

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, AUGUST 9, 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 July 26, 2011 - Regular Meeting

PUBLIC HEARING

A public hearing to determine if it is in the public interest to allow Ed Higbie to develop a Planned Unit of Development (PUD) within property located on Blackburn Street described as a portion of Tract 40, Resurvey T.53N., R.101W. The application provides for the development of a 15 lot light industrial subdivision. The property is zoned Open Business/Light Industrial "D-3". The applicant has proposed that the development be approved with sidewalks proposed on only one side of the right-of-way throughout the PUD, that the streets and rights-of-way be approved at a reduced width, that the PUD is approved without alleys, that the City take over the responsibility of the streets, drainage facilities and the location duties for the pressurized sewer system, and that the Common Area that is normally provided as a part of a PUD and operated and maintained by a Home Owners Association be given to the City of Cody. This public hearing was advertized in the local paper on August 1 and 3, 2011 pursuant to the City of Cody Code for consideration of PUD's.

PRESENTATION OF COMMUNICATIONS:

- A. A landscape, architectural and sign application has been submitted by Riverside Cemetery District, for property located at 125 West Cooper Lane. The applicant is proposing to construct a shade structure with a water feature and extensive landscaping.

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

Staff Comment: *The applicant proposes to construct a tube steel shade structure that will be painted dark brown with similar colored lighting fixtures, benches and trash receptacles. The applicant proposes bollard lighting at the hardscape as well as recessed lighting at the seatwalls and in-ground lighting at the flagpole. The landscaping consists of several Skyline Honeylocust trees with a variety of shrubs, perennials and ornamental grasses.*

ACTION/MOTION: Approval, Approval with conditions, or Denial of the landscape, architectural and sign application for Riverside Cemetery District for property located at 125 West Cooper Lane.

Staff recommends approval of the landscape, architectural and sign 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.**
- B. A sign application has been submitted by Plush Pony for property located at 1350 Sheridan Avenue. The applicant is proposing to install a 16 gauge welded steel sign and mural on the west wall of their building bordering the Bell Plaza.

Applicant/Spokesperson: Jeanne Nelson –Plush Pony

Staff Reference:

Steve Payne –Public Works Director

Staff Comment: *The applicant is proposing to install wall art and a sign on the west stone wall of Plush Pony located at 1350 Sheridan Avenue. The proposed art would consist of three separate women on horses made from 16 gauge welded steel with steel internal bracing. The first figure measures 69”x53”, the second measures 67”x45” and the third measures 52”x48” for a total of 64 square feet. They would be polished steel with brazed highlights. Above the three figures the wording would be constructed of the same material that states “Plush Pony Apparel for the Spirited Woman.” The wording portion of the sign is a total of 20 square feet. The current banner located on the west stone wall will be removed. There are no proposed changes to the one 16 square foot sign located on the south face of the building on the street frontage.*

The Downtown Business Sign District Table in Section 9-15-9 states that the maximum number of attached business signs shall be “1 per face of store front, 1 per street frontage, not to exceed 2 signs per establishment max.” The maximum area per face is limited to “1.5 x the lineal feet of frontage” which calculates to be a maximum of 37.5 square feet. The maximum area by zone lot is limited to “1.5 x the lineal feet of frontage” which calculates to be a maximum of 37.5 square feet.

This application requests a total of 36 square footage of signage for the business (16 square feet on the north and 20 square feet on the west) with an additional 64 square foot mural.

ACTION/MOTION: *Approval, Approval with conditions, or Denial of the sign application and mural for The Plush Pony for property located at 1350 Sheridan Avenue.*

Staff Recommendation: **As the applicant is proposing signage on more than one face of the building, staff is seeking guidance from the board pursuant to Section 10-15-12A. Additionally, staff requests interpretation regarding the mural.**

- C. A sign application has been submitted by Big Horn Basin Farmers Market Association for property located at 1501 Stampede Avenue and an off premise sign at 1737 17th Street. The applicant is proposing to display temporary signs at the Park County Complex and an additional temporary off premise A-frame sign at the Conoco Station on Thursdays from July through October.

Applicant/Spokesperson:

J.R. Megee –Big Horn Basin Farmers Market Association

Staff Reference:

Steve Payne –Public Works Director

Staff Comment: *The applicant would like to display three temporary sandwich board signs on the Park County Complex on Thursdays. They also have an additional main sign that will be displayed intermittently July through October, but not over 120 consecutive days. This portion of their proposal meets all requirements as outlined in Section 10-15-9A(4) pertaining to Permitted Temporary/Seasonal Signs.*

However, the additional proposal for an off premise A-Frame sign to be located at 1737 17th Street for one day a week July through October does not fit the requirements for Off Premise Temporary A-Frame Signs as outlined in Section 10-15-3B(3)(b), specifically requirement 2.

b. Temporary A-frame Signs:

i. Organizations and businesses (profit or non-profit) may place temporary A-frame signs off premise under the following regulations:

- 1. Must complete application and obtain permit from the City of Cody. No fees shall be charged for application and permitting process for temporary A-frame signs.**
- 2. Each organization and/or business may receive one permit per year and each permit will be valid for seven consecutive days.**
- 3. No more than five permits will be issued for the same seven day period. Permits will be issued on a first come first served basis.**

4. No applicant is allowed to place more than six temporary A-frame signs within the City.
5. All temporary A-frame signs must conform to the definition of A-frame signs as defined within this code.
6. Each applicant shall be responsible for insuring that each temporary A-frame sign is securely grounded so as to avoid signs being blown by wind to any other location not authorized by the permit, in addition, applicant must monitor each sign on a daily basis during the seven day permit period to ensure the signs are in compliance with the application approved.
7. The City of Cody shall reserve the right to remove any and all signs which are not in the location approved by the permit process or any sign that has become a safety hazard to traffic and/or pedestrians.
8. All signs must be placed in pre-approved locations as follows:
 - a. Public Property: No signs shall be placed within the public right of way except for as otherwise allowed by City Code.
 - b. Private Property: No signs shall be placed on private property without the express written consent of the property owner, and such written consent is presented to the City of Cody with the application.

As anticipated, the new sign code does not address every situation. The municipal code pertaining to off premises a-frame signs was written to accommodate activity oriented signs and not necessarily the Big Horn Basin Farmers Market proposed application.

Staff Recommendation: Staff is seeking guidance from the board pursuant to Section 10-15-12A.

- D. A sign application has been submitted by the Cody Council on Aging for property located at 613 16th Street. The applicant is proposing to construct a brick monument sign with a double-sided electronic message board with a double-sided monument sign above.

Applicant/Spokesperson: Jane Vesperman, Director –Cody Council on Aging
Staff Reference: Steve Payne –Public Works Director

Staff Comment: *The applicant is proposing to construct a brick monument sign with a double-sided electronic message board to replace the existing changeable copy sign. Section 10-15-3B10 outlines the requirements for Electronic Message Boards. Section 10-15-3B10(j) requires that all electronic message boards be reviewed by the Planning, Zoning and Adjustment Board.*

10. Electronic Message Boards and Animated Signs:

- a. Electronic message boards and animated signs shall be separated from other electronic message board and animated signs by at least 35 feet.
- b. When located within 150 feet of a residentially-used lot, all parts of the electronic changeable copy sign must be oriented so that no portion of the sign face is visible from an existing or permitted principal structure on any residential lot.
- c. The sign must be located on the site of the use identified or advertised by the sign.
- d. Electronic message boards and animated signs will not be permitted in residential zones.
- e. The leading edge of the sign must be a minimum distance of 100 feet from an abutting residential district boundary.
- f. The sign must not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum of illumination of 500 nits (candelas per square meter) between dusk to dawn as measure from the signs face at maximum brightness.

- g. *Animated signs must have an automatic dimmer control to produce a distinct illumination level to a lower level from the time period between one half hour before sunset and one half-hour after sunrise; and*
- h. *Audio speakers or any form of pyrotechnics are prohibited in association with a sign.*
- i. *Animated signs shall be permitted only in the following zones: D-2, D-3, and E Industrial. In addition, animated signs may be permitted in the Downtown Business District, but must have special approval by the Planning and Zoning Board. Approval will be based on consideration of adjacent signage, the size of the proposed signage and must all submittals must be accompanied by approval documents from WYDOT.*
- j. *Electronic message boards shall be permitted only in the following zones: D-2, D-3 and E Industrial. In addition, animated signs may be permitted in the Downtown Business District, but must have special approval by the Planning and Zoning Board. Approval will be based on consideration of adjacent signage, the size of the proposed signage and must all submittals must be accompanied by approval documents from WYDOT.*

The proposed sign for the Cody Council on Aging meets all requirements as outlined for the message board. Their proposal of 64 s.f. is under the allotted square footage maximum for Zone D-2 of 300 s.f. per face for a freestanding sign. The sign is proposed to be 10 feet high, significantly less than the code restriction of 25 feet.

ACTION/MOTION: Approval, Approval with conditions, or Denial of the sign application for Cody Council on Aging for property located at 613 16th Street.

Staff recommends approval of the sign application submitted by the Cody Council on Aging for property located at 613 16th Street with the following conditions:

- 1. The applicant will ensure that the Field-Adjustable Brightness Control will be adjusted to meet the requirements of Section 10-15-3B10 (f) and (g) at installation.**
- 2. The applicant will apply and receive approval from WYDOT.**
- 3. The applicant will submit a complete set of construction plans to the building department for their review and approval.**
- 4. The applicant will pay all allotted building permit fees.**

- E. An application has been submitted by for approval of a Preliminary Plat for the Blackburn Subdivision, a PUD being developed by Ed Higbie. The proposed development is located on Blackburn Street described as a portion of Tract 40, Resurvey T.53N.,R.101W.

Applicant/Spokesperson: Ed Higbie
 Jeremy Easum –Sage Civil Engineering
 Gary Webb –Sage Civil Engineering

Staff Reference: Steve Payne –Public Works Director

Staff Comment: *A Planned Unit Development (PUD) is a subdivision development the intent of which is to encourage flexibility, innovation of design, and a variety of development types in order to promote the most suitable use of a site and so that greater opportunities for housing, recreation, shopping and employment may extend to all citizens of Cody as outlined in Section 11-7-2A of the City Code.*

Pursuant to Section 11-7-3A and B, a PUD may be established in any residential or commercial zoning district. A PUD may be applied to any development having one or more principal uses or structures on a single parcel of ground or contiguous parcels of ground. Any use or combination of uses may be allowed in a PUD provided such uses are consistent with the Cody Master Plan and the intent of this title. All PUDs shall consist of a harmonious arrangement of uses, buildings, parking areas, circulation and common areas. Each

PUD shall be designed as an integrated unit, in such a manner as to constitute a safe, efficient and convenient development.

The P&Z Board determined at their regularly scheduled meeting of May 24, 2011, that the Board would consider a PUD application for the subject property.

ACTION/MOTION: Recommendation to Council of Approval, Approval with conditions, or Denial of the Preliminary Plat for Blackburn PUD.

Staff Recommendation: It is the staff's opinion that this application has merit and will be a nice addition to the City of Cody, but it is not ready for recommendation of any action by the P&Z Board to the City Council at this time. Staff prepared a detailed outline of issues that need to be addressed and the applicant was unable to supply revised drawings for review prior to the development of this agenda. Staff would recommend that the storm drainage system, the sewer system and the streets are maintained by the Owners through a lot owners association. Staff would recommend that sewer system is located in an easement area separate and distinct from the utility easement for all other utilities and that all facilities associated with the sewer system be located outside of the right-of-way if the rights-of-way are to be taken over by the City. The applicant has proposed concrete in the cul-de-sac, but would prefer that this not be required. The applicant has not proposed concrete in the intersection of Blackburn and G Ave. and does not want this to be a requirement of approval. The City of Cody Storm Water Policy provides that the maximum distance from the roadway summit to the first catch basin shall be 400 feet and the maximum distance between catch basins and manholes in a storm drain system shall be 400 feet. This application exceeds both requirements. The applicant proposes to discharge their storm drainage into the culvert system that is already showing severe signs of failure. Staff suggested a partnership with the City to further address this issue. This issue and numerous others have not been addressed at the time of the development of the agenda.

F. P&Z Board Matters

G. Council Update: Steve Miller

H. Approved Sign Applications

1. Fremont Motor Cody -3127 Big Horn Avenue

I. Staff Update

1. The 2011 WYOPASS Fall Conference is scheduled for August 31-September 2 at the Hilton Garden Inn in Laramie.
2. Request P&Z appoint a member of the P&Z Board to the City Planners Assessments Panel. The Panel will meet with and interview applicants for the City Planner position on the 25th of August from 8:30 to 3:30.

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD

Minutes of the Regular Meeting Held July 26, 2011 at 12:00 PM

CALL TO ORDER: Vice Chairperson Kim Borer called the meeting to order at 12:01 PM.

ROLL CALL

PRESENT: Jacob Ivanoff; Rick Brasher; Kim Borer, Vice Chairperson; Bud McDonald; Justin Lundvall; Bill Nielson; Steve Miller, Council Liaison; Sandee Kitchen, Deputy City Attorney; Steve Payne, Public Works Director; Jolene Osborne, Engineering Administrative Assistant;

EXCUSED ABSENCE: Greg Gaspers, Chairperson;

ABSENT: None

Bud McDonald made a motion seconded by Bill Nielson to approve the minutes of the June 14, 2011 regular session meeting.

Vote on the motion was unanimous, motion carried.

PRESENTATION OF COMMUNICATIONS:

A. Bud McDonald made a motion seconded by Jacob Ivanoff to approve the site plan review application submitted by Precision Plan and Design, Inc. on behalf of Boone's Machine for property located at 341 24th Street with the following conditions:

1. The applicant will work with the public works department regarding utility layouts.
2. The applicant will submit a complete set of construction plans to the building department for their review and approval.
3. The applicant will pay all accessed building permit and utility fees.

Vote on the motion was unanimous, motion carried.

B. Jacob Ivanoff made a motion seconded by Rick Brasher to approve the landscape, architecture and sign application submitted by Whole Foods Trading Co., for property located at 1134 13th 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 permit fees.

Vote on the motion was unanimous, motion carried.

C. Bill Nielson made a motion seconded by Jacob Ivanoff to approve the landscape, architectural and sign application submitted by Reno Collision Center for property located at 2221 Lt. Childers 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 permit fees.

Vote on the motion was unanimous, motion carried.

D. P&Z Discussion Items: None.

E. Council Update: None.

F. Staff Update: The City Planner position is open. Staff would like the board to consider topics to be addressed with the new planner, such as windmills.

The meeting was adjourned at 12:25 PM.

Respectfully submitted,

Jolene Y. Osborne
Engineering Administrative Assistant

DRAFT



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

STAFF USE File: <u>SPB 11-30</u> P&Z Invoice: <u>584-1</u>
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Applicant's Name: Riverside Cemetery District Business Name: Riverside Cemetery District

Applicant's Address: 1721 Gulch Street City: Cody State: WY Zip: 82414

Phone: 307-587-6662 Cell: _____ Fax: 307-587-2411 Email: rivercmtry@vcn.com

Property Owner's Name: Riverside Cemetery District

Property Owner's Address: 1721 Gulch Street City: Cody State: WY Zip: 82414

Project Address: 125 West Cooper Lane Legal Description: _____ Zone: B Residential

Total current area of Signage in Square Feet: N/A Proposed Area of Signage in Square Feet: N/A

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

- 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: Proposed plan adds to the development of the Riverside - Graham Cemetery. The proposed improvements include: water feature, seatwalls, site furnishings, site lighting, hardscape, flagpoles, landscaping, and a shade structure.

