

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, MAY 8, 2012
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

AGENDA

1. Call to Order by Chairperson Kim Borer
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes for the April 24, 2012 - Regular Meeting
6. NEW BUSINESS:
 - A. Minor Commercial Review—Cody Legacy Inn, 1801 Mountain View Drive
Proposed pergola and carport submitted by Bryan and Kellie Edwards
 - B. Sign Plan —Chamberlin Inn, 1032 12th Street
Neon projecting sign application submitted by Ev and Susan Diehl
 - C. Sign Plan—Chinatown Restaurant, 937 Sheridan Avenue
Temporary sign application submitted by John Zhang
 - D. Preliminary and Final Plat—GW Minor Subdivision, Big Horn Avenue
Three-lot minor subdivision submitted by Curtis Ryan of Greenwing Properties, LLC
7. Approved Sign Applications
 - A. Cody Veterinary Hospital—5524 Greybull Highway
8. P&Z Board Matters (announcements, comments, etc.)
9. Council Update: Steve Miller
10. Staff Items
 - A. Accessory Dwelling Units-Present topic and request for subcommittee
 - B. Form subcommittee to review draft nonconforming regulations
11. Adjourn

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

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, April 24, 2012

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in Council Chambers of City Hall in Cody, Wyoming on Tuesday, April 24, 2012 at 12:00 PM

Present: Rick Brasher, Vice Chairperson; Justin Lundvall; Kim Borer, Chairperson; Bud McDonald; Mark Musser; Steve Miller, Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Jolene Osborne, Engineering Administrative Assistant;

Excused Absence: Jacob Ivanoff; Bob Senitte;

Chairperson Kim Borer called the meeting to order at 12:02 PM, followed by the pledge of allegiance.

Bud McDonald made a motion seconded by Mark Musser to approve the Agenda. Vote on the motion was unanimous, motion carried.

Justin Lundvall made a motion seconded by Bud McDonald to approve the minutes of the April 10, 2012 regular meeting with the following corrections:

- a. Correction of the spelling of Justin Lundvall's name on page 2.
- b. Correction of the order of the presentation of communications.
- c. Page 3 remove the extraneous word "on."
- d. Page 3 remove the extraneous word "time."

Vote on the motion was unanimous, motion carried.

PRESENTATION OF COMMUNICATIONS:

Paul Brock presented the sign plan application for the Buffalo Bill Historical Center to the board. He explained that while the current proposal is not lit, the structure will be built to allow for future internal illumination.

Todd Stowell presented the staff report stating that the application met all sizing requirements for the zone.

Bud McDonald made a motion seconded by Rick Brasher to approve the sign plan application submitted by the Buffalo Bill Historical Center at 720 Sheridan Avenue with the condition that they obtain a building permit.

Vote on the motion was unanimous, motion carried.

Everett Diehl, owner of the Chamberlin Inn, spoke in regard to their downtown architectural district review application to replace a window with French doors at 1032 12th Street.

Todd Stowell presented the staff report, noting the requirement for the Planning, Zoning and Adjustment Board's review of the exterior of buildings in the downtown architectural district.

Rick Brasher made a motion seconded by Mark Musser to approve the application submitted by the Chamberlin Inn at 1032 12th Street with the condition that they obtain a building permit.

Vote on the motion was unanimous, motion carried.

Jeremy Glib with GDA Engineering spoke on behalf of the CTR project located at 2401 Sheridan Avenue in regard to the landscape plan.

Todd Stowell mentioned that while the ordinance requires landscaping, it does not specify types of landscaping. Staff would like to see more vertical landscaping with this application that would provide a buffer for the neighboring residential areas. However, the application is sufficient.

