

CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD  
TUESDAY, SEPTEMBER 27, 2011  
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

AGENDA

- ❑ Call to Order by Chairperson Greg Gaspers
- ❑ Roll Call, excused members
- ❑ Approval of Minutes for the September 13, 2011 - Regular Meeting

**PRESENTATION OF COMMUNICATIONS:**

- A. A site plan review application has been submitted by Curtis Ryan for property located at 708 19<sup>th</sup> Street. The applicant is proposing to construct a 36' x 120' storage facility.

Applicant/Spokesperson: Curtis Ryan  
Staff Reference: Steve Payne –Public Works Director

Staff Comment: *The applicant proposes to construct a storage facility that will be similar to the existing storage facility located at 702 19<sup>th</sup> Street, but with no windows or doors on the 19<sup>th</sup> Street side of the building. The building will be stone colored with white wainscoting and trim with a green roof. Exterior lighting will be mounted on the north and south side of the building. Landscaping will consist of two inch cobble, large decorative rocks and driftwood.*

**ACTION/MOTION: Approval, Approval with conditions, or Denial of the site plan review application for Curtis Ryan for property located at 708 19<sup>th</sup> Street.**

**Staff recommends approval of the site plan review application submitted by Curtis Ryan for property located at 708 19<sup>th</sup> Street with the following conditions:**

- 1. The applicant will submit a complete set of construction plans to the building department for their review and approval.**
- 2. The applicant will pay all assigned building and utility permit fees.**

- B. A site plan review application has been submitted by Riverside Cemetery District for property located at 125 West Cooper Lane. The applicant is proposing to construct a 40' x 70' maintenance building.

Applicant/Spokesperson: Nathan Steiner –Carl Thuesen ASLA  
Staff Reference: Steve Payne –Public Works Director

Staff Comment: *The applicant proposes to construct a pre-engineered steel building to function as a cemetery shop and storage. The building will be tan colored with a green roof. Exterior security down lighting will be mounted above the overhead doors on the west and east. No additional landscaping is proposed. The applicant proposes to tie the facility to the City sewer system and to utilize Northwest Rural Water for their treated water needs. The City Council, at their regularly scheduled meeting on September 20, 2011, granted approval to NWRWD to continue to serve this property, but any further development of the site that requires treated water will require additional review and approval by the City Council.*

**ACTION/MOTION: Approval, Approval with conditions, or Denial of the site plan review application for Riverside Cemetery District for property located at 125 West Cooper Lane.**

**Staff recommends approval of the site plan review application submitted by Riverside Cemetery District for property located at 125 West Cooper Lane with the following conditions:**

1. **The applicant will submit a complete set of construction plans to the building department for their review and approval.**
2. **The applicant will pay all assigned building and utility permit fees.**

C. A pre-application has been submitted by Leonard Moore, dba O’Nicks Irish Brewpub, for property located at 1601 South Park Drive. The applicant is proposing to establish a brewpub/restaurant and is requesting direction from the board regarding the possibility of a special exemption to the parking ordinance.

Applicant/Spokesperson: Leonard Moore –O’Nicks Irish Brewpub  
Staff Reference: Steve Payne –Public Works Director

Staff Comment: Pursuant to Section 10-14-2A(1), the applicant has requested a pre-application conference with the Planning, Zoning and Adjustment Board.

*“The pre-application conference is optional and is scheduled at the applicant’s request. The conference allows the applicant to obtain information regarding the special exemption process and to identify likely concerns regarding the proposal. No application fee is required and the planning and zoning board takes no formal action or decision concerning the proposal.”*

*The applicant is preparing to establish a brewpub at 1601 South Park Drive. The applicant states that the building has 4750 square feet on the main floor, with only 3025 square feet of this area dedicated to the eating and bar area. An additional 1805 square feet of lower level banquet space may be utilized in the future for special events. The applicant has calculated 35 off-street parking spaces available on the property.*

*Section 9-4-3A of the municipal off-street parking code, in reference to eating and bar facilities, requires 1 off-street parking space per 25 square feet for the first 1,000 square feet and 1 off-street parking space per 45 square feet for the next 8,000 square feet. Using the area square footage provided by the applicant, there would be 85 required off-street parking spaces for the main area and an additional 40 spaces for the banquet area.*

*The City of Cody parking study completed in 1999 calculates 1 off-street parking space required per 1,000 square feet of restaurant and bar area. This standard would require 36 parking spaces plus an additional 22 spaces for the banquet area.*

*The applicant would like general direction from the board as to whether the board would consider an application for a special exemption from the off-street parking requirements at this location. Section 10-14-2B(1d) provides that the planning, zoning and adjustment board may grant “exemptions from numerical specifications” such as “Parking standards of title 9, chapter 4.”*

*It is anticipated that during the Special Exemption process there will be at least one objection from one of the adjacent landowners.*

**ACTION/MOTION: None.**

D. A sign plan review application has been submitted by West Park Hospital or property located at 707 Sheridan Avenue. The applicant is proposing to place a monument sign in the median identifying the Main Entrance, Emergency Room and Long Term Care Center.

Applicant/Spokesperson: Michael Speck –West Park Hospital  
Staff Reference: Steve Payne –Public Works Director

Staff Comment: Pursuant to Section 10-15-9F of the municipal sign code, all hospital signage must be reviewed and approved by the Planning, Zoning and Adjustment Board.

**ACTION/MOTION: Approval, Approval with conditions, or Denial of the sign plan review application for West Park Hospital for property located at 707 Sheridan Avenue.**

**Staff recommends approval of the sign plan review application submitted by West Park Hospital for property located at 707 Sheridan Avenue with the following conditions:**

- 1. The applicant will submit a complete set of construction plans to the building department for their review and approval.**
- 2. The applicant will pay all assigned building and utility permit fees.**
- 3. The applicant will receive approval from the City Council for the placement of the sign in the public right-of-way and pay for and coordinate the relocation of the raw water line presently located beneath the proposed monument sign location.**

E. P&Z Board Matters

F. Council Update: Steve Miller

G. Approved Sign Applications

1. Thad's Cycle Shop -1507 Bleistein Avenue
2. A T & T -314 Yellowstone Avenue
3. Wyoming Rib & Chop House -1361 & 1367 Sheridan Avenue

H. Staff Update

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

Minutes of the Regular Meeting Held September 13, 2011 at 12:00 PM

CALL TO ORDER: Chairperson Greg Gaspers called the meeting to order at 12:00 PM.

**ROLL CALL**

**PRESENT:** Jacob Ivanoff; Kim Borer, Vice Chairperson; Rick Brasher; Greg Gaspers, Chairperson; Bud McDonald; Justin Lundvall; Bill Nielson; Steve Miller, Council Liaison; Sandee Kitchen, Deputy City Attorney; Utana Dye, Engineering Technician II; Jolene Osborne, Engineering Administrative Assistant;

**EXCUSED ABSENCE:** None

**ABSENT:** None

Justin Lundvall made a motion seconded by Bud McDonald to approve the minutes of the August 23, 2011 regular session meeting.

Vote on the motion was unanimous, motion carried.

**PRESENTATION OF COMMUNICATIONS:**

A. Kim Borer made a motion seconded by Bill Nielson to approve the landscape, architectural and sign application submitted by Parkway RV Campground for property located at 132 Yellowstone Avenue with the following conditions:

1. The applicant will submit a complete set of construction plans to the building department for their review and approval.
2. The applicant will pay all assigned building and utility permit fees.
3. Any signage must conform to the sign code.

Vote on the motion was unanimous, motion carried.

B. Kim Borer made a motion seconded by Bud McDonald to remove the application for the approval of the Preliminary Plat for the Blackburn Subdivision PUD submitted by Ed Higbie from the table.

Vote on the motion was unanimous, motion carried.

Bill Nielson made a motion seconded by Kim Borer to recommend to council approval of the Preliminary Plat for the Blackburn Subdivision PUD submitted by Ed Higbie with the following conditions:

1. The Lot Owner's Association is responsible for the operation and maintenance of the Storm Water Facilities and the Detention Basin. If this condition is passed by the P&Z and Council, the Preliminary Plat will need to be changed to reflect that only the lands for the existing drainage are to be deeded to the City.
2. That the Final Plat is prepared to reflect easements required to cover all the existing power lines on the property.
3. That a Lot Owners association is created and all covenants and by-laws associated therewith are filed with the City for their review along with the submittal for the Final Plat.

Jacob Ivanoff, Kim Borer, Rick Brasher, Greg Gaspers, Bud McDonald and Bill Nielson voted in favor of the motion. Justin Lundvall opposed the motion. Motion carried.

The meeting was adjourned at 12: 39 PM.

Respectfully submitted,

Jolene Y. Osborne  
Engineering Administrative Assistant

DRAFT



**PLANNING, ZONING AND ADJUSTMENT BOARD  
COMMERCIAL SITE DEVELOPMENT APPLICATION  
FOR LANDSCAPING, ARCHITECTURAL & SIGN PLANS**

Owner or Applicant's Name: Curtis Ryan  
Mailing Address: P.O. Box 85 Cody, WY Zip: 82414  
Phone: \_\_\_\_\_ Cell: 899-5264 Fax: \_\_\_\_\_ Email: clyleryan@bresnan.net  
Project Address: 708 19th Street Zone: D-1  
Legal Description/ Assessor Parcel Number(s): Lot 6A, Block 1, Hall Addition, Cody, WY  
Description of Proposal and Proposed Use of Project: Site Plan for Proposed Storage Building  
  
Estimated Construction Start Date: Fall 2011  
Representative Attending P&Z Meeting: Curtis Ryan

The Planning, Zoning and Adjustment Board meets the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday at 12:00 noon at the City Hall Council Chamber.  
**Twelve (12) copies\*\* of the application, plans, and any other information folded into 8-1/2" x 11" size AND a digital file containing PDFs of each document must be submitted to Planning Department by 4:00 PM.**  
**Please see submittal Date and Fee schedule included in this document.**

The **Architectural & Landscape plan** should be incorporated into the Site Development Plan required for a building permit.  
It must be dimensioned to scale.

**1. Please include all of the following Architectural components:**

- Provide elevation views of each building face to illustrate scale, materials, color and roof lines including dimensions.
- Indicate lot lines, setbacks, easements and rights of way. Include a vicinity map with vicinity information describing surrounding land use, structures and zoning.
- Show parking layout (pavement limits, curb and gutter), pedestrian circulation and onsite parking with ADA compliance. Include information to support number of parking spaces provided and how it satisfies the city code requirement.
- Identify fencing on site (location, height, materials).
- Identify the site access points with dimensions.
- Depict the general site lighting techniques (please provide location, size, type of lighting, and cut sheets).
- Show the general grading and drainage scheme. Identify the location of drainage facilities and drainage basins.  
**Drainage computations must be supplied with all commercial applications.** Identify the direction of flow onsite, buildings and types of surface improvements. All drainage reports must be stamped by a PE.

**2. Please include all of the following Utility components:**

- Identify all existing and proposed water, sanitary sewer, storm water, electrical power, raw water, gas, telephone and cable utility lines.
- Provide specific electrical information - new service entrance size (in amps) and location on building, required service voltage, three phase or single phase service, electric load size-total connected load and expected coincident load, underground or overhead service to building(s), transformer location, and **estimated dates for temporary and permanent service installations.** On the site plan, include locations and layout of existing electrical power lines, electrical equipment and utility easements on or adjacent to the project site.

Identify all locations of trash/dumpster and any proposed screening.

- Identify the location for snow removal.

**3. Please include all of the following Landscape components:**

- Provide a landscape plan to include location of landscape, type and size of plant or rock materials, type of mulch and irrigation layout.
- Provide a Landscape Bond Agreement (see page 4 of this application). *Landscape estimate and bond are due after P&Z approval.*

**4.** Provide application fee upon submittal to City of Cody. Applicants are encouraged to arrange a pre-submittal meeting with the Planning Department to ensure a complete submittal. Re-submittal of any application will result in additional fees.

5. Provide a current title commitment for subject property (not older than 6 months) or a copy of the property deed showing applicant as owner.

**SIGN PLAN APPLICATION: Please provide all of the following components:**

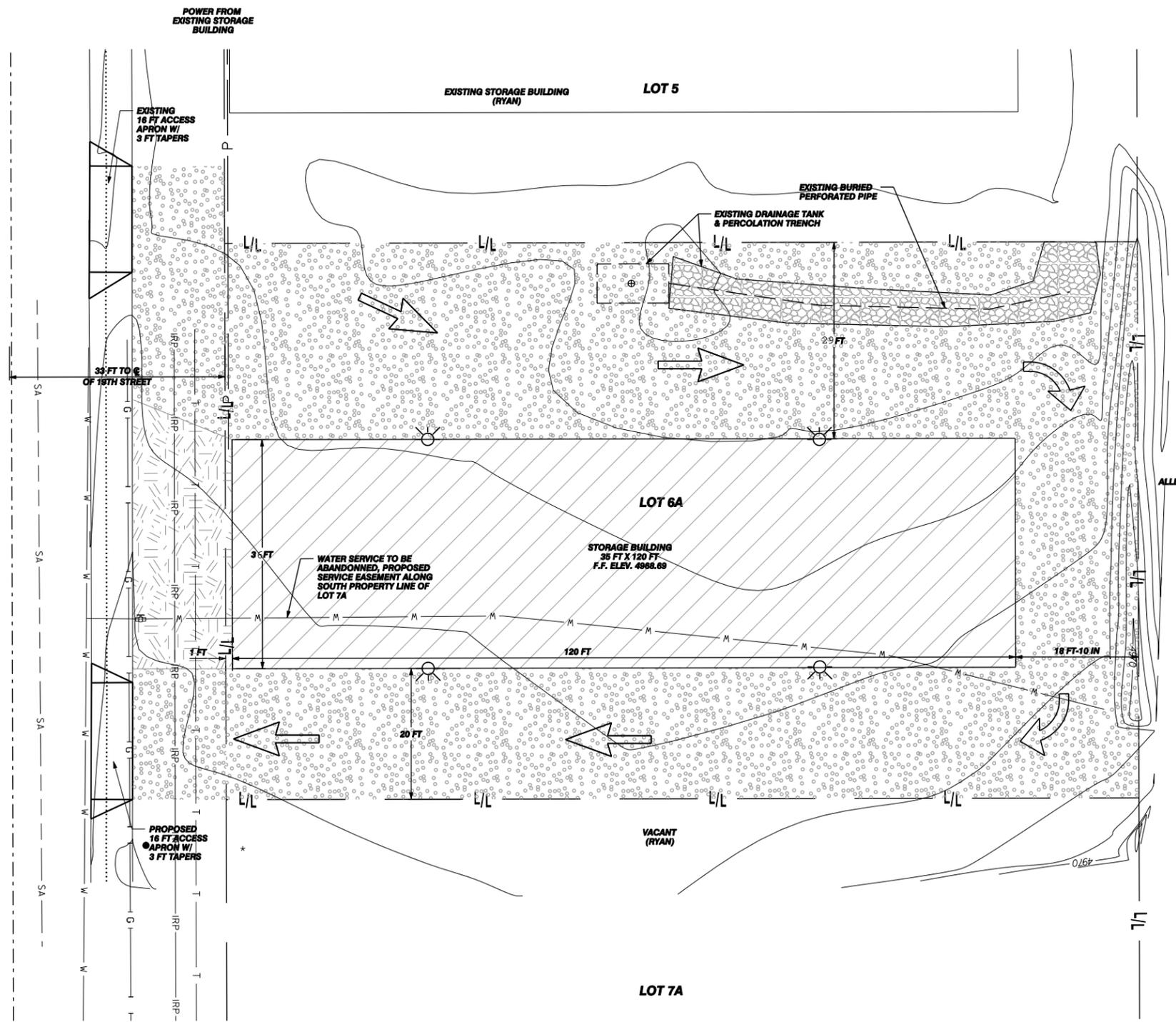
- A dimensioned, color rendering of the proposed sign(s).
- A site plan depicting the location of the sign(s).
- A cut-sheet for exterior lighting and include lighting plan.
- Refer to Title 10, Chapter 15 of the Municipal Code for more information on sign regulations.
- Two (2) copies of each item required. The Sign Plan application will generally be reviewed and approved by the Planning Department and Building Official.
- NOTE: It is not necessary to submit a Landscape Bond Agreement with a Sign Plan application.
- Provide application fee upon submittal to City of Cody. Applicants are encouraged to arrange a pre-submittal meeting with the Planning Department to ensure a complete submittal. Re-submittal of any application will result in additional fees.