Estimated Construction Start Date: July 25, 2011

Representative Attending P&Z Meeting: Carl Thuesen (CARL THUESEN ASLA)

The Planning, Zoning and Adjustment Board meets the 2nd and 4th 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.

- 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.
- 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.

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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:
 - 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 (the sign itself 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 _____

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

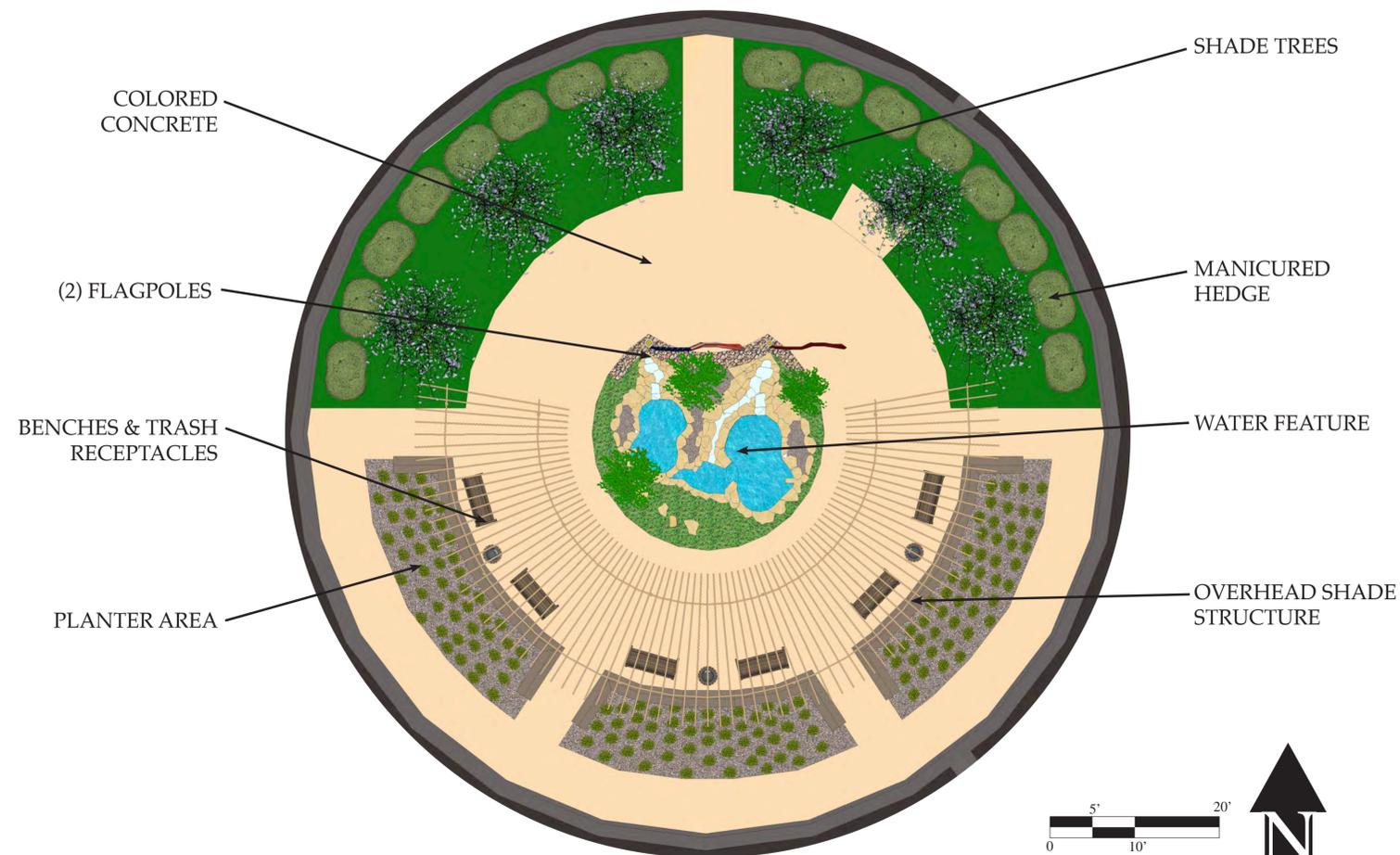
Refer to Title 10 Chapter 15 of the Municipal Code for more information on sign regulations.

RIVERSIDE - GRAHAM CEMETERY: MEMORIAL CIRCLE

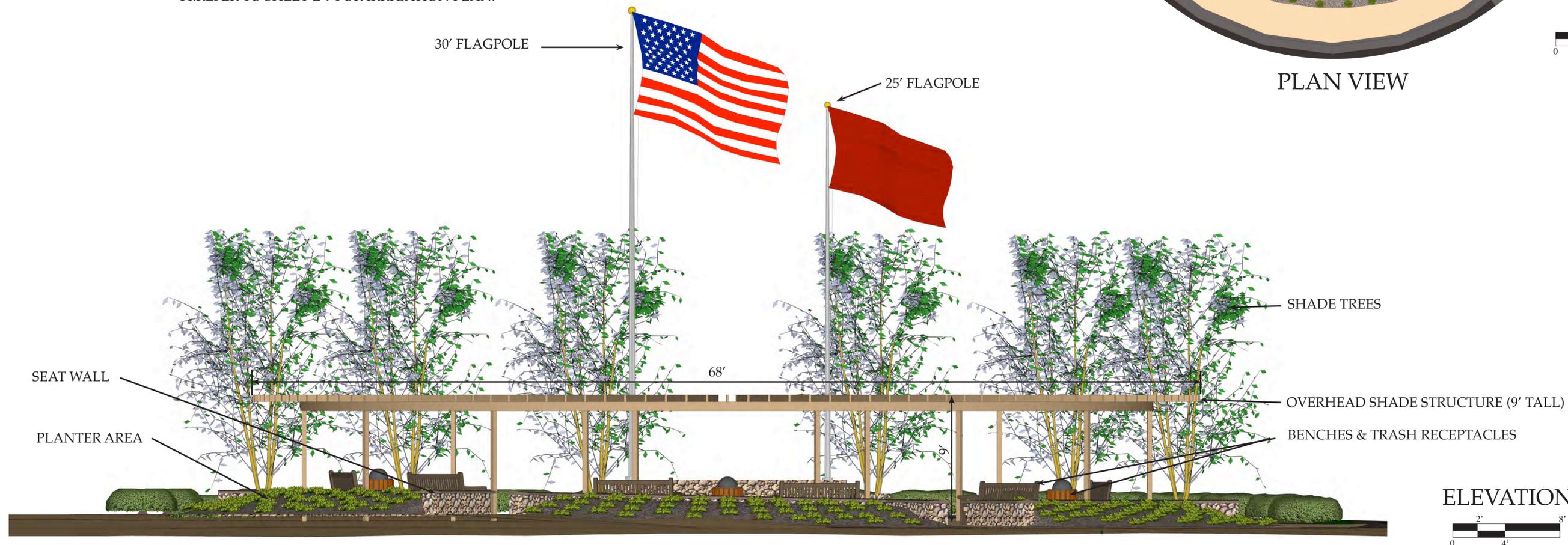
Cody, Wyoming

NOTES:

1. THE SHADE STRUCTURE WILL BE CONSTRUCTED OF TUBE STEEL AND WILL BE PRIMED AND PAINTED DARK BROWN. SITE FURNISHINGS, LIGHTING, AND SHADE STRUCTURE WILL ALL BE THE SAME COLOR.
2. AN AREA ZONING MAP INDICATING PROPERTY LINE, EASEMENTS, RIGHTS OF WAY, SURROUNDING LAND USE, STRUCTURES, AND ZONING IS ATTACHED AS A SEPARATE DRAWING.
3. NO DEDICATED PARKING AREAS ARE INCLUDED IN THE CEMETERY.
4. NO FENCING IS INCLUDED IN THIS PHASE.
5. SITE ACCESS POINTS HAVE PREVIOUSLY BEEN ESTABLISHED.
6. SITE LIGHTING WILL BE PROVIDED BY FOUR DIFFERENT TYPES OF FIXTURES. ALL LAMPS ARE METAL HALIDE:
 - BOLLARD LIGHTING AT HARDSCAPE. 36" H x 9" DIA. (REFER TO DETAIL 1, SHEET E-2)
 - RECESSED LIGHTING AT SEATWALLS. 10" x 12" (REFER TO DETAIL 1, SHEET E-2)
 - IN-GROUND LIGHTING AT FLAGPOLE. 12" DIA. (REFER TO DETAIL 1, SHEET E-2)
 - DIRECTIONAL LIGHTING AT ENTRY SIGN. 16" x 10" (REFER TO DETAIL 2, SHEET E-2)
7. GRADING PLAN FOR THE OVERALL PROJECT WAS PREVIOUSLY APPROVED. THE MEMORIAL CIRCLE SLOPES FROM NORTH TO SOUTH. STORMWATER WILL BE COLLECTED AT A CATCH BASIN INSIDE THE CIRCLE AND DIRECTED TO THE CURB & GUTTER AT THE EXTERIOR OF THE CIRCLE AND MAKE IT'S WAY INTO THE IRRIGATION RESERVOIR.
8. THERE ARE NO EXISTING UTILITIES IN THIS AREA OF THE SITE.
9. THE EXISTING ELECTRICAL SERVICE AT THE PUMP HOUSE WILL BE EXTENDED TO THE MEMORIAL CIRCLE TO OPERATE THE LIGHTING AND WATER FEATURE. IT WILL EXTENDED SOUTH BEYOND THE CIRCLE TO SERVICE A FUTURE KIOSK AS WELL AS THE ENTRY SIGN LIGHTING. REFER TO SHEET E-1 FOR ELECTRICAL ROUTING INFORMATION.
10. WATER WILL BE EXTENDED FROM THE EXISTING SERVICE LOCATED AT THE CEMETERY HOUSE TO THE MEMORIAL CIRCLE TO PROVIDE A WATER SOURCE FOR THE WATER FEATURE. (REFER TO SHEET L-5 FOR ROUTING)
11. TRASH RECEPTACLES WILL BE PROVIDED AT THE MEMORIAL CIRCLE AS WELL AS THROUGHOUT THE CEMETERY. REFER TO SHEET L-13 FOR LOCATIONS OUTSIDE OF THE MEMORIAL CIRCLE.
12. NO SPECIFIC SNOW REMOVAL LOCATIONS ARE PROVIDED.
13. REFER TO SHEET L-8 FOR THE LANDSCAPE PLAN. PLANTS ARE SHOWN AT MATURE SPREAD.
14. REFER TO SHEET L-9 FOR IRRIGATION PLAN.



PLAN VIEW



ELEVATION



PLANNING, ZONING AND ADJUSTMENT BOARD
SIGN PLAN REVIEW APPLICATION

STAFF USE
File: SGN 11-31
P&Z Invoice:
Approved:
Date:

Applicant's Name: Brandi Brenda + Jeanne Nelson Business Name: Plush Pony
Applicant's Address: 1350 Sheridan Ave City: Cody State: WY Zip: 82414
Phone: 307-587-9677 Cell: 307-272-9535 Fax: Email:

Property Owner's Name: JAAG, LLC
Property Owner's Address: PO Box 2655 City: Cody State: WY Zip: 82414

Project Address: 1350 Sheridan Ave Legal Description: Lot 8 Block 10 O.T. Zone: D2 - Down Town Bus

Total current area of Signage in Square Feet: 165.5 Proposed Area of Signage in Square Feet: Sign 205.5, Mural 645.5, Artist

Overall Area of Signage in Square Feet: Licensed Contractor or Sign Installer: Artist - Mike Kopriva

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

Description of Proposal: 1/2 gauge welded steel with steel internal bracing

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.

- [] 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

N/A Letter of authorization from the property owner if applicable.

- N/A 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.

- N/A 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.

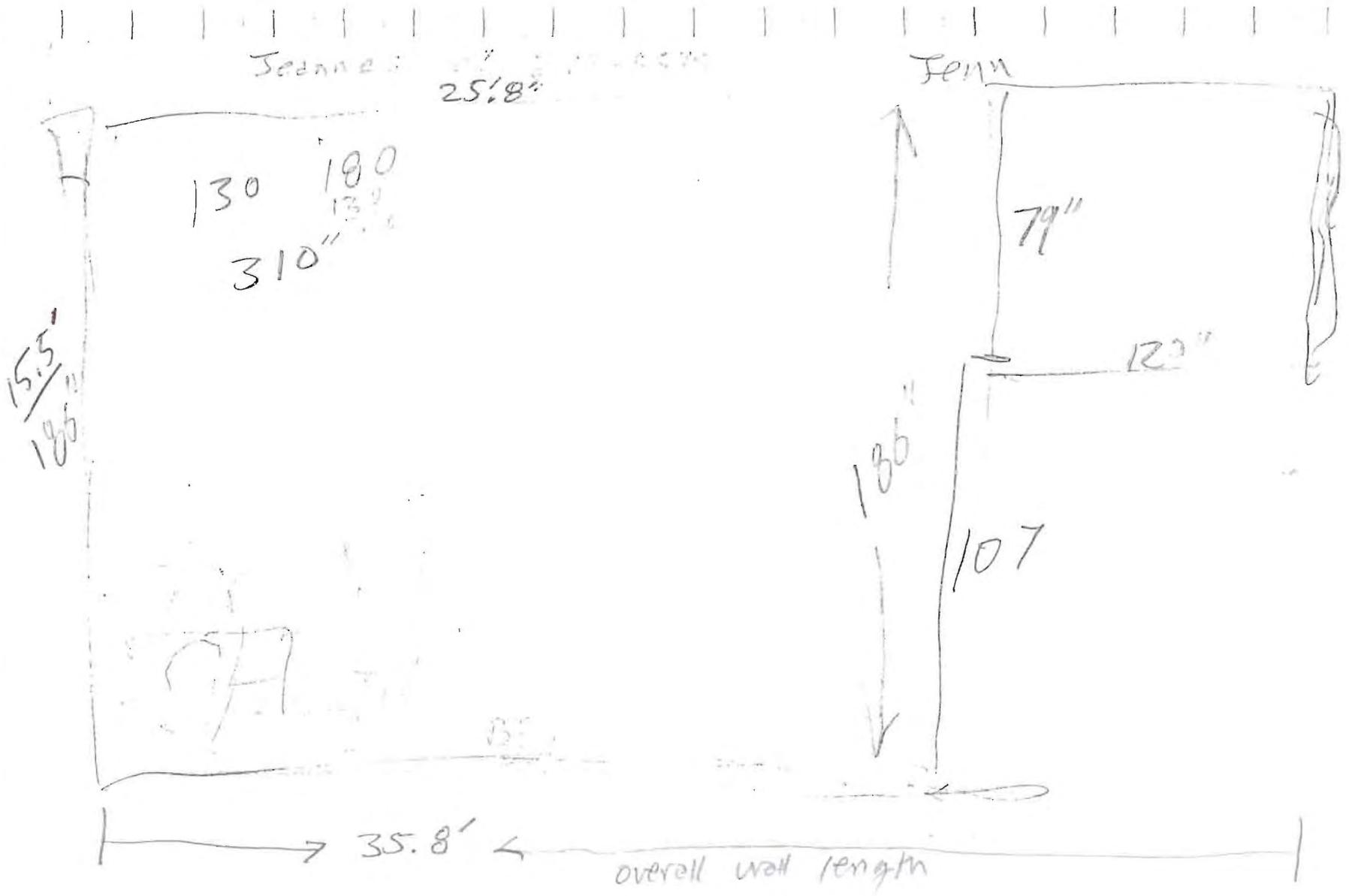
Please Select the Appropriate Sign Type:

- [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.