Justin Lundvall stated that while the ordinance states that landscaping should be required, there is nothing that gives the board the authority to be more specific. Rick Brasher agreed that while landscaping is nice in the community, it would be beneficial for Planning and Zoning to have more guidelines. Sandra Kitchen stated that while some communities are very specific in regard to landscaping requirements, Cody requirements are minimal. The mayor and council would be the avenue for the board to recommend those proposals; however increased landscaping requirements would increase development cost for businesses. Mark Musser emphasized that property rights should be considered.

Mark Musser made a motion seconded by Bud McDonald to approve the landscape plan submitted by CTR for property located at 2401 Sheridan Avenue.

Vote on the motion was unanimous, motion carried.

Justin Lundvall made a motion seconded by Bud McDonald to remove from the table the downtown architectural review for Shoshone Title at 1002 13th Street.

Vote on the motion was unanimous, motion carried.

Kim Nelson with KB Nelson Construction presented the application by Shoshone Title for the addition of new windows at 1002 13th Street, explaining the type, size and location.

Bud McDonald made a motion seconded by Justin Lundvall to approve the application submitted by KB Nelson Construction on behalf of Shoshone Title located at 1002 13th Street with the condition that they obtain a building permit.

Vote on the motion was unanimous, motion carried.

Jolene Osborne presented the approved sign applications for PC Cowboys at 2220 Big Horn Avenue, Lisa McDonald at 613 Yellowstone Avenue, Strandz Salon at 1924 Sheridan Avenue and The Cody at 232 West Yellowstone Avenue.

Steve Miller stated that he will discuss the Planning, Zoning and Adjustment Board's concerns in regard to landscaping requirements with the council. Todd Stowell suggested that the Master Plan update would be a good forum to discuss the concept of landscaping

requirements. Rick Brasher wanted to reiterate that the board is not interested in unduly burdening developers.

Todd Stowell presented the letter of withdrawal and thanks from Bright Beginnings Daycare to the board for the ordinance change in response to their special exemption application.

Todd Stowell also reminded the board that this Friday is the WYOPASS conference in Thermopolis. Bud McDonald, Kim Borer and Todd Stowell will be attending.

Meeting adjourned at 12:29 PM.

Jolene Y. Osborne
Engineering Administrative Assistant

DRAFT

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

MEETING DATE:	MAY 8, 2012	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	CODY LEGACY INN, PROPOSED PERGOLA & COVER SPR 2012-17	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Bryan Edwards of the Cody Legacy Inn is proposing to construct a pergola near the Inn's pool and a shed roof (carport) off of a maintenance building (shown as garage on site plan). The pergola is approximately 20' by 25' in size, approximately 10' tall, and would be located in the area immediately west of the pool. The existing 6' wood fence between the pergola and pool would be removed and the pergola's railing would serve as the required pool enclosure. The materials for the pergola are redwood and composite decking. They will be natural stained to match the log entrance to the main building, fences, and railings.

The proposed shed roof (carport style) is approximately 18' by 20' (not square) and would be located in the area shown in the second photo. The roof on the existing shed would also be re-roofed with asphalt shingles to match the neighboring buildings at the Inn. A site plan and narrative is attached.



REVIEW CRITERIA:

Pursuant to City of Cody Code 9-2-3, the planning, zoning and adjustment board shall review the application and plans insofar as they pertain to the exterior of the building and site plan conditions. Section 10-10C-5 of the City Code requires the Board to review the architecture and landscaping.

STAFF COMMENTS:

The site plan conditions that were reviewed include potential conflicts with existing utilities, impacts to parking and landscaping, and fire lane requirements.

Care will need to be taken so that the foundation posts for the pergola are spaced and located such that they do not conflict with the private on-site raw water line, shown as **a dashed line between the pool and "existing house" on the site plan.**

Five parking spaces will be "lost", reducing the total number from 76 to 71. The parking ordinance requires one space per room (54) plus one per employee (max. 13 at peak season), for a total of 67 spaces.

The vehicle travel lane between the pergola and building to the west will be approximately 25-feet wide, which meets fire lane and parking lot aisle requirements.