**Submit a total of twelve (12) copies of the application, plans, and any other information, folded into 8.5"x11"**

**One (1) full size (24"x36") scalable set of plans for staff review and**

**Eleven (11) reduced size (11"x17") to be distributed to the Planning and Zoning Board**

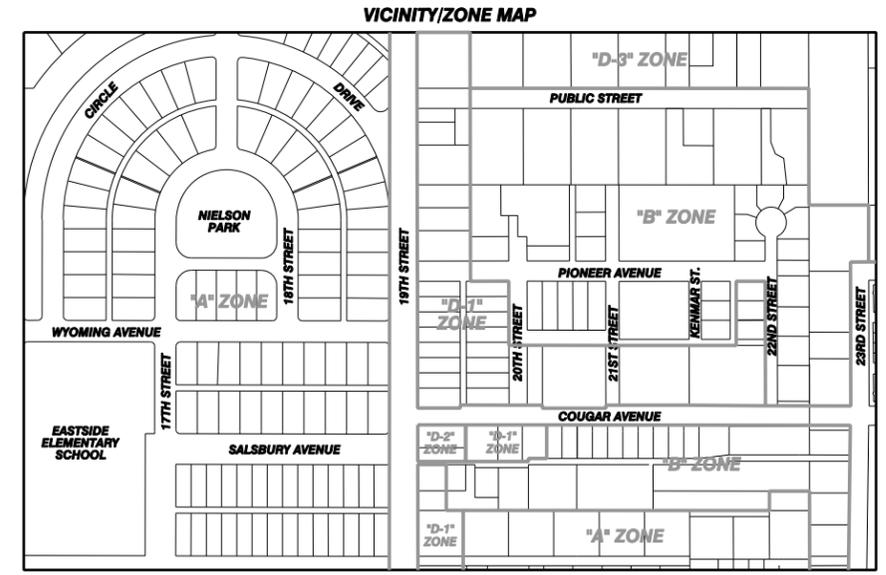
**Submit a digital file containing PDFs of each document submitted**



- NOTES:**
1. PROPOSED LOT USE IS STORAGE FACILITY.
  2. SITE IS ZONED D-1. ADJACENT ZONING IS D-1.
  3. SNOW REMOVAL AREA WILL BE TO THE EAST SIDE OF PROPERTY.
  4. CONSTRUCTION ESTIMATED IN FALL 2011.
  5. CONTOURS SHOWN ARE EXISTING GRADE, 0.5 FT INTERVALS.
  6. ELECTRIC INFORMATION:  
UNDERGROUND SERVICE ENTRANCE  
100 AMP, 120 VOLT SINGLE PHASE
  7. EXTERIOR LIGHTING MOUNTED ON NORTH & SOUTH SIDE OF BUILDING.
  8. PROPOSED LANDSCAPING: 2 INCH COBBLE, LARGE DECORATIVE ROCKS, AND DRIFTWOOD.
  9. NO FENCING PROPOSED.
  10. TEMPORARY BERM ON EAST SIDE TO BE REMOVED.

**LEGEND**

PERCOLATION TRENCH	
BUILDING	
CRUSHED BASE	
LANDSCAPING	
TRAFFIC FLOW	
LIGHT	
LOT LINE	
PROPOSED UNDERGROUND POWER	
EXISTING TREATED WATER	
EXISTING SANITARY SEWER	
EXISTING RAW WATER	
EXISTING UNDERGROUND PHONE	
EXISTING GAS	

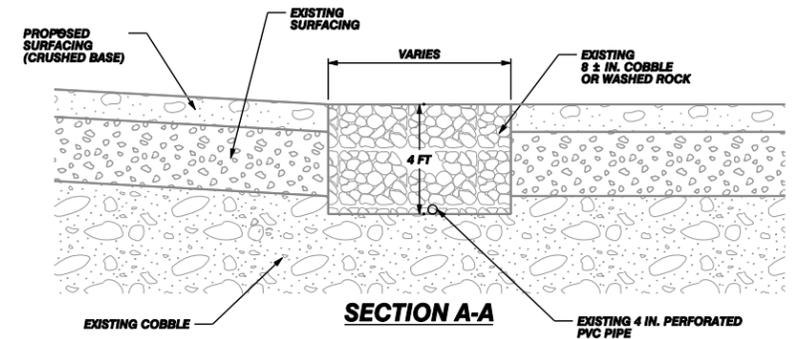
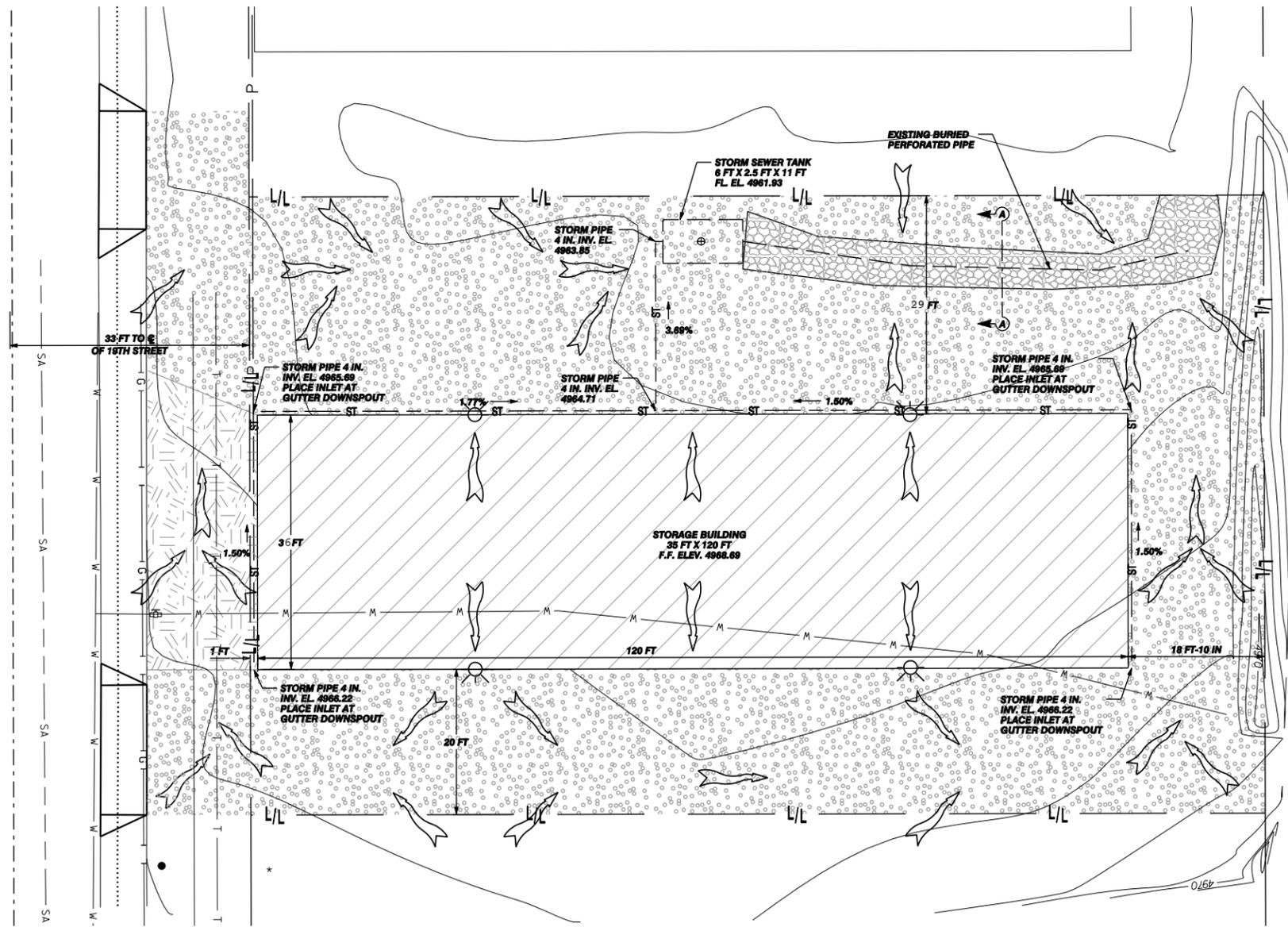


<p><b>ENGINEER</b></p> <p><b>Sage</b> CIVIL ENGINEERING</p> <p>2824 BIGHORN AVE. CODY, WY 82414 PHONE: (307) 527-0915 FAX: (307) 527-0916</p>	<p><b>SITE/LANDSCAPE PLAN</b></p> <p><b>STORAGE FACILITY</b></p> <p><b>DEVELOPER</b> CURTIS RYAN CODY, WY 82414</p> <p>Lot 6A, Block 1, Hall Addition City of Cody, Park County, Wyoming</p>	
	<p>SEPTEMBER 9, 2011</p>	<p>1 OF 1</p>



**LEGEND**

- PERCOLATION TRENCH
- BUILDING
- CRUSHED BASE
- LANDSCAPING
- RUNOFF FLOW DIRECTION
- STORM PIPE



- NOTES:
1. CONTOURS SHOWN ARE FINAL GRADING, 0.5 FT INTERVALS.
  2. GUTTERS PLANNED FOR NORTH AND SOUTH OF BUILDING.
  3. EXISTING PERCOLATION TRENCH APPROXIMATELY 4 FT DEEP TO UNDERLYING GRAVEL.

ENGINEER  
**Sage**  
CIVIL ENGINEERING

2824 BIGHORN AVE.  
CODY, WY 82414  
PHONE: (307) 527-0915 FAX: (307) 527-0916

**DRAINAGE/GRADING PLAN  
STORAGE FACILITY**

DEVELOPER  
CURTIS RYAN  
CODY, WY 82414  
Lot 6A, Block 1, Hall Addition  
City of Cody, Park County, Wyoming

SEPTEMBER 9, 2011

D1 OF D1

**GENERAL NOTES AND SPECIFICATIONS**

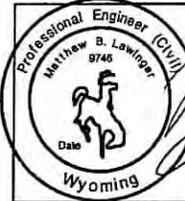
- This building is designed in accordance with the following codes and specifications:  
 2008 International Building Code (IBC)  
 2001 Edition of "National Design Specifications for Wood Construction"
- Use Group(s) Classification: S-1  
 Type of Construction: Type V-B  
 Building Gross Square Footage: 8000 Sq. Ft.
- Building Design Loads:  
 Design Snow Load: 35 PSF Total Load  
 Design Snow Load: 30 PSF Ground Snow Load (Pg) (per IBC 2008)  
 Design Snow Load: 30 PSF Balanced Roof Snow Load  
 Design Wind Speed: 90 MPH (27 C per IBC 2008)  
 Seismic Use Group: I  
 Seismic Design Category: C  
 Maximum Considered Earthquake Ground Motion for 0.2 Second Spectral Response (S 0.2): 27.1%  
 Maximum Considered Earthquake Ground Motion for 1.0 Second Spectral Response (S 1.0): 9.1%
  - All lumber, unless otherwise noted, shall be S4S #1 SPF or better. All lumber embedded in the ground shall be treated with Chromated Copper Arsenate to a retention level of 0.80 pounds per cubic foot.
  - Grading shall be such that the surface water is drained away from the foundation. Minimum grade would be six inches of vertical drop per ten feet of horizontal away from the foundation (5%).
  - Fill used for concrete floor slab sub grade, if present, shall be reasonably graded granular material. Fill used in column holes shall be the excavated soil unless otherwise noted. All fill shall be free from debris, stones over 4", and frozen material.
  - Electrical work is not a part of this drawing and shall be installed as per applicable codes.
  - Heating, ventilating, and air conditioning work is not a part of this drawing and shall be installed as per applicable codes.
  - Plumbing work is not a part of this drawing and shall be installed as per applicable codes.
  - All nails are to be threaded hardened steel unless otherwise noted.

**NOTE:**  
 This building, as depicted, must be constructed 10 feet or more from any and all lot lines and 20 feet or more from any other buildings on the same lot. See IBC 2008 code and/or the local building official for exceptions.

**BUILDING LOCATION**

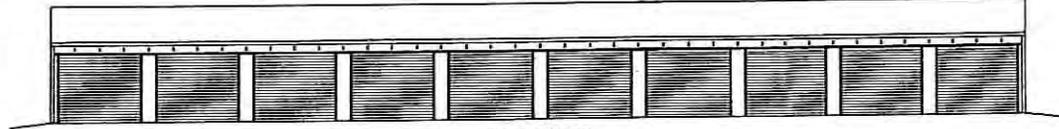
19th STREET  
 COOY, WY 82414  
 COUNTY: PARK  
 BUILDING USAGE: STORAGE

**NOTE:**  
 The document, as presented and sealed, is not intended to be, nor should it be construed as such, a complete building design. This represents only the structural design of the "outer shell" of the building. The client or general contractor is encouraged to contract with other professional engineers or architects for the design of the interior layout, electrical, mechanical, plumbing, and site work. It is the understanding of both Cleary Building Corp. and Matthew B. Lawinger that the client is contracting with other design professionals who will prepare a complete design of the concrete floor, footing and foundation based on the existing site conditions. It should also be noted, the designer makes no representation as to the soil bearing capacity or condition of the soil of the building site.



I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a Licensed Professional Engineer under the laws of the State of Wyoming.  
 Date: 8/30/10  
 Signature: Matthew B. Lawinger  
 Printed or Typed Name:  
 My license renewal date is: December 31, 2011  
 Paper covered by this seal: Pages 1-7

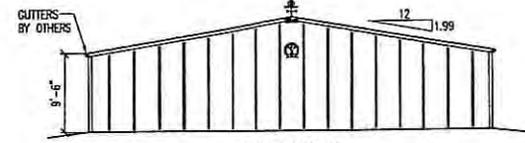
(1) CLEARY WEATHERVANE  
 OWNER LOCATE



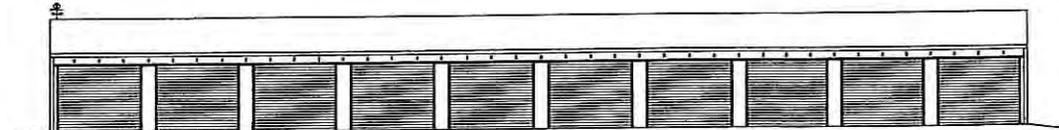
SIDE ELEVATION



END ELEVATION



END ELEVATION



SIDE ELEVATION

Notes:

- 1) Width is 36'
- 2) Length is 120'
- 3) No Windows or Doors

**TABLE OF CONTENTS**

1. ELEVATIONS
2. FLOOR PLAN
3. CONCRETE BRACKET LAYOUT PLAN
4. TYPICAL SECTION
5. ROOF STEEL ATTACHMENT DETAILS
6. DIAPHRAGM ACTION DETAILS
7. TRUSS DIAGRAMS

DATE: 8/30/10  
 DRAWN BY: A. JORENBY  
 SCALE: NONE  
 SALES SPECIALIST HUNGERFORD COLUMBUS

REVISIONS:

NO.	DATE	BY
1	---	---
2	---	---
3	---	---

RYAN, CURTIS  
 120'x36'-6" DEEP HEEL MINI WAREHOUSE  
 ELEVATIONS



JOB NC LM10038

SHEET 1 OF 7

# RAB LIGHTING

## WPTS70



JOB NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

TYPE: \_\_\_\_\_

### DESCRIPTION

HPS "Tall" Wallpack. Vandal resistant polycarbonate housing. Heavy die-cast aluminum back plate with 1/2" bottom and back conduit knockout. Factory installed photocontrol optional. Lamp supplied.