- [] 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.



Mike Kopriva Studio 917 Lane II Powell, WY 82435

Phone 307-754-3658 email kopriva@wir.net

March 29, 2011

Attention Cody Downtown Committee:

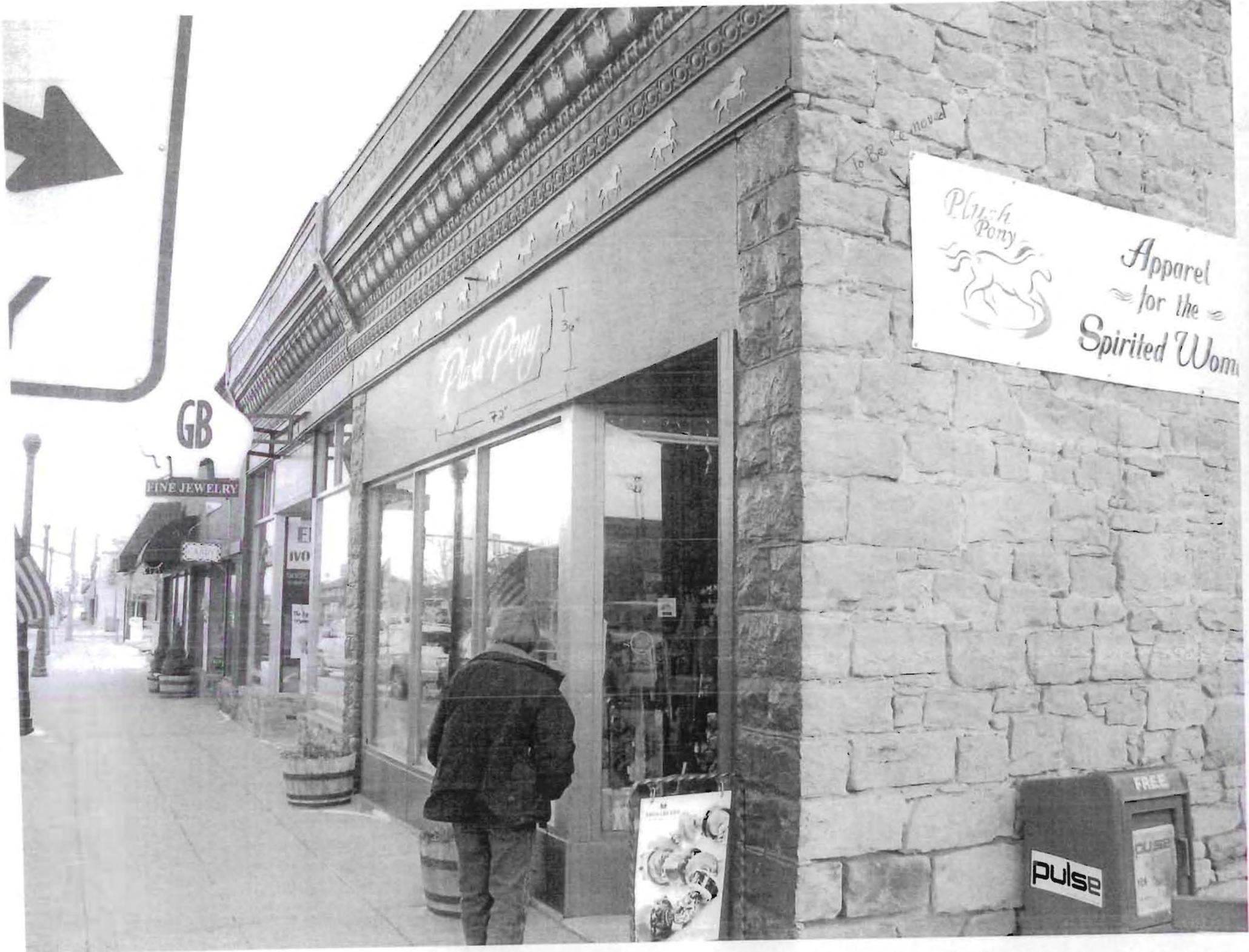
Description of proposed art for the west outside stone wall of the Plush Pony
1350 Sheridan Ave. Cody, WY.

The proposed art would consist of three women on horses made from 16 gauge welded steel with steel internal bracing. These would be mounted on the stone wall with masonry bolts. Each mounted figure would be a bas relief extending about 3" out from the stone wall. They would be polished steel with brazed highlights. Above the three figures would be the sign for the Plush Pony also made of 16 gauge steel. The reliefs would be mounted at about eight feet above the ground, with each figure being approximately four feet in length. I have enclosed a sketch and an a photo of the wall with the approximate size and location for the proposed art. The work would be coated to protect it from the elements and vandalism. Other outside works in steel that I have done, have held up very well.

Sincerely,



Mike Kopriva



GB

FINE JEWELRY

E
IVO

Plush Pony

30"

72"

To Be Removed



Apparel
for the
Spirited Women



Plush Pony

Apparel for the
Spirited Woman



4'

4'

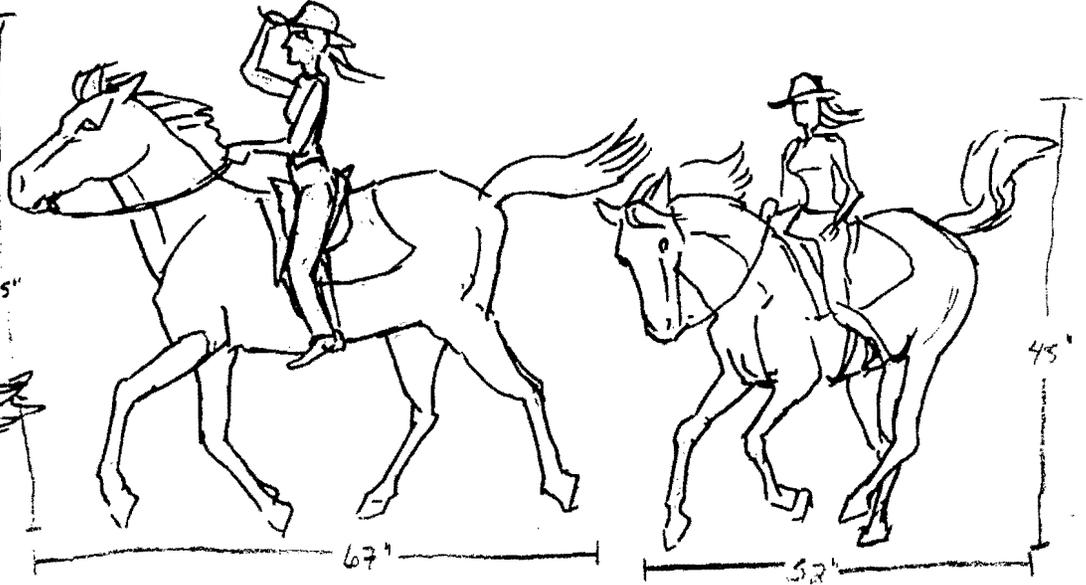
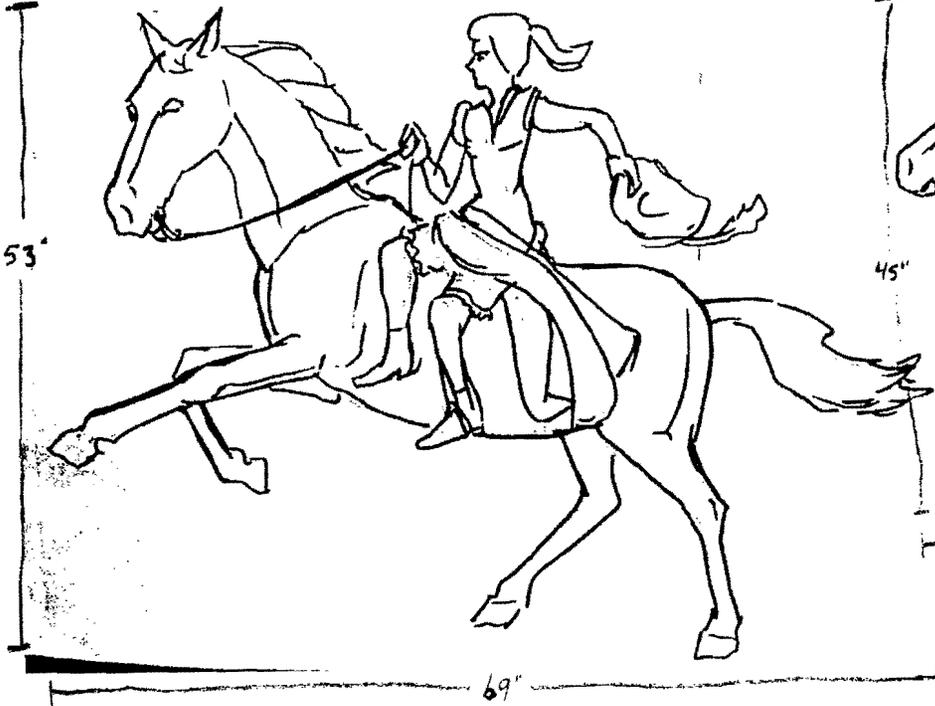
73"

Plush Pony

70"

Apparel for the Spirited Woman

74"





PLANNING, ZONING AND ADJUSTMENT BOARD
SIGN PLAN REVIEW APPLICATION

STAFF USE
File: SGN 11-26
P&Z Invoice: N/A
Approved:
Date:

Applicant's Name: J.R. Magee Business Name: Big Horn Basin Farmers Market Association
Applicant's Address: 610 Southfork Road City: Cody State: WY Zip: 82414
Phone: Cell: 250-6555 Fax: Email: jacrobust1@hotmail.com
Property Owner's Name: Park County, Wyoming
Property Owner's Address: 1002 Sheridan Ave City: Cody State: WY Zip: 82414
Project Address: 1501 Shampale Ave Legal Description: Acreage & Bounds Zone: D2

Total current area of Signage in Square Feet: Proposed Area of Signage in Square Feet:
Overall Area of Signage in Square Feet: 49.5 Licensed Contractor or Sign Installer: N/A
Type of Sign: [] Attached Wall [] Freestanding [] Marquee [] Projecting [] Awning [] Suspended
[X] Banner [] Inflatable [] Flag [] Monument [] Bulletin [] Real Estate
[] Joint Directory [] Billboard [X] 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.

[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 N/A Total Aggregated Square Footage N/A

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:

[] 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.

temp no n fee
temp no permit required

STAMPEDE AVE

FARMERS
MARKET
→
4:30
TODAY

accents
your flower shop

ONLY





There are four wooden sandwich board signs that stand 4 ft. high and 2 ft. wide. That will be Placed out on Thursdays and picked up the same day which will be anchored by 60 lbs. Sandbags. Each sign has a square footage of 8 sq. ft. the lettering is 3.5 in. high they are yellow with black lettering. One will be placed at the Conoco gas station on the corner of 17th.st.and Stampede; one will be placed at the main entrance of the Park County Complex on the east end Of the property. The third one will be placed on the west end of the property at Stampede. The fourth sign will be placed at the entrance on Heart Mountain St.

the main sign which will be up for the season is a banner sign 5ft. wide by 3.5ft high with a square footage 17.5 sq ft. the frame is made of 1 in. PVC with a total height of 5ft.and held up by 2 metal tee posts driven in the ground and anchored with 4- 3/16ths in. cables and stakes. It has a brown background and is malty colored. The lettering is 4in. and 3in. high.

Signage Agreement

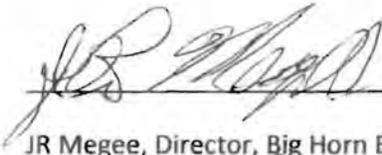
This agreement is between Cody Conoco, 1737 17th Street & Stampede Avenue, Cody, WY 82414, and the Big Horn Basin Farmers Market Association (BHBFMA), PO Box 139, Powell, WY 82435, and entered into on July 7, 2011.

Cody Conoco agrees to allow BHBFMA to place a wooden, sidewalk sign on the corner of 17th Street and Stampede every Thursday, from July 7 to November 15, 2011 directing people to the Farmers Market.

BHBFMA understands the risks associated with placement of signage and agrees to hold harmless Cody Conoco and its owner(s) for any damages to persons or property resulting from placement of the sign.

BHBFMA agrees that at any time, for any reason, Cody Conoco retains the right to terminate this agreement and revoke permission to place signage anywhere on the premises.

By signing this agreement, I confirm that I have authority to enter this agreement on behalf of the organization and agree that BHBFMA assumes all risks associated with signage placement at Cody Conoco, and releases Cody Conoco and its owner(s) from all liability, costs and damage which might arise from BHBFMA signage placement.



JR Megee, Director, Big Horn Basin Farmers Market Association

Date: 7/20/11



Conoco Owner/Representative

Date: 7/20/11

MEMORANDUM OF UNDERSTANDING
Between
Board of County Commissioners of Park County, Wyoming
And
Big Horn Basin Farmers Market Association

1. Parties.

This Memorandum of Understanding (MOU) is made and entered into between the Board of County Commissioners of Park County, Wyoming (Park County), and through its Chairman Bucky Hall, and the Big Horn Basin Farmers Market Association (BHFMA), whose address is 610 Southfork Road, Cody, Wyoming 82414. The term of this MOU shall be as set forth in paragraph 3.

2. Purpose.

The purpose of this MOU is to establish a general framework of understanding and cooperation between the parties for the use of the Park County Complex grounds and parking lot, specifically the grounds and parking lot southwest of the Park County Complex Building to provide for the BHFMA vendor parking and access by the general public from July through October. Consideration for this MOU consists in Park County giving up the use of the parking lot area dedicated to BHFMA use during the term of this MOU, and in BHFMA gaining the benefit of adequate space and an advantageous location for its operations.

3. Duties and Responsibilities, Big Horn Basin Farmers Market Association.

BHFMA, a local non-profit organization providing local food for the community, will access the southwest parking lot and grounds for set up at 3:00 p.m. on Thursdays beginning July 7, 2011 and ending approximately November 3, 2011. Vendors will be open for the public from 4:30 p.m. to 6:30 p.m. Upon weekly closure of the farmer's market, BHFMA shall pick up any litter and leave the parking lot and grounds in good condition as determined by Park County.

4. Duties of Park County.

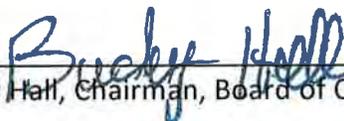
Park County shall allow BHFMA use of the southwest parking lot and grounds at no cost.

5. Independent Contractor. BHFMA shall function as an independent contractor for the purposes of this MOU, and shall not be considered an employee of Park County for any purpose. BHFMA shall assume sole responsibility for any debts or liabilities that may be incurred by this MOU in fulfilling the terms of this MOU, and shall be solely responsible for the payment of all federal, state and local taxes which may accrue because of this MOU. Nothing in this MOU shall be interpreted as authorizing BHFMA or its agents and/or employees to act as an agent or representative for or on behalf of Park County, or to incur any obligation of any kind on the behalf of Park County. BHFMA agrees that no health/hospitalization benefits, workers' compensation and/or similar benefits available to Park County employees will inure to the benefit of BHFMA or BHFMA's agents and/or employees as a result of this MOU.