Staff would also want it to be understood that the pergola has not been reviewed for compliance with the pool enclosure standards of the building code, as more detail is necessary for that review.

ATTACHMENTS:

Application.

ALTERNATIVES:

Approve or deny the project.

RECOMMENDATION:

Approve the pergola and shed roof/carport as proposed. Minor changes to comply with the building code pool enclosure requirements are authorized if needed.



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

STAFF USE	
File: _____	
P&Z Invoice: _____	

Applicant's Name: Bryan Edwards Business Name: Cody Legacy Inn
 Applicant's Address: 1801 Mountain View Dr City: Cody State: WY Zip: 82414
 Phone: 307 587 6667 Cell: 307 270 2273 Fax: 307 587 9555 Email: _____
 Property Owner's Name: _____
 Property Owner's Address: _____ City: _____ State: _____ Zip: _____
 Project Address: 1801 Mountain View Dr Zone: _____
 Legal Description: _____
 Description of Proposal and Proposed Use of Project: Pergola for shade near pool. 20'x25'. Root Repair Extension.
 Estimated Construction Start Date: May 17, 2012
 Representative Attending P&Z Meeting: _____

Signature of Property Owner: [Signature] 4/20/12
Signature Date

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.

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.

PROPOSED BUILDING
TOP OF FOUNDATION EL. 5053.20 FT
EXISTING BUILDING (HATCHED) TO
BE DEMOLISHED

EXISTING WATER LINE
RELOCATE AND ABANDON AS SHOWN

PROPOSED SANITARY SEWER MANHOLE
RIM EL. 5051.40
INV. OUT EL. = 5045.95

PROPOSED WATER LINE

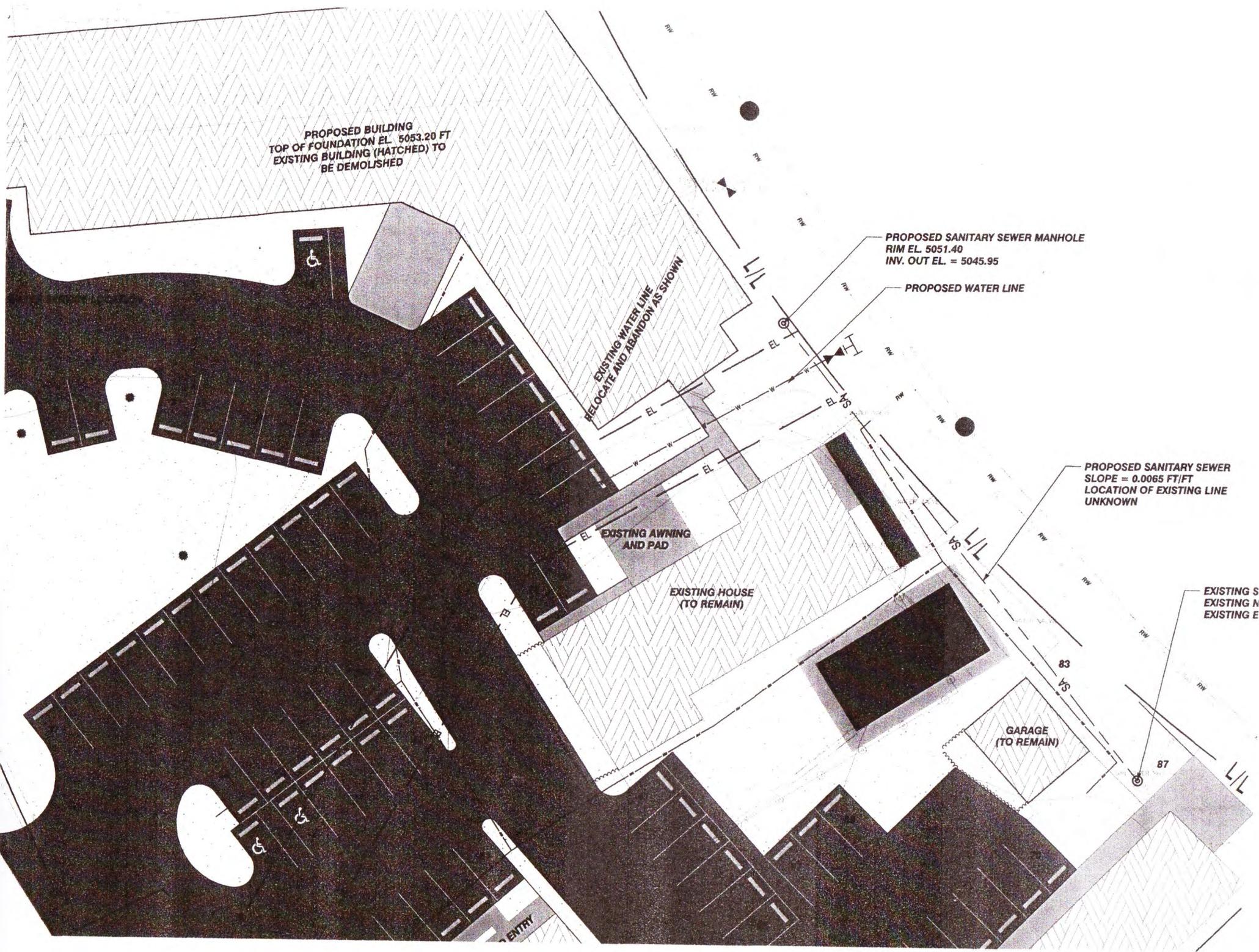
PROPOSED SANITARY SEWER
SLOPE = 0.0065 FT/FT
LOCATION OF EXISTING LINE
UNKNOWN

EXISTING AWNING
AND PAD

EXISTING HOUSE
(TO REMAIN)

GARAGE
(TO REMAIN)

EXISTING S
EXISTING N
EXISTING E



THRU TIME CLOCK
TO PANEL "E"