### SPECIFICATIONS

#### Back Plate:

Heavy die cast aluminum. 1/2" bottom conduit knockout. Knockouts for mounting to 3" or 4" junction boxes

#### Ballast Housing:

Stamped steel painted white

#### Reflector:

Die formed aluminum for wide light distribution. Moveable Glare Shield for field adjustable light control slanted slightly downward for more light on the job

#### UL Listing:

Suitable for wet locations

#### Housing and Refractor:

Vandal resistant polycarbonate molded refractor. Die cast aluminum back plate

#### Patents:

The unique RAB Tallpack is protected by U.S. Patent D569,029; China Patent ZL200730149211.2; Taiwan Patent D124,864 and Canada Patent D121,993

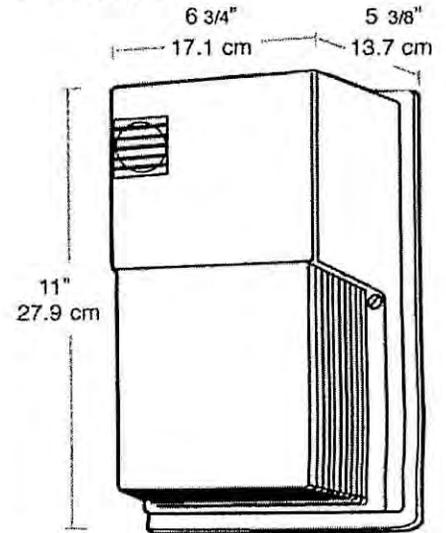
#### Color:

Bronze

#### Weight:

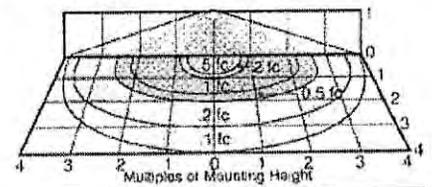
6.18

### DIMENSIONS



### PHOTOMETRIC

70w HPS @ 10' Mounting Height



Mounting Height	Multiplier	HPS		CFL	
		Watts	Multiplier	Watts	Multiplier
8'	1.6	100	1.5	22	.2
10'	1.0	70	1.0	42	.5
12'	.7	50	.6		
16'	.4	35	.4		
20'	.25				
		MH Watts Multiplier			
		100	1.4		

### ORDERING INFORMATION

High Pressure Sodium  
Lamp supplied with fixture

Total Watts	Lamp Type	Lamp Base	Ballast
70	ED17	Medium	R-NPF 120V

Starting Amps/ Operating Amps			
120V	208V	240V	277V
2.1/1.6			

Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
86	S62	6300	24000

Factory installed Options  
Add suffix to Catalog Number

Tamperproof screws (TP)  
Swivel Photocontrol (/PCS)  
Single fusing for 120 and 277 volt (/F)

Double fusing for 208 and 240 volt (/FF)  
Button Photocontrol (/PC)

Note: Specifications may change without notice

RAB Lighting, Inc. • 170 Ludlow Ave • Northvale, NJ 07647 • Tel: 888 RAB-1000 • Fax: 888 RAB-1232 • www.rabweb.com  
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PLANNING, ZONING AND ADJUSTMENT BOARD
COMMERCIAL SITE DEVELOPMENT APPLICATION
FOR LANDSCAPING, ARCHITECTURAL & SIGN PLANS

STAFF USE
File: \_\_\_\_\_
P&Z Invoice: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_ Business Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_

Property Owner's Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Project Address: \_\_\_\_\_ Legal Description: \_\_\_\_\_ Zone: \_\_\_\_\_

Total current area of Signage in Square Feet: \_\_\_\_\_ Proposed Area of Signage in Square Feet: \_\_\_\_\_

Overall Area of Signage in Square Feet: \_\_\_\_\_ Licensed Contractor or Sign Installer: \_\_\_\_\_

- Type of Sign: [ ] Attached Wall [ ] Freestanding [ ] Marquee [ ] Projecting [ ] Awning [ ] Suspended
[ ] Banner [ ] Inflatable [ ] Flag [ ] Monument [ ] Bulletin [ ] Real Estate
[ ] Joint Directory [ ] Billboard [ ] Other -Please describe \_\_\_\_\_

Description of Proposal and Proposed Use of Project: \_\_\_\_\_

Estimated Construction Start Date: \_\_\_\_\_

Representative Attending P&Z Meeting: \_\_\_\_\_

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[ ] Show the general grading and drainage scheme. Identify the location of drainage facilities and drainage basins. Drainage computations must be supplied with all commercial applications. Identify the direction of flow onsite, buildings and types of surface improvements. All drainage reports must be stamped by a PE.

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[ ] Identify all locations of trash/dumpster and any proposed screening.
[ ] Identify the location for snow removal.

**3. Please include all of the following Landscape components:**

- Provide a landscape plan to include location of landscape, type and size of plant or rock materials, type of mulch and irrigation layout.
- Provide a Landscape Bond Agreement (see page 4 of this application). *Landscape estimate and bond are due after P&Z approval.*

**4. Provide application fee upon submittal to City of Cody.** Applicants are encouraged to arrange a pre-submittal meeting with the Planning Department to ensure a complete submittal. Re-submittal of any application will result in additional fees.

- Landscape, Architecture and Sign Plan \$100.00
- Minor Commercial Review (windows, doors, awnings, building access or exterior finish) \$50.00
- Site Plan Review Square Footage: \_\_\_\_\_ \$0.05 per building square footage, \$250.00 minimum

**5. Provide a current title commitment for subject property (not older than 6 months) or a copy of the property deed showing applicant as owner.**

**SIGN PLAN APPLICATION: Please provide all of the following components:**

- Two (2) drawings containing plans and specifications which indicate the method of construction and anchoring to the building or ground; the total area of the proposed sign in square feet; the height of the proposed advertising structure from ground level.  

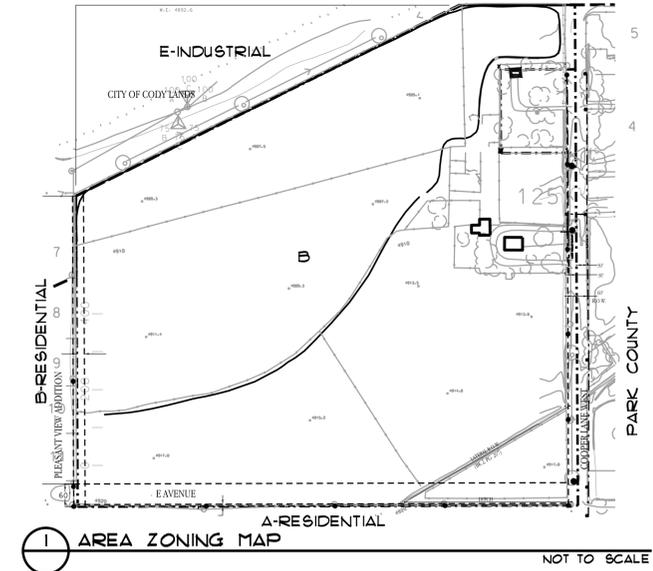
**\*\*\* In many cases two (2) color renderings of all existing & proposed signs with dimensions and a detailed written description of proposed construction materials and installation procedures will suffice.**
- A site plan which identifies:
  - o The location of all exterior signs existing or proposed for the premise.
  - o Building elevations with signs depicted.
  - o Sign Elevations must indicate overall and letter/figure dimensions
  - o Colors, materials and illumination for each sign
- Letter of authorization from the property owner if applicable.
- Billboard applications must also include:
  - o Legal lease between the property owner and the billboard company which addresses the removal of the billboard (both the sign itself and the support structure for the billboard) at the termination of the lease.
  - o Bond suitable in value to cover the removal of all portions of the sign (the sign itself and the support structure) at the end of the lease.
- Inflatable applications must also include:
  - o Design and construction details to demonstrate compliance with City wind load requirements
  - o How the electricity will be supplied to the inflatable
  - o Demonstrate that the anchoring mechanisms will not present a danger to the public
  - o Site plan showing existing structures, power poles, trees, street and pedestrian paths and all other features which may be impacted.
  - o Altitude \_\_\_\_\_ Total Aggregated Square Footage \_\_\_\_\_

**Following approval of the sign or advertising advice by the Planning & Zoning Department a Building Permit must be obtained from the Building Department prior to installation.**

- Building Permit Application -Fee based on the valuation of the sign. Refer to the 1997 Uniform Building Code Fee Chart  
**Refer to Title 10 Chapter 15 of the Municipal Code for more information on sign regulations.**

**NOTES:**

1. PARKING: WAREHOUSE REQUIREMENTS ARE 1 STALL PER 1,500 SF. PROPOSED PARKING IS 2 STALLS FOR 2,000 SF.
2. PROPOSED LIGHTING TO BE WALL MOUNTED SCORCE, 10'H X 24"W X 14"D METAL HALIDE BULB, CONTROLLED VIA PHOTOCCELL.
3. ALL DRAINAGE WILL REMAIN ON-SITE CONFORMING TO THE ORIGINAL APPROVED OVERALL CEMETERY SITE PLAN.
4. ELECTRICAL:  
 NEW SERVICE SIZE: 200 AMPS, 480 3PH, STEP DOWN TO 120/200  
 CONNECTED LOAD: 120 AMPS  
 UNDERGROUND SERVICE FROM EXISTING PANEL IN PUMP HOUSE  
 ESTIMATED TEMP SERVICE DATE: NOVEMBER 1, 2011  
 PERMANENT SERVICE DATE: DECEMBER 15, 2011
5. WATER USE PROJECTIONS:  
 VEHICLE WASHDOWN: 10 GAL./WEEK  
 BATHROOM: 220 GAL./WEEK  
 TOTAL: 230 GAL./WEEK OR 15,000 GALLONS ANNUALLY
6. THERE WILL BE NO NEW LANDSCAPING.



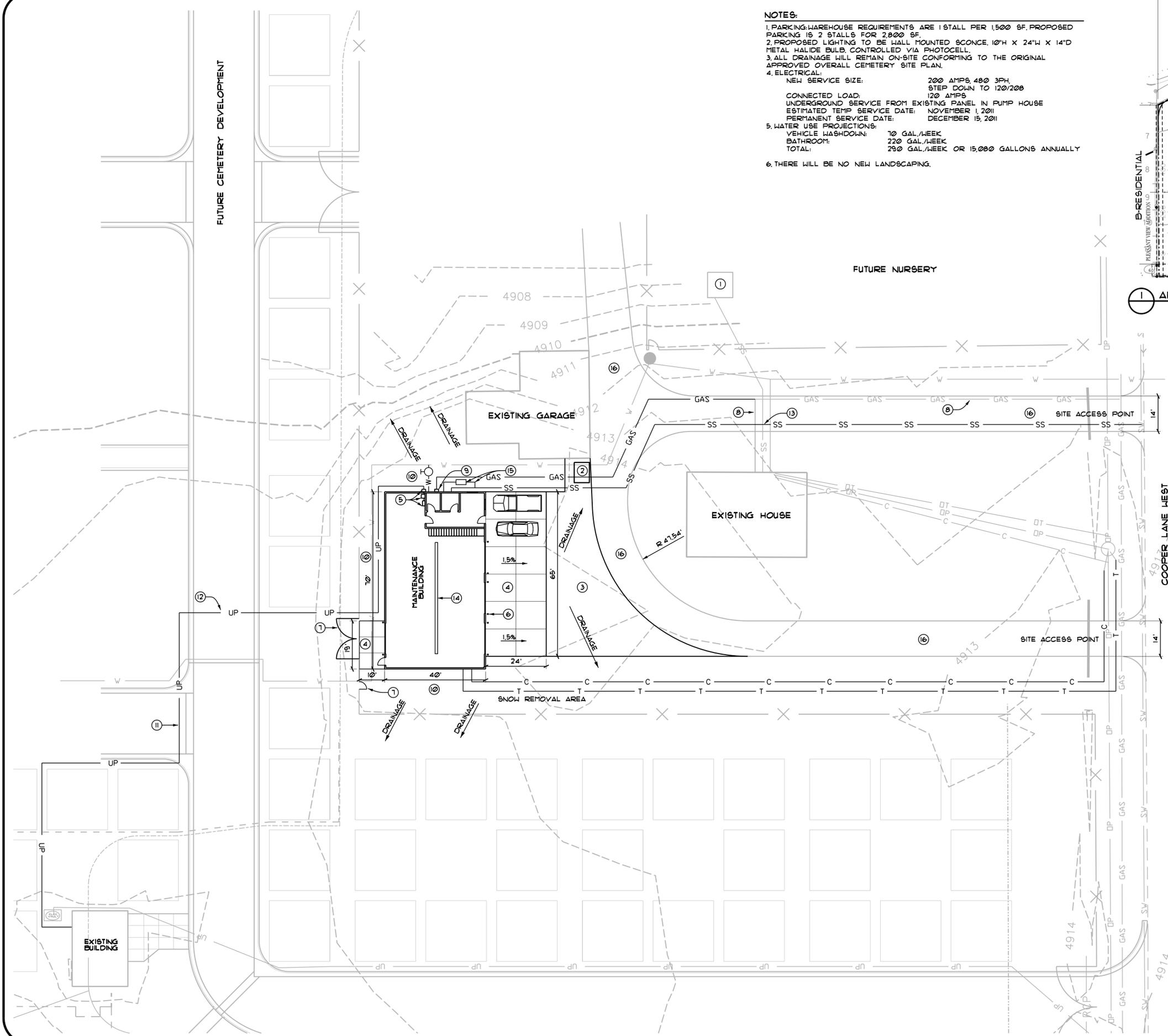
This drawing is the property of the Landscape Architect. It has been prepared specifically for this site and is not to be used for any other purpose, location, or Owner without written consent of the Landscape Architect.