6. **Indemnification.** BHBFMA shall indemnify and save harmless Park County, its officers, and employees from all suits, actions, or claims of any character brought because of any injuries or damage received or sustained by any person, persons, or property, on account of the operations of said BHBFMA under this MOU or because of any act or omission, neglect, or misconduct arising out of said MOU.
7. **Third Party Beneficiary Rights.** The parties do not intend to create in any other individual or entity the status of third party beneficiary, and this MOU shall not be construed so as to create such status. The rights, duties and obligations contained in this MOU shall operate only between the parties to this MOU, and shall inure solely to the benefit of the parties to this MOU. The provisions of this MOU are intended only to assist the parties in determining and performing their obligations under this MOU.
8. **Governmental Immunity.** Nothing contained in this MOU shall constitute a waiver of Park County's immunity under common law and/or under the Wyoming Governmental Claims Act, Wyoming Statutes Sections 1-39-101 through 121 (as amended).
9. **Compliance with Law.** BHBFMA shall keep informed of and comply with all applicable federal, state and local laws and regulations in the performance of this MOU.
10. **Termination.** This MOU may be terminated by Park County at any time upon written notice to BHBFMA at the address stated above.
11. **Entirety of Agreement.** This MOU, consisting of two (2) pages, represents the entire and integrated MOU between the parties and supersedes all prior negotiations, representations, and agreements, whether written or oral.
12. **Signatures.** By signing this MOU, the parties certify that they have read and understood it, that they agree to be bound by the terms of the MOU, that they have the authority to sign it.

The effective date of this MOU is the date of the signature last affixed to this page.

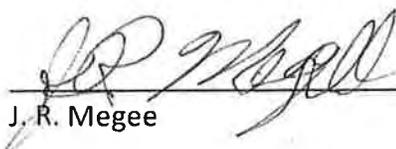
PARK COUNTY



Bucky Hall, Chairman, Board of County Commissioners

JUNE 28, 2011
Date

BHBFMA



J. R. Megee

JUNE 28, 2011
Date



PLANNING, ZONING AND ADJUSTMENT BOARD
SIGN PLAN REVIEW APPLICATION

STAFF USE
File: SGN11-33
P&Z Invoice: _____
Approved: _____
Date: _____

Applicant's Name: Cody Council on Aging Business Name: Cody Senior Center
Applicant's Address: 613 11th City: Cody State: WY Zip: 82414
Phone: 587-6221 Cell: _____ Fax: 587-9254 Email: cc.ca@bresnan.net
Property Owner's Name: City of Cody
Property Owner's Address: _____ City: Cody State: WY Zip: 82414
Project Address: 613 11th St Legal Description: General Business Zone: D2
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: Chucks Signs & Design LLC
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: Brick monument sign with d/e electronic readers?
MATERIAL REQUIRED FOR SUBMITTAL & REVIEW regular sign above.

- 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.

N/A 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.

N/A 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:
 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.

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.

FILE COPY



Cody Council on Aging, Inc.

613 16th Street
Cody, Wyoming 82414
587-6221

From: CCoA
613 16th St
Cody, WY 82414

7/27/2011

To: Mr. Rick Manchester
Parks Recreation and Public Facilities
1338 Rumsey Ave
Cody, WY 82414

Subject: CCoA Projects

We are in the planning stages of three separate projects for the Cody Senior Center. The first two are already funded by the Older & Bolder organization and the third is under consideration by that same organization.

1. We would like to install a self-serve type ice/water machine in the dining room which will require us to install a water line through the wall (from the kitchen to the dining room). We will secure the necessary permit to complete this project. No photos attached.
2. We would like to install an electronic sign in one of two possible locations at the east entrance of the parking area. There are two potential locations for the sign. At Tab 1, we have included: an outline of the requirements and our proposed dimensions; a picture of the current location of our sign (one of the potential locations for the new sign); a picture of the second potential location for the sign; the signage on the building; and a picture of a sign similar to the one we want to install. We have a volunteer from the Senior Center who offered to erect the brick portion, Chuck's Signs & Designs will install the sign, and a certified electrician will complete the electrical work. We secure the necessary permit for this project.
3. The president of the Older & Bolder organization asked me to research an estimate to replace the front doors on the north side of the building. At Tab 2, we have pictures of the current doors to the front of the building and a picture of the replacement doors. We received an estimate from the Automatic Doors of Montana, Inc and Jolene is trying to determine if we will need a permit and whether or not they will require a contractor's license in WY. If she determines a permit is necessary, we will ensure the necessary paperwork is submitted. ***The Older & Bolder organization has not officially approved this project***, but will, most likely, address it at their next meeting.

If you have questions or need further information, please contact me at 587-6222/6221.

Jane Vesperman
Director



CITY OF CODY
WYOMING

Nancy Tia Brown
MAYOR

Donny Anderson
Charles Cloud
Bryan Edwards
Jerry Fritz
Steve Miller
Stan Wolz
COUNCIL MEMBERS

C. Edward Webster II
MUNICIPAL JUDGE

Jennifer R. Rosencranse
CITY ADMINISTRATOR

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

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

*Permits for: 1) Electrical
(inspectors) 2) Plumbing*

July 28, 2011

11-011

Jane Vesperman, Director
Cody Council on Aging, Inc.
613 16th Street
Cody WY 82414

RE: Building Projects

Jane,

Thank you for notifying the City of the Senior Center building improvement plans. Based on the information you provided, I do not have any concerns about your proposal. Congratulations on receiving outside funding to complete the work. Unfortunately, the City does not have any funding budgeted to provide the Senior Center for these projects.

Please contact the City Building Department regarding necessary permits for your projects. Their phone number is 527-3474.

If you have any questions, or if I can be of assistance, please feel free to contact me by phone at 527-3484 or email to RickM@cityofcody.com. You may also contact Jan Eckert, Facilities Supervisor by calling his cell phone at (307) 272-0696.

Sincerely,

Rick Manchester, Director
Parks, Recreation and Public Facilities

CC: Jenni Rosencranse, City Administrator
Jan Eckert, Public Facilities Supervisor
Building Inspections
File Copy

Electronic Reader Monument Sign

City requirements:

300/sq ft per face

No more than 600 sq ft total

Less than 25 ft high

150' away from residential, facing away.

Our sign:

64 sq ft for both signs each side

Less than 10 ft high

231' away from residential area facing away from homes (facing hwy each direction)

A senior at the center that used to own a masonry company in Minnesota has volunteered to erect the brick portion of the sign. Chuck's Signs & Design will be installing signs. Certified electrician to do all electrical work.



Example Sign



Location of current Senior Center Sign
being replaced
#1 possible location
approved by Rick Manchester



Current "reader" sign being replaced
#2 possible location
approved by Rick Manchester



Only signage on building

To Be Removed

SENIOR
CITIZENS' CENTER
SENIOR THRIFT STORE
IN BACK OF CENTER
RECYCLING CENTER

Remove

current signage - Rick talking w/ Recycling Center

528

525

534

531

602

601

615^x

620

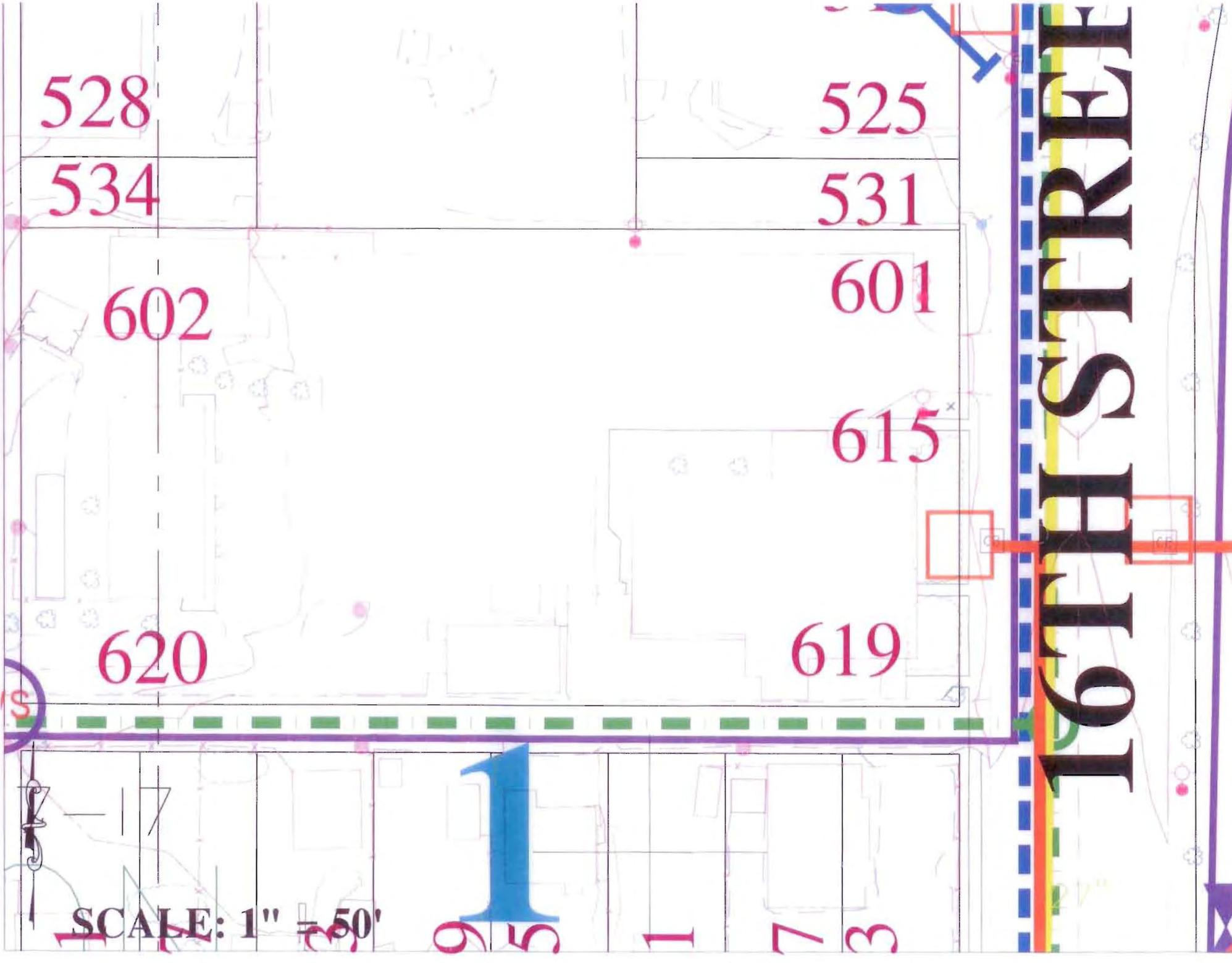
619

16TH STREET

SCALE: 1" = 50'

1

9 5 1 7 3



PRODUCT FACT SHEET

19MM COLOR LED SIGN AVAILABLE WITH OPTIONAL XVS UPGRADE

The XVS upgrade offers color-calibrated video speed and our sharpest, most lifelike images.

One of Watchfire's best selling models, our 19mm shows amazingly detailed, vibrant images and is manufactured to fit almost any application. Heights and widths are available in increments of approximately 12 inches. The 19mm color technology is capable of displaying incredibly crisp, life-like video imaging, plus all standard digital images. Specify the supercharged XVS upgrade at time of order.

16mm
pixel pitch

19mm
pixel pitch

E-16mm
pixel pitch

25mm
pixel pitch

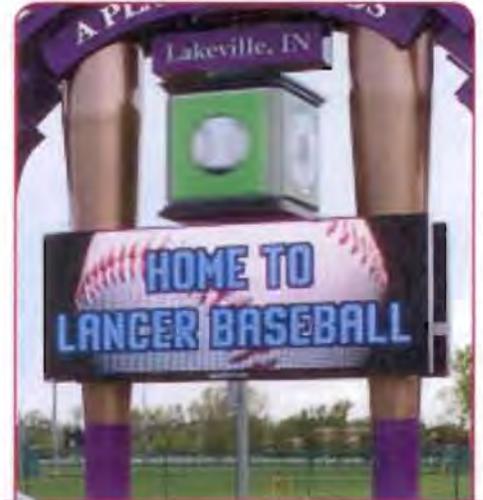
35mm
pixel pitch

A

A

A

A



FEATURES

DISPLAY

FEATURE	STANDARD SPEC	With XVS Upgrade
Pixel Pitch	19mm: 2750 pixels/ square meter resolution	19mm: 2750 pixels/ square meter resolution
Character Height	5" and larger	5" and larger
Color Depth Capability	1.15 quintillion	590 quintillion
Expected LED Life	+100,000 hours	+100,000 hours
Viewing Angle	1/2 Brightness Angle: 140° horizontal x 70° vertical	1/2 Brightness Angle: 140° horizontal x 70° vertical
Graphics & Animation	FREE: Hundreds built in EasyArt files	FREE: Hundreds built in EasyArt files
Ignite™ Graphics Software	Exclusively from Watchfire. Includes: - Still and animated graphics - Font editor - Message logging - Wizards - User manual	Exclusively from Watchfire. Includes: - Still and animated graphics - Font editor - Message logging - Wizards - User manual
Communications Options	RF Wireless; Phone Modem; Fiber Optic; LAN & WAN broadband	RF Wireless; Phone Modem; Fiber Optic; LAN & WAN broadband (Note: Live video requires fiber direct connection)
Power	120 volt, single-phase 60HZ	120 volt, single-phase 60HZ
Field-Adjustable Brightness Control	10,000 NITs Standard	10,000 NITs Maximum

“Our Watchfire LED sign is our number one advertising tool — beating radio and newspaper.”

— Jim & Tina Bricker, Owners of AquaSystems in Warsaw, IN

CONSTRUCTION & ENGINEERING

- Watchfire LED modules are unique in featuring an all-weather full encapsulation in a bed of silicone gel
- Rigorously tested through 180 consecutive days of underwater immersion, 60 consecutive days of salt spray, and extreme temperatures—cabinets rated from -40° F to +140° F, electronics rated -40° F to +185° F
- Modular design can be scaled to very large sizes
- Time, day and date displays (temperature display optional)
- 100% solid state with modular design for ease of service
- All manufacturing is controlled in Watchfire's vertically integrated manufacturing plant in the Midwest, from LED circuit board assembly to aluminum cabinetry. Computerized state-of-the-art facilities assure reliable, on-time delivery.
- Extruded aluminum cabinetry featuring precision mitered corners, solid welds and 30% gloss black polyurethane finishes
- Watchfire signs exclusively feature stainless fasteners
- Electrical: Required service equals 100% of total wattage. Average energy consumption equals about 1/3 of total wattage
- Now consumes 25% less power



**PLANNING, ZONING AND ADJUSTMENT BOARD
PLANNED UNIT DEVELOPMENT APPLICATION**

Owner or Applicant's Name: Ed Higbie
Mailing Address: 1143 Sheridan Avenue Zip: _____
Phone: 307-587-5584 Cell: _____ Fax: _____ Email: ed@wavecom.net
Project Address: Blackburn Street Zone: D-3
Legal Description/ Assessor Parcel Number(s): Portion of Tract 40, Resurvey T.53N., R.101W.
Description of Proposal and Proposed Use of Project: Development of 15 light industrial/commercial lots

Estimated Construction Start Date: Fall 2011
Representative Attending P&Z Meeting: Ed Higbie, Jeremy Easum, Sage Civil Engineering

The Planning, Zoning and Adjustment Board meets the 2nd and 4th 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.
Please indicate which plat phase you are submitting.