24

26

25

51

84

Petrol

Parking Remains

Pool

CURBENT

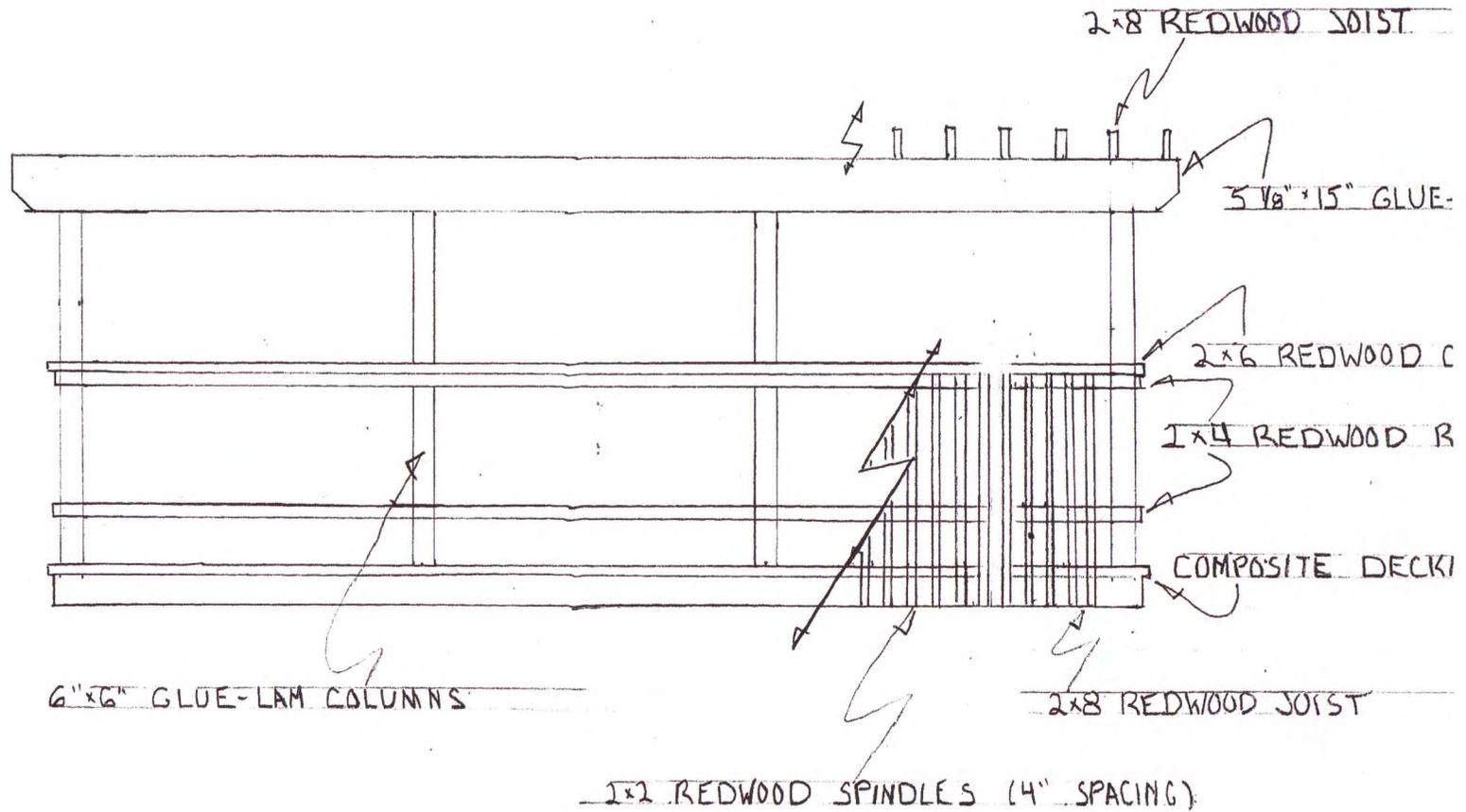
NEW

68



CODY LEGACY INN

Pergola



SOUTH ELEVATION - 1/4" = 1'-0"



Example: Not Actual





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

MEETING DATE:	MAY 8, 2012	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	CHAMBERLIN INN SIGN, DOWNTOWN ARCHITECTURAL DISTRICT REVIEW SPR 2012-16	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Everett Diehl of the Chamberlin Inn is proposing to install a sign in the shape of a martini glass on the front of the main building of the Inn. The sign would be neon electric and approximately 4.6 sq. ft. in size. No wording is proposed on the sign. It would be placed above the "vacancy" sign, and approximately nine feet above the sidewalk. Please refer to the attached plans.

REVIEW CRITERIA:

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

The sign will extend over the 12th Street right-of-way, which situation is subject to City Code Section 7-2-7. The requirement of this section is that the sign not obstruct or interfere with pedestrian traffic or vehicle traffic. The sign code identifies a minimum 8-foot clearance from the sidewalk to the sign, as well as specifying that the sign must be at least two feet in back of the street curb. By meeting these standards, staff interprets that the sign location does not interfere with pedestrian or vehicle traffic. With the proposed sign, the Inn would have approximately 26.6 square feet of signage, in a zone that allows up to 50 square feet.

ATTACHMENTS:

Application.

ALTERNATIVES:

Approve or deny the project.

RECOMMENDATION:

Approve the sign application as requested.