Riverside - Graham Cemetery:  
 Maintenance Building  
 SITE PLAN

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 CARL THUESEN A.S.L.A.  
 GOLF COURSE ARCHITECTURE  
 LANDSCAPE ARCHITECTURE

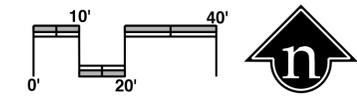
**CARL THUESEN**  
 A S L A  
 GOLF COURSE ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 1925 GRAND AVE. SUITE 105  
 P.O. BOX 22943  
 BILLINGS, MT 59104  
 406/252-5545 FAX 245-9855

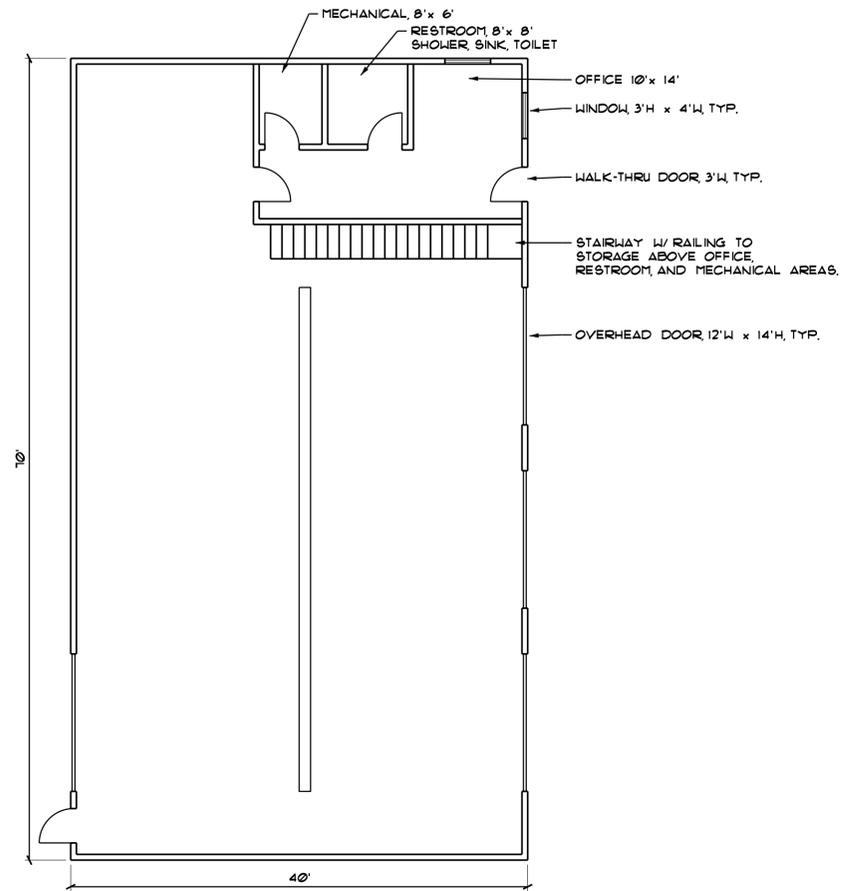
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 Date: 9/14/11  
 Checked by: NGS  
 Date: 9/14/11  
 Rev: \_\_\_\_\_  
 Rev: \_\_\_\_\_  
 File: SHEET 1P&Z.DGN



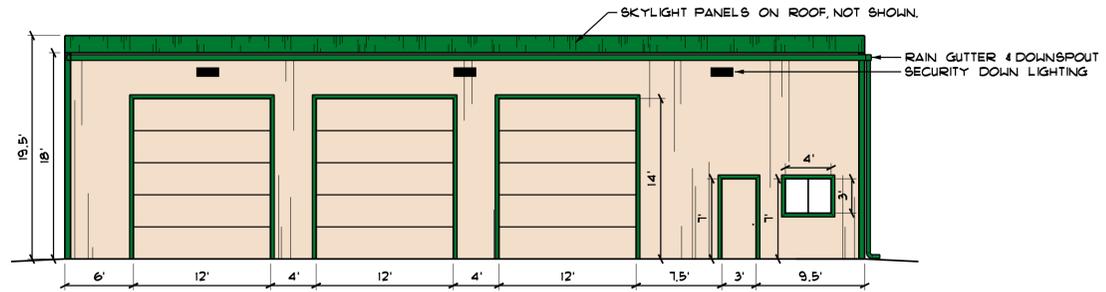
- LEGEND:**
- W ——— EXISTING WATER LINE
  - OP ——— EXISTING ELECTRICAL OVERHEAD
  - GAS ——— EXISTING GAS LINE
  - SW ——— EXISTING SEWER LINE
  - OT ——— EXISTING OVERHEAD CABLE TV
  - C ——— EXISTING OVERHEAD TELEPHONE
  - X — X — EXISTING 6' HIGH CHAINLINK FENCE
  - ROAD CENTERLINE
  - - - - - EXISTING CONTOUR
  - - - - - EXISTING HDPE FILL LINE
  - - - - - EXISTING 6" RAW WATER LINE
  - SS ——— SEWER LINE TO EXISTING LINE IN ROAD
  - T ——— UNDERGROUND TELEPHONE
  - C ——— UNDERGROUND CABLE TV
  - GAS ——— UNDERGROUND GAS
  - UP ——— UNDERGROUND ELECTRICAL
  - W ——— WATER LINE

- KEYNOTES:**
1. EXISTING 1,000 GALLON SEPTIC TANK
  2. EXISTING DUMPSTER LOCATION
  3. GRAVEL DRIVE, 1 1/2" MINUS CRUSHED AGGREGATE
  4. 6" THICK CONCRETE FLATWORK OVER 6" OF 1/2" CRUSHED AGGREGATE, THICKEN EDGE TO 12" WHERE FLATWORK MEETS GRAVEL.
  5. FUSIBLE DISCONNECT, TRANSFORMER AND PANELBOARD AS SPECIFIED
  6. 6" DIA. STEEL PIPE W/ CONC. TYP. 36" HIGH, PRIME AND PAINT.
  1. FUTURE GATE
  2. REPLACE EXISTING STEEL GAS LINE FROM MAIN TAP TO HOUSE WITH PLASTIC, COORDINATE W/ UTILITY PROVIDER.
  3. GAS METER
  4. PROVIDE UNIFORM SLOPE AWAY FROM BUILDING USING EXISTING SITE MATERIAL, IMPORT AS REQUIRED.
  5. ROUTE THROUGH EXISTING 3" SLEEVE.
  6. INSTALL NEW 3" PVC SLEEVE (30') AND ROUTE ELECTRICAL THROUGH IT.
  7. CUT EXISTING SEWER LINE SERVICING HOUSE AND CONNECT TO NEW LINE. CAP AND ABANDON EXISTING LINE TO SEPTIC TANK.
  8. FLOOR DRAIN.
  9. DRAIN LINE FROM FLOOR DRAIN THROUGH GREASE SEPERATOR AND ON TO SEWER LINE.
  10. EXISTING GRAVEL DRIVEWAY.

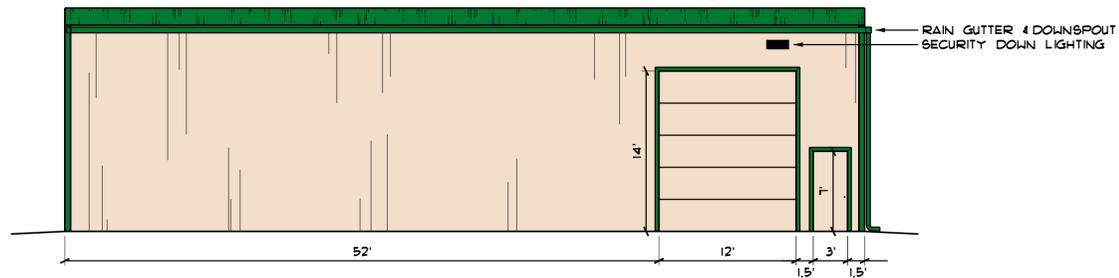




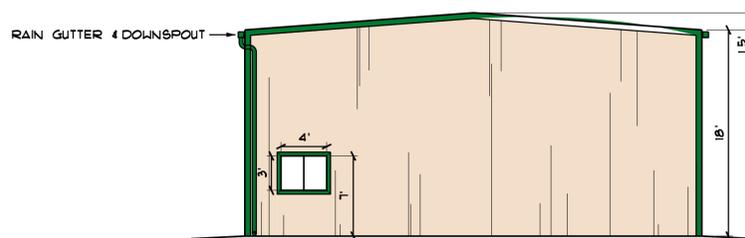
1 FLOOR PLAN



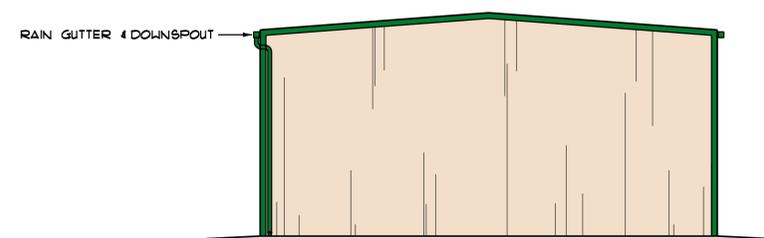
2 EAST ELEVATION



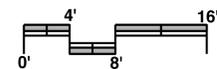
3 WEST ELEVATION



4 NORTH ELEVATION



5 SOUTH ELEVATION



This drawing is the property of the Landscape Architect. It has been prepared specifically for this site and is not to be used for any other purpose, location, or Owner without written consent of the Landscape Architect.

Riverside - Graham Cemetery:  
Maintenance Building  
FLOOR PLAN & ELEVATIONS

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GOLF COURSE ARCHITECTURE  
LANDSCAPE ARCHITECTURE

CARL THUESEN  
A S L A  
GOLF COURSE ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
1925 GRAND AVE. SUITE 105  
P.O. BOX 22943  
BILLINGS, MT 59104  
406/252-5545 FAX 245-9855

Drawn by: GSG, NGS  
Date: 9/14/11  
Checked by: NGS  
Date: 9/14/11  
Rev: \_\_\_\_\_  
Rev: \_\_\_\_\_  
File: SHEET 2 P&Z.DGN



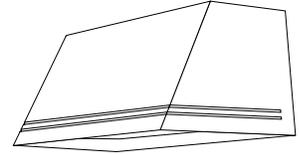
Wattages marked with circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

Job:  
Type:  
Notes:

# I 40 Line

## I 41 Performance Super Sconce

The Gardco I41 trapezoidal high performance Super Sconce offers an excellent alternative to unsightly wall mounted fixtures. This architecturally refined luminaire is designed to naturally integrate to wall surfaces. The I41 luminaire is available with three (3) different downlight distributions - a Forward Throw and a Wide Throw for H.I.D. sources up to 400W. Housings are sealed throughout, completely excluding moisture, dust, insects and contaminants. I41 luminaires installed in the normal downlight position, with a flat glass lens, provide full cutoff performance.



PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
<input type="text"/>					

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

### PREFIX

**I41** Trapezoidal Wedge

### DISTRIBUTION

**FT** Forward Throw  
**WT** Wide Throw

### WATTAGE

**250MH<sup>2</sup>**  
**400MH<sup>1,2</sup>**

**250PSMH<sup>ⓔ</sup>**  
**250PS90\*<sup>ⓔ</sup>**  
**320PSMH<sup>ⓔ</sup>**  
**350PSMH<sup>ⓔ</sup>**  
**400PSMH<sup>ⓔ</sup>**

MH - Metal Halide  
PSMH - Pulse Start Metal Halide  
HPS - High Pressure Sodium

1. Requires BT28 / E28 lamps.  
2. 250MH and 400MH not available for sale in the United States.

**250HPS**  
**400HPS**

\* 250 watt Pulse Start Metal Halide with a 90% efficient magnetic ballast. Complies with California Title 20 effective 1/1/2010. Available in 120, 208, 240 or 277V only.

### VOLTAGE

**120**  
**208**  
**240**  
**277**  
**347**  
**480**

**QUAD** 120/208/240/277 tied at factory to 277V.

1611 Clovis Barker Road, San Marcos, TX 78666  
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 [sitelighting.com](http://sitelighting.com)

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Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

79115-96/1210

**PHILIPS**



### FINISH

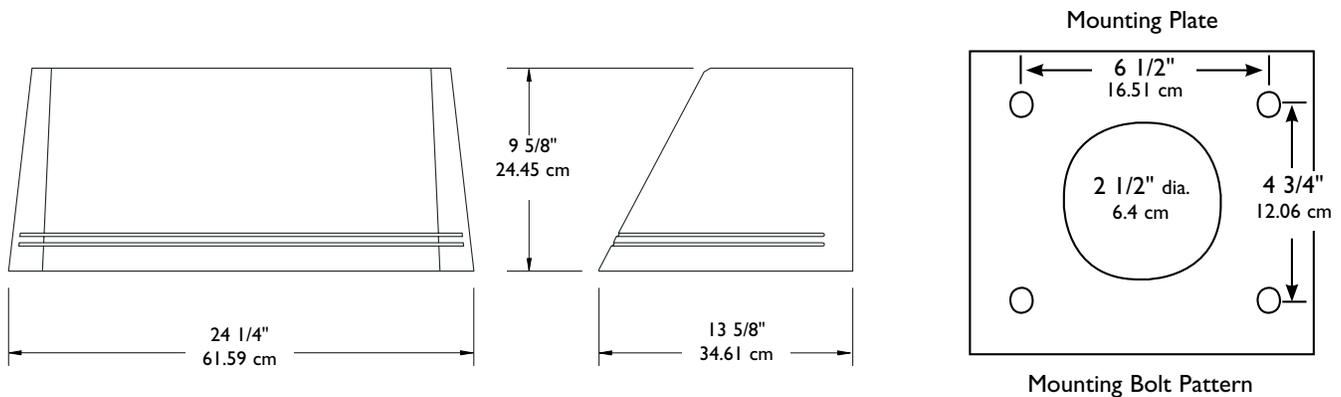
<b>BRP</b>	Bronze Paint
<b>BLP</b>	Black Paint
<b>WP</b>	White Paint
<b>NP</b>	Natural Aluminum Paint
<b>BGP</b>	Beige Paint
<b>OC</b>	Optional Color Paint <i>Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.</i>
<b>SC</b>	Special Paint <i>Specify. Must supply color chip.</i>

### OPTIONS

<b>F<sup>3</sup></b>	Fusing
<b>PCB<sup>4</sup></b>	Button Type Photocontrol
<b>QS<sup>5</sup></b>	Quartz Standby
<b>QST<sup>5</sup></b>	Quartz Standby - Timed Delay
<b>Q924<sup>5</sup></b>	Quartz Emergency
<b>QT924<sup>5</sup></b>	Quartz Emergency - Timed Delay
<b>SL</b>	Solite <sup>®</sup> Diffusing Lens
<b>UT</b>	5° Uptilt
<b>WS<sup>6</sup></b>	Wall Mounted Box for Surface Conduit
<b>WS/UT<sup>6</sup></b>	WS Option w/5° Uptilt
<b>WG</b>	Wire Guard

3. 120V through 277V only, specify input voltage.
4. 120V through 277V only. Not available above 250 watts.
5. 150 watt Quartz maximum.
6. Rear entry permitted.

### DIMENSIONS



Note: Mounting plate center is located in the center of the luminaire width and 4.63 (11.76cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16 (.79cm) diameter bolts (by others) structurally to the wall.

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79115-96/1210

**PHILIPS**

**GARDCO**

### SPECIFICATIONS

**GENERAL:** Each Gardco I 41 luminaire is a wall mounted cutoff luminaire for high intensity discharge lamps/ballasts. Internal components are totally enclosed in a rain-tight, dust-tight and corrosion-resistant housing. The housing, backplate and door frame are diecast aluminum. A choice of two (2) optical systems is available. Luminaires are suitable for wet locations (damp locations if inverted).

**HOUSING:** Single-piece soft trapezoidal housings are diecast aluminum. The housing wall thickness is .156(.40cm). A memory retentive gasket seals the housing with the door frame to exclude moisture, dust, insects and pollutants from the optical system. A black, diecast ribbed backplate provides cooling to dissipate heat for longer lamp and ballast life.

**DOOR FRAME:** A single-piece diecast aluminum door frame integrates to the housing form. The door frame utilizes integral cast hinges secured to the housing with two (2) captive stainless steel fasteners. The heat and impact resistant 1/8 (.32cm) tempered glass lens is sealed to the frame using EPDM gasketing and is mechanically secured to the door frame with eight (8) galvanized steel retainers.

**OPTICAL SYSTEMS:** Reflectors are composed of specular extruded and faceted components, electropolished, anodized and surface sealed. Reflector segments are set in arc tube image duplicating patterns to achieve the wide throw, or forward throw downlight distributions.

**ELECTRICAL:** Each high power factor ballast is capable of providing reliable lamp starting down to -20°F/29°C. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 150°C or higher.

**LAMPHOLDER:** Pulse rated mogul base sockets are glazed porcelain with nickel plated screw shell.

**FINISH:** Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WVP), natural aluminum (NP) and beige (BGP). Consult factory for specs on optional and custom colors.

**LABELS:** All luminaires bear either UL or CUL (where applicable) Wet Location labels. Lens down application is Wet Location and lens up is Damp Location.

**WARRANTY:** Gardco luminaires feature a 5 year limited warranty. See Warranty Information on [www.sitelighting.com](http://www.sitelighting.com) for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only. 1 year warranty only.

