMMENDATION:

Approve the project as submitted with the following conditions:

1. No logos or other advertising signs are permitted on the communication tower and antennas.
2. Lighting of the communication tower is not authorized, unless specifically required by the FAA.
3. The project must otherwise comply with the submitted plans and applicable building, fire, and electrical codes.

verizonwireless

WY1 WYATT

PUBLIC RECORD PARCEL NO. 00000R0020842

3526 COTTONWOOD AVE
CODY, WYOMING 82414
PARK COUNTY

NEW 59'-0" MONOPOLE
(OVERALL HEIGHT: 65'-0" A.G.L.)
RAW LAND COMMUNICATION SITE



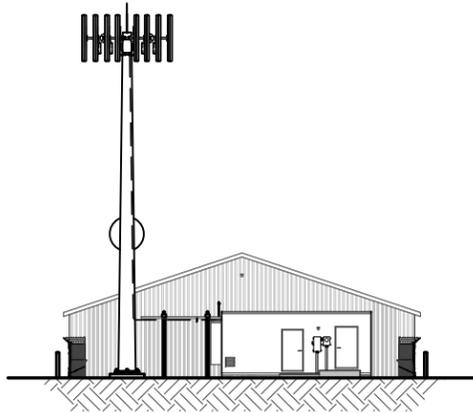
VICINITY MAP
SCALE: N.T.S.



DRIVING DIRECTIONS:

FROM THE VERIZON WIRELESS OFFICE LOCATED AT 2730 BOZEMAN AVE HELENA, MT 59601: HEAD EAST ON BOZEMAN AVE TOWARD CARTER DR 0.3 MI, TAKE THE 1ST RIGHT ONTO CARTER DR 0.6 MI, TURN LEFT ONTO US-12 E/PROSPECT AVE, CONTINUE TO FOLLOW US-12 E 31.4 MI, CONTINUE ONTO US-287 S/S FRONT ST CONTINUE TO FOLLOW US-287 S 30.5 MI, TURN LEFT TO MERGE ONTO I-90 E TOWARD BILLINGS 133 MI, TAKE EXIT 408 FOR STATE ROUTE 78 TOWARD COLUMBUS 0.3 MI, TURN RIGHT ONTO MT-78 S 0.7 MI, TURN RIGHT ONTO OLD U.S. 10 0.2 MI, TAKE THE 1ST LEFT ONTO MT-78 S/PRAETEN ST, CONTINUE TO FOLLOW MT-78 S 0.8 MI, TURN LEFT ONTO JOLIET RD 8.8 MI, CONTINUE ONTO STATE HWY 421 9.3 MI, TURN LEFT ONTO US-212 E 6.8 MI, TURN RIGHT ONTO US-310 E 18.1 MI, TURN RIGHT ONTO MT-72 S ENTERING WYOMING 21.0 MI, CONTINUE ONTO WY-120 E 7.4 MI, TURN LEFT ONTO WY-294 S 18.8 MI, TURN RIGHT ONTO US-14 ALT W 12.8 MI, TURN LEFT ONTO 36TH ST 0.1 MI, 36TH ST TURNS RIGHT AND BECOMES COTTONWOOD AVE, DESTINATION WILL BE ON THE LEFT 367 FT 3526 COTTONWOOD AVE CODY, WY 82414

APPROVED
FOR LEASING/ZONING



PROJECT DESCRIPTION:

- THIS PROJECT CONSISTS OF THE FOLLOWING:
INSTALLATION
- ONE (1) 59'-0" MONOPOLE (DESIGNED BY OTHERS)
 - ONE (1) PROPOSED EQUIPMENT SHELTER W/DIESEL GENERATOR
 - TWELVE (12) PROPOSED PANEL ANTENNAS
 - ONE (1) PROPOSED HP MICROWAVE ANTENNA
 - NINE (9) PROPOSED RRH UNITS
 - FOUR (4) PROPOSED MAIN OVP UNITS
 - TWO (2) PROPOSED HYBRIFLEX CABLES

SHEET INDEX:

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SU3	SITE SURVEY	B
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PROJECT INDEX:

APPLICANT:
VERIZON WIRELESS
2730 BOZEMAN AVENUE
HELENA, MONTANA 59601

CONTACT: KENT MCDERMOTT
PHONE: 406-461-1359

ENGINEERS/DESIGNERS:
TOWERCOM TECHNOLOGIES LLC
767 NORTH STAR RD.
STAR, ID 83669

CONTACT: MARK ANDERSON
PHONE: 208-286-0266 EXT. 106

SURVEYOR:
ENGINEERING ASSOCIATES
902 13TH STREET
CODY, WYOMING 82414

CONTACT: LYLE CASCIATO PLS, CFedS, EIT
PHONE: 307-587-4911

ZONING/SITE AQ:
DIGITAL SKYLINES, INC.
11340 N. 105TH PLACE
SCOTTSDALE, ARIZONA 85259

CONTACT: KEVIN HOWELL
PHONE OFFICE: 480-425-9353
CELL PHONE: 602-717-7600

ABBREVIATED LEGAL DESCRIPTION:

ASSESSOR'S PARCEL NO. 00000R0020842 BEING LOT 5A, BLOCK 2 KINDER SUBDIVISION, CITY OF CODY, PARK COUNTY, WYOMING.

GENERAL PROJECT NOTES:

- 1 PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
- 2 CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
- 3 ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON WIRELESS REPRESENTATIVE.
- 4 INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
- 5 NOTIFY VERIZON WIRELESS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON WIRELESS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
- 6 CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
- 7 CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON WIRELESS REPRESENTATIVE.
- 8 THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON WIRELESS, THE CONTRACTOR SHALL PROVIDE VERIZON WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
- 9 VERIFY ALL FINAL EQUIPMENT WITH A VERIZON WIRELESS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PROJECT INFORMATION:

PROPERTY OWNER:	PEREGRINE PARTNERSHIP, LLC POB 2448 CODY, WY. 82414		
JURISDICTION:	CITY OF CODY P.O. BOX 2200 CODY, WY 82414		
PUBLIC RECORD PARCEL NO.:	00000R0020842		
OCCUPANCY CLASSIFICATION:	U - UTILITY & MISC.		
TYPE OF CONSTRUCTION:	TYPE II-B		
ITEM:	REQUIRED/ALLOWED:	PROVIDED:	COMPLIANCE:
FIRE SPRINKLERS:	NO	NO	YES
FIRE ALARM:	NO	YES, ALARMED BACK TO MARKET SWITCH FACILITY	YES
BUILDING HEIGHT:	UP TO 55'	10'	YES
BUILDING STORIES:	2	1	YES
BUILDING AREA:	UP TO 8,500 SQ. FT.	312 SQ. FT.	YES
OCCUPANT LOAD:	N/A	UNOCCUPIED	YES
NUMBER OF EXITS:	1	2	YES
FIRE RESISTANCE OF EXTERIOR WALLS:	1 HOUR	1 HOUR	YES
FIRE RESISTANCE RATING OF BUILDING ELEMENTS:	1 HOUR	1 HOUR	YES
PROTECTION OF OPENINGS:	N/A	N/A	YES
NON-SEPERATED OR SEPERATED USES:	N/A	N/A	YES
ROOF COVERING MATERIAL:	CLASS B	CLASS B	YES
PLUMBING FIXTURES:	NONE	UNOCCUPIED, NO PLUMBING	YES

FCC COMPLIANCE:

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

ADA COMPLIANCE:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

DESIGNED FOR:

verizonwireless

2730 BOZEMAN AVE.
HELENA, MONTANA 59601

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DESIGNED BY:	TowerCom Technologies	ALBUQUERQUE, BOISE, DENVER, EL PASO, IRVINE, LAS VEGAS, NEW MEXICO, IDAHO, COLORADO, TEXAS, CALIFORNIA, NEVADA	DATE	CHK	BY
			08/29/14 ECL	-	
REV	DESCRIPTION	DATE	CHK	BY	
1	APPROVED FOR LEASING & ZONING	02/03/15 RT			
2	REVISED PER ZONING REQUIREMENTS				



PROJECT NAME:

WY1 WYATT
NEW 59'-0" MONOPOLE
(OVERALL HEIGHT: 65'-0" A.G.L.)
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:

3526 COTTONWOOD AVE
CODY, WYOMING 82414
PARK COUNTY

SHEET TITLE:

TITLE SHEET

SAVE DATE:

2/3/2015 2:15 PM

SHEET NUMBER:

T1

GENERAL PROJECT NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
4. EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5. CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
7. SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
8. THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
9. NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

GENERAL CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.
 THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.
 ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON WIRELESS NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WIRELESS WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.
 CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.
 IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON WIRELESS STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON WIRELESS.
2. ALL ANTENNAS MUST BE PIM TESTED WITHIN 48 HOURS OF THEM BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE VERIZON WIRELESS CONSTRUCTION ENGINEER AND EQUIPMENT ENGINEER WITHIN THE SAME 48 HOURS. IF YOU MISS THE 48HR TIMELINE AND THE ANTENNAS DO NOT PASS UPON INSTALLATION, YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
3. ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. VERIZON WIRELESS WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.

STRUCTURAL DESIGN CRITERIA:

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2012, ASCE 7-10, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".

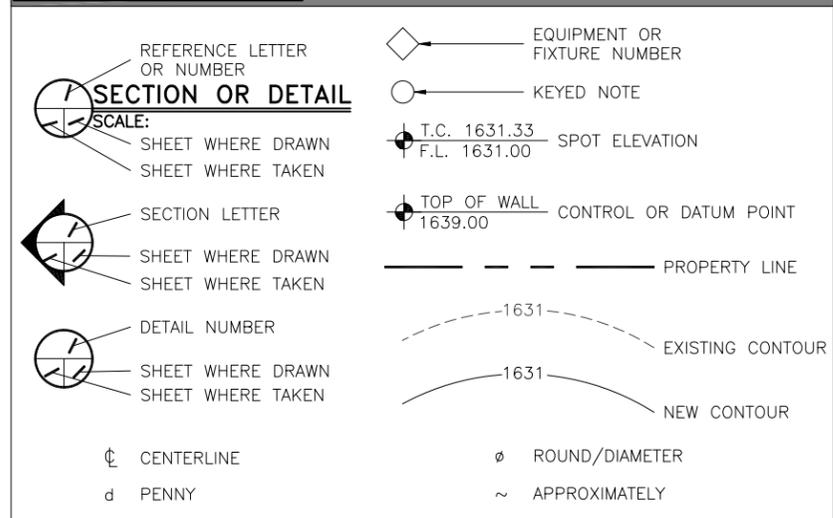
BUILDING STRUCTURES:

1. WIND LOADS: IBC 2012 §1609 & ASCE 7-10 §28.5 (SIMPLIFIED METHOD)
 $V_{3s} = 90$ MPH
 OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2. SEISMIC LOADS: IBC 2012 §1613 & ASCE 7-10 §12.14 (SIMPLIFIED METHOD)
 OCCUPANCY CAT. = II; SITE CLASS = D
 $V = \frac{F(S_{ps})W}{R}$
 $F = 1.0$ (SINGLE-STORY), 1.1 (TWO STORY), 1.2 (THREE STORY)
 $S_{ps} = (2/3) S_{ms}$
 $R = 1.5$ (ORDINARY PLAIN CONCRETE SHEARWALLS),
 6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),
 4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