**PLANNING DEPARTMENT
SIGN PLAN REVIEW APPLICATION
Title 10 Chapter 15 of the Municipal Code**

STAFF USE	
File:	<u>SGN12-15</u>
P&Z Invoice:	<u>679-2</u>
Approved:	_____
Date:	_____

Applicant's Name: EV DIEHL Business Name: CHAMBERLIN INN
 Applicant's Address: 1032 12TH ST City: CODY State: WY Zip: 82414
 Phone: 307-587-0202 Cell: 250-3487 Fax: 587-3048 Email: ev@chamberlininn.com

Property Owner's Name: ABOVE
 Property Owner's Address: _____ City: _____ State: _____ Zip: _____

Project Address: ABOVE Legal Description: LOTS 6, 7, 8, 9, 10, 11 OF BLOCK 50 Zone: D-2

Total current area of Signage in Square Feet: 22 Proposed Area of Signage in Square Feet: 4.6

Overall Area of Signage in Square Feet: 26.6 Licensed Contractor or Sign Installer: SIGN PRODUCTS, INC.

- Type of Sign: Attached Wall Freestanding Marquee Projecting Awning
 Suspended Banner Inflatable Flag Monument
 Bulletin Real Estate Joint Directory Billboard A-Frame
 Temporary Other - _____

Location: On-Premise Off-Premise

Description of Proposal: NEON ELECTRIC - OUTLINE OF A MARTINI GLASS.
TO BE PLACED BY VACANCY SIGN OF FRONT OF BUILDING.
4.6 SQ. FT. BOTTOM OF SIGN TO BE 9' ABOVE SIDEWALK LEVEL.

Signature of Property Owner: _____ Signature _____ Date 4/30/12

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

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.

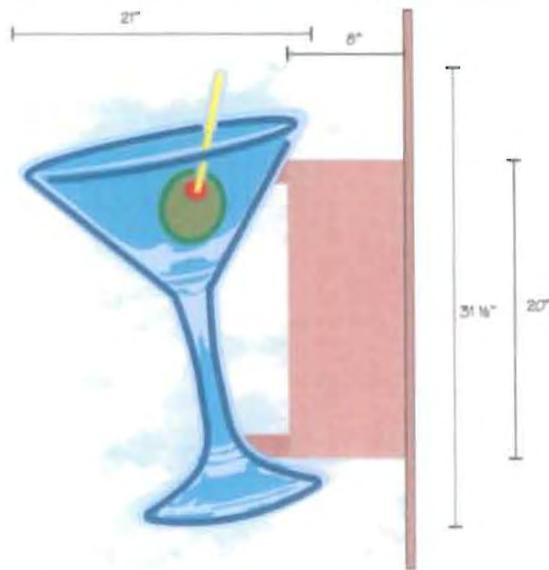
MATERIAL REQUIRED FOR SUBMITTAL & REVIEW

- 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(s) of authorization from the property owner(s) if applicable.

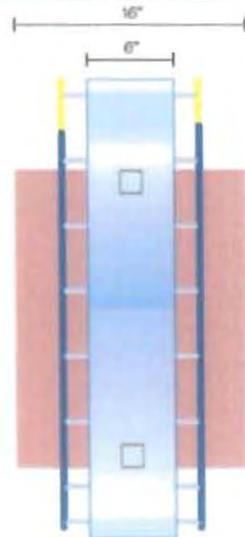
RECEIVED
 MAY 01 2012
 CITY OF CODY

Please provide additional information pertaining to specific sign type as requested on the back of this form.



DOUBLE FACED PROJECTING NEON SIGN SCALE 1 1/4" = 1'-0"

MANUFACTURE AND INSTALL ONE DOUBLE FACED PROJECTING SIGN, FABRICATED 6" DEEP FREE FORM SHEET METAL MARTINI GLASS, ENAMEL PAINT FINISH MP 00556 BY MAARKEN BLUE, APPLIED OPAQUE VINYL GRAPHICS, 7725-77 PEACOCK BLUE, 7725-13 TOMATO RED AND A-6665-0 OLIVE GREEN, ILLUMINATE SIGN WITH 12MM EXPOSED SKELETON TUBE NEON, COBALT BLUE ON GLASS, EMERALD GREEN ON OLIVE AND NOVAL GOLD ON TOOTHPICK, MOUNT GLASS TO WALL WITH 1 1/2" SQUARE TUBE SUPPORTS, RUN WIRING THRU TUBES, GPI TRANSFORMER MOUNTED TO BUILDING, COVER WITH A FABRICATED SHEET METAL CAP, FINISH TO MATCH BRICK COLOR (SEE VACANCY SIGN) USE ELECTRICAL JUNCTION FOR VACANCY SIGN FOR ELECTRICAL TO SIGN, MOUNT SIGN ABOVE VACANCY AS SHOWN.