A. The Conceptual Plat should include:

A description of the proposed PUD must be submitted and shall contain:

- A written explanation of the objectives to be achieved by the PUD.
- A written statement of the scope of the proposed development to include:
 - Architectural theme.
 - Uses of single-family and multi-family dwellings, townhouses, condominiums, commercial structures, and other proposed uses.
 - Approximate size and number of lots.
 - Availability of adequate or provision of adequate utilities, including raw water.
 - Availability of adequate or provision of adequate new streets.
 - Statement of compatibility of proposed PUD with adjacent land uses.
 - A graphic Sketch plan describing the land uses to be permitted with each area.
 - A common area landscaping concept graphically illustrating the location and character of common area, recreational amenities, pathways, and other proposed site improvements.
 - A proposed phasing plan.

B. The Preliminary Plat should include: (Included with this phase is a Public Hearing)

- A list of abutting landowners of record and their addresses from the county assessor's office
- A description of uses and activities proposed within each area, including the following:
 - The type, sizes, and mixture of dwelling units.
 - The acreage or square footage of each use, including parking, roadways, easements, rights-of-way, and recreational areas.
 - The number of off-street parking spaces.
 - Any other applicable restrictions such as building setbacks, structural height limits, access, grades, or widths of roads.
 - The overall density for the entire PUD, as well as the ratio of common area in areas to be developed, stated on a percentage basis, including the number of square feet.
- A written statement by a registered professional engineer, which shall describe the following:
 - The proposed method and arrangement for connection to the municipal water system, and the projected usage and needs.

RECEIVED
JUL 12 2011

- The proposed method and arrangement for connecting to the municipal sewer system, and the projected usage and needs.
- The soil, geological, and ground water conditions of the site and the manner in which storm drainage will be handled.
- The manner in which raw water or irrigation water will be provided.
- If the PUD is to be developed in phases, a description of each phase and an estimated date of completion for each phase. Any substantial change or alteration in the design of the PUD or completion schedule will require the owner to submit an amended plan in compliance with the most current rules and regulations adopted by the City of Cody.
- The applicant shall provide an estimate of water consumption and amount of sanitary sewer discharge based on the proposed land use plan.
- Appendices:
 - Appendix 1 (Site Plans Check List) See Attached**
 - Appendix 2 (Traffic Impact Analysis Check List) See Attached**
 - Appendix 3 (Landscape and Common Area Plan Check List) See Attached**
 - Appendix 4 (Master Utility plan Check List) See Attached**
 - Appendix 5 (Drainage Study and Site Detention Plan Check List) See Attached**
 - Appendix 6 (Common Area Maintenance Plan heck List) See Attached**
 - Appendix 7 (PUD Design Objectives Review Forms) See Attached**

All Development, Residential, Commercial, Industrial
- Primary Contact.
- Scale not less than 1" = 100' and shown on plans.
- 24" x 36" reproducible.
- Name of PUD.
- Location/Boundaries tied to official government survey.
- Names and address of subdivider, designer of PUD, licensed PE or LS.
- Date of preparation.
- North Arrow.
- Exact bearings/distance dimensions.
- Total acreage.
- All proposed subdivided lands.
- All lands and owners adjacent to proposed lands within 200ft.
- Location/dimensions and names of proposed streets, typical cross-sections, alleys, easements, lot lines.
- Contour lines.
- Designated flood areas.
- Lot designated/lot size.
- Names of adjacent subdivisions.
- Existing Utilities including: location within subdivision, size, grade, type of material, approx. depth of bury, service locations.
- Existing Utilities including: location adjacent to subdivision, size grade, type of material, approx. bury depth.
- Proposed Utilities (conforming to city master plan) including: location within PUD, size, grade, type of material, approx. depth of bury, service locations.
- Drainage plan.
- Proposed Street and Traffic Signs.
- Supplemental Materials**
 - Warranty Deed
 - Copies of easements/rights of ways.
 - Written requests for variances to regulations.
 - Proposed Utilities systems.
 - Water line design.
 - Surface improvements.

- Any additional preliminary information pertaining to utility systems.
- Agreement for transfer of water rights to the city.
- Common Area
- CD containing digital files of all maps and drawings submitted for this application.
- Application fees due upon submittal to City of Cody.

C. The Final Plat should include:

- Scale of not less than 1"=100' and shown on plans.
- 24" x 36" reproducible.
- Name of PUD.
- Date of preparation.
- North arrow.
- Legal description of property to be divided.
- Primary control points.
- Tract boundary lines, right-of-ways lines (streets & easements), lot lines with accurate dimensions, bearings or angles.
- Curve data (spirals not permitted).
- Right-of-way widths for each street, alley or other right-of-way.

Supplemental Materials

- Statement from the state engineers office regarding water rights.
- Utility company statements.
- Covenants.
- Three sets of approved plans and specifications for improvements to be installed with appropriate signatures of federal agencies, local agencies and companies affected by development (ie. **DEQ Approval**).
- Deed for open space land to city or cash in lieu of open space received.
- Special requirements by P&Z or Council.
- Utility fees paid.
- Application fees due upon submittal to City of Cody.

After Final Plat Approval by P&Z & Council

- 2 Mylar copies of signed/sealed and filed final plat.
- Electronic copy of subdivision providing the following data:
Prior to recordation of the Final Plat, electronic media shall be provided in AutoCad.dwg or AutoCad.dxf format, which contains the physical features of the survey for this development. The drawings shall be referenced to a known coordinate system. A Project (PRJ) file should be submitted. If not, include a text file with all the parameters describing the datum, projection and coordinate system used for the project. The drawings shall include either a data dictionary to explain the layers, or a self-explanatory layering system.

Appendix 1. (Site Plans)

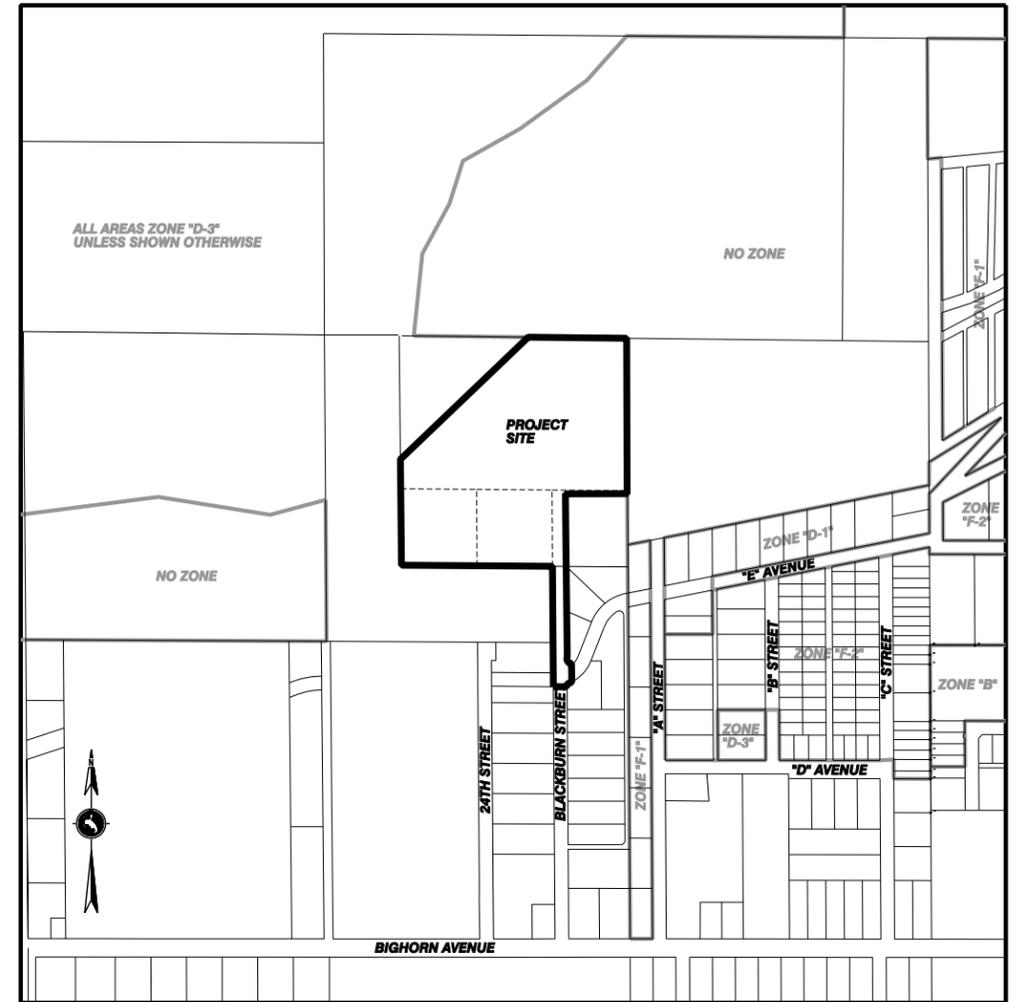
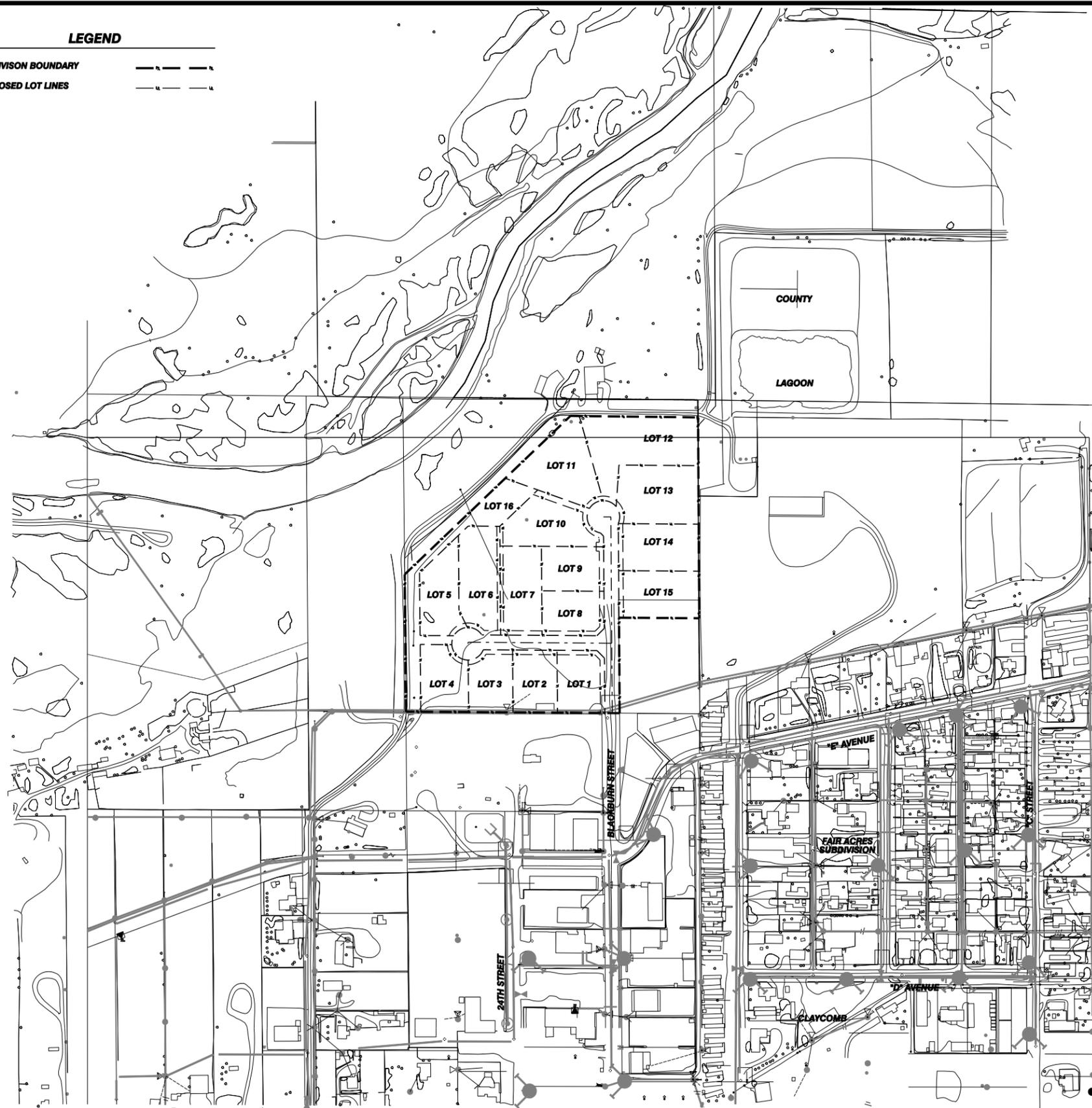
A. Submittal Requirements

The site plan is a plot plan of the entire area to be developed, which shows location and size of buildings, the size and area of the land under consideration, street names and widths, parking area size, and all other items required on the following site plan checklist. A site plan is required for all PUDs, and must be prepared by an architect, a civil engineer, a land surveyor, or a planner and must comply with the standards and requirements set forth in this Appendix. A complete site plan application consists of:

- The site plan application form.
- Vicinity map (8 1/2"x 11" or if less than one acre, a scale of 1":200')
- 12 copies of a site plan and site plan checklist.
- Drainage Study and Site Detention Plan, see appendix number 5.
- Traffic Impact Analysis; see appendix number 2.
- Master Utility Plan, see appendix number 4.
- Landscape Common Area Common area Plan; see appendix number 3.