**FULL CUTOFF PERFORMANCE:** Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

**CUTOFF PERFORMANCE:** Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

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(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 [sitelighting.com](http://www.sitelighting.com)

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79115-96/1210

**PHILIPS**





**PLANNING, ZONING AND ADJUSTMENT BOARD  
APPLICATION FOR SPECIAL EXEMPTION PERMIT**

Owner or Applicant's Name: Leonard Moore; DBA O'Nicks Irish Brewpub

Mailing Address: 1426 Stampede Ave. Cody Wy. Zip: 82414

Phone: 307-587-6028 Cell: 307-899-3673 Fax: 307-587-6506 Email: tooth@vcn.com

Project Address: 1601 South Park Drive Cody Wy Zone: D-2

Legal Description/Assessor Parcel Number(s): Hensen West Resub W116.70' Lots 24,25, and Hensens terrace West Resub Lot 26

Description of Proposal: Plans are to establish a Brewpub/Restaurant. Requesting a special exemption to the Parking Ordinance.

Representative attending Planning and Zoning Board meeting: Leonard Moore

The Planning, Zoning and Adjustment Board meet the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays at 12:00 p.m., at the City Hall Council Chambers.  
**Please see submittal Date and Fee schedule on page 2 of this document.**

**Optional Pre-application Conference with the Planning and Zoning Board:** The pre-application conference is optional and is scheduled at the applicant's request. The conference allows the applicant to obtain information regarding the special exception process and to identify likely concerns regarding the proposal. No application fee is required and the Planning and Zoning Board takes no formal action concerning the proposal.

**Application Procedures:** Please submit all materials listed.

- **LETTER TO BOARD:** A letter to the Planning and Zoning Board requesting a special exemption permit. Describe your proposal in detail and explain why you are requesting a special exemption.
- **PLOT PLAN:** A map showing the major details of the proposal such as location of buildings and structures, parking areas, means of vehicular access, signs, landscaping, fencing, screening, easements, utilities and pedestrian areas.
- **NEIGHBORING PROPERTIES MAP:** A second map showing parcel requested for special exemption permit and surrounding properties within 140' (excluding streets & rights of way). *The planning department can provide this map for a fee of \$6.00. Any additional copies made for your project by city staff will be charged at a rate of \$1.00 for the first copy and \$0.50 for each additional copy.*
- **NOTICE TO NEIGHBORING PROPERTIES:** Using the attached template, submit letters notifying adjacent property owners within 140' of the special exemption request. Include the desired public hearing date. You will need to use the neighboring properties map from above to research the owners of the lots within 140' of your property at the county courthouse and determine who is to be notified. **Letter must be approved by planning department before sending to adjacent property owners.**
- **PROOF OF NOTIFICATION:** Along with the copies of notification letters sent via certified mail to all property owners within 140' of subject property, submit the post office certified mail receipts.
- **LEGAL NOTICE:** Submit legal notice of public hearing to local newspaper 10 days prior to public hearing date using the attached template and provide proof of publication. **Legal notice must be approved by planning department before submitting to newspaper.**
- **PROOF OF OWNERSHIP:** Provide a current title commitment for subject property (not older than 6 months) or a copy of the property deed showing applicant as owner.
- **APPLICATION FEE:** Provide application fee upon submittal to City of Cody. Applicants are encouraged to arrange a pre-submittal meeting with the planning department to ensure a complete submittal. Re-submittal of any application will result in additional fees.
- **Recording Special Exemption:** If the Planning and Zoning Board approves your special exemption, you will be responsible for recording the exemption at the Park County Clerk's Office within 10 days of approval. An official Filing of Record form is attached to this application and must be signed by the Planning and Zoning Board Chairperson.

**Submit a total of twelve (12) copies of the application, plans, and any other information, folded into 8.5"x11".**  
**Submit a digital file containing PDFs of each document submitted**

**Total application must be submitted to the planning department by 4:00 PM, twenty one (21) business days prior to the anticipated public hearing date.**

**RECEIVED**

**SEP 19 2011**

**CITY OF CODY**

Aug. 30 2011

City of Cody  
Planning, Zoning and Adjustment Board

RE: Application for a special exemption permit

Dear Board Members:

I am planning to establish a Brewpub in the former Sunlight Credit Union building at 1601 South Park Drive. I have included a complete business plan with this application. I am applying for a parking exemption. The property has 35 off street parking spaces. The building has 4750 square feet on the main floor. Of this space 3025 will be dedicated to eating and bar area. To meet the City ordinance of 1 space per 45 square feet, I will need an additional 32 spaces. Future development of private party or banquet space on the lower level of the building could add an additional 1805 square feet of seating area, requiring an additional 40 spaces. Use of the lower level would not be on a daily bases, but for special occasions only.

I am working on agreements with Park County for use of public parking the Park County Complex 1 block west of the site, and Wilder Enterprises/Eastgate Center for use of the parking lot 1.5 blocks south of the site. Ample on street parking is available in the area as there are few private residences. Sixteenth Street on the entire west side is bordered by the Park County Complex and South Park Drive has no private residences.

Thank you for your consideration. I look forward to working with the Board to accomplish this project.

O'Nicks Irish Brewpub  
Leonard Moore  
1601 South Park Drive  
307-899-3673  
tooth@vcr.com

JACK SKATES PKWY

N. PARK DR.

16TH STREET

PARK LANE

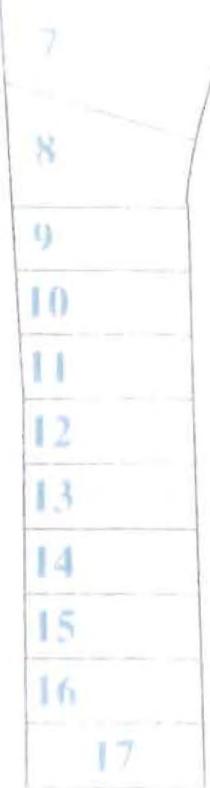
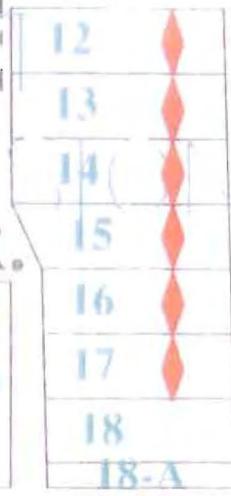
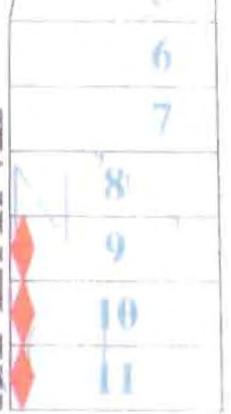
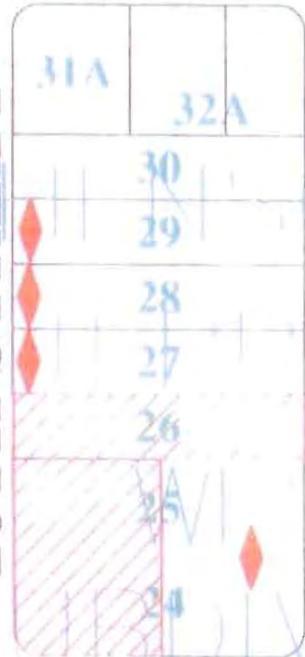
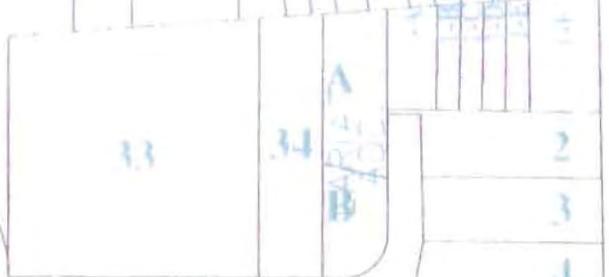
17TH STREET