END VIEW



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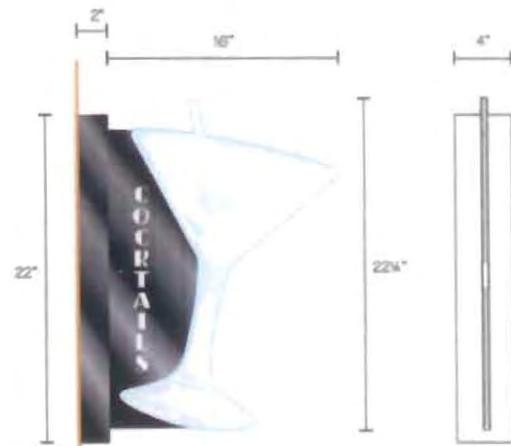
DESIGNER TP
 SHEET# 1 OF 1

DESIGN # 17253-02
 SALES MIKE H.

DATE 04-30-12
 SCALE 1 1/4" = 1'-0"

CLIENT CHAMBERLIN INN
 COOK, WY

SIGN PRODUCTS, INC.
 1425 NORTH WILLOW, MT. AIRBORNE, WY
 307.466.1234



DOUBLE FACED INTERIOR PROJECTING SIGN SCALE 1 1/4" = 1'-0"

MANUFACTURE AND INSTALL ONE INTERIOR PROJECTING SIGN, MARTINI GLASS AND BLACK PORTION EXTENDING TO GLASS ARE 1/2" DEEP CLEAR ACRYLIC, ROUTE IN BLACK AREA 1/16" DEEP AND COVER WITH 7725-12 BLACK VINYL, APPLIED 7725-10 WHITE VINYL COPY, ROUTE IN LIGHTER AREAS OF MARTINI GLASS 1/8" DEEP, MOUNT 1/2" CLEAR ACRYLIC BLADE TO A FABRICATED BLACK ACRYLIC BOX WITH FLAME POLISHED EDGES, ROUTED OPENING IN BOX FOR BLADE TO SIT IN AND TO ALLOW FOR EDGE LIGHTING, MOUNT BLUE LED LIGHTS INSIDE THE BLACK ACRYLIC BOX TO EDGE LIGHT THE MARTINI GLASS, MOUNT ALL TO INTERIOR WALL IN AREA SHOWN IN PHOTO ABOVE.



PHOTO RENDERING NO SCALE



NIGHT VIEW



EXISTING VACANCY SIGN AND ELECTRICAL

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

MEETING DATE:	MAY 8, 2012	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	CHINA TOWN SIGN, DOWNTOWN ARCHITECTURAL DISTRICT REVIEW SPR 2012-17	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

John Zhang of the China Town Restaurant at 937 Sheridan Avenue is proposing to install three 8' by 3' signs on the railing of the restaurant. The restaurant currently does not have any wall signage or temporary banners. The application indicates that the signs would be "banners". See attached materials for proposed sign designs and locations.

REVIEW CRITERIA:

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

STAFF COMMENTS:

Banner is defined by the sign code as, "A strip of cloth, plastic, or similar material with copy and/or graphics produced in a professional manner and intended to be hung or suspended without a rigid enclosing framework, and affixed to a building or railing which is located outdoors."