COMMUNICATIONS STRUCTURES:

1. WIND LOADS: IBC 2012 §1609, ASCE 7-10 §29.5 & ANSI TIA-222-G
 $V = 90$ MPH (3-SEC. GUST)
 $V = 30$ MPH (0" RADIAL ICE)
 STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2. SEISMIC LOADS*: IBC 2012 §1613, ASCE 7-10 §15.6.6 & ANSI TIA-222-G
 *MAY BE IGNORED FOR STRUCTURE CLASS I AND/OR EARTHQUAKE SPECTRAL RESPONSE FOR SHORT PERIOD ($S_s \leq 1.0$)
 STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0
 $V = \frac{S_{ds}(W)I}{R}$ (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))
 $V = \sum \frac{S_{az}(Wz)I}{R}$ (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

LEGEND OF SYMBOLS:



VIEW OF PROPOSED LEASE AREA (LOOKING NORTH)



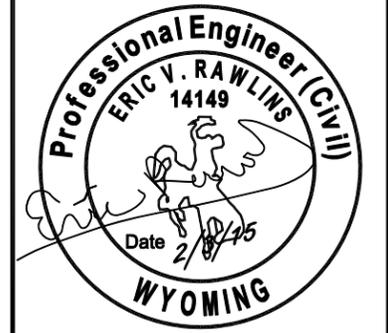
VIEW OF PROPOSED LEASE AREA (LOOKING EAST)

APPROVED FOR LEASING/ZONING

DESIGNED FOR:
verizonwireless
 2730 BOZEMAN AVE.
 HELENA, MONTANA 59601

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TowerCom TECHNOLOGIES	ALBUQUERQUE, BOISE, DENVER, EL PASO, IRVINE, LAS VEGAS, NEW MEXICO, IDAHO, COLORADO, TEXAS, CALIFORNIA, NEVADA	CHK	BY	DATE
		REV	DESCRIPTION	DATE
1	APPROVED FOR LEASING & ZONING	08/29/14	ECL	-
2	REVISED PER ZONING REQUIREMENTS	02/03/15	RT	EV



PROJECT NAME:
WY1 WYATT
 NEW 59'-0" MONOPOLE
 (OVERALL HEIGHT: 65'-0" A.G.L.)
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:
 3526 COTTONWOOD AVE
 CODY, WYOMING 82414
 PARK COUNTY

SHEET TITLE:
SPECIFICATION & PHOTOS SHEET

SAVE DATE:
 2/3/2015 2:15 PM

SHEET NUMBER:
SP1

LEASE AREA SURVEY

GENERAL LEGAL DESCRIPTION OF PORTION OF LESSOR'S PARCEL CROSSED
**ASSESSOR'S PARCEL NO. 0000R0020842 BEING
 LOT 5A, BLOCK 2 KINDER SUBDIVISION, CITY OF CODY,
 PARK COUNTY, WYOMING.**

TITLE REFERENCE:

This Survey was done with sufficient research and field gathered data to verify the Parent Parcel of the subject property, however, this Surveyor has relied upon the title provider referenced herein for documents of record. This Surveyor makes no guarantee, either expressed or implied as to the quality of the title report/abstract and reference documents provided and the documents provided affecting the Lease and immediate area have been plotted.

KEYED NOTES

- (A) FOUND 1" IRON PIPE
- (B) FOUND 2" ALUM. CAP H&B-LS 2332
- (C) FOUND 3/8" REBAR

LEGEND

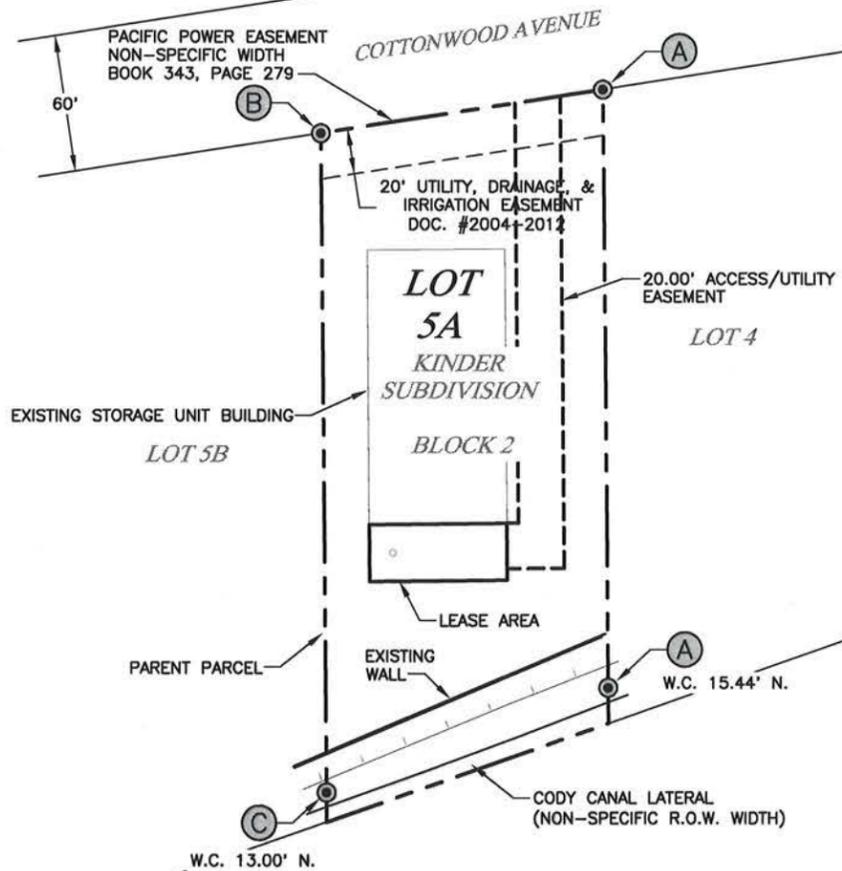
- FOUND SURVEY MONUMENT (AS NOTED).
- ⊗ CALCULATED CORNER (POINT NOT SURVEYED).
- SET REBAR WITH CAP OR (TO BE SET PRIOR TO CONSTRUCTION).
- [] RECORD DIMENSIONS, RECORD OF SURVEY SHOWING THE DIVISION OF LOT 5, BLOCK 2, KINDER SUBDIVISION.

REFERENCE DOCUMENTS:

- 1. Park County Title Insurance Agency - File No. 20140135
 Effective Date: February 27, 2014 at 5:03 p.m.

NO EASEMENT CERTIFICATION:

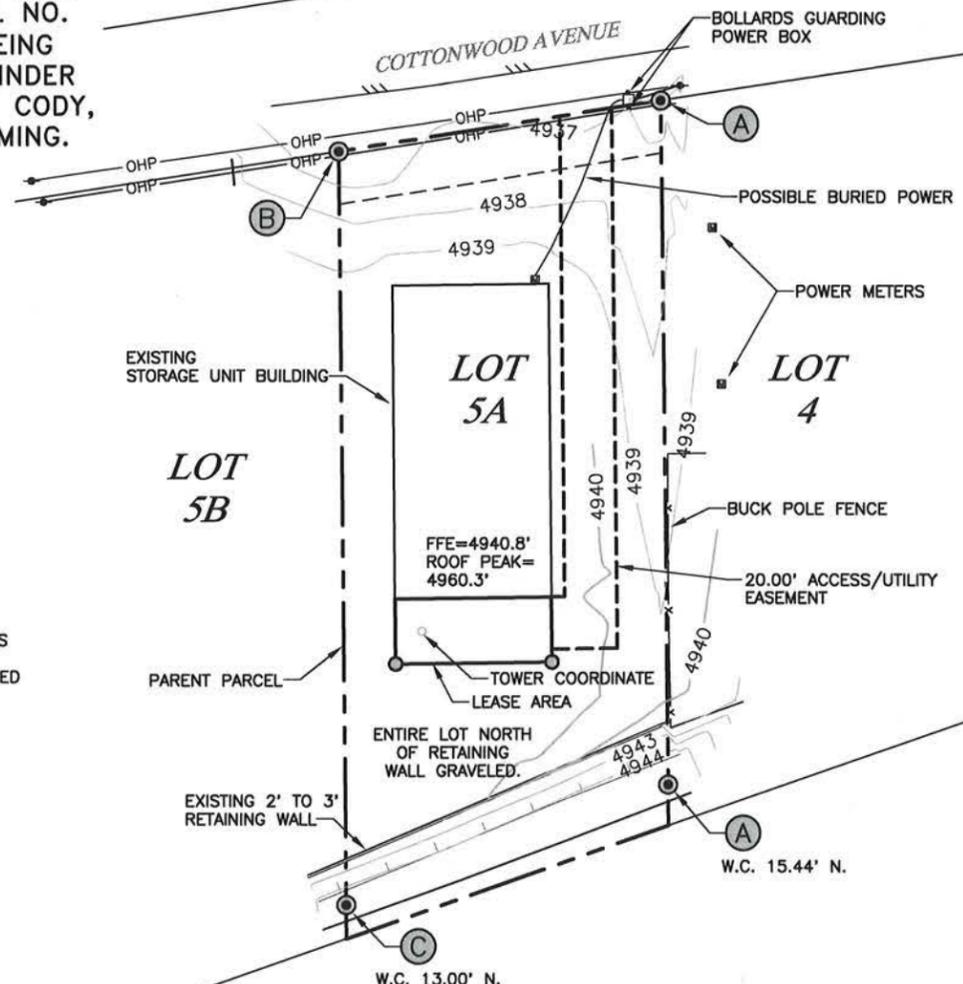
THIS IS TO CERTIFY THAT NO EASEMENTS LISTED IN THE PROJECT TITLE, FILE NO. 20140135, EFFECTIVE DATE: FEBRUARY 27, 2014. CROSS THROUGH THE VERIZON WIRELESS/WY1 WYATT LEASE AREA.



PARENT PARCEL SURVEY CONTROL OVERVIEW

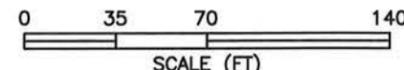
SCALE: 1" = 80'

GENERAL LEGAL DESCRIPTION OF PORTION
 OF LESSOR'S PARCEL CROSSED
**ASSESSOR'S PARCEL NO.
 0000R0020842 BEING
 LOT 5A, BLOCK 2 KINDER
 SUBDIVISION, CITY OF CODY,
 PARK COUNTY, WYOMING.**



LEASE AREA SITE PLAN

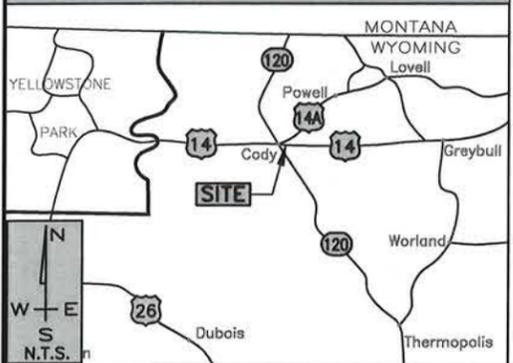
SCALE: 1" = 70'



NOTE

- 1. NO DEFINED APPROACH EXISTS FROM COTTONWOOD AVENUE. ENTIRE FRONTAGE IS TRAVERSED BY TRUCK TRAFFIC.