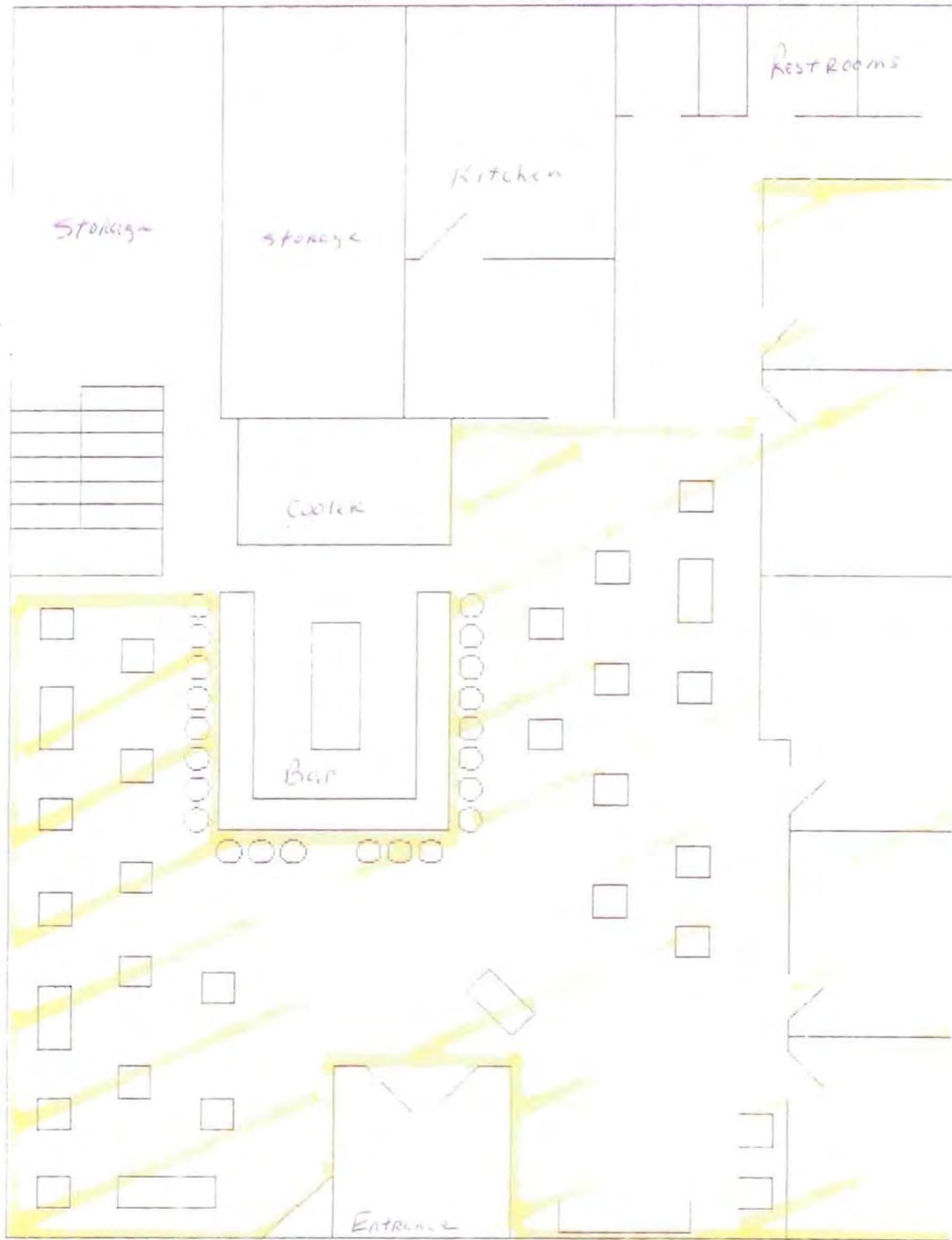
18TH STREET

S. PARK DR.

STAMPEDE AVENUE

PARK COUNTY COMPLEX CENTER

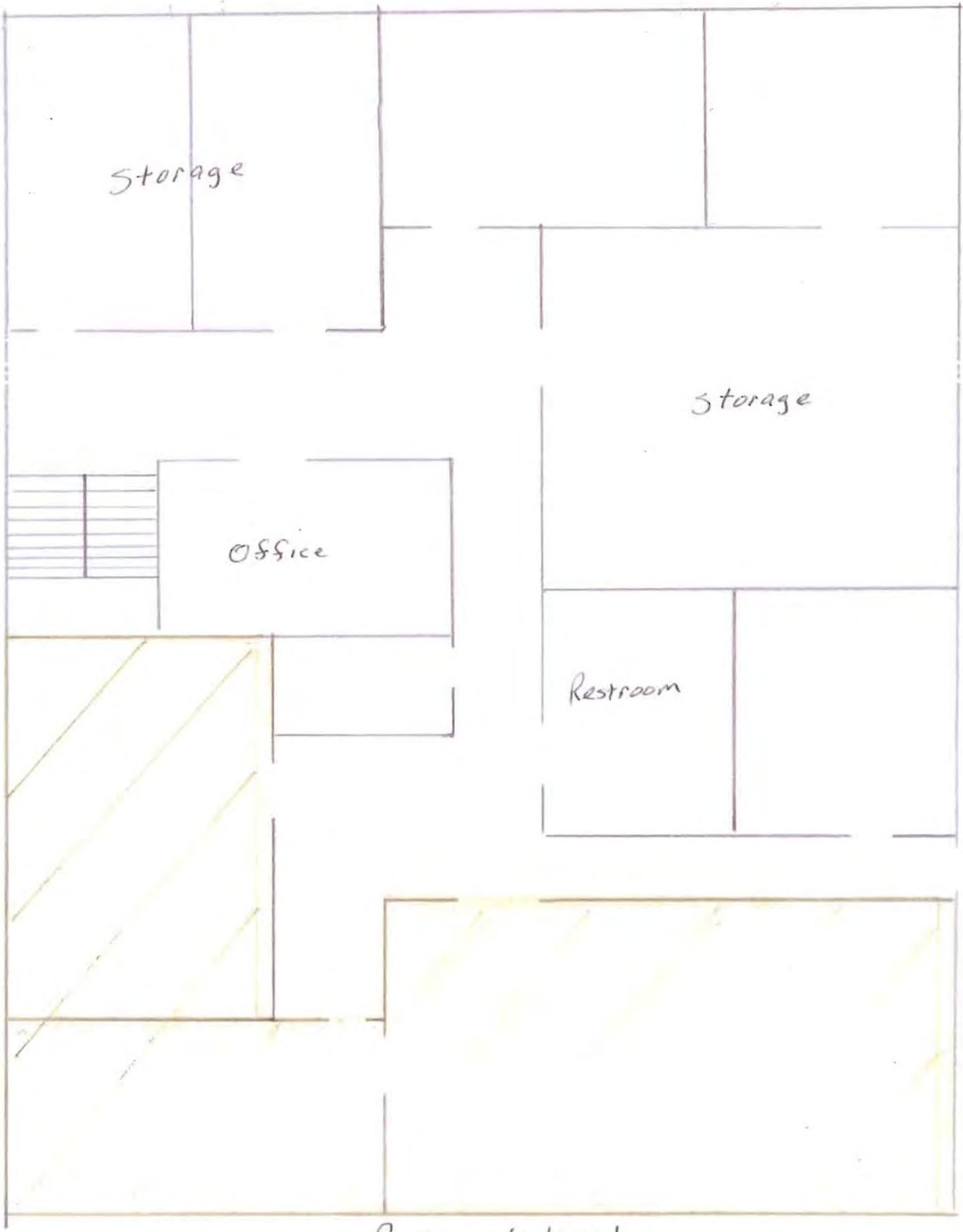




Total space forage 4750  
 eating and occ area 3025

Main Floor

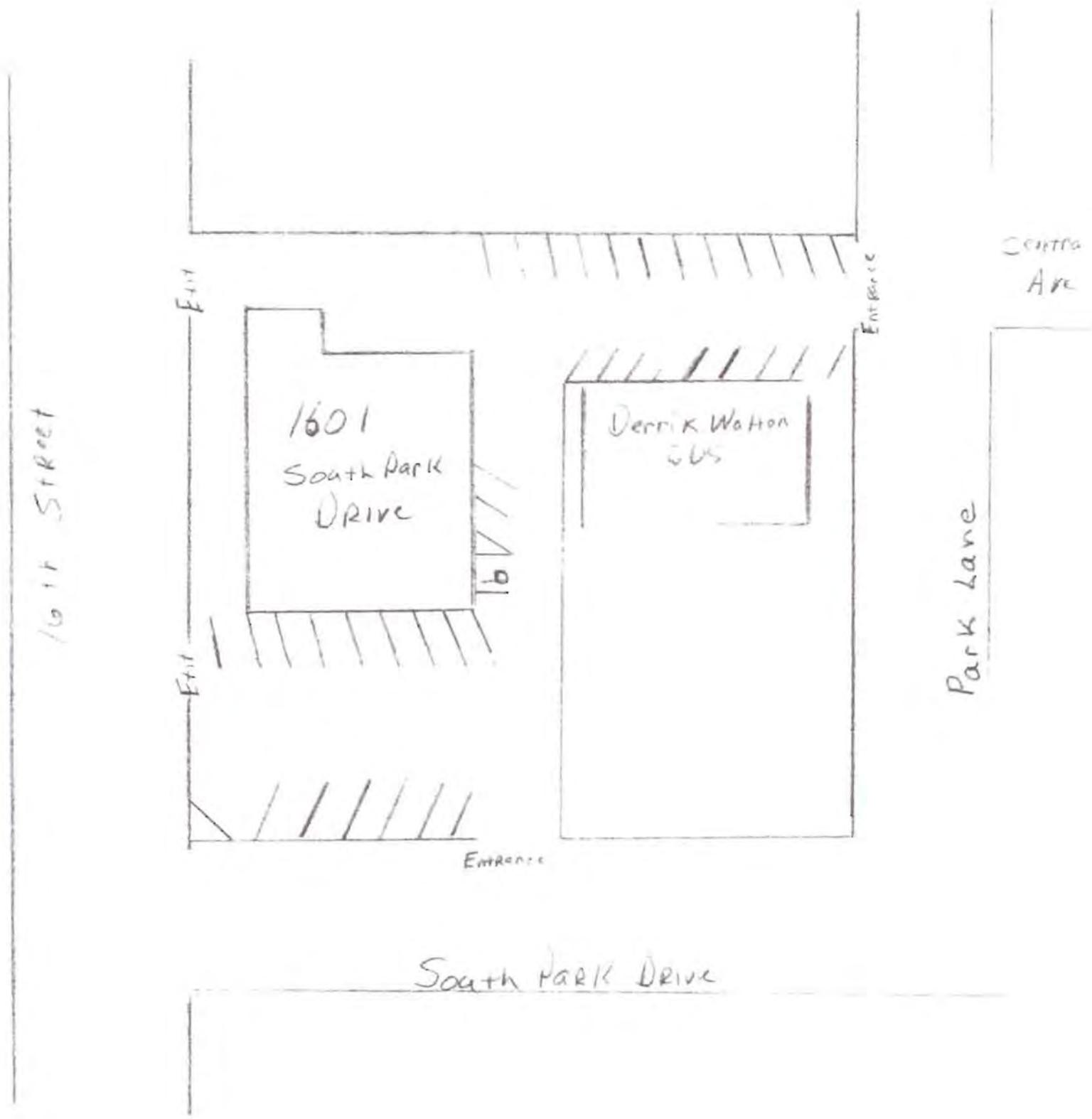
entrance would require 67 parking spaces



Basement Level

Total square footage 4750  
Banquet seating 1467

ordnance would require  
32 parking spaces



1611 Street

Exit

Exit

1601  
South Park  
Drive

161

Derrick Watson  
GUS

Entrance

Entrance

Park Lane

Central  
Ave

South Park Drive



PLANNING, ZONING AND ADJUSTMENT BOARD
SIGN PLAN REVIEW APPLICATION

STAFF USE
File:
P&Z Invoice:
Approved:
Date:

Applicant's Name: Business Name:
Applicant's Address: City: State: Zip:
Phone: Cell: Fax: Email:
Property Owner's Name:
Property Owner's Address: City: State: Zip:
Project Address: Legal Description: Zone:

Total current area of Signage in Square Feet: Proposed Area of Signage in Square Feet:

Overall Area of Signage in Square Feet: Licensed Contractor or Sign Installer:

- Type of Sign: Attached Wall, Freestanding, Marquee, Projecting, Awning, Suspended, Banner, Inflatable, Flag, Monument, Bulletin, Real Estate, Joint Directory, Billboard, Other -Please describe

Description of Proposal:

MATERIAL REQUIRED FOR SUBMITTAL & REVIEW

- Two (2) drawings containing plans and specifications which indicate the method of construction and anchoring to the building or ground; the total area of the proposed sign in square feet; the height of the proposed advertising structure from ground level.

\*\*\*In many cases two (2) color renderings of all existing & proposed signs with dimensions and a detailed written description of proposed construction materials and installation procedures will suffice.

- A site plan which identifies: The location of all exterior signs existing or proposed for the premise. Building elevations with signs depicted. Sign Elevations must indicate overall and letter/figure dimensions. Colors, materials and illumination for each sign.
Letter of authorization from the property owner if applicable.
Billboard applications must also include: Legal lease between the property owner and the billboard company which addresses the removal of the billboard (both the sign itself and the support structure for the billboard) at the termination of the lease. Bond suitable in value to cover the removal of all portions of the sign and the support structure at the end of the lease.
Inflatable applications must also include: Design and construction details to demonstrate compliance with City wind load requirements. How the electricity will be supplied to the inflatable. Demonstrate that the anchoring mechanisms will not present a danger to the public. Site plan showing existing structures, power poles, trees, street and pedestrian paths and all other features which may be impacted. Altitude Total Aggregated Square Footage

Each application for a sign review shall be accompanied by a review fee as set forth by Title 10, Chapter 15 of the city code. Applicants are encouraged to arrange a pre-submittal meeting to ensure a complete submittal. Re-submittal of any application will result in additional fees.

Please Select the Appropriate Sign Type:

- Off Premise, Temporary A-Frame Sign Plans: No Fee
Flush, Wall Mount without Electricity Sign Plans: \$25.00
Sign Plans with Electrical, Requiring Base Structure or Projecting Sign Plans: \$50.00

Following approval of the sign or advertising advice by the Planning & Zoning Department a Building Permit must be obtained from the Building Department prior to installation.

- Building Permit Application -Fee based on the valuation of the sign. Refer to the 1997 Uniform Building Code Fee Chart

Refer to Title 10 Chapter 15 of the Municipal Code for more information on sign regulations.

West Park Hospital Modernization Project  
Sign Plan Review Application

Sign Description – Main Sign  
9-23-11

Proposal Description:

As a part of its ongoing modernization project, West Park Hospital is undertaking a project to develop new signage to direct patients and visitors to its new and reconfigured entrances. The new main entrance is located at the corner of Sheridan Avenue and Stock Drive. The proposed signage plan includes a new main entrance sign, designed to help clearly indicate the location of the main entrance, located as indicated in the attached plan. The sign's proposed position is within the ROW for Stock Drive. The proposed position is similar to the main sign of the neighboring Buffalo Bill Historical Museum. Working with the City, utility location has indicated that rerouting of a raw water line will be required. West Park Hospital proposes to re-route this line around the sign at no cost to the City.

The sign measures approximately 150 sf in elevation, including supports/base. The following information is included for your review:

1. Elevation of proposed sign.
2. Site plan of the sign location.
3. Elevation indicating scale and relationship to current new construction.
4. Rendering indicating sign position in relationship to pre-construction conditions.

This proposal is for Sign Review of the proposed main entrance sign only to allow utility coordination and finalization of the signage package. A complete signage package, including all elements of the signage package, will be submitted following incorporation of City Comments of this sign.

West Park Hospital Modernization Project  
Sign Plan Review Application

Sign Description – Main Sign  
9-23-11

Parcel Description:

Site Zoning  
D-2 - General Business District

Assessor Parcel Number  
05530109000273

Legal Description

A tract of land located within Tract 90, Resurvey T.53N., R.101W., of the 6th P.M, Wyoming, which is more particularly described as follows: Beginning at the southeast corner (2/90) of said Tract 90; thence N 86°43'07" W for a distance of 100.20 feet to a point; thence N 86°43'07" W for a distance of 700.000 feet to the Southwest corner of said tract; thence N 00°20'29" W for a distance of 138.75 feet to a point located on the Top of Slope; thence on and along said Top Slope as follows:

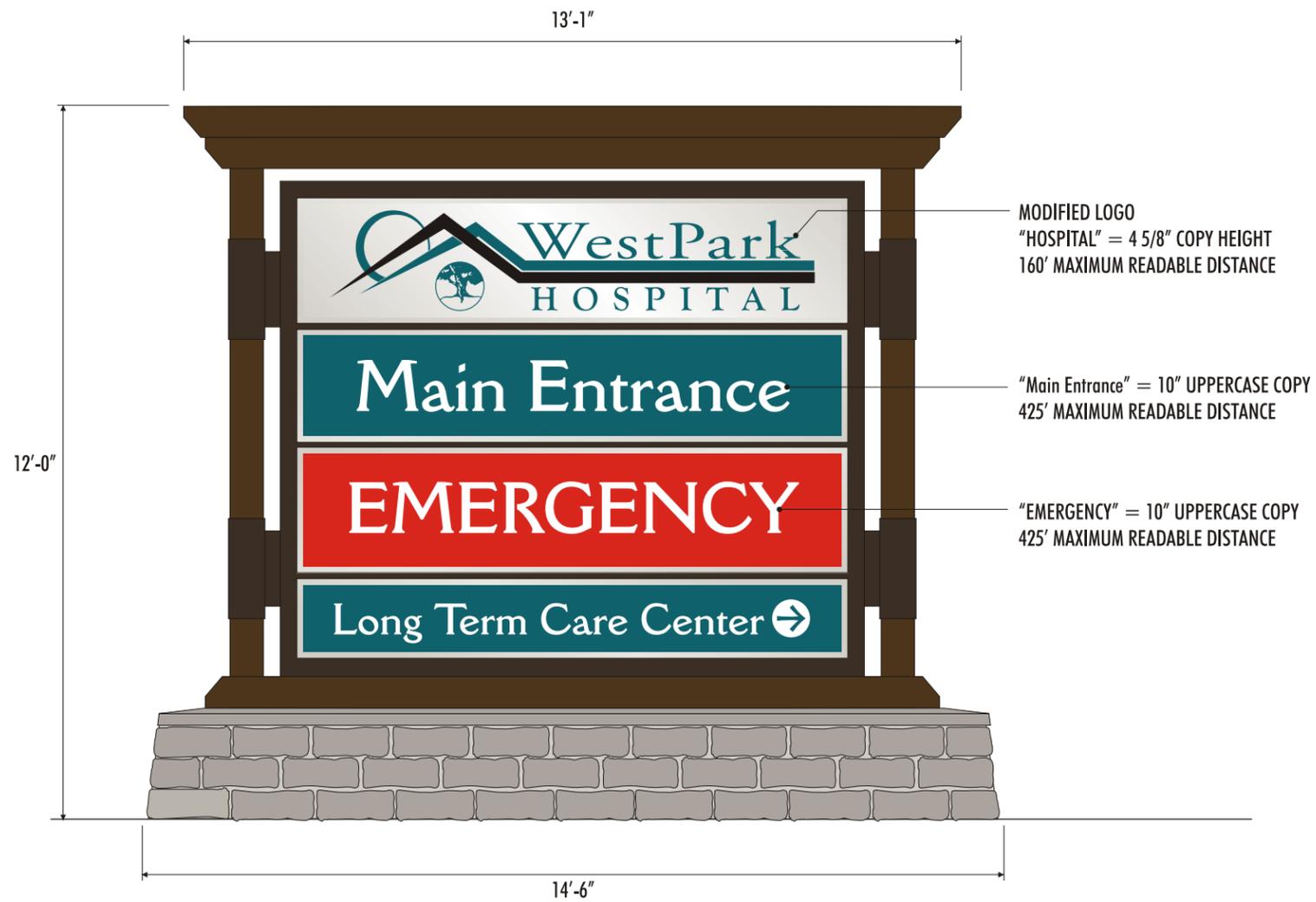
N 48°13'12" E for a distance of 65.09 feet  
N 58°58'49" E for a distance of 29.31 feet  
N 47°56'54" E for a distance of 15.97 feet  
N 49°37'23" E for a distance of 55.68 feet  
N 55°16'44" E for a distance of 25.94 feet  
N 63°47'32" E for a distance of 20.08 feet  
N 55°50'03" E for a distance of 15.73 feet  
N 23°59'43" E for a distance of 10.42 feet  
N 56°25'07" E for a distance of 43.87 feet  
N 52°06'34" E for a distance of 31.81 feet  
N 65°40'00" E for a distance of 30.31 feet  
S 82°44'00" E for a distance of 33.07 feet  
N 41°26'21" E for a distance of 14.69 feet  
N 62°06'56" E for a distance of 47.57 feet  
N 78°10'44" E for a distance of 51.08 feet  
S 84°51'55" E for a distance of 41.01 feet  
N 63°19'13" E for a distance of 105.93 feet  
N 55°51'09" E for a distance of 85.30 feet  
N 40°28'37" E for a distance of 27.09 feet  
N 54°54'17" E for a distance of 26.98 feet  
N 68°32'32" E for a distance of 21.18 feet  
N 78°59'16" E for a distance of 14.42 feet  
N 64°46'43" E for a distance of 16.23 feet  
N 84°53'16" E for a distance of 18.28 feet  
N 87°32'01" E for a distance of 16.66 feet  
S 80°07'36" E for a distance of 6.90 feet  
N 39°23'18" E for a distance of 34.47 feet  
N 59°52'30" E for a distance of 11.40 feet  
N 89°47'15" E for a distance of 6.47 feet

thence N 65°04'00" E for a distance of 14.92 feet more or less to the East line of said Tract #90; thence S 00°20'29" E on and along said East line of Tract #90 for 612.78 feet more or less to the Point of Beginning of said tract. Said tract containing 7.25 acres more or less.

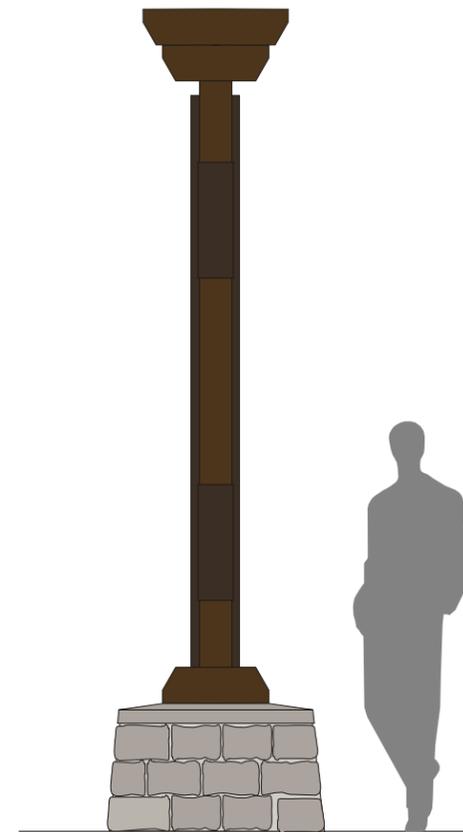
Bearing Base = Geodetic using NAD83, Wyoming West Central Zone of the Wyoming State Plane Coordinate System.