LEGEND

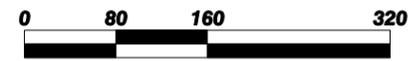
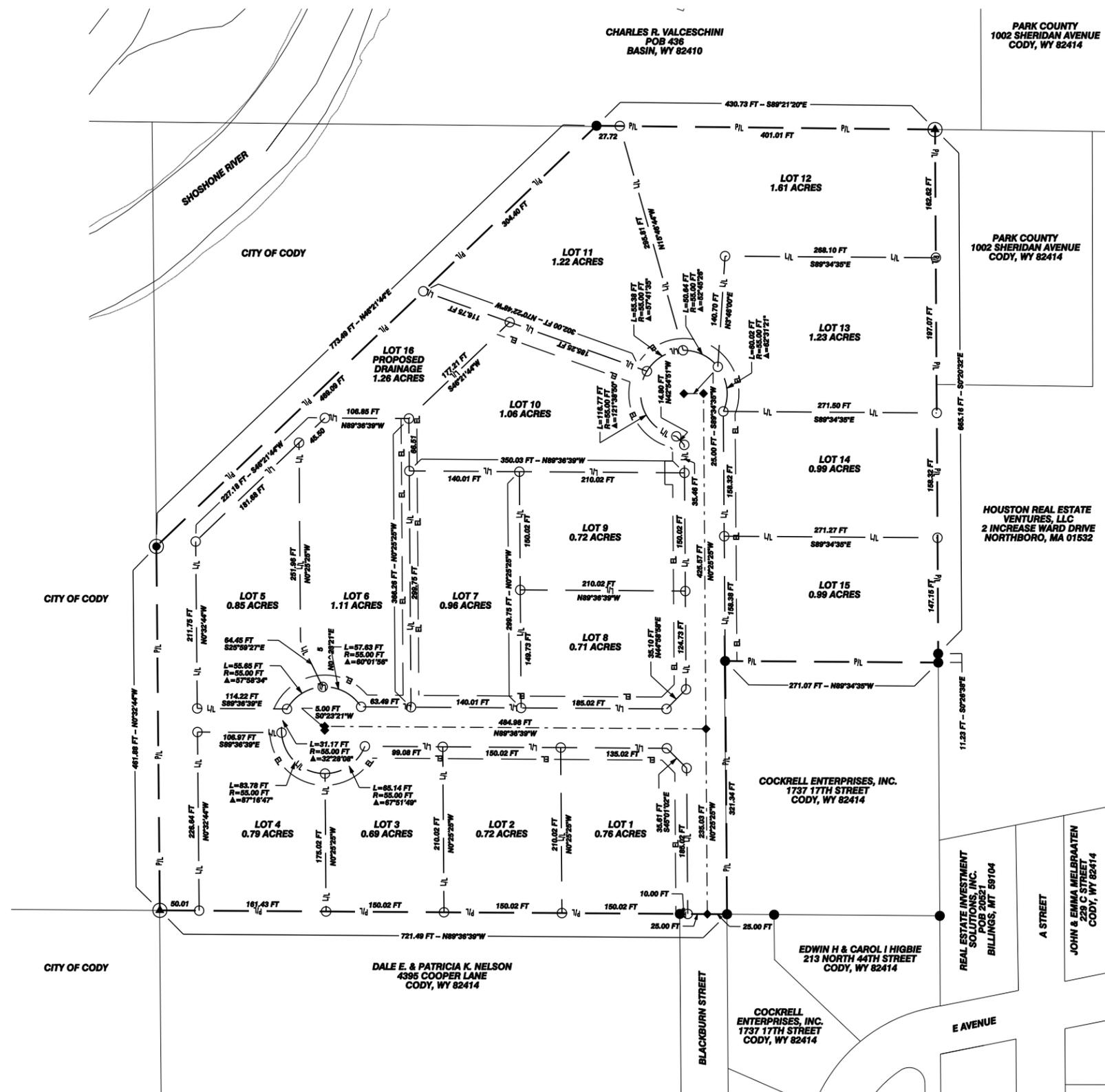
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINES



ZONING MAP



<p>ENGINEER Sage CIVIL ENGINEERING 2824 BIG HORN AVENUE CODY, WY 82414 PHONE: (307) 527-0915 FAX: (307) 527-0916 sce@sagecivilengineering.com</p>	<p>PRELIMINARY PLAT/AREA MAP BLACKBURN P.U.D. DEVELOPER: ED HIGBIE 1143 SHERIDAN AVE. CODY, WY 82414 Portion of TRACT 40 Resurvey T.53N., R.101W. 6th P.M. City of Cody, Park County, Wyoming</p>
<p>JULY 10, 2011</p>	<p>1 OF 4</p>



LEGEND

SUBDIVISION BOUNDARY	---	PIL
PROPOSED LOT LINES	---	UL
PROPOSED EASEMENT LINES	---	EL
STREET CENTERLINES	---	---
SET ALUMINUM CAP	○	
SET STREET MONUMENT	◆	
FOUND BRASS CAP	⊕	
FOUND ALUMINUM CAP	●	

NOTES

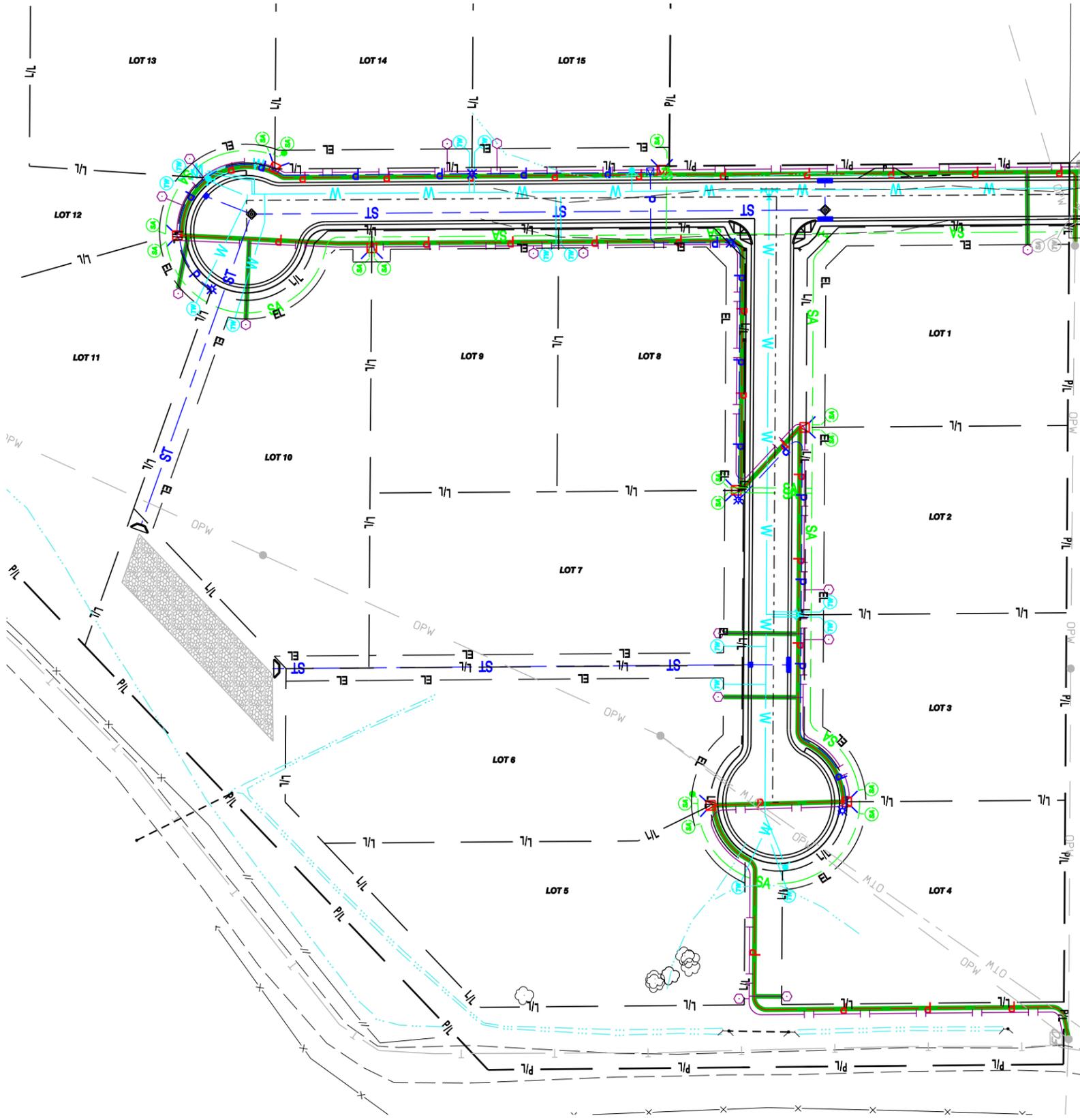
- Bearing base for this survey is Geodetic NAD 83/West Central Zone.
- Bench Mark = Brass Cap Southwest corner of Subdivision and center of West Rocky Road. Elevation = 4916.08 feet (City of Cody Datum)
- All lots to be light industrial/commercial.
- Adjacent Zoning is D-3 and no zone.
- Corners to be set after construction is complete.
- Reference Utility, Site, Landscape, Drainage and contract documents for additional information.
- All survey work was completed to an accuracy of 1:15,000.
- A right to drain is hereby granted to the City of Cody for the purpose of disposal of storm water from the streets in the percolation areas located in Lot 16.

ENGINEER

 2824 BIG HORN AVENUE
 CODY, WY 82414
 PHONE: (307) 527-0915 FAX: (307) 527-0916
 sco@sagecivilengineering.com

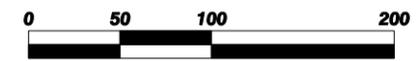
**PRELIMINARY PLAT
 BLACKBURN P.U.D.**
 DEVELOPER: ED HIGBIE
 1143 SHERIDAN AVE.
 CODY, WY 82414
 Portion of TRACT 40
 Resurvey T.53N., R.101W. 6th P.M.
 City of Cody, Park County, Wyoming

JULY 10, 2011



LEGEND

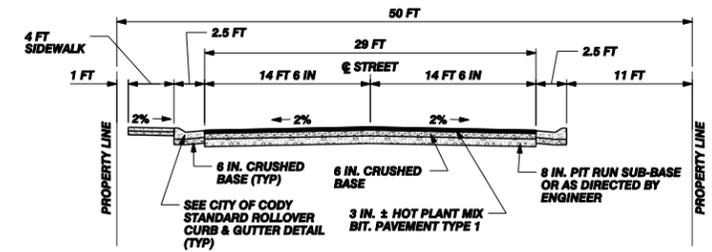
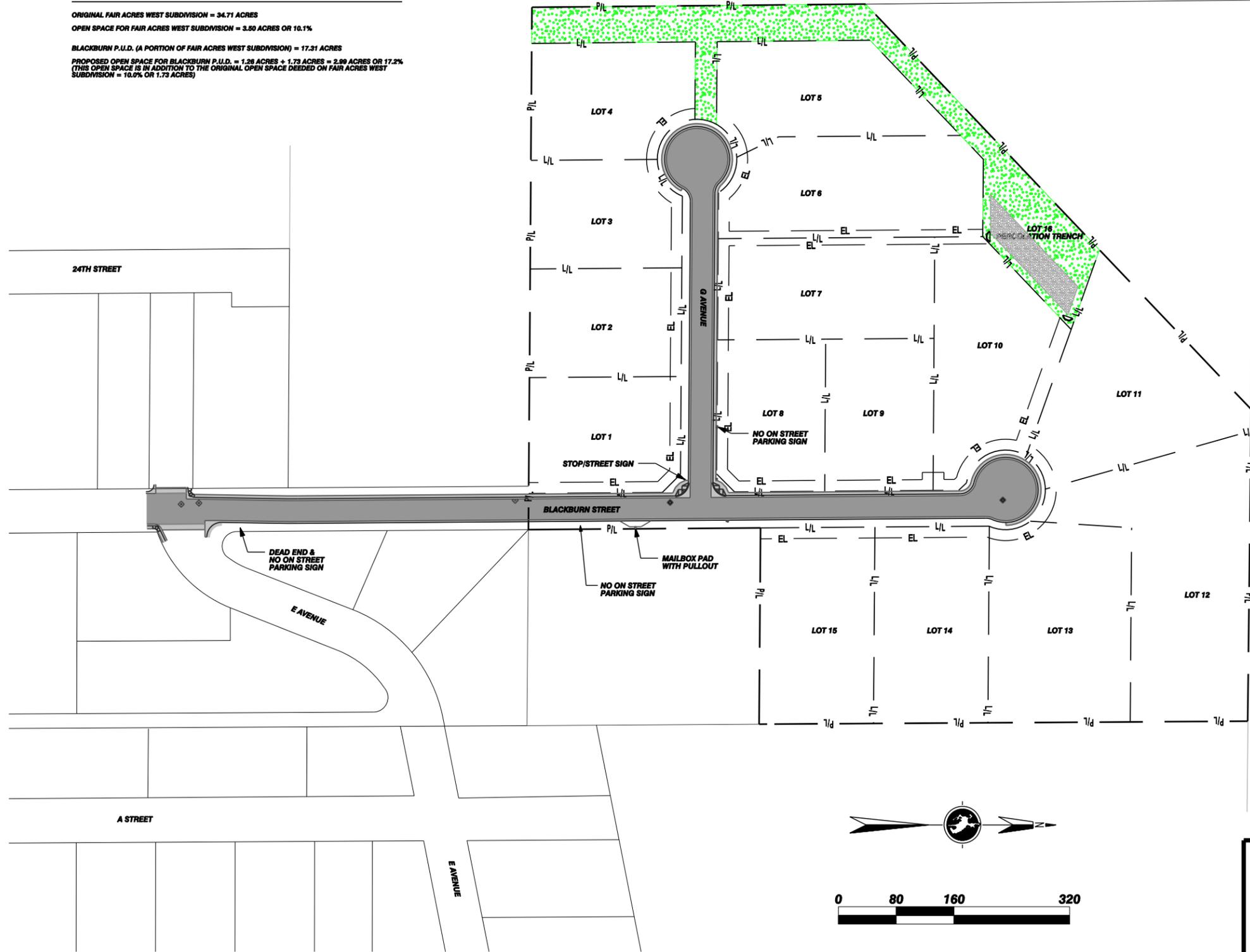
SUBDIVISION BOUNDARY	— P/L —	PROPOSED TREATED WATER MAIN	— W —
PROPOSED LOT LINES	— L/L —	PROPOSED SANITARY SEWER MAIN	— SA —
PROPOSED EASEMENT LINES	— EL —	PROPOSED STORM SEWER	— ST —
EXISTING TREATED WATER MAIN	— W —	PROPOSED 3 PHASE POWER (INCLUDING PHONE, FIBER, & TV)	— P —
EXISTING SANITARY SEWER (PRESSURE)	— SA —	PROPOSED STREET LIGHT POWER LINE	— p —
EXISTING PHONE LINE (FIBER)	— T —	PROPOSED GAS MAIN	— G —
EXISTING OVERHEAD PHONE LINE	— OTW —	PROPOSED CABLE UTILITY TRENCH	— C —
EXISTING OVERHEAD POWER	— OPW —	PROPOSED TREATED WATER SERVICE	⊕
EXISTING STORM DRAINAGE	— SD —	PROPOSED FIRE HYDRANT	⊕
EXISTING TREATED WATER SERVICE	⊕	PROPOSED SANITARY SEWER SERVICE	⊕
EXISTING FIRE HYDRANT	⊕	PROPOSED 3 PHASE POWER TRANSFORMER (INCLUDING PHONE, FIBER, & TV SERVICES)	⊕
PROPOSED SANITARY SEWER SERVICE (PRESSURE)	⊕	PROPOSED STREET LIGHT TRANSFORMER (SINGLE PHASE)	⊕
EXISTING SANITARY SEWER SERVICE (PRESSURE)	⊕	PROPOSED STREET LIGHT	⊕
EXISTING PHONE BOX (FIBER)	⊕	PROPOSED GAS SERVICE	⊕
EXISTING POWER POLE	⊕	PROPOSED STORM SEWER MANHOLE	⊕
EXISTING TREE	⊕		



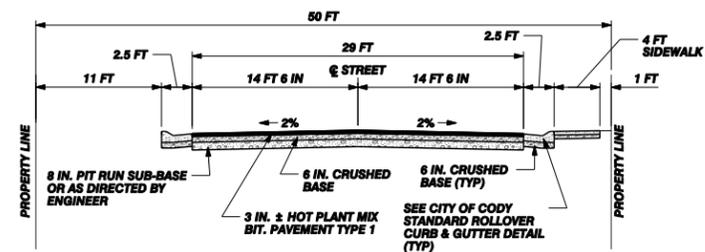
<p>ENGINEER Sage CIVIL ENGINEERING</p> <p>2824 BIG HORN AVENUE CODY, WY 82414 PHONE: (307) 527-0915 FAX: (307) 527-0916 sce@sagecivilengineering.com</p>	<p>PRELIMINARY PLAT/UTILITY PLAN BLACKBURN P.U.D.</p> <p>DEVELOPER: ED HIGBIE 1143 SHERIDAN AVE. CODY, WY 82414</p> <p>Portion of TRACT 40 Resurvey T.53N., R.101W. 6th P.M. City of Cody, Park County, Wyoming</p>
<p>JULY 10, 2011</p>	<p>3 OF 4</p>

OPEN SPACE

ORIGINAL FAIR ACRES WEST SUBDIVISION = 34.71 ACRES
 OPEN SPACE FOR FAIR ACRES WEST SUBDIVISION = 3.50 ACRES OR 10.1%
 BLACKBURN P.U.D. (A PORTION OF FAIR ACRES WEST SUBDIVISION) = 17.31 ACRES
 PROPOSED OPEN SPACE FOR BLACKBURN P.U.D. = 1.26 ACRES + 1.73 ACRES = 2.99 ACRES OR 17.2%
 (THIS OPEN SPACE IS IN ADDITION TO THE ORIGINAL OPEN SPACE DEEDED ON FAIR ACRES WEST SUBDIVISION = 10.0% OR 1.73 ACRES)



TYPICAL SECTION - PROPOSED BLACKBURN STREET



TYPICAL SECTION - PROPOSED G AVENUE

LEGEND

- SUBDIVISION BOUNDARY — P/L —
- PROPOSED LOT LINES — L/L —
- PROPOSED EASEMENT LINES — EL —
- EXISTING DRAINAGE — — — — —
- PERCOLATION TRENCH COBBLE AREA — [Green Hatched Box]
- COMMON AREA — [Green Dotted Box]

NOTES:
 NO PROPOSED RESTRICTIONS ON BUILDING ARCHITECTURE.
 EXISTING ZONING IS "D-3".
 PROPOSED USE FOR P.U.D. SHALL BE LIGHT INDUSTRIAL/COMMERCIAL.
 PROPOSED P.U.D. SHALL BE CONSTRUCTED IN A SINGLE PHASE.