REGIONAL MAP:



VICINITY MAP:



TOWER COORDINATE REPORT:

NAD 83: 44°31'52.65" N
 109°01'13.28" W

DECIMAL DEGREES: 44.531292° N
 109.020356° W

NAD 27: 44°31'52.82" N
 109°01'10.78" W

NAVD88: 4940.0' (GROUND)
NGVD 29: 4936.5'

BASIS OF BEARING AND DATUM NOTE:

- 1.) BEARINGS AND DISTANCES SHOWN ARE GRID BEARINGS AND GRID DISTANCES ON A WYOMING WEST-CENTRAL ZONE STATE PLANE PROJECTION MODIFIED TO GROUND, WITH A CENTRAL MERIDIAN SCALE FACTOR OF 1.00029781, CORRESPONDING TO A PROJECTION HEIGHT OF 5070 FEET.
- 2.) Project is tied to National CORS via the OPUS utility. Geodetic Position of the NE COR. LOT 5A is:
 LATITUDE: 44°31'54.665"
 LONGITUDE: 109°01'12.026"
 ELLIPSOID HEIGHT: 4896.2'
 HOR. DATUM NAD83[2011] VERT. DATUM NAVD88[GEOID12A]

PROJECT NAME:

**VERIZON WIRELESS
 WY1 WYATT
 ALT #1**

PROJECT ADDRESS:
 3526 COTTONWOOD AVENUE
 CITY OF CODY
 PARK COUNTY
 WYOMING 82414

DATE OF SURV.: 04/03/14

DESIGNED FOR:

DESIGNED BY:

ALBUQUERQUE / STAR / EL PASO / LAS VEGAS / DENVER
 NEW MEXICO / IDAHO / TEXAS / NEVADA / COLORADO

PARENT PARCEL OWNER:

BILL VOERDING CONTACT: BILL VOERDING
 PHONE: (307) 899-3764

PUBLIC RECORD PARCEL I.D.:

ASSESSOR'S PARCEL No.: 0000R0020842

COMMUNICATIONS FACILITY OWNER:

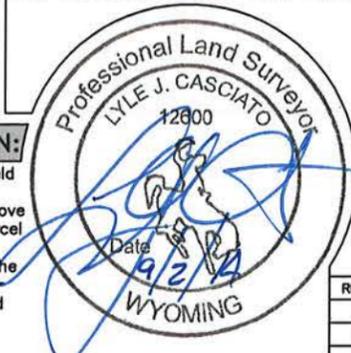
NEW BUILD NEW BUILD

DRIVING DIRECTIONS:

From the intersection of 17th St. (Hwy 14-16 running N-S) & Sheridan Ave. (Hwy 14-16 East), go West on Sheridan Ave. 0.1 mile to US-14 Alt E/16th St. Go right (North) onto 16th St/Hwy 14-Alt East, road curves to the East and becomes Big Horn Ave/Hwy 14-Alt East Continue 1.6 miles on Hwy 14-Alt E to Date St. Turn right (S) onto Date St., take first left (E) onto Cottonwood Avenue. Site is on the south side of the street.

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed under my direction. It correctly depicts existing, readily visible improvements and above ground utilities, and the Boundary of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel, and this Survey was developed to support the communications facility plan set named hereon.



LYLE J. CASCIATO WY Registration No. 12600 09/02/14

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REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	04/11/14	CRA	LJC
B	100% SU SHEETS AND DESCRIPTIONS	09-02-14	LJC	LJC
C				

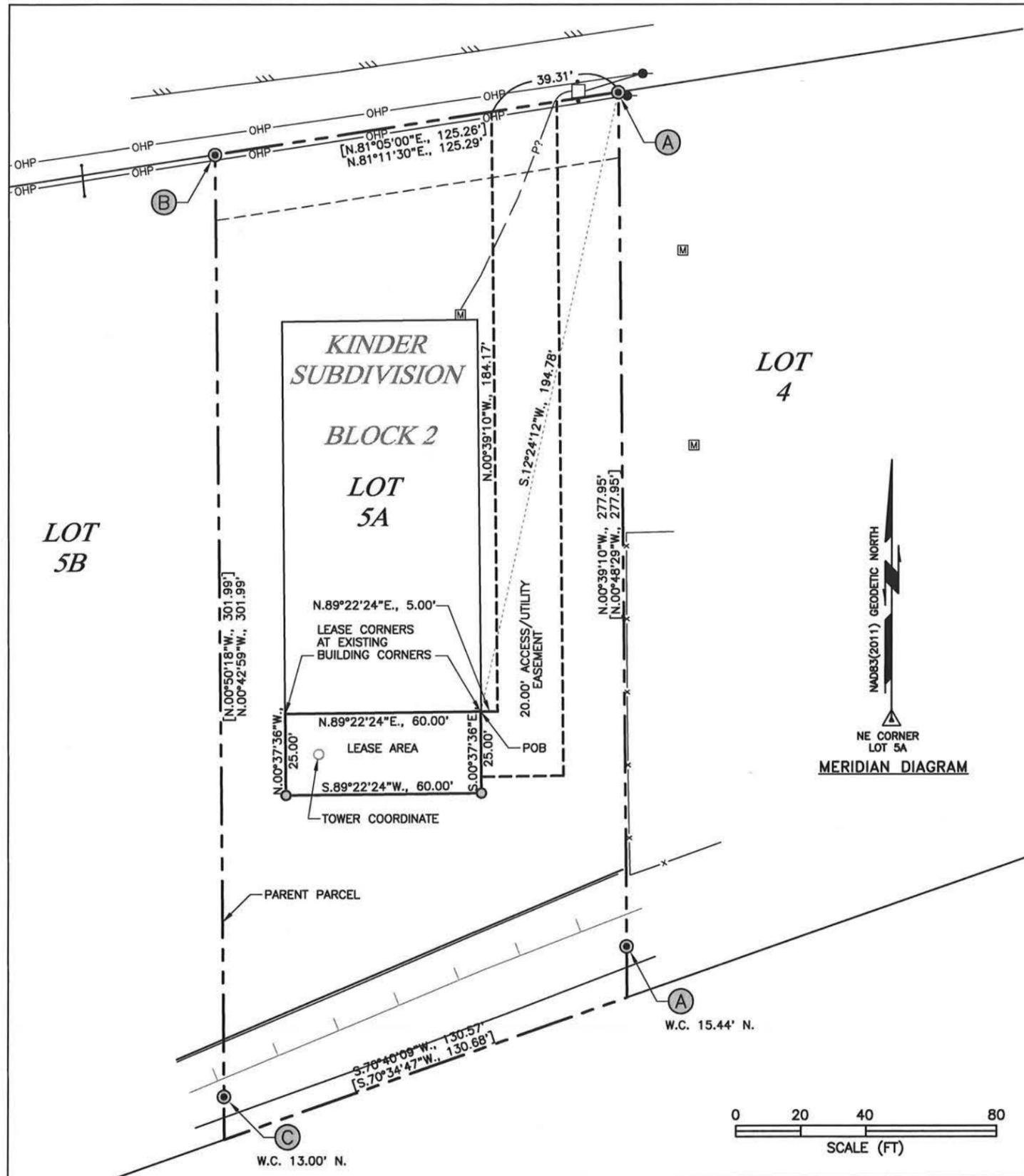
SHEET TITLE:

**SURVEY NOTES & REFERENCE
 SURVEY CONTROL OVERVIEW
 LEASE AREA SITE PLAN**

TCT SITE I.D.: WY1 WYATT ALT #1

SHEET INFO.: Sheet 1 of 2 SU1

GENERAL LEGAL DESCRIPTION OF PORTION OF LESSOR'S PARCEL CROSSED
 ASSESSOR'S PARCEL NO. 0000R0020842 BEING
 LOT 5A, BLOCK 2 KINDER SUBDIVISION, CITY OF CODY,
 PARK COUNTY, WYOMING.



EASEMENT AND LEASE AREA OVERVIEW

SCALE: 1" = 40'

LEGEND

- ⊙ FOUND SURVEY MONUMENT (AS NOTED).
- ⊗ CALCULATED CORNER (POINT NOT SURVEYED).
- ⊙ SET REBAR WITH CAP OR (TO BE SET PRIOR TO CONSTRUCTION).
- [] RECORD DIMENSIONS, RECORD OF SURVEY SHOWING THE DIVISION OF LOT 5, BLOCK 2, KINDER SUBDIVISION.

KEYED NOTES

- (A) FOUND 1" IRON PIPE
- (B) FOUND 2" ALUM. CAP H&B-LS 2332
- (C) FOUND 3/8" REBAR

A parcel of land for the purpose of a telecommunications equipment lease area, situate within a portion of Lot 5, Block 2, Kinder Subdivision, City of Cody, as filed in Book "C" of Plats, Page 49, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, also reflected as Lot 5A, The Division of Lot 5 Block 2, Kinder Subdivision, according to the Record of Survey filed in Book "H" of Plats, Page 99 in the records of said County Clerk;

Commencing at a 1" Iron Pipe at the Northeast Corner of said Lot 5A, located N.00°39'10"W., 262.51 from a 1" Iron Pipe Witness Corner 15.44 feet north of the Southeast Corner of said Lot 5A;

thence S.12°24'12"W. 194.78 feet to the southeast corner of an existing storage building, the POINT OF BEGINNING, labeled "POB" hereon;

thence S.00°37'36"E., 25.00 feet;

thence S.89°22'24"W., 60.00 feet;

thence N.00°37'36"W., 25.00 feet, to the southwest corner of said storage building;

thence N.89°22'24"E. 60.00 feet to the POINT OF BEGINNING;

said parcel of land contains 1500 square feet or 0.034 acres.

LEASE AREA LAND DESCRIPTION

A strip of land 20.00 feet in width for the purpose of an access and utility easement to serve a telecommunications equipment lease area, situate within a portion of Lot 5, Block 2, Kinder Subdivision, City of Cody, as filed in Book "C" of Plats, Page 49, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, also reflected as Lot 5A, The Division of Lot 5 Block 2, Kinder Subdivision, according to the Record of Survey filed in Book "H" of Plats, Page 99 in the records of said County Clerk, said strip lying south and east of and adjoining the following described sideline;

Commencing at a 1" Iron Pipe at the Northeast Corner of said Lot 5A, located N.00°39'10"W., 262.51 from a 1" Iron Pipe Witness Corner 15.44 feet north of the Southeast Corner of said Lot 5A;

thence S.12°24'12"W. 194.78 feet to the southeast corner of an existing storage building, the POINT OF BEGINNING, labeled "POB" hereon;

thence N.89°22'24"E., 5.00 feet;

thence parallel with the east line of said Lot 5A, N.00°39'10"W., 184.17 feet, more or less, to the north line of said Lot 5A, the TERMINUS of said sideline;

said strip of land contains 4214 square feet or 0.097 acres.