**MODIFIED DESIGN AT 12' HEIGHT**

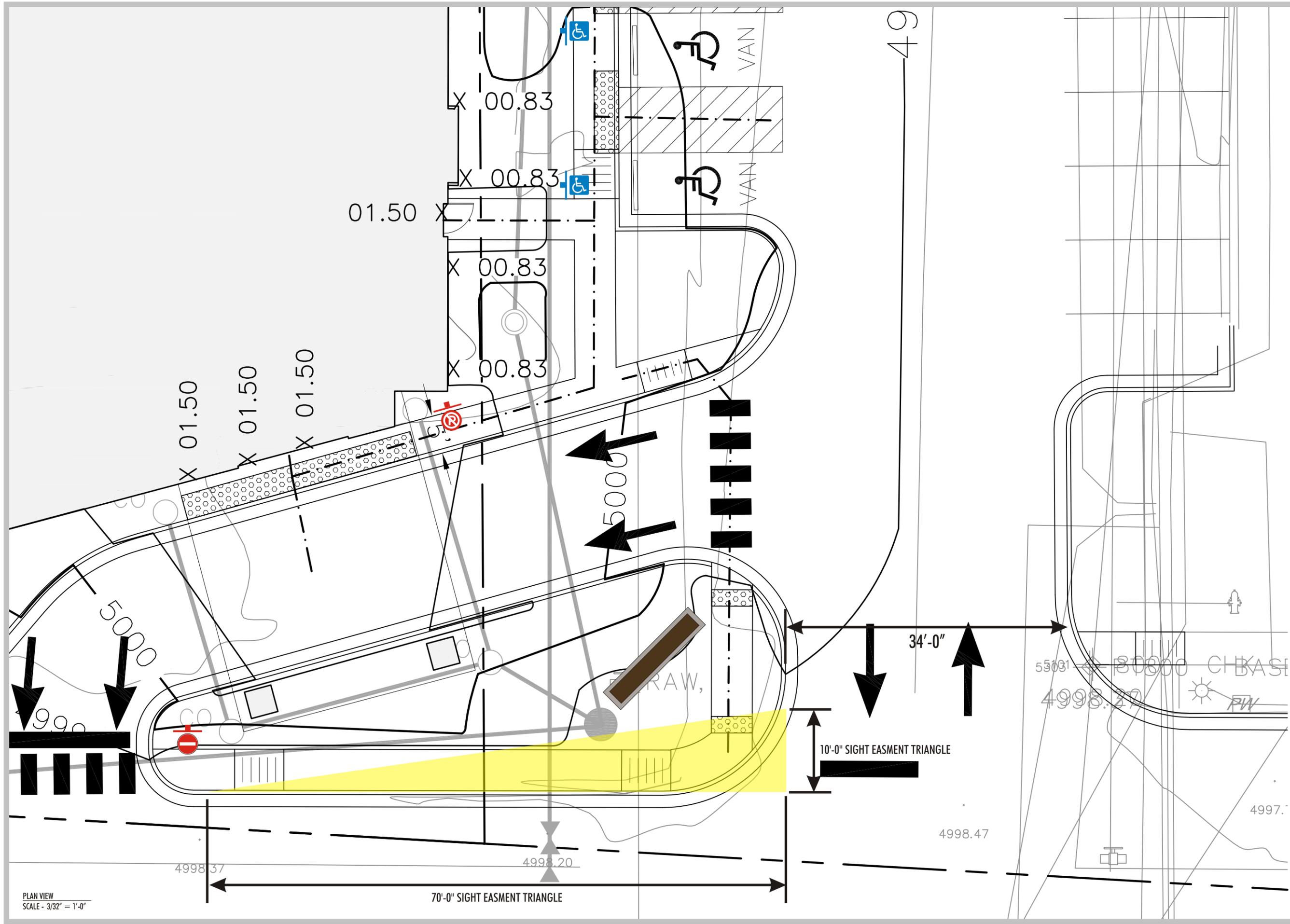


FRONT VIEW  
SCALE - 3/8" = 1'-0"



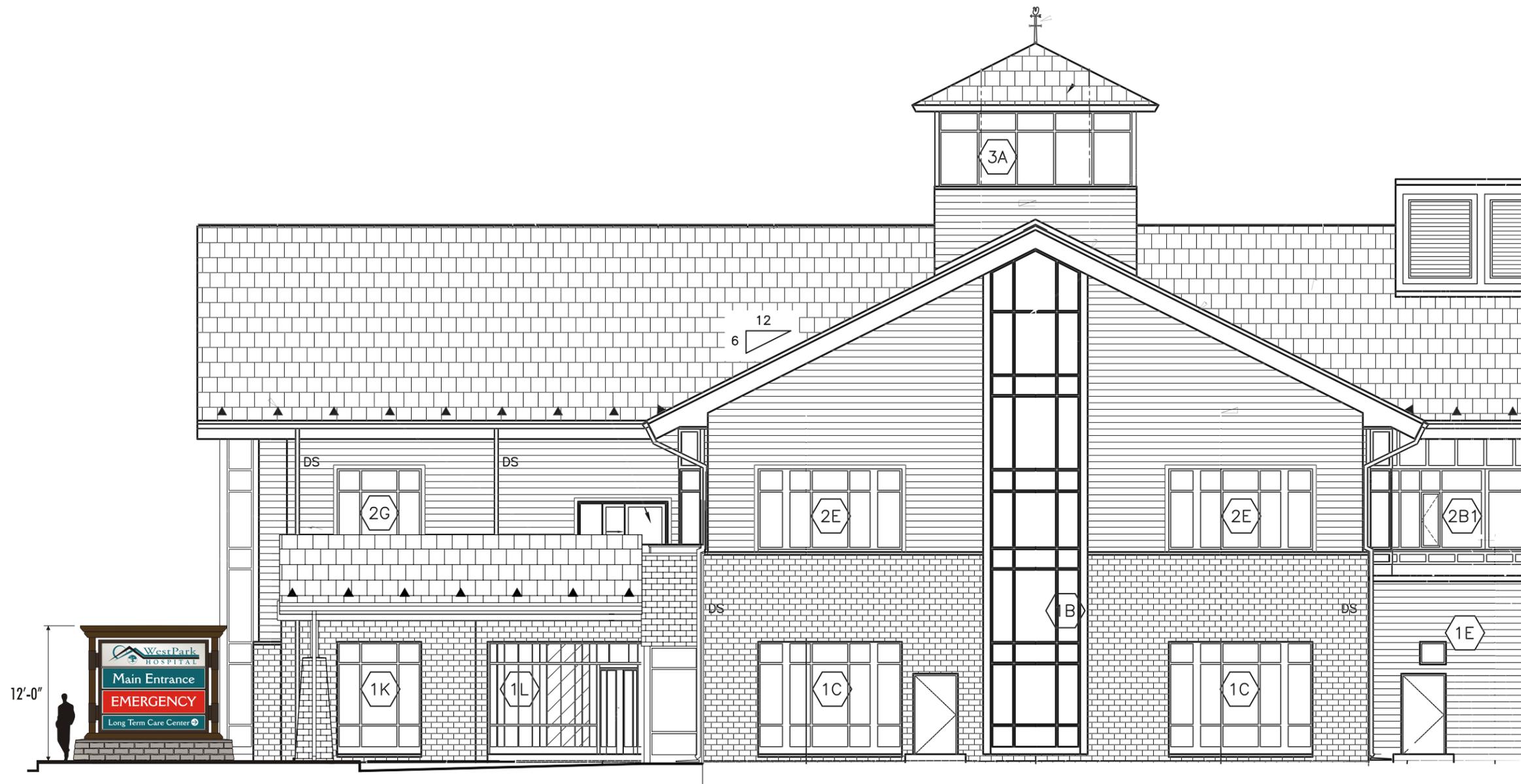
SIDE VIEW  
SCALE - 3/8" = 1'-0"

_____	Date
_____	August 2011
_____	Client
_____	West Park Hospital
_____	Project Manager
_____	Tim Hallman
_____	File
_____	exteriors
_____	Revisions
_____	-
_____	Exterior Signage
_____	Location 1



PLAN VIEW  
SCALE - 3/32" = 1'-0"

Date	August 2011
Client	West Park Hospital
Project Manager	Tim Hallman
File	exteriors
Revisions	
Exterior Signage	Location 1
Page #	0.0



CONTEXT ELEVATION  
SCALE - 3/32" = 1'-0"

Date  
August 2011

Client  
West Park Hospital

Project Manager  
Tim Hallman

File  
exteriors

Revisions  
-

Exterior Signage  
Location 1



Date  
August 2011

Client  
West Park Hospital



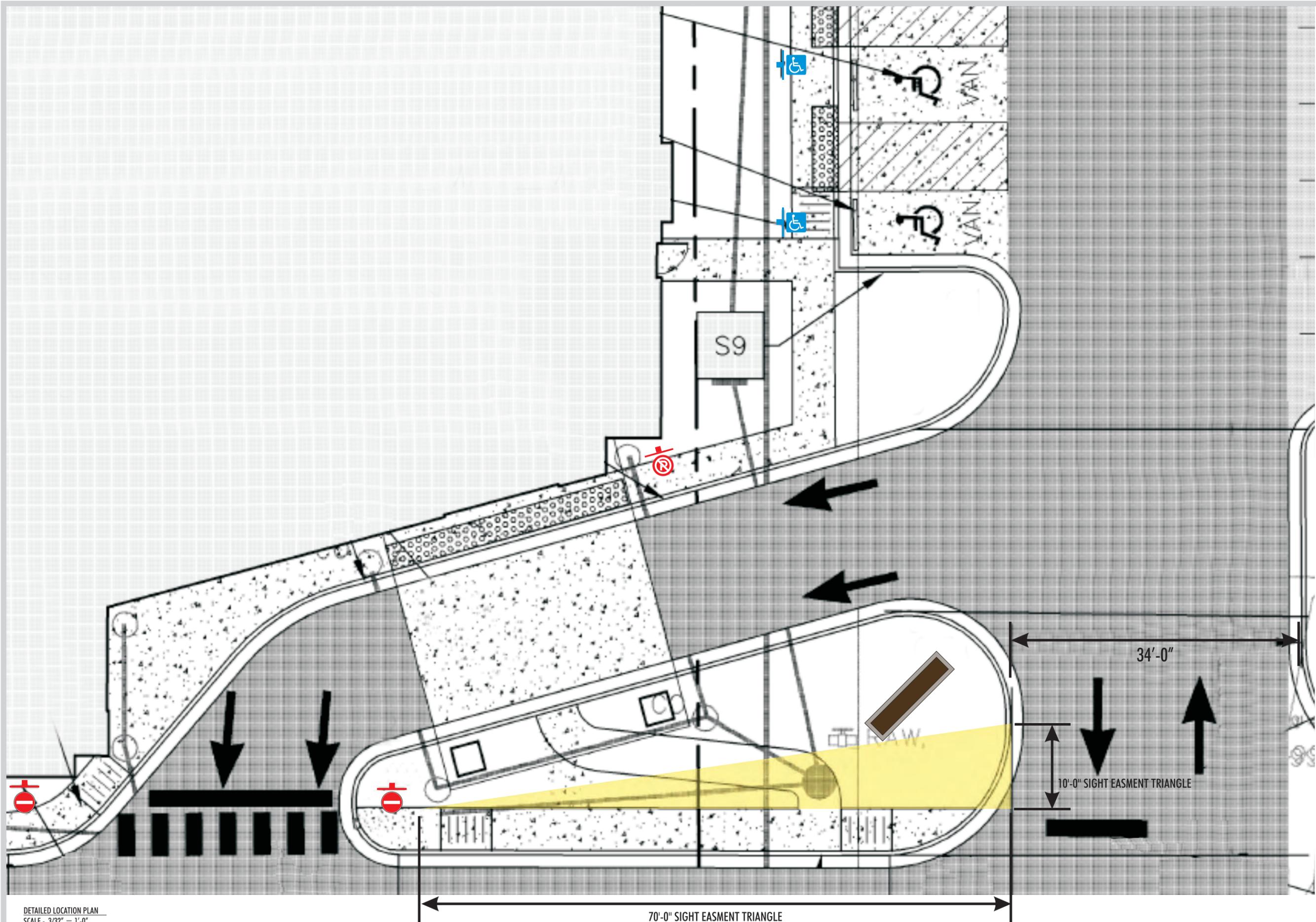
Project Manager  
Tim Hallman

File  
exteriors

Revisions  
-

Exterior Signage  
Location 1

Page #  
0.0



DETAILED LOCATION PLAN  
 SCALE - 3/32" = 1'-0"

70'-0" SIGHT EASMENT TRIANGLE

34'-0"

10'-0" SIGHT EASMENT TRIANGLE

Date	April 2011
Client	West Park Hospital
	
Project Manager	Tim Hallman
File	exteriors
Revisions	
Exterior Signage	Location 1



PLANNING, ZONING AND ADJUSTMENT BOARD
SIGN PLAN REVIEW APPLICATION

STAFF USE
File: 56N11-38
P&Z Invoice: 596-1
Approved: [Signature]
Date: 7/10/11

Applicant's Name: Thad Fitzgerald Business Name: Thad's Cycle Shop
Applicant's Address: 1507 Bleistein Ave City: Cody State: WY Zip: 82414
Phone: 578-8157 Cell: 272-7458 Fax: Email:
Property Owner's Name: VAN DALE INC
Property Owner's Address: PO Box 2468 City: Cody State: WY Zip: 82414
Project Address: 1507 Bleistein Ave Legal Description: Ld 940 Bldg 1 Ct. Zone: 2
Total current area of Signage in Square Feet: 24 sq ft Proposed Area of Signage in Square Feet:
Overall Area of Signage in Square Feet: Licensed Contractor or Sign Installer: Chuck's Sign
Type of Sign: [X] Attached Wall [ ] Freestanding [ ] Marquee [ ] Projecting [ ] Awning [ ] Suspended
[ ] Banner [ ] Inflatable [ ] Flag [ ] Monument [ ] Bulletin [ ] Real Estate
[ ] Joint Directory [ ] Billboard [ ] Other -Please describe

Description of Proposal:

MATERIAL REQUIRED FOR SUBMITTAL & REVIEW

- [X] Two (2) drawings containing plans and specifications which indicate the method of construction and anchoring to the building or ground; the total area of the proposed sign in square feet; the height of the proposed advertising structure from ground level.
\*\*\*In many cases two (2) color renderings of all existing & proposed signs with dimensions and a detailed written description of proposed construction materials and installation procedures will suffice.
[X] A site plan which identifies:
- The location of all exterior signs existing or proposed for the premise.
- Building elevations with signs depicted.
- Sign Elevations must indicate overall and letter/figure dimensions
- Colors, materials and illumination for each sign
[ ] Letter of authorization from the property owner if applicable.
[X] Billboard applications must also include:
- Legal lease between the property owner and the billboard company which addresses the removal of the billboard (both the sign itself and the support structure for the billboard) at the termination of the lease.
- Bond suitable in value to cover the removal of all portions of the sign and the support structure at the end of the lease.
[X] Inflatable applications must also include:
- Design and construction details to demonstrate compliance with City wind load requirements
- How the electricity will be supplied to the inflatable
- Demonstrate that the anchoring mechanisms will not present a danger to the public
- Site plan showing existing structures, power poles, trees, street and pedestrian paths and all other features which may be impacted.
- Altitude Total Aggregated Square Footage

Each application for a sign review shall be accompanied by a review fee as set forth by Title 10, Chapter 15 of the city code. Applicants are encouraged to arrange a pre-submittal meeting to ensure a complete submittal. Re-submittal of any application will result in additional fees.

Please Select the Appropriate Sign Type:

- [X] Sign Plans (flush, wall mount w/out electricity): \$25.00
[ ] Sign Plans (electrical, requiring base structure or projecting): \$50.00

Following approval of the sign or advertising advice by the Planning & Zoning Department a Building Permit must be obtained from the Building Department prior to installation.

- [X] Building Permit Application -Fee based on the valuation of the sign. Refer to the 1997 Uniform Building Code Fee Chart

Refer to Title 10 Chapter 15 of the Municipal Code for more information on sign regulations.

# **THAD'S CYCLE SHOP** LLC

**Motorcycles**

**Small Engine & Automotive  
Repair**

**(307) 578-8157**

← 8' →

↑  
3'  
↓



**Jolene Osborne**

---

**From:** Jenni Rosencranse [jennir@cityofcody.com]  
**Sent:** Wednesday, August 17, 2011 8:17 AM  
**To:** Steve Payne; Jolene Osborne  
**Subject:** FW: 1507 Bleistein

Are either of you looking for this information?