<p>Sage CIVIL ENGINEERING</p> <p>2824 BIG HORN AVENUE CODY, WY 82414 PHONE: (307) 527-0915 FAX: (307) 527-0916 sce@sagecivilengineering.com</p>	<p>PRELIMINARY PLAT/ SIGN/STREET PLAN BLACKBURN P.U.D.</p> <p>DEVELOPER: ED HIGBIE 1143 SHERIDAN AVE. CODY, WY 82414</p> <p>Portion of TRACT 40 Resurvey T.53N., R.101W. 6th P.M. City of Cody, Park County, Wyoming</p>	
	<p>JULY 10, 2011</p>	<p>4 OF 4</p>

SCN 11-32
Invoice 184-4
Date 8/04/11
Approved [signature]



**PLANNING, ZONING AND ADJUSTMENT BOARD
SIGN PLAN REVIEW APPLICATION**

Owner's Name: FREMONT MOTOR

Owner's Mailing Address: 3127 BIG HORN AVE
CODY, WY 82414 Zip: _____

Phone(s): 507-6206 Fax: _____ Email: _____

Project Address: 3127 BIG HORN AVE

Legal Description/ Assessor Parcel Number(s): _____

Zoning of Site: D-3

Sign Installer's Name: SIGN PRODUCTS INC

Type of Sign or Advertising Structure: _____

Description of Proposal: REPLACE EXISTING WALL SIGNS W/NEW
REPLACE FACES IN EXISTING FREE STANDING SIGN

Representative attending P&Z meeting: N/A

MATERIAL REQUIRED FOR SUBMITTAL & REVIEW

- Two (2) copies of detailed drawings, drawn to scale, containing complete plans & 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.
- The sign elevation which must indicate overall and letter/figure dimensions, colors, materials, proposed copy and illumination. This is for design review not content. 35 ft as approved by SPR 04-21
 - A site plan indicating all signs existing or proposed for the site with dimensions, colors, materials, and/or illumination for each sign.
 - Building elevations with signs depicted.
 - The linear frontage of the property where the sign is to be located.
 - Each application for a sign review shall be accompanied by a review fee as set forth by section 35-21 of this 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:

- 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 prior to installation.

Application Review: Within fourteen (14) days of filing a completed application the Planning & Zoning Department shall review the sign review application. The Planning & Zoning Department shall determine if the proposed sign and application are in compliance or noncompliance with this code. The Planning & Zoning Department shall either approve the application, deny the application due to noncompliance with this or other city ordinances or regulations which may apply or forward it to the Planning, Zoning and Adjustment Board for their consideration. If it determined the sign needs reviewed by the Planning, Zoning and Adjustment Board, the applicant will be required to provide 11 color copies of the application and supporting documents.

Refer to Section 35-19 of the Municipal Code for more information on sign regulations.



DODGE

Jeep



RAM

SITE BRANDBOOK



- I.....CODE RESEARCH
- II.....INVENTORY/SITE PLAN
- III.....INVENTORY/RECOMMENDATION
- IV.....RECOMMENDED SIGN DETAIL



Chrysler Code Information	
A.) Date Completed:	<u>4/19/2011</u>
B.) Site Street Address:	<u>3127 Big Horn Ave</u>
C.) Town / City / State / Zip:	<u>Cody WY 82414</u>
D.) Contact for Permit/Zoning:	<u>Utana Dye</u>
E.) Contact Telephone:	<u>307.527.7511</u>
F.) Jurisdiction: City/Town:	<u>Cody</u> Address: <u>1338 Ramsey Ave</u>
or, County of:	City, ST Zip: <u>Cody WY 82414</u>
G.) Zoning Classification for property:	<u>D-3: Open Business/ Light Industrial</u>
H.) What year of IBC is used?	<u>2006</u>
I.) Permit application fee:	<u>Planning -\$50 per sign / Building is based upon value, no scale or further information given</u>
J.) Permitting Process time frame:	<u>1-3 business days</u>
K.) What drawings are required? (SEDs)	<u>two (2) copies of: Site plan, elevation and detailed drawings, sealed engineered drawings</u>
L.) Are any authorization letters required?	<u>Owner Authorization</u>
M.) Any review boards/committees?	<u>No</u>
N.) License(s) required to obtain permits?	<u>Business and Contractor license</u>
O.) Must permits be obtained in person?	<u>No</u>
P.) Are inspections are required?	<u>Footing, electrical and final</u>
Q.) Is a permit required if only refacing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
R.) Is there a Variance / Appeals Process?	<u>Planning, Zoning and Adjustment Board meets 2nd & 4th Tuesday</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
S.) Estimated time frame for variance process?	<u>1-3 months</u>
T.) Are temporary or "coming soon" Banners allowed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
U.) Are Freestanding Temporary Signs allowed? (ie. 4' x 8' Coming Soon)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
V.) Do Temporary Signs require Permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
W.) How long can Temporary Signs be up?	<u>6 months</u>
ATTACHED SIGNS	
1.) Formula for calculating allowable wall sign square footage	<u>All signs on site are allowed an aggregate of 1 1/2 sf per linear foot of lot frontage with a maximum of 250 sf. See notes for additional criteria for Primary and Secondary Identification signs</u>
2.) SF allowed for Front Façade	<u>same as above</u>
3.) SF allowed for Side Façade	<u>same as above</u>
4.) SF allowed for Side Façade	<u>same as above</u>
5.) SF allowed for Rear Façade	<u>same as above</u>
6.) How is area of signs calculated?	<u>smallest rectangle</u>
7.) Is SF transferable from one façade to another?	<u>No</u>
8.) Does a façade have to have street frontage to allow a wall sign on that façade?	<u>No</u>
9.) Total # Wall Signs allowed per site & per façade:	<u>No quantity restrictions, stay within square footage allowed</u>
7.) May Signs be internally illuminated?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> List any restrictions under Misc. notes. See Note 2
8.) Maximum height from top of building sign to ground:	<u>Not regulated</u>
9.) Maximum sign/letter height:	<u>Not regulated</u>
10.) Special codes regarding storefront building/colors:	<u>No</u>
11.) Are raceways required:	<u>No</u>
12.) Are "Enter" "Exit" "Repair" incidentals counted as sqft:	<u>submit for review-typically will be counted</u>
FREESTANDING SIGNS	
1.) Formula for calculating freestanding sign sq. footage	<u>All signs on site are allowed an aggregate of 1 1/2 sf per linear foot of lot frontage with a maximum of 250 sf. See notes for additional criteria for Primary and Secondary Identification signs</u>
2.) Total area allowed	<u>see above</u> Height Maximum: <u>25'</u>
3.) # F/S Signs allowed:	<u>no quantity restrictions</u> Internal illumination allowed: <u>Yes</u>
4.) Power line clearance:	<u>not regulated</u> Clearance from grade to sign: <u>Not regulated</u>
5.) Wind load:	<u>90 mph</u> Site triangle requirements: <u>Not regulated</u>
6.) Required distance between freestanding signs:	<u>Not regulated</u>
7.) Set-back of sign from right-of-way or property line:	<u>must be on property</u>
DIRECTIONAL SIGNS	
9.) Number Allowed:	<u>No quantity restrictions</u> Maximum Square Footage: <u>stay within aggregate allowed</u>
10.) Illumination Allowed?	<u>Yes</u> Maximum Height: <u>Not regulated</u>
11.) Count against sqft:	<u>Yes</u> Separation restrictions: <u>Not regulated</u>
12.) Permit Required?:	<u>Yes</u> Custom Logo Allowed: <u>submit for review</u>

rev: 3/01/05

Additional Site Notes:

Sign code is in the process of changing, will affect square footage and quantity allowed. Per Utana should be finalized by June, need to confirm any changes prior to submittal

Primary Identification sign defined as: primary sign identifying a multi-use building and tenants. Multiply the gross square footage of the building by .006 to determine the allowable square footage of a primary identification sign with a minimum size of 40 sf and a maximum size of 250 sf. The maximum sign area for individual business within the primary identification sign is 30 sf

Secondary Identification sign defined as: located at entrances to multi facility use where primary identification signs are not located. Signs shall not exceed 1/3 of the square footage of the sign area calculated for the primary identification sign and shall be located at entrances for which primary identification is not provided.



INVENTORY / SITE PLAN



INVENTORY

RECOMMENDATION

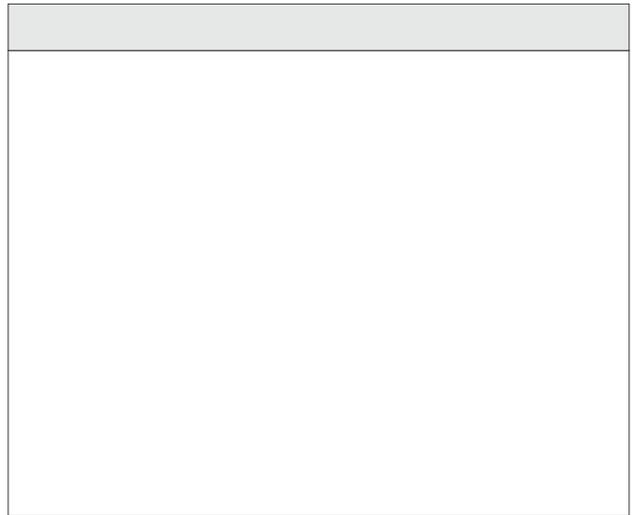
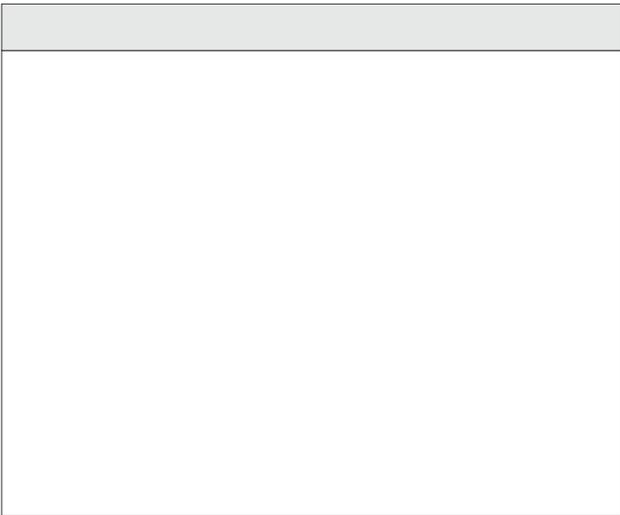
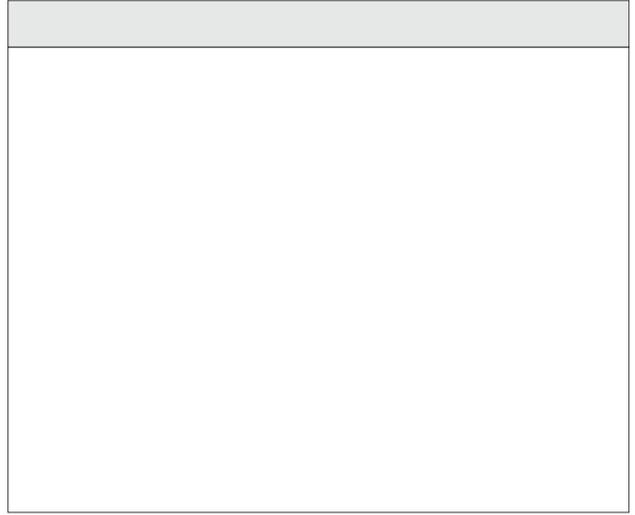
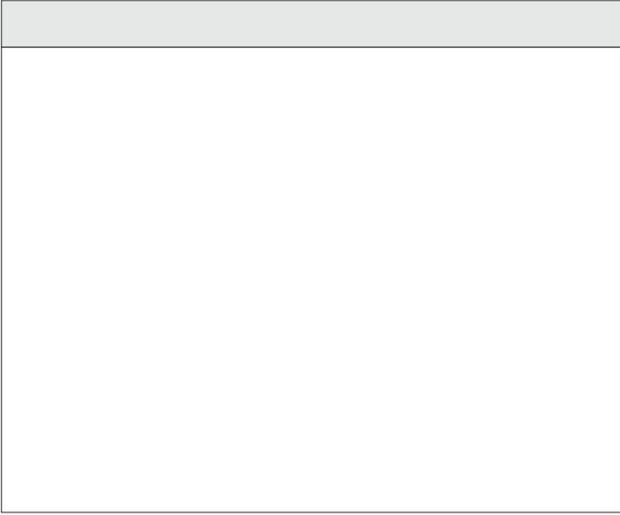
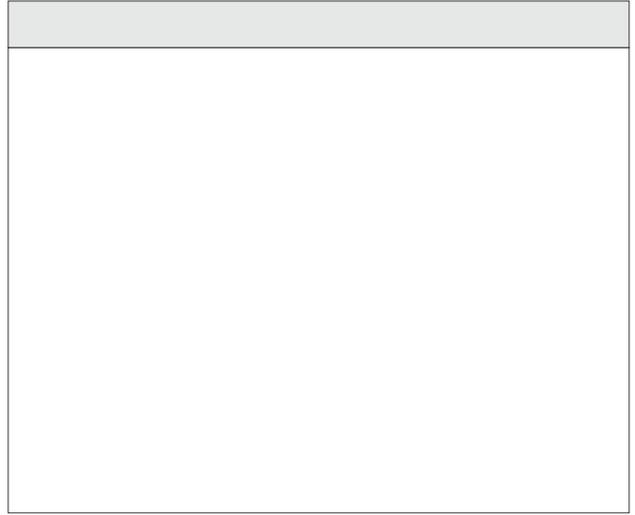
Sign	Existing Type	Action	Sign Type	Description
E-01	38" Chrysler, 36" Jeep, 36" Dodge Badges	RO	Wall Sign	Remove Only
E-02	Ford Pylon	LS	Pylon	Leave Sign
E-03	Custom EMC Pylon	LS	Pylon	Leave Sign
E-04	Lincoln/Mercury Monument	LS	Monument	Leave Sign
E-05	24" Dealer Name Letters	LS	Wall Sign	Leave Sign
E-06	Ford Badge, Lincoln/Mercury Wall Sign	LS	Wall Sign	Leave Sign
E-07	18" Support Letters "Service"	LS	Wall Sign	Leave Sign
E-08	P2100 10' x 15' CJD 5S Brand Sign	RTF	Pylon	9 Series 10' x 15' Brand Sign at 35' OAH
N-01	No Existing Sign	New	Wall Sign	9 Series Chrysler, Dodge, Jeep, Ram Badges