20' ACCESS/UTILITY EASEMENT DESCRIPTION

DESIGNED FOR:



DESIGNED BY:



SHEET TITLE:

LEASE AREA & ACCESS/UTILITY
 EASEMENT OVERVIEW
 LAND DESCRIPTIONS

TCT SITE I.D.: WY1 WYATT ALT #1

SHEET INFO.: Sheet 2 of 2 SU2

SETBACK TABLE:

	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	~188'	~175'
SOUTH	~75'	~62'
EAST	~94'	~44'
WEST	~30'	~20'

DESIGNED FOR:

verizonwireless

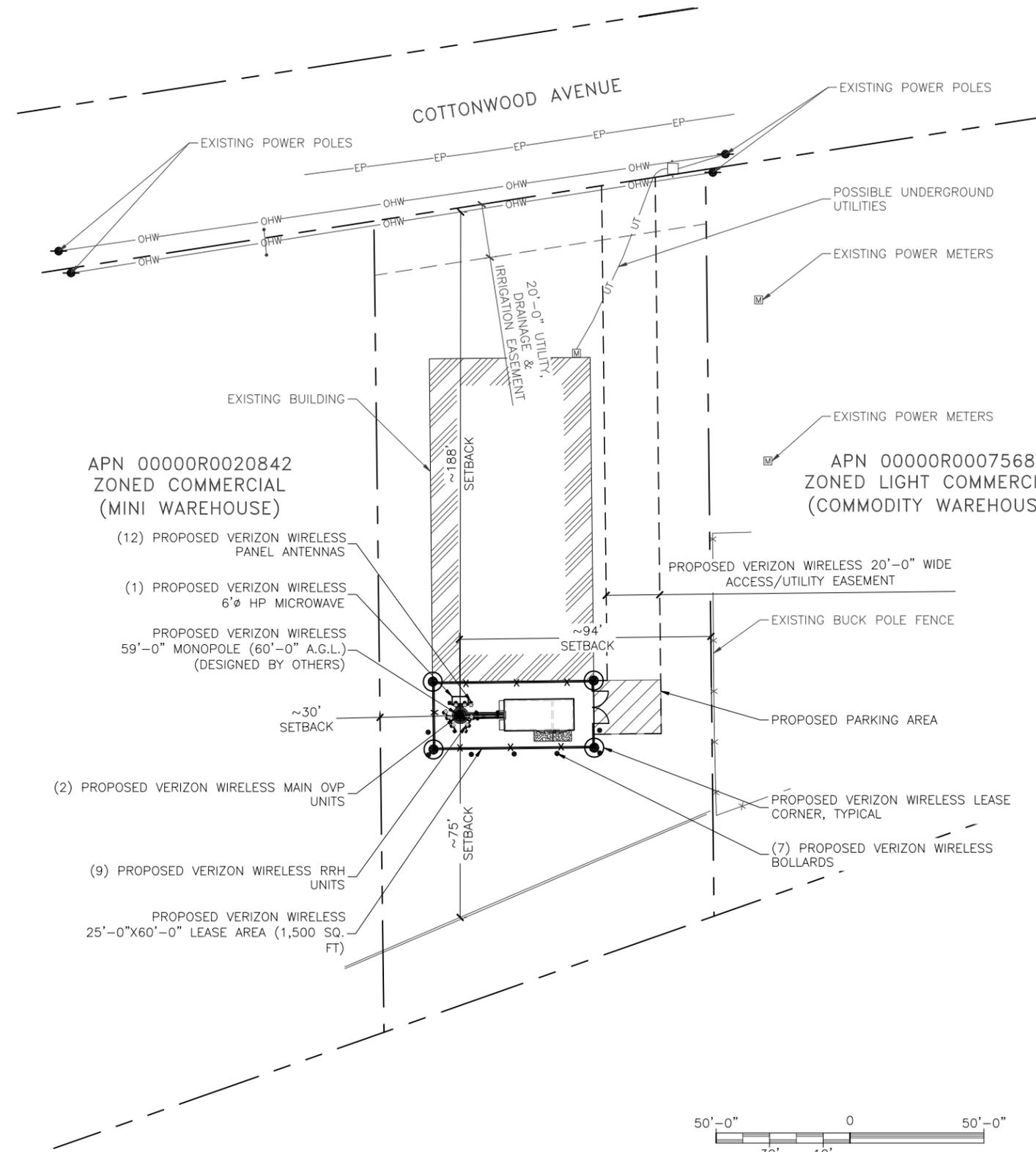
2730 BOZEMAN AVE.
HELENA, MONTANA 59601

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ALBUQUERQUE, BOISE, DENVER, EL PASO, IRVINE, LAS VEGAS, NEW MEXICO, IDAHO, COLORADO, TEXAS, CALIFORNIA, NEVADA

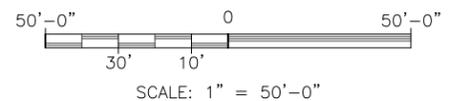
REV	DESCRIPTION	DATE	BY	CHK
1	APPROVED FOR LEASING & ZONING	08/29/14	ECL	-
2	REVISED PER ZONING REQUIREMENTS	02/03/15	RT	EVR



APN 00000R0020842
ZONED COMMERCIAL
(MINI WAREHOUSE)

APN 00000R0007568
ZONED LIGHT COMMERCIAL
(COMMODITY WAREHOUSE)

- (12) PROPOSED VERIZON WIRELESS PANEL ANTENNAS
- (1) PROPOSED VERIZON WIRELESS 6'Ø HP MICROWAVE
- PROPOSED VERIZON WIRELESS 59'-0" MONOPOLE (60'-0" A.G.L.) (DESIGNED BY OTHERS)
- (2) PROPOSED VERIZON WIRELESS MAIN OVP UNITS
- (9) PROPOSED VERIZON WIRELESS RRH UNITS
- PROPOSED VERIZON WIRELESS 25'-0"X60'-0" LEASE AREA (1,500 SQ. FT)



SITE PLAN



PROJECT NAME:

WY1 WYATT
NEW 59'-0" MONOPOLE
(OVERALL HEIGHT: 65'-0" A.G.L.)
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:

3526 COTTONWOOD AVE
CODY, WYOMING 82414
PARK COUNTY

SHEET TITLE:

SITE PLAN

SAVE DATE:

2/3/2015 2:15 PM

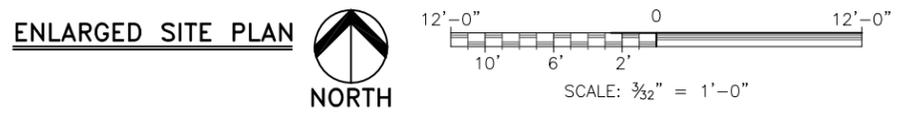
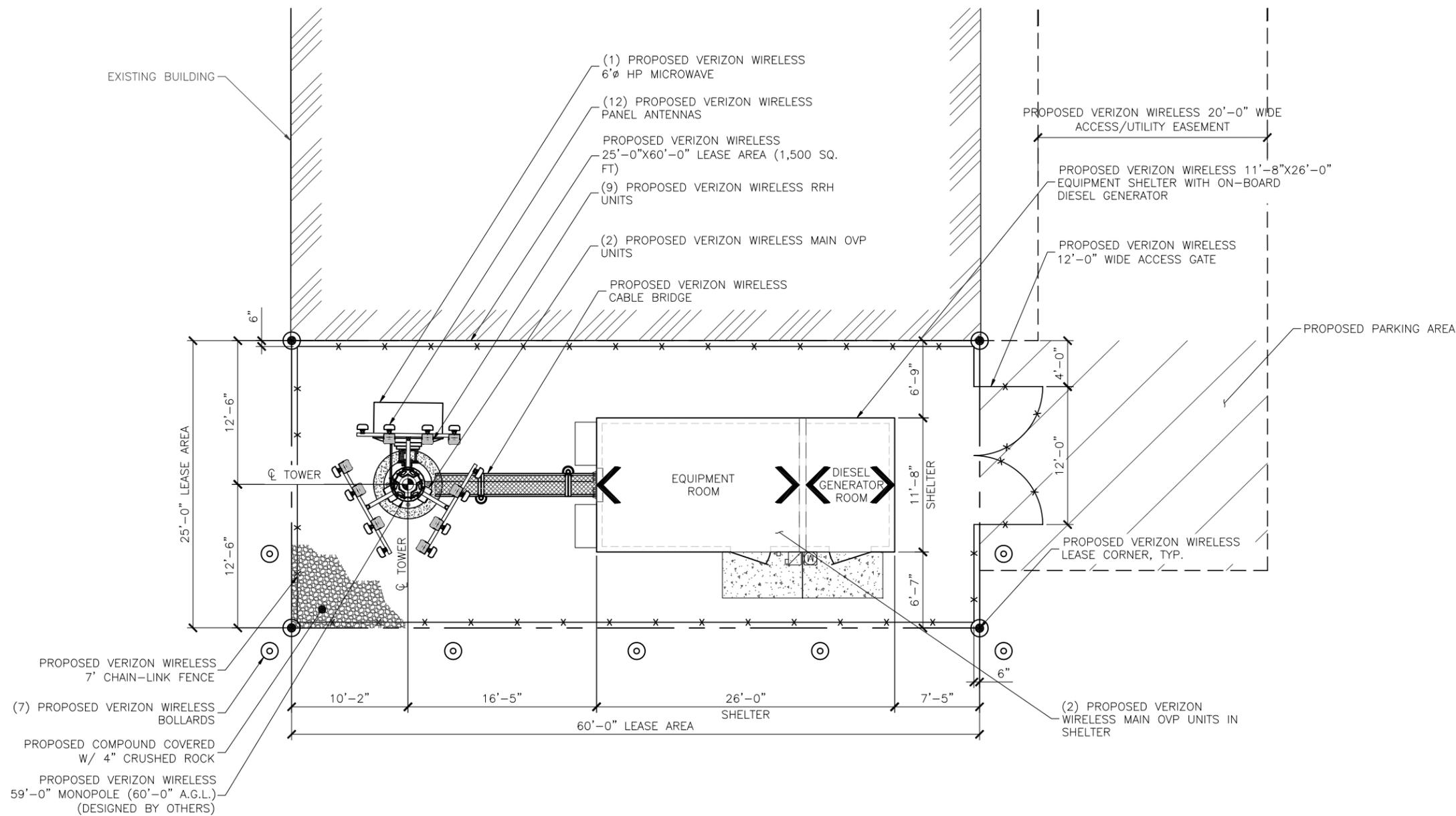
SHEET NUMBER:

Z1

SITE NOTES:	
1	PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2	GRADE ENTIRE COMPOUND UP 6" ABOVE FINISHED GRADE PRIOR TO INSTALLING 4" OF 3/4" CRUSHED ROCK.
3	CONTRACTOR TO PLACE MONOPOLE FOUNDATION BASED ON FINISHED COMPOUND GRADE.