Thanks,

Jenni

Jennifer Rosencranse, City Administrator City of Cody PO Box 2200 Cody, WY 82414  
[jennir@cityofcody.com](mailto:jennir@cityofcody.com)  
P: 307-527-3462  
F: 307-527-6532

-----Original Message-----

**From:** [juli@redeagleoil.com](mailto:juli@redeagleoil.com) [mailto:[juli@redeagleoil.com](mailto:juli@redeagleoil.com)]  
**Sent:** Tuesday, August 16, 2011 1:32 PM  
**To:** Jenni Rosencranse  
**Subject:** 1507 Bleistein

Jenni-

We have rented the old Texaco Car wash Building located @ 1507 Bleistein Avenue (we always thought it was 1503 but I guess the city has it down as 1507) to Thad King. Thad said you needed us to give him permission in writing that he can put a sign up on the building. Please accept this email as permission for him to do so. Please call me if you have any questions.  
(307)899-1051.

Thank you,  
Juli Hinze  
Sent via BlackBerry by AT&T



PLANNING, ZONING AND ADJUSTMENT BOARD
SIGN PLAN REVIEW APPLICATION

STAFF USE
File: SE-11-40
P&Z Invoice: 184-6
Approved: [Signature]
Date: 9/20/11

Applicant's Name: SIGN PRODUCTS INC Business Name:
Applicant's Address: PO Box 20955 City: BILLINGS State: MT Zip: 59104
Phone: 406-252-6348 Cell: Fax: Email:

Property Owner's Name: AT:IT
Property Owner's Address: 314 YELLOWSTONE City: CODY State: WY Zip: 82414
Project Address: 314 YELLOWSTONE Legal Description: Zone:

Total current area of Signage in Square Feet: 32 Proposed Area of Signage in Square Feet: 24

Overall Area of Signage in Square Feet: Licensed Contractor or Sign Installer: SIGN PRODUCTS INC

- Type of Sign: [X] Attached Wall [ ] Freestanding [ ] Marquee [ ] Projecting [ ] Awning [ ] Suspended
[ ] Banner [ ] Inflatable [ ] Flag [ ] Monument [ ] Bulletin [ ] Real Estate
[ ] Joint Directory [ ] Billboard [ ] Other -Please describe

Description of Proposal: REPLACING EXISTING SIGN WITH NEW
MATERIAL REQUIRED FOR SUBMITTAL & REVIEW

[X] Two (2) drawings containing plans and specifications which indicate the method of construction and anchoring to the building or ground; the total area of the proposed sign in square feet; the height of the proposed advertising structure from ground level.

\*\*\*In many cases two (2) color renderings of all existing & proposed signs with dimensions and a detailed written description of proposed construction materials and installation procedures will suffice.

- [X] A site plan which identifies:
- The location of all exterior signs existing or proposed for the premise.
- Building elevations with signs depicted.
- Sign Elevations must indicate overall and letter/figure dimensions
- Colors, materials and illumination for each sign

Lot Coverage = 11.2
21.5
29.25% allowable

- [ ] Letter of authorization from the property owner if applicable.
[X] Billboard applications must also include:
- Legal lease between the property owner and the billboard company which addresses the removal of the billboard (both the sign itself and the support structure for the billboard) at the termination of the lease.
- Bond suitable in value to cover the removal of all portions of the sign and the support structure at the end of the lease.
[X] Inflatable applications must also include:
- Design and construction details to demonstrate compliance with City wind load requirements
- How the electricity will be supplied to the inflatable
- Demonstrate that the anchoring mechanisms will not present a danger to the public
- Site plan showing existing structures, power poles, trees, street and pedestrian paths and all other features which may be impacted.
- Altitude Total Aggregated Square Footage

Each application for a sign review shall be accompanied by a review fee as set forth by Title 10, Chapter 15 of the city code. Applicants are encouraged to arrange a pre-submittal meeting to ensure a complete submittal. Re-submittal of any application will result in additional fees.

Please Select the Appropriate Sign Type:

- [ ] Off Premise, Temporary A-Frame Sign Plans: No Fee
[X] Flush, Wall Mount without Electricity Sign Plans: \$25.00
[ ] Sign Plans with Electrical, Requiring Base Structure or Projecting Sign Plans: \$50.00

Following approval of the sign or advertising advice by the Planning & Zoning Department a Building Permit must be obtained from the Building Department prior to installation.

- [ ] Building Permit Application -Fee based on the valuation of the sign. Refer to the 1997 Uniform Building Code Fee Chart
Refer to Title 10 Chapter 15 of the Municipal Code for more information on sign regulations.

RECEIVED
SEP 21 2011
CITY OF CODY





PLANNING, ZONING AND ADJUSTMENT BOARD
SIGN PLAN REVIEW APPLICATION

STAFF USE
File: SG 11-41
P&Z Invoice: 154-7
Approved: [Signature]
Date: 9/24/11

Applicant's Name: SIGN PRODUCTS INC Business Name:
Applicant's Address: PO Box 20955 City: BILLINGS State: MT Zip: 59101
Phone: 406.252.6348 Cell: Fax: Email:
Property Owner's Name: WYOMING'S RIB & CHOP HOUSE
Property Owner's Address: 1367 SHARIDAN AVE City: CODY State: WY Zip: 82414
Project Address: 1367 SHARIDAN AVE Legal Description: Zone:
Total current area of Signage in Square Feet: 73 Proposed Area of Signage in Square Feet: 73
Overall Area of Signage in Square Feet: 73 Licensed Contractor or Sign Installer: SIGN PRODUCTS INC
Type of Sign: [ ] Attached Wall [ ] Freestanding [ ] Marquee [ ] Projecting [X] Awning [ ] Suspended
[ ] Banner [ ] Inflatable [ ] Flag [ ] Monument [ ] Bulletin [ ] Real Estate
[ ] Joint Directory [ ] Billboard [ ] Other -Please describe

Description of Proposal: RECOVER EXISTING AWNINGS
MATERIAL REQUIRED FOR SUBMITTAL & REVIEW

- [ ] Two (2) drawings containing plans and specifications which indicate the method of construction and anchoring to the building or ground; the total area of the proposed sign in square feet; the height of the proposed advertising structure from ground level.
\*\*\*In many cases two (2) color renderings of all existing & proposed signs with dimensions and a detailed written description of proposed construction materials and installation procedures will suffice.
[ ] A site plan which identifies:
• The location of all exterior signs existing or proposed for the premise.
• Building elevations with signs depicted.
• Sign Elevations must indicate overall and letter/figure dimensions
• Colors, materials and illumination for each sign
[ ] Letter of authorization from the property owner if applicable.
[ ] Billboard applications must also include:
• Legal lease between the property owner and the billboard company which addresses the removal of the billboard (both the sign itself and the support structure for the billboard) at the termination of the lease.
• Bond suitable in value to cover the removal of all portions of the sign and the support structure at the end of the lease.
[ ] Inflatable applications must also include:
• Design and construction details to demonstrate compliance with City wind load requirements
• How the electricity will be supplied to the inflatable
• Demonstrate that the anchoring mechanisms will not present a danger to the public
• Site plan showing existing structures, power poles, trees, street and pedestrian paths and all other features which may be impacted.
• Altitude Total Aggregated Square Footage

Each application for a sign review shall be accompanied by a review fee as set forth by Title 10, Chapter 15 of the city code.
Applicants are encouraged to arrange a pre-submittal meeting to ensure a complete submittal. Re-submittal of any application will result in additional fees.

Please Select the Appropriate Sign Type:

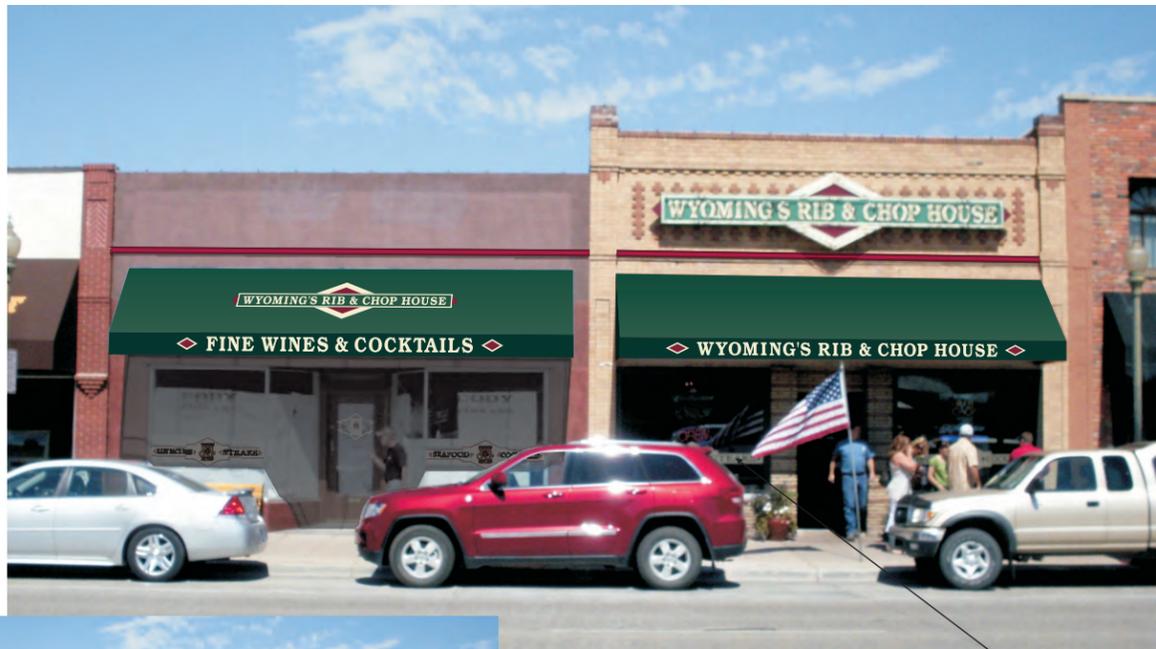
- [ ] Off Premise, Temporary A-Frame Sign Plans: No Fee
[X] Flush, Wall Mount without Electricity Sign Plans: \$25.00
[ ] Sign Plans with Electrical, Requiring Base Structure or Projecting Sign Plans: \$50.00

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- [ ] Building Permit Application -Fee based on the valuation of the sign. Refer to the 1997 Uniform Building Code Fee Chart
Refer to Title 10 Chapter 15 of the Municipal Code for more information on sign regulations.

RECEIVED
SEP 21 2011

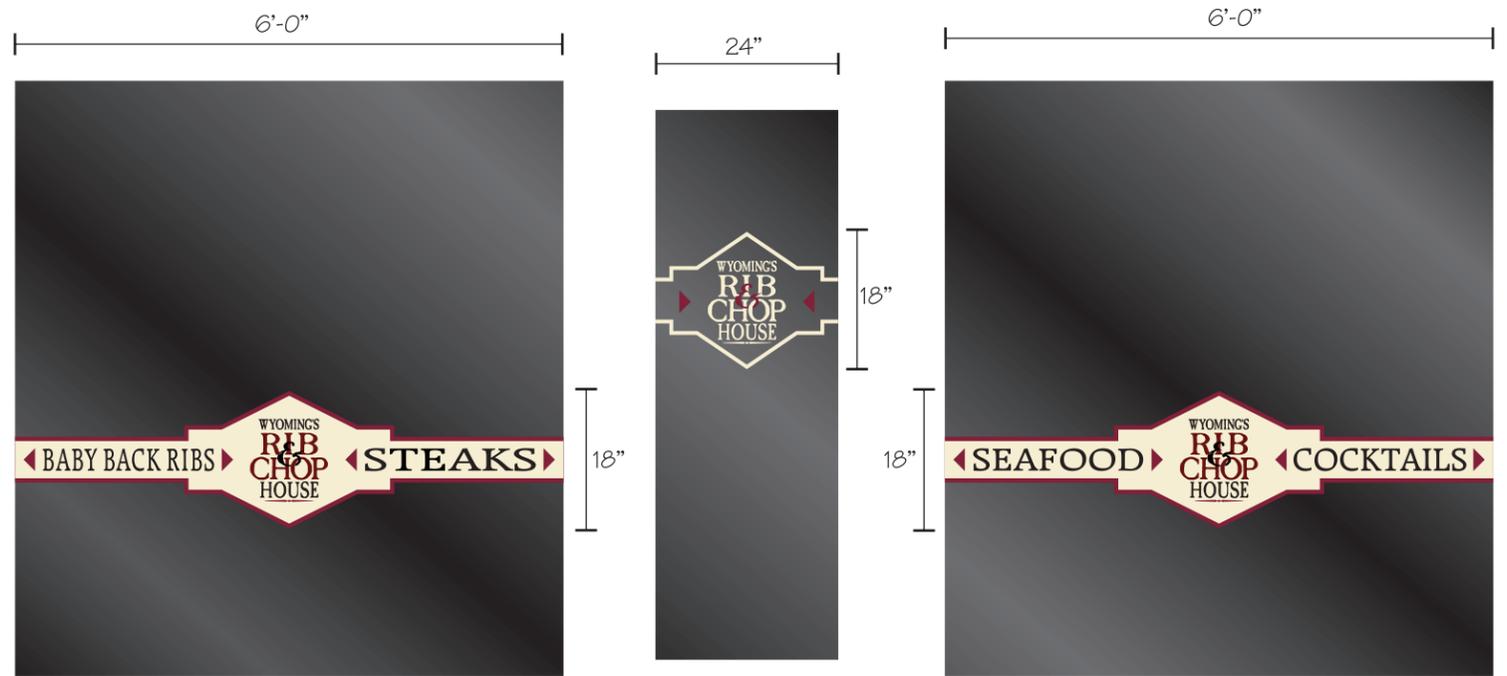
CITY OF CODY



EXISTING AWNINGS

PHOTO RENDERING NO SCALE

MOUNT NEW GRAPHICS AT SAME LEVEL AS THESE EXISTING GRAPHICS



WINDOW GRAPHICS SCALE 1/2" = 1'-0"



CUT AND APPLY ONE SET OF VINYL WINDOW GRAPHICS, 7725-99 FAWN, 7725-58 BURGUNDY AND 7725-12 BLACK VINYL, APPLY TO FIRST SURFACE OF BUILDING WINDOWS AND DOOR GLASS AS SHOWN IN PHOTO RENDERING. (ALIGN SIDE WINDOW GRAPHICS WITH EXISTING GRAPHICS NEXT DOOR)



FLATTENED VIEW OF SLOPED SECTION OF AWNING



BUILDING AWNINGS AND NEON BORDER TUBING



SCALE 1/4" = 1'-0"

**FINAL DESIGN**

Client Signature \_\_\_\_\_

Sales \_\_\_\_\_

Design \_\_\_\_\_

PRINT # \_\_\_\_\_ of \_\_\_\_\_



RECOVER 2 EXISTING BUILDING AWNINGS, REMOVE COVER FROM ONE EXISTING FRAME, INSTALL NEW SUNBRELLA #4056 SPRUCE GREEN FABRIC AWNING COVERS, BULLETIN ENAMEL PAINTED GRAPHICS ON BOTH AWNINGS, #116 IVORY AND #106 CARMINE COLORS.



ADD EXPOSED NEON BORDER TUBING TO BUILDING, FABRICATED SHEET METAL OPEN PAN CHANNEL, ENAMEL PAINT FINISH CHANNEL AND RETURN BURGUNDY, RUN SINGLE TUBE OF 15MM RUBY RED NEON IN CHANNEL, MOUNT CHANNEL TO BUILDING IN LOCATION SHOWN IN PHOTO RENDERING ABOVE. REMOTE GFI TRANSFORMER HOUSED IN A METAL BOX.

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DESIGNER TP  
SHEET # 1 OF 1

DESIGN # 17044-11  
SALES MIKE N.

DATE 08-31-11  
SCALE SHOWN

CLIENT WYOMING RIB & CHOP HOUSE  
CODY, WY

**SIGN PRODUCTS, INC.**  
1425 MONAD, BILLINGS, MT 59104  
Phone: (406) 252-6348 Fax: (406) 252-6654