RO - Remove Only	LS - Leave Sign	RL - Relocate	RR - Remove/Replace	RTF - Retro-fit	RF - Reface
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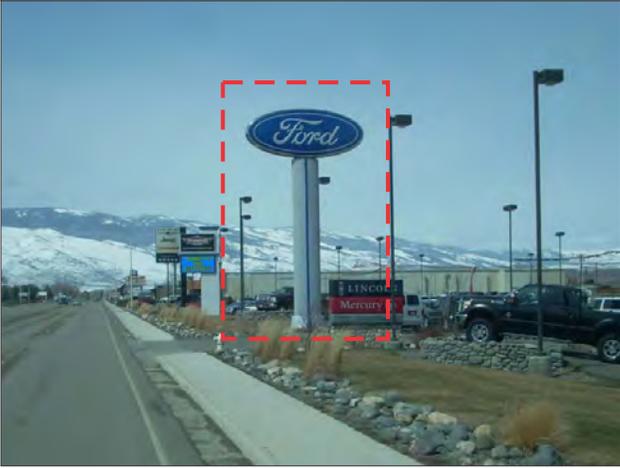


REMOVE ONLY INVENTORY

E-01



E-02



E-03



E-04



E-05



E-06



E-07





RECOMMENDATION DETAIL

E-08

INVENTORY

Sign Text / Description		
P2100 10' x 15' CJD 5-Star Brand Sign		
Height	Width	Depth
15'-0"	10'-1 3/4"	N/A
Letter Height	Height Off Ground	
N/A	35'	
Face Material	Sign Material	
Plex	Aluminum	
Visible Opening	Retainer Size	
14'-8" x 9'-9 3/4"	2"	
Surface Material	Surface Color	
N/A	N/A	
Illuminated	Illumination Type	
Yes	Internal	
Double Face	Mount	
Yes	Single Pole	



Inventory Comments
N/A

RECOMMENDATION

Recommended Action
Retro-fit
Recommended Sign
9 Series 10' x 15' Brand Sign at 35'-0" OAH
Wall Repair Action
N/A



Recommendation Comments
Principle will retro-fit existing Brand Sign with new graphics reading Chrysler, Dodge, Jeep and Ram. Dealer to ensure an existing 20-amp electrical circuit is available and conforms to current NEC standards. Electrical to be working at time of installation.



RECOMMENDATION DETAIL

N-01

INVENTORY

Sign Text / Description		
No Existing Sign		
Height	Width	Depth
N/A	N/A	N/A
Letter Height	Height Off Ground	
N/A	N/A	
Face Material	Sign Material	
N/A	N/A	
Visible Opening	Retainer Size	
N/A	N/A	
Surface Material	Surface Color	
Stucco/Dryvit	Eggshell	
Illuminated	Illumination Type	
N/A	N/A	
Double Face	Mount	
N/A	N/A	



Inventory Comments
 Photo represents existing site conditions.

RECOMMENDATION

Recommended Action
New Sign
Recommended Sign
9 Series Chrysler Badge 9 Series Dodge Badge 9 Series Jeep Badge 9 Series Ram Badge
Wall Repair Action
Dealer responsible for painting building Benjamin Moore Pelican Gray 1612.



Recommendation Comments
 Dealer to provide a minimum 3/4" plywood backing behind signs and primary electrical at point of installation. Dealer to provide a minimum 2'x2' access panel at each sign location. Principle will install new Chrysler, Dodge, Jeep, and Ram Badges, and make final electrical connection.



DODGE

Jeep



RAM

ELEVATIONS



Wall signs to be centered and equally spaced in available area.
Mullions and other wall accents to be painted Pelican Gray.
Building to be painted Pelican Gray.



DODGE

Jeep



RAM

SIGN DETAIL

**9 SERIES 10' x 15'
BRAND SIGN at 35' OAH**

Square Footage

■ 158.58 ft²

Manufacturing Details

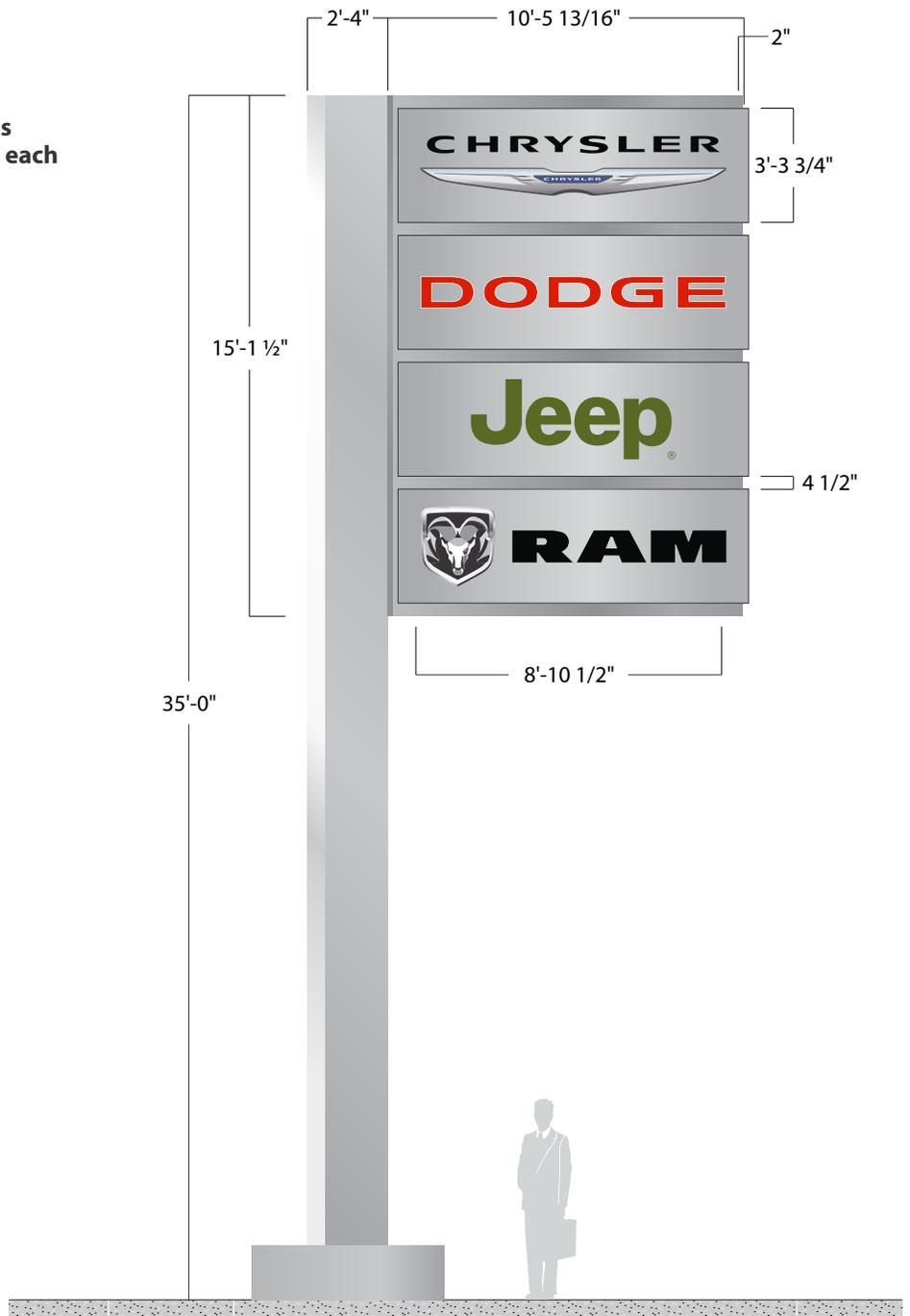
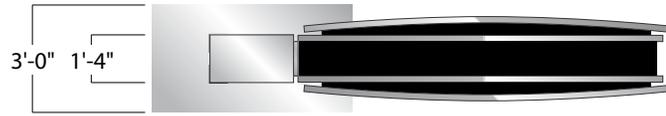
- Painted aluminum exterior construction with chrome accents on cladding.
- Clear acrylic logos pushed thru cabinet face with 1st surface decoration vinyl /color digital print.

Electrical Requirements

- Fluorescent internal illumination
(12) F120 / T12 / Coolwhite / High Output Lamps
- (3) Transco Ballast TRA-14-1040EP at 2.6 amps each
- LED external halo illumination
(248) Agilight White Tuffrayz
- (3) Advance Xitanium Power Supply
LED-120A-0012V-50F at 0.63 amps each
- Total Load: 9.69 amps at 120 V**
- (1) 20 amp Circuit Required

Colors

- **Chrysler Badge:** Black ■ Process Black
Blue ■ PMS 287
Silver
- **Dodge Bodge:** Red ■ PMS 485
White
Silver
- **Jeep Badge:** Green ■ PMS 371
White
Silver
- **Ram Badge:** Black ■ Process Black
Silver





DODGE

Jeep



RAM

SIGN DETAIL

9 SERIES CHRYSLER WALL BADGE



9 SERIES CHRYSLER BADGE

Square Footage

- 7.03 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- Formed .118 White Mustang w/ 1st surface digital print

Illumination

- LED internal illumination, Ventex VenBrite VL-W100
- (1) VLP100-120 LED Driver - 0.5 Amps TOTAL

Colors

Black ■ Process Black
 Blue ■ PMS 287
 Silver

9 SERIES CHRYSLER LETTERS

Square Footage

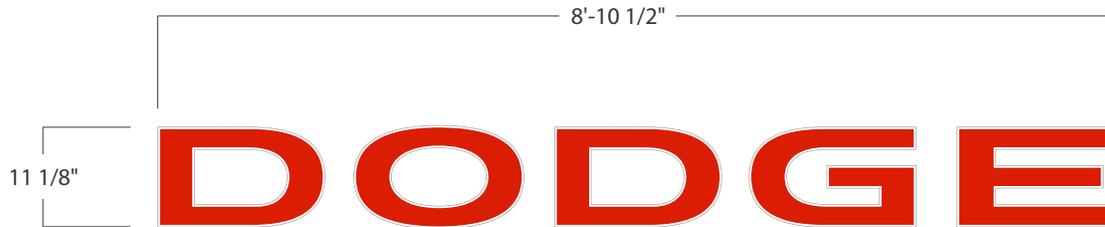
- 4.43 ft²

Manufacturing Details

- 3" deep aluminum cabinets, black returns
- White acrylic faces w/ 1st surface black perforated vinyl leaving 1/8" white perimeter

Colors

Black ■ Process Black
 Silver

**DODGE****Jeep****RAM****SIGN DETAIL****9 SERIES DODGE
WALL BADGE****9 SERIES DODGE****Square Footage**

- 8.31 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- White acrylic faces w/ 1st surface red vinyl leaving 1/8" white perimeter
- LED internal illumination, Agilight TuffRayz LEDs
- 1-60 W - 0.63 amps Advance Ballast

Colors

- Red  PMS 485
- White
- Silver



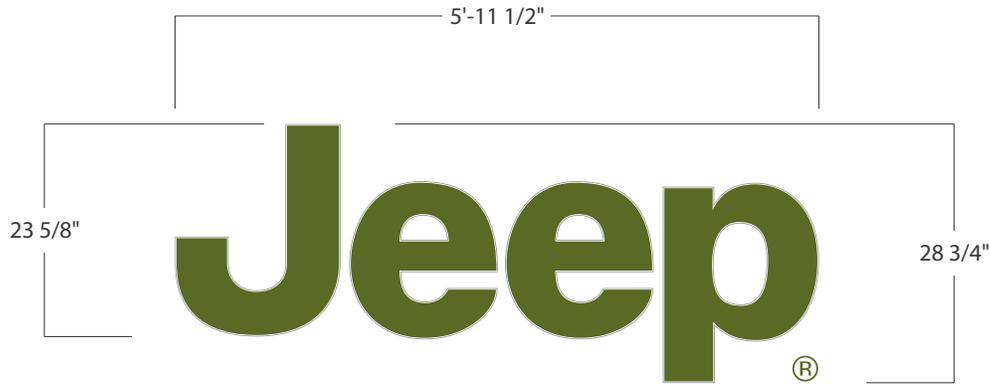
DODGE

Jeep



SIGN DETAIL

9 SERIES JEEP WALL BADGE



9 SERIES JEEP

Square Footage

- 14.28 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- White acrylic faces w/ 1st surface green vinyl leaving 1/8" white perimeter
- LED internal illumination, Agilight TuffRayz LEDs
- 1-60 W - 0.63 amps Advance Ballast

Colors

- Green  PMS 371
- White
- Silver



DODGE

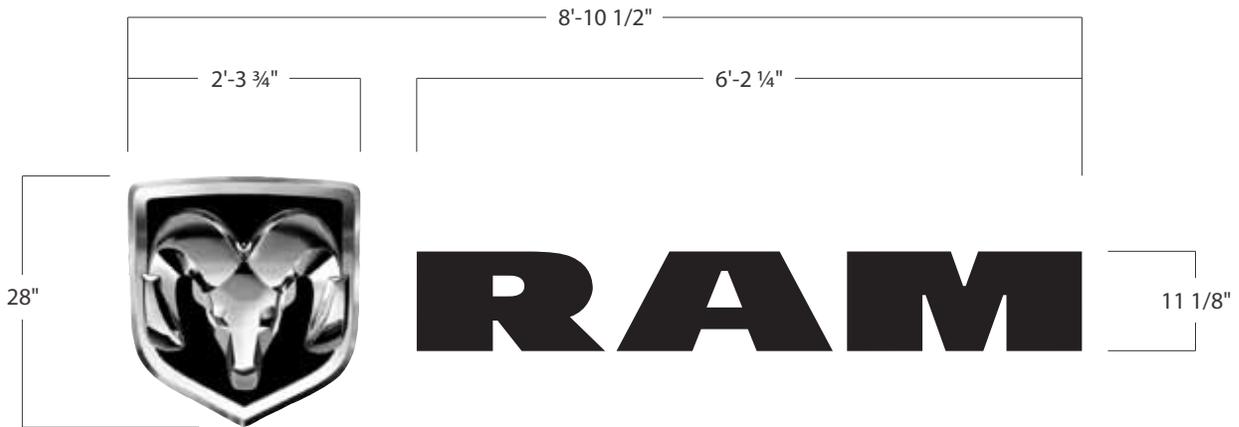
Jeep



RAM

SIGN DETAIL

9 SERIES RAM WALL BADGE



9 SERIES RAM BADGE

Square Footage

- 5.4 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- Formed prismatic acrylic face w/ 1st surface mirror finish & 2nd surface vinyl details
- LED internal illumination

Colors

Black ■ Process Black
Silver

9 SERIES RAM LETTERS

Square Footage

- 5.73 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- White acrylic faces w/ 1st surface black perforated vinyl leaving 1/8" white perimeter
- LED internal illumination

Colors

Black ■ Process Black
Silver