DESIGNED FOR:
verizonwireless
 2730 BOZEMAN AVE.
 HELENA, MONTANA 59601

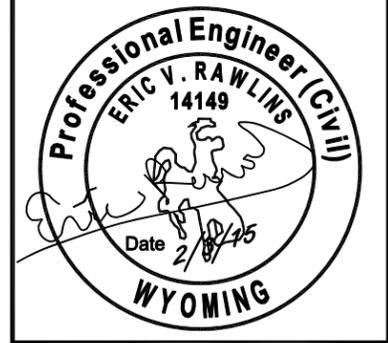
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REV	DESCRIPTION	DATE	BY	CHK
1	APPROVED FOR LEASING & ZONING	08/29/14	ECL	-
2	REVISED PER ZONING REQUIREMENTS	02/03/15	RT	EVR

DESIGNED BY: TowerCom Technologies

ALBUQUERQUE, BOISE, DENVER, EL PASO, IRVINE, LAS VEGAS, NEW MEXICO, IDAHO, COLORADO, TEXAS, CALIFORNIA, NEVADA



PROJECT NAME:
WY1 WYATT
 NEW 59'-0" MONOPOLE
 (OVERALL HEIGHT: 65'-0" A.G.L.)
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:
 3526 COTTONWOOD AVE
 CODY, WYOMING 82414
 PARK COUNTY

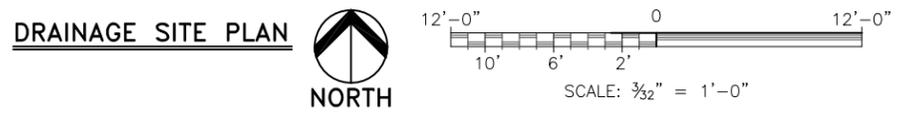
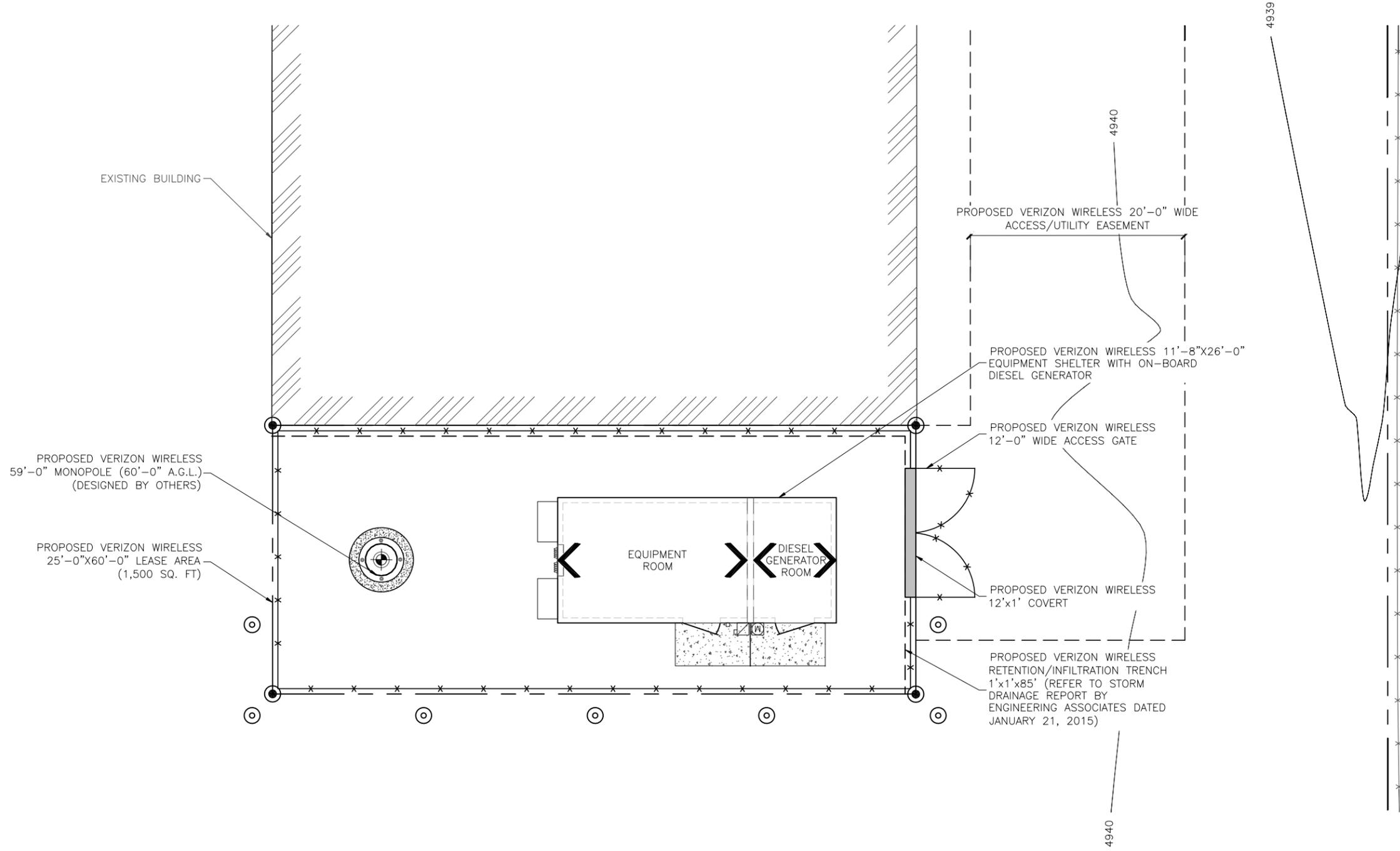
SHEET TITLE:
ENLARGED SITE PLAN

SAVE DATE:
 2/3/2015 2:15 PM

SHEET NUMBER:
22

APPROVED FOR LEASING/ZONING

- SITE NOTES:**
- 1 PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
 - 2 GRADE ENTIRE COMPOUND UP 6" ABOVE FINISHED GRADE PRIOR TO INSTALLING 4" OF 3/4" CRUSHED ROCK.
 - 3 CONTRACTOR TO PLACE MONOPOLE FOUNDATION BASED ON FINISHED COMPOUND GRADE.



APPROVED FOR LEASING/ZONING

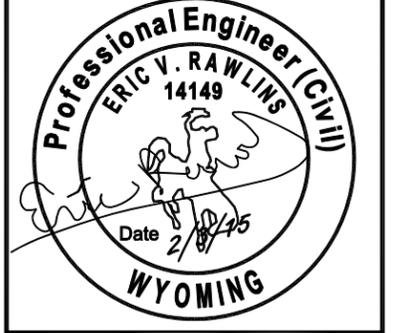
DESIGNED FOR:

verizonwireless

2730 BOZEMAN AVE.
HELENA, MONTANA 59601

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TowerCom TECHNOLOGIES	ALBUQUERQUE, BOISE, DENVER, EL PASO, IRVINE, LAS VEGAS, NEW MEXICO, IDAHO, COLORADO, TEXAS, CALIFORNIA, NEVADA	DATE	BY	CHK
		08/29/14 ECL	-	-
REV	DESCRIPTION	DATE	BY	CHK
1	APPROVED FOR LEASING & ZONING	02/03/15 RT		
2	REVISED PER ZONING REQUIREMENTS			



PROJECT NAME:

WY1 WYATT
NEW 59'-0" MONOPOLE
(OVERALL HEIGHT: 65'-0" A.G.L.)
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:

**3526 COTTONWOOD AVE
CODY, WYOMING 82414
PARK COUNTY**

SHEET TITLE:

**DRAINAGE
SITE PLAN**

SAVE DATE:

2/3/2015 2:15 PM

SHEET NUMBER:

Z2.1

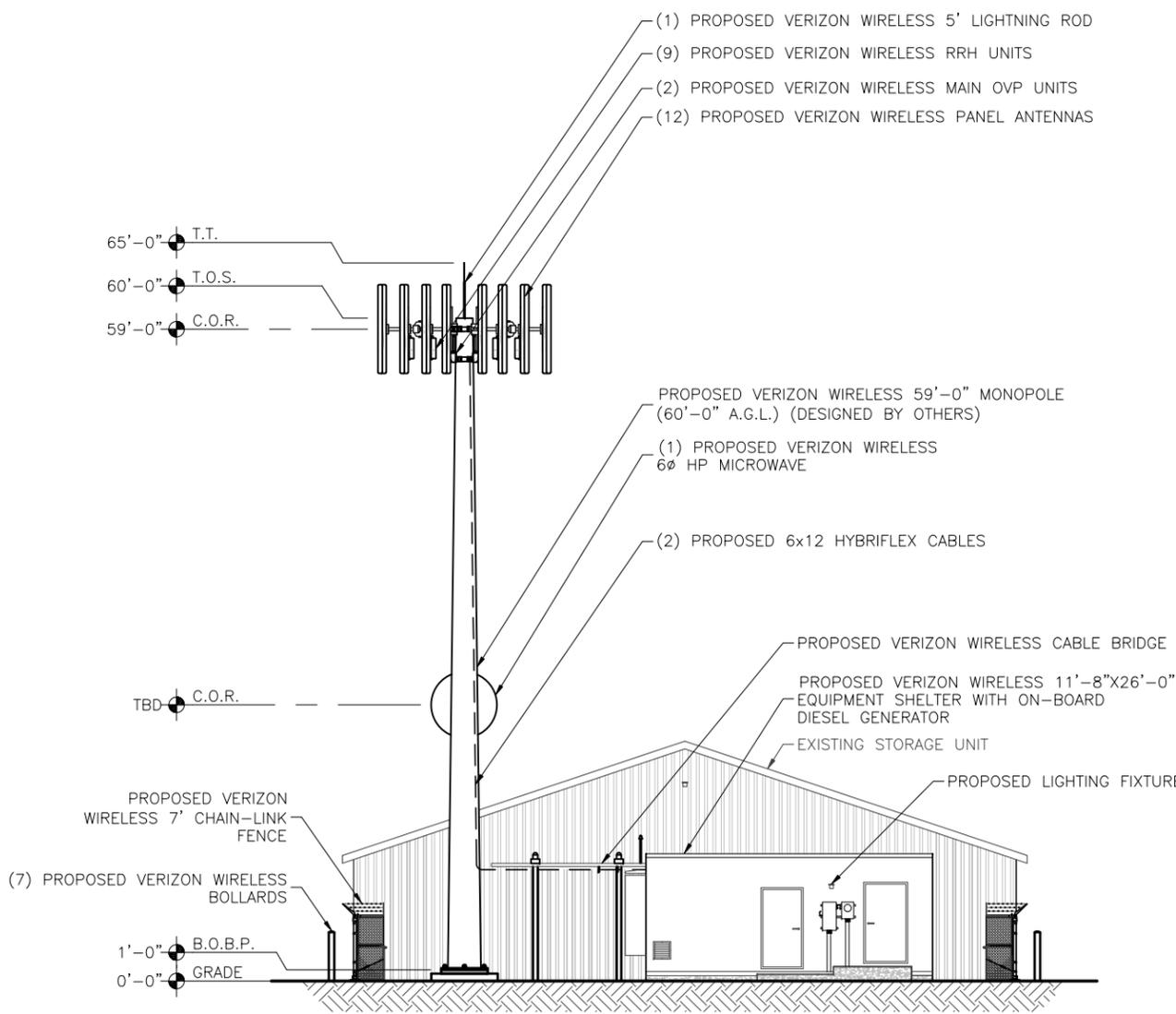
KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE
T.O.S. =	TOP OF STRUCTURE

DESIGNED FOR:
verizonwireless
 2730 BOZEMAN AVE.
 HELENA, MONTANA 59601

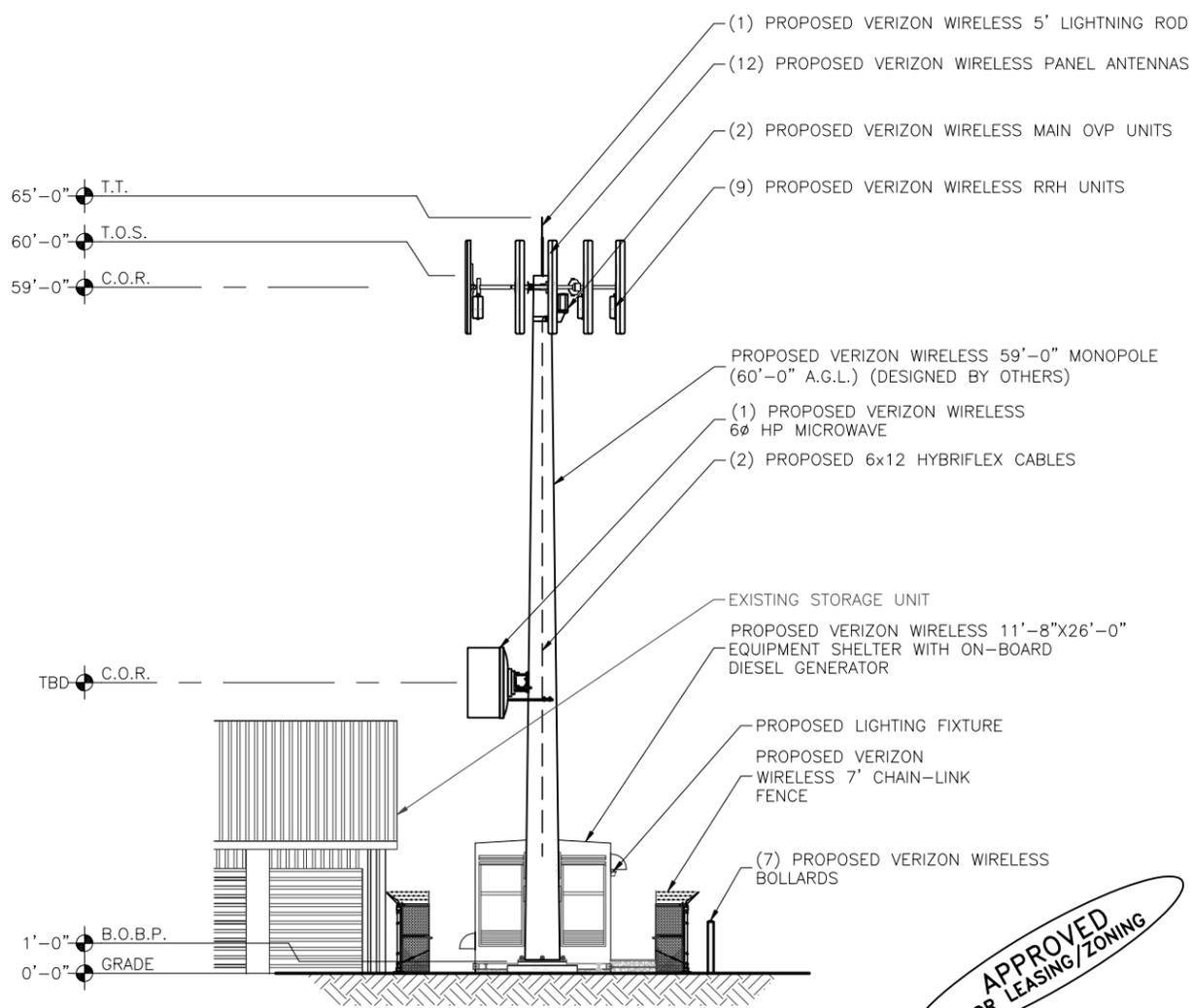
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REV	DESCRIPTION	DATE	BY	CHK
1	APPROVED FOR LEASING & ZONING	08/29/14	ECL	-
2	REVISED PER ZONING REQUIREMENTS	02/03/15	RT	EVR

TowerCom TECHNOLOGIES
 ALBUQUERQUE, BOISE, DENVER, EL PASO, IRVINE, LAS VEGAS, NEW MEXICO, IDAHO, COLORADO, TEXAS, CALIFORNIA, NEVADA



PROPOSED SOUTH ELEVATION
 SCALE: N.T.S.



PROPOSED WEST ELEVATION
 SCALE: N.T.S.

APPROVED FOR LEASING/ZONING

Professional Engineer (Civil)
ERIC V. RAWLINS
 14149
 Date 2/3/15
WYOMING

PROJECT NAME:
WY1 WYATT
 NEW 59'-0" MONOPOLE
 (OVERALL HEIGHT: 65'-0" A.G.L.)
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:
3526 COTTONWOOD AVE
CODY, WYOMING 82414
PARK COUNTY

SHEET TITLE:
ELEVATIONS

SAVE DATE:
 2/3/2015 2:15 PM

SHEET NUMBER:
23

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	APRIL 28, 2015	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	BLACKBURN 1 MINOR SUBDIVISION—A TWO-LOT PRELIMINARY AND FINAL PLAT APPLICATION. SUB 2015-01	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

The Higbie Family Revocable Trust has submitted a preliminary plat application and final plat application for a two-lot minor subdivision. The 0.72-acre property is Lot 9 of the Blackburn Planned Unit Development at the north end of Blackburn Street. On September 23, 2014, the Planning and Zoning Board approved a “duplex” style shop/office project on the property, which project is almost completed. As anticipated the property owner has now submitted the application to divide the property in half, thereby separating each half of the “duplex” onto its own lot.

As development has already occurred on the property and the property is part of a recent subdivision, there are very minimal items to address. Staff has worked with the surveyor and applicant such that the preliminary and final plat documents address all necessary items. The documents can be approved as presented, provided the requested variances for installation of sidewalks and alleys is granted.

The balance of the staff report simply documents how the proposal meets applicable standards, or not.

SUBDIVISION REGULATIONS

Applicable subdivision ordinance requirements are as follows. Staff comments follow each requirement. When a variance from the standard is involved, it is noted.

11-4-2: STREETS, ALLEYS AND EASEMENTS:

A. Alignment: All proposed streets, alleys and easements shall align horizontally and vertically with existing streets, alleys and easements adjacent to or lying near the subdivision.

Comment- No new public streets or alleys are proposed.

B. Conform to Master Street Plan: All streets shall conform to the city master street plan for size and approximate alignment.

Comment- The Master Street Plan does not indicate any future streets through this property.

Items "C" through "O" are standards that relate to construction of new public streets and are not applicable to this project.

P. Alleys: Alleys shall be required in all subdivisions with the minimum width being twenty feet (20'), unless extreme conditions preclude the feasibility of alleys...

Comment: The Blackburn PUD, of which this property is a part, was not designed with alleys. A variance to the alley requirement is requested.

Q. Curb, Gutter, Sidewalk, Paved Streets...

Comment: The section of Blackburn Street serving this lot is a private street, constructed to applicable street standards as part of the Blackburn PUD, with the exception that sidewalks were waived in this part of the development. The application requests that sidewalk also be waived at this time. It is noted that this subdivision will not modify the private status fo the street.

Items "R" through "T" are standards that relate to streets and drainage that are not applicable to this project, with the exception of part of "T" relating to storm water drainage.

Comment: The storm water system for the property is already in existence, as it was designed and constructed with the Blackburn PUD.

U. Lot Requirements:

1. Lots shall be sited to meet the requirements of the appropriate zoning.

Comment: The property is zoned D-3 which has no minimum lot size requirement.

2. Every lot shall abut upon or have access to an approved street or cul-de-sac.

Comment: Met.

3. Side lot line shall be at approximately right angles to the street line on which the lot faces. Comment: Met.

4. Strip lots...will be prohibited. Comment: Not applicable.

V. Blocks:... Comment: Met.

Section 11-5-1, DEVELOPMENT AND IMPROVEMENT also includes standards for construction, applicable sections are noted below.

1. Fire Hydrants: Fire hydrants shall be installed at intervals not to exceed five hundred feet (500') between hydrants and provided with standard hose connections as specified by the fire department.

Staff Comment: Hydrants meeting the standard already exist.

J. Open Drains, Irrigation Ditches: All open drains and irrigation ditches shall be buried or, if possible, eliminated.

Staff Comment: No canals or ditches cross the property.

M. Street Lighting: Street lighting shall be installed according to the standards and requirements established by the city electrical commissioner, the cost of which will be borne by the subdivider.

Staff Comment: Street lighting exists on Blackburn Street.

N. Public Use Areas: ...

Comment: Minor subdivisions are exempt from this requirement.

OTHER:

Utilities: All necessary utilities (power, sewer, domestic water, gas) have been installed to both lots and necessary City utility connection fees have been paid. It is noted that the sewer system serving the lots is a private system that is maintained under the Blackburn PUD Lot Owners Association. The covenants and bylaws are recorded and apply to this property.

Irrigation. There are no surface water rights on the property. Any irrigation will need to be from the domestic water supply.

SUMMARY:

The criteria of 11-5-2(B) for granting a variance to the subdivision requirements or a waiver to allow delay of construction for street improvements are as follows:

B. Variances: If during the approval process of a proposed subdivision it can be shown that strict compliance with the requirements of this title will result in extraordinary hardship to the subdivider due to unusual topography or other similar land conditions, or where the subdivider can show that variances will make a greater contribution to the intent and purpose of this title, the commission and council may, upon written request and proper justification, grant a variance to this title so that substantial justice may be done and the public interest secured; provided, that any such variance will not have the effect of nullifying the intent and purpose of this title.

In the case of the requested alley variance, a potential finding is that there are no alleys to tie into, and that the lots are sufficiently large to permit all alley purposes (utility corridor and garbage collection) to be accommodated within the lots.

In the case of the waiver of sidewalk, a potential finding is that the sidewalk in this area was previously waived, so there is no sidewalk system to tie into.

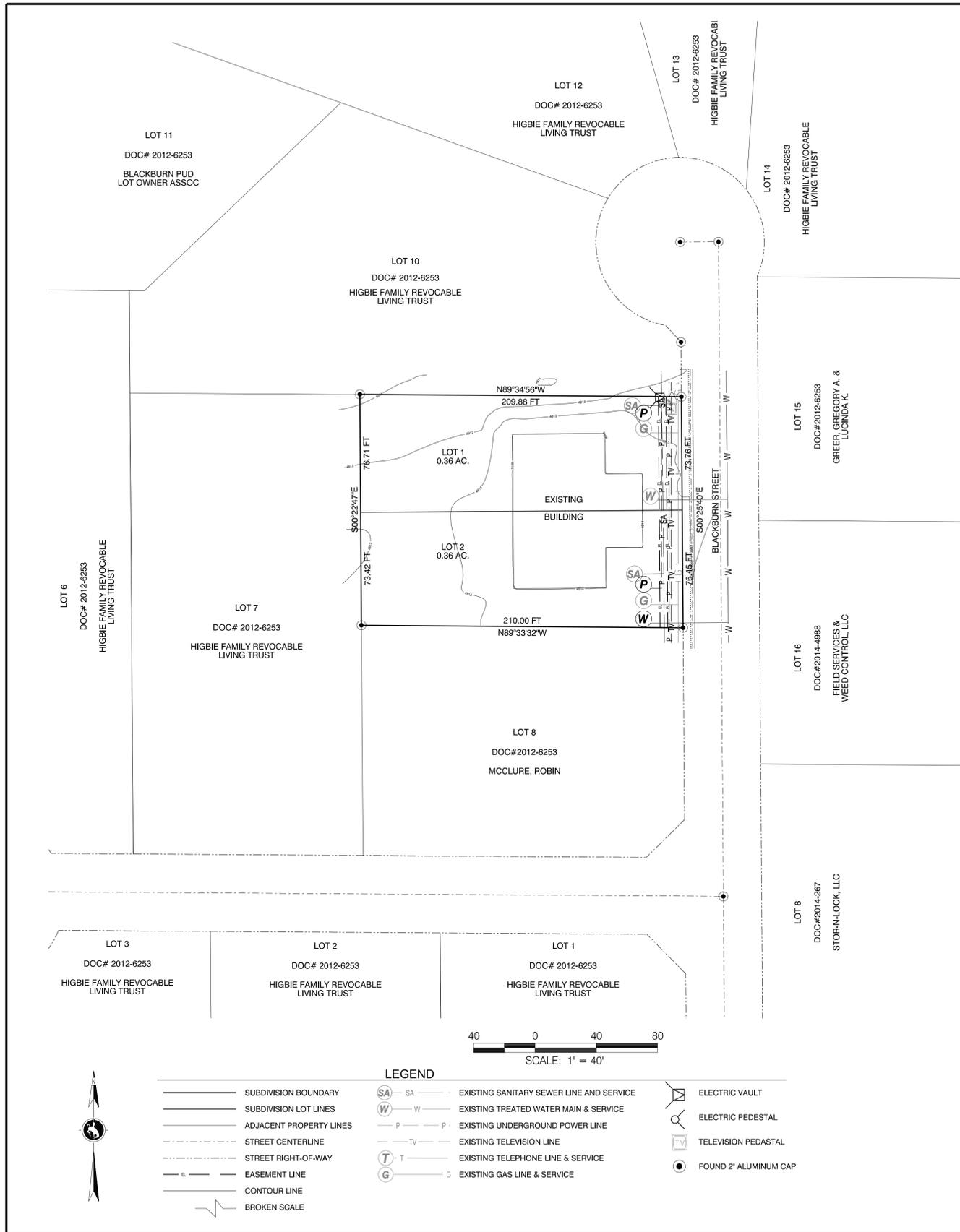
RECOMMENDATION:

Recommend that City Council approve the requested variances for installation of sidewalk and alleys; and,

Recommend that City Council approve the preliminary plat and final plat of Blackburn 1 Minor Subdivision as presented.

ATTACHMENTS:

Blackburn 1 Preliminary and Final Plats



- NOTES**
- TOTAL SUBDIVISION AREA IS 0.72 ACRES +/-.
 - PROPOSED SITE USAGE IS COMMERCIAL.
 - ZONING FOR THIS SUBDIVISION IS D-3. ALL ADJACENT ZONING IS D-3.
 - EXISTING UTILITIES (REFER TO BLACKBURN SUBDIVISION RECORD DRAWINGS):
 CITY OF CODY - TREATED WATER: 6 FT DEPTH (APPROX.)
 CITY OF CODY - ELECTRICAL: 36-48 IN DEPTH (APPROX.)
 BLACKBURN PUD LOT OWNERS ASSOCIATION - SANITARY SEWER: 10 IN PVC, 7 FT DEPTH (APPROX.)
 ENERGY WEST - GAS LINE: 3 FT DEPTH (APPROX.)
 TCT- EXISTING WITHIN 10-FT EASEMENT ALONG EAST SIDE OF SUBDIVISION
 CHARTER- EXISTING WITHIN 10-FT EASEMENT ALONG EAST SIDE OF SUBDIVISION
 CENTURY LINK- EXISTING WITHIN 10-FT EASEMENT ALONG EAST SIDE OF SUBDIVISION
 CODY CANAL - NOT IN THE AREA
 NRW - NOT IN THE AREA
 - WATER RIGHTS FOR THIS PROPERTY HAVE BEEN DETACHED.
 - CONTOURS SHOWN ARE 1-FT INTERVALS.
 - PARTY WALL AND HANDICAP PARKING AGREEMENT: THE OWNERS OF THE BLACKBURN 1 MINOR SUBDIVISION LOTS HEREBY AGREE THAT THE PARTY WALL WITHIN THE BUILDING STRUCTURE (ALSO KNOWN AS THE LOT LINE) BETWEEN THE TWO LOTS CANNOT BE PENETRATED IN ANY NATURE BECAUSE IT IS A FIREWALL. IT IS ALSO AGREED THAT IF THERE IS ANY DAMAGE TO THE PARTY WALL, THE PERSON WHO CAUSED THE DAMAGE SHALL BE REQUIRED TO REPAIR THE WALL WITH NO COST TO THE ADJOINING LOT OWNER. IT IS FURTHER AGREED THAT THE HANDICAP PARKING SPACE WILL BE SHARED BY BOTH LOT OWNERS. THIS AGREEMENT SHALL BE PART OF A WARRANTY DEED.

DESCRIPTION OF LANDS
 A PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOT 9 OF THE AMENDED BLACKBURN P.U.D. AS RECORDED IN PLAT CABINET K, PAGE 162, LOCATED WITHIN LOT 15 OF THE FAIR ACRES WEST SUBDIVISION, BEING A PORT OF TRACT 40, RESURVEY T.53N., R.101W., 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING.

- EASEMENT NOTES**
- AN EXISTING 10-FT WIDE UTILITY EASEMENT ALONG THE EAST BOUNDARY OF LOT 9 OF THE BLACKBURN PUD.
 - AN EXISTING 5-FT WIDE SANITARY SEWER EASEMENT ALONG THE EAST BOUNDARY OF LOT 9 OF THE BLACKBURN SUBDIVISION.

- SUBDIVISION NOTES**
- BEARING BASE: BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE GEODETIC BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, NAD83, WYOMING WEST CENTRAL ZONE.
 - ALL SURVEY WORK WAS COMPLETED TO AN ACCURACY OF 1:15,000.
 - TOTAL SUBDIVISION AREA IS 0.72 ACRES.
 - THIS SURVEYOR DID NOT COMPLETE AN ABSTRACT TITLE SEARCH AS PART OF THIS SURVEY. THE LANDS WITHIN THE BLACKBURN 1 MINOR SUBDIVISION MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS NOT SHOWN HEREON.

- REQUESTED VARIANCES**
- CITY ORDINANCE 11-4-2 (P): A VARIANCE TO THE REQUIREMENT FOR ALLEYS IS HEREBY REQUESTED.
 - CITY ORDINANCE 11-4-2 (Q): A VARIANCE TO THE REQUIREMENT FOR SIDEWALKS IS HEREBY REQUESTED.

APPROVALS

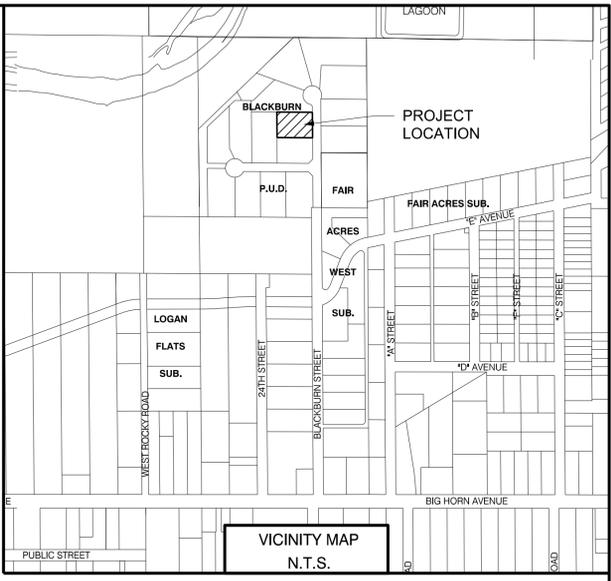
CITY PLANNING AND ZONING BOARD
 RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____
 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

BY CHAIRMAN: _____

CITY COUNCIL
 APPROVED THIS _____ DAY _____, 20____ BY
 THE CITY COUNCIL OF CODY, WYOMING.

BY MAYOR: _____
 NANCY TIA BROWN

ATTESTED BY: _____
 ADMINISTRATIVE SERVICES DIRECTOR



CERTIFICATE OF SURVEYOR

I, PAUL R. CAMPBELL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY AS FOLLOWS: THE LANDS SHOWN HEREON WERE SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; THE LANDS SURVEYED ARE CORRECTLY DESCRIBED IN THE DESCRIPTION OF LANDS AND THE SUBDIVISION THEREOF IS CORRECTLY SHOWN ON THIS PLAT, WHICH IS DRAWN TO THE SCALE INDICATED; I AM FAMILIAR WITH THE CITY OF CODY SUBDIVISION REGULATIONS AND BELIEVE THIS SUBDIVISION COMPLIES WITH THEM IN EVERY RESPECT.

PAUL R. CAMPBELL
 WYOMING REGISTRATION NO. 2571 L.S.

PRELIMINARY PLAT

BLACKBURN 1 MINOR SUBDIVISION

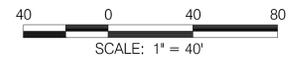
BEING A DIVISION OF LOT 9
 OF THE AMENDED BLACKBURN PUD

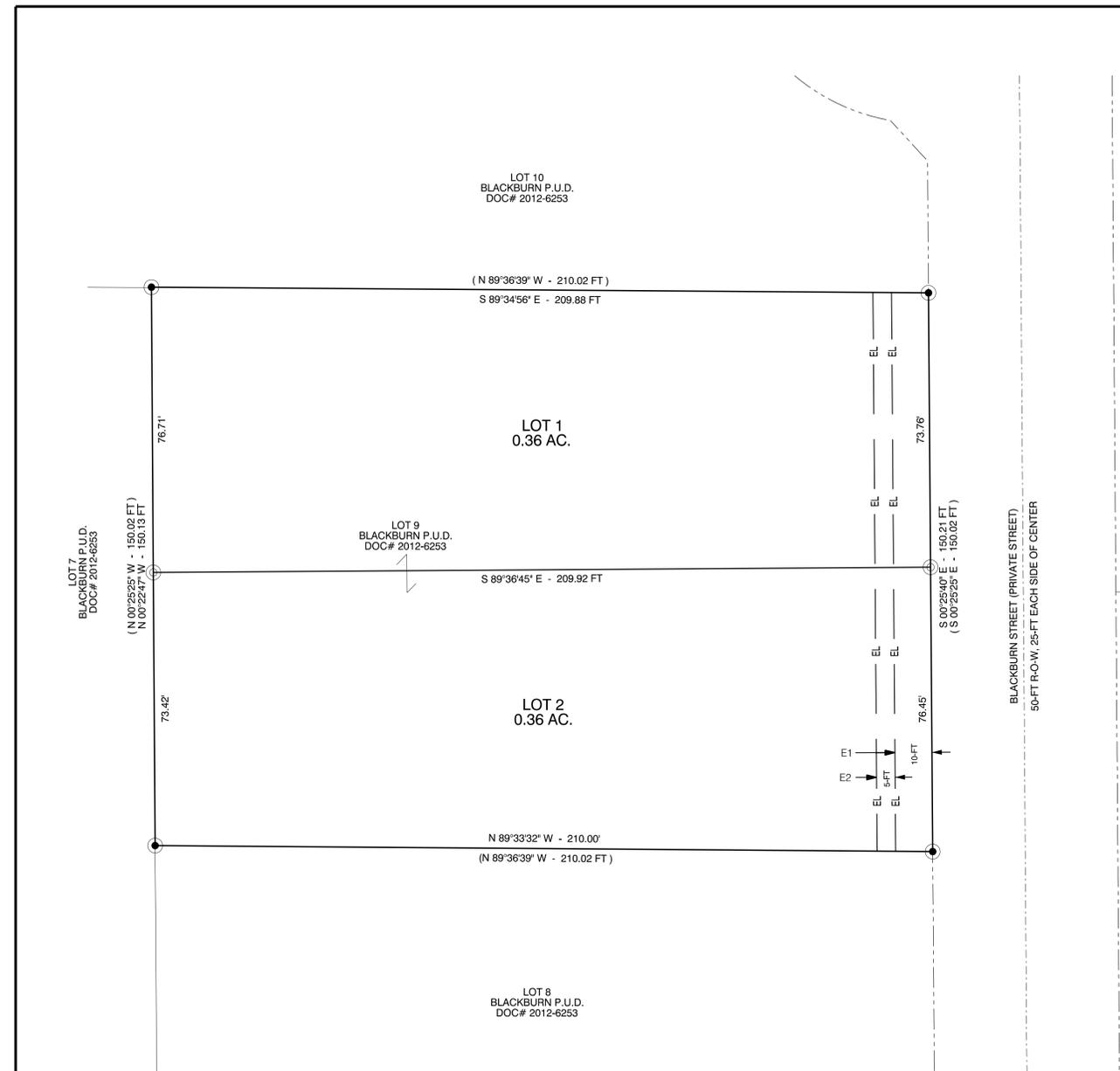
RESURVEY T.53N. R. 101 W., 6TH P.M.,
 CITY OF CODY, PARK COUNTY, WYOMING

DEVELOPER / OWNER: HIGBIE FAMILY REV. TRUST 213 N. 44TH STREET CODY, WY 82414 DOC# 2012-6253	ENGINEER & SURVEYOR: SAGE CIVIL ENGINEERING AND SURVEYING 2824 BIG HORN AVE. CODY, WY 82414 715 E. ROOSEVELT AVE. RIVERTON, WY 82501 307-527-0915 307-527-0915
APRIL 24, 2015 DRAWN BY: BF	PROJECT # 2015-08 2015-08_Prelim_Plat
FIELD SURVEY: NOV 10TH - NOV 21ST 2014 BY: B.J.F. FIELD BOOK: 1A368A	

LEGEND

— SUBDIVISION BOUNDARY	SA — SA — EXISTING SANITARY SEWER LINE AND SERVICE	⊞ ELECTRIC VAULT
— SUBDIVISION LOT LINES	W — W — EXISTING TREATED WATER MAIN & SERVICE	⊞ ELECTRIC PEDESTAL
— ADJACENT PROPERTY LINES	P — P — EXISTING UNDERGROUND POWER LINE	⊞ TELEVISION PEDESTAL
- - - STREET CENTERLINE	TV — TV — EXISTING TELEVISION LINE	● FOUND 2" ALUMINUM CAP
- - - STREET RIGHT-OF-WAY	T — T — EXISTING TELEPHONE LINE & SERVICE	
- - - EASEMENT LINE	G — G — EXISTING GAS LINE & SERVICE	
- - - CONTOUR LINE		
— BROKEN SCALE		





- LEGEND**
- SUBDIVISION BOUNDARY
 - SUBDIVISION LOT LINES
 - ADJACENT PROPERTY LINES
 - - - STREET CENTERLINE
 - - - STREET RIGHT-OF-WAY
 - - - EASEMENT LINE
 - BROKEN SCALE
 - (100 FT) RECORD DIMENSIONS AS SHOWN ON THE AMENDED PLAT OF BLACKBURN PUD
 - FOUND 2" ALUMINUM CAP
 - SET 2" ALUMINUM CAP ON 5/8" X 24" REBAR

SUBDIVISION NOTES

1. BEARING BASE: BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE GEODETIC BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, NAD83, WYOMING WEST CENTRAL ZONE.
2. ALL SURVEY WORK WAS COMPLETED TO AN ACCURACY OF 1:15,000.
3. TOTAL SUBDIVISION AREA IS 0.72 ACRES.
4. THIS SURVEYOR DID NOT COMPLETE AN ABSTRACT TITLE SEARCH AS PART OF THIS SURVEY. THE LANDS WITHIN THE BLACKBURN 1 MINOR SUBDIVISION MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS NOT SHOWN HEREON.
5. PARTY WALL AND HANDICAP PARKING AGREEMENT: THE OWNERS OF THE BLACKBURN 1 MINOR SUBDIVISION LOTS HEREBY AGREE THAT THE PARTY WALL WITHIN THE BUILDING STRUCTURE (ALSO KNOWN AS THE LOT LINE) BETWEEN THE TWO LOTS CANNOT BE PENETRATED IN ANY NATURE BECAUSE IT IS A FIREWALL. IT IS ALSO AGREED THAT IF THERE IS ANY DAMAGE TO THE PARTY WALL, THE PERSON WHO CAUSED THE DAMAGE SHALL BE REQUIRED TO REPAIR THE WALL WITH NO COST TO THE ADJOINING LOT OWNER. THE PARTY WALL AND SHARED ROOF BEAM/SUPPORTS CONSTITUTE A RECIPROCAL EASEMENT FOR SUCH PURPOSES. IT IS FURTHER AGREED THAT THE HANDICAP PARKING SPACE WILL BE SHARED BY BOTH LOT OWNERS. THIS AGREEMENT SHALL BE PART OF A WARRANTY DEED.
6. SANITARY SEWER SERVICE FOR ALL LOTS IN THE SUBDIVISION IS PROVIDED BY A PRESSURIZED SEWER SYSTEM DESIGNED TO PUMP EFFLUENT UP TO THE MANHOLE AT BLACKBURN STREET AND "E" AVENUE. AN APPROPRIATELY SIZED AND DESIGNED GRINDER PUMP SYSTEM IS NECESSARY FOR EACH LOT TO HAVE SEWER SERVICE. THE CITY OF CODY HAS NO RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE SEWER SYSTEM. THE SANITARY SEWER SYSTEM IS TO BE OPERATED AND MAINTAINED BY THE BLACKBURN P.U.D. LOT OWNERS ASSOCIATION.

CERTIFICATE OF OWNER

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS NOTED HEREON IN THE DESCRIPTION OF LANDS; THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED; THAT THE SUBDIVISION OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD; THAT THE SOLE PURPOSE OF THE SUBDIVISION IS TO SUBDIVIDE THE LANDS AS SHOWN HEREON; AND, THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

EDWIN E. HIGBIE - TRUSTEE, HIGBIE FAMILY REVOCABLE LIVING TRUST CAROL L. HIGBIE - TRUSTEE, HIGBIE FAMILY REVOCABLE LIVING TRUST

STATE OF WYOMING)
COUNTY OF PARK) SS

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY EDWIN HIGBIE ON THIS ____ DAY OF _____, 20____. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

DESCRIPTION OF LANDS

A PARCEL OF LAND AS RECORDED IN DOC# 2012-6253 ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 9 OF THE AMENDED BLACKBURN P.U.D. AS RECORDED IN PLAT CABINET K, PAGE 162, LOCATED WITHIN LOT 15 OF THE FAIR ACRES WEST SUBDIVISION, BEING A PORT OF TRACT 40, RESURVEY T.53N., R.101W., 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING.

EASEMENT NOTES

- E1. AN EXISTING 10-FT WIDE UTILITY EASEMENT ALONG THE EAST BOUNDARY OF LOT 9 OF THE BLACKBURN PUD.
- E2. AN EXISTING 5-FT WIDE SANITARY SEWER EASEMENT ALONG THE EAST BOUNDARY OF LOT 9 OF THE BLACKBURN SUBDIVISION, IN FAVOR OF THE BLACKBURN P.U.D. LOT OWNER'S ASSOCIATION.

VARIANCES GRANTED BY THE CODY CITY COUNCIL

- A. CITY ORDINANCE 11-4-2 (P): A VARIANCE TO THE REQUIREMENT FOR DEVELOPMENT OF ALLEYS.
- B. CITY ORDINANCE 11-4-2 (Q): A VARIANCE TO THE REQUIREMENT FOR DEVELOPMENT OF SIDEWALKS.

APPROVALS

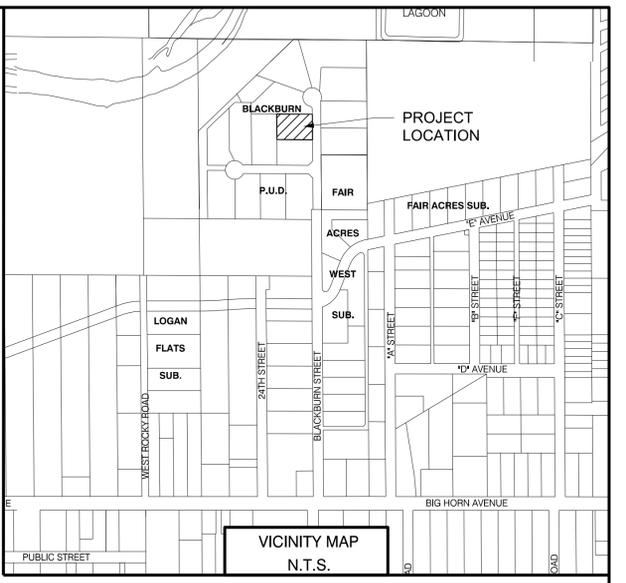
CITY PLANNING AND ZONING BOARD
RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 20____
BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

BY CHAIRMAN: _____

CITY COUNCIL
APPROVED THIS ____ DAY _____, 20____ BY
THE CITY COUNCIL OF CODY, WYOMING.

BY MAYOR: _____
NANCY TIA BROWN

ATTESTED BY: _____
ADMINISTRATIVE SERVICES DIRECTOR



RECORDERS ACCEPTANCE

STATE OF WYOMING)
COUNTY OF PARK) SS
THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE ____ DAY
OF _____, 20____, AT ____ O'CLOCK, ____m. AND WAS DULY
RECORDED IN PLAT CABINET ____ ON PAGE ____.

CERTIFICATE OF SURVEYOR

I, PAUL R. CAMPBELL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY AS FOLLOWS: THE LANDS SHOWN HEREON WERE SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. THE LANDS SURVEYED ARE CORRECTLY DESCRIBED IN THE DESCRIPTION OF LANDS AND THE SUBDIVISION THEREOF IS CORRECTLY SHOWN ON THIS PLAT, WHICH IS DRAWN TO THE SCALE INDICATED. I AM FAMILIAR WITH THE CITY OF CODY SUBDIVISION REGULATIONS AND BELIEVE THIS SUBDIVISION COMPLIES WITH THEM IN EVERY RESPECT.

PAUL R. CAMPBELL
WYOMING REGISTRATION NO. 2571 L.S.

FINAL PLAT

<p>BLACKBURN 1 MINOR SUBDIVISION</p> <p>BEING A DIVISION OF LOT 9 OF THE AMENDED BLACKBURN PUD</p> <p>RESURVEY T.53N. R. 101 W., 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING</p>	
<p>DEVELOPER / OWNER:</p> <p>HIGBIE FAMILY REV. TRUST 213 N. 44TH STREET CODY, WY 82414</p> <p>DOC# 2012-6253</p>	<p>ENGINEER & SURVEYOR:</p> <p style="text-align: center;"></p> <p>SAGE CIVIL ENGINEERING AND SURVEYING</p> <p>2824 BIG HORN AVE. 715 E. ROOSEVELT AVE. CODY, WY 82414 RIVERTON, WY 82501 307-527-0915 307-527-0915</p>
<p>APRIL 24, 2015 PROJECT # 2015-08 DRAWN BY: BF 2015-08_FPlat</p>	<p>FIELD SURVEY: NOV 10TH - NOV 21ST 2014 BY: BJF FIELD BOOK: 1A368A</p>