Banners are permitted in the D-2 zone, which is the zoning of this location, as temporary signs, which limits their display to 180-days or less in any 12-month period. Temporary signs that are not banners are also permitted in the D-2 zone. The sign code allows each banner or temporary sign to be up to 32 square feet in size, without limitation on the number of signs.

The proposed signs would be constructed of a rigid laminated material, made of a plastic core and aluminum lamination. Due to the material of the sign, it is really not a banner—yet it is not relevant because temporary signs are not limited to any certain

type of material. It is **just that staff would call them “temporary signs” rather than “banners”**.

It should also be noted that the position of the signs on the railing would not technically meet the definition of a wall sign (attached to the wall of the building). This is noted because wall signs are allowed on a permanent basis.

ARCHITECTURAL CONSIDERATIONS

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features.

Potential changes to make the signs more architecturally compatible could include:

- 1) Using background colors on the signs that are complimentary or match one or more existing colors on the building.
- 2) Using a consistent font.
- 3) Choosing a font that is characteristic of the Craftsman or Queen Anne Victorian accents of the building (gingerbread trim). The sign company could easily experiment with different font styles. The following samples simply depict the variety possible. A serif-based font, rather than a modern sans-serif font, seems to be more appropriate to historic architecture.

SAMPLE Text Here (Colonna MT)

SAMPLE TEXT HERE (ENGRAVERS MT)

SAMPLE Text Here (Georgia)

SAMPLE Text Here (Imprint MT Shadow)

SAMPLE Text Here (Lucida Handwriting)

SAMPLE Text Here (Playbill)

ATTACHMENTS:

Application.

ALTERNATIVES:

Approve the signs, with or without making recommendations and suggestions.



**PLANNING DEPARTMENT
SIGN PLAN REVIEW APPLICATION
Title 10 Chapter 15 of the Municipal Code**

STAFF USE	
File:	<u>SGN12-17</u>
P&Z Invoice:	<u>529-1</u>
Approved:	_____
Date:	_____

Applicant's Name: Xiren(John) Zhang Business Name: Chinatown
 Applicant's Address: 937 Sheridan City: Cody State: WY Zip: 82414
 Phone: 3075869798 Cell: 3072542971 Fax: 3075879796 Email: info@chinatowncody.com
 Property Owner's Name: Xiren(John) Zhang
 Property Owner's Address: 514 Olive Glenn City: Cody State: WY Zip: 82414
 Project Address: 937 Sheridan Ave Legal Description: Chinatown 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 A-Frame
 Temporary Other - _____

Location: On-Premise Off-Premise
 Description of Proposal: 3 8' X 3 BANNER FOR THE PERIOD OF 6/1/2012 TO 10/1/2012 TO BE ATTACHED TO RAILING ON ROOF OF RESTAURANT

Signature of Property Owner: Xiren Zhang 4-25-12
 Signature Date

Please Select the Appropriate Sign Type:

- | | |
|---|---------|
| <input type="checkbox"/> Off Premise, Temporary A-Frame Sign Plans: | No Fee |
| <input checked="" type="checkbox"/> Flush, Wall Mount without Electricity Sign Plans: | \$25.00 |
| <input type="checkbox"/> Sign Plans with Electrical, Requiring Base Structure or Projecting Sign Plans: | \$50.00 |

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.

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(s) of authorization from the property owner(s) if applicable.

Please provide additional information pertaining to specific sign type as requested on the back of this form.

38" x 8'

BUFFET

307-586-9798

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Chinese Buffets
in America!**







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

MEETING DATE:	MAY 8, 2012	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	3-LOT PRELIMINARY AND FINAL PLAT GREENWING PROPERTIES, LLC SUB 2012-02	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

BACKGROUND:

Curtis Ryan, representing Greenwing Properties, LLC, has submitted a Preliminary Plat and Final Plat for the three-lot commercial subdivision discussed with the Planning and Zoning board at the April 10, 2012 meeting. The property is on the north side of **Bighorn Avenue, just east of "C" Street. Zoning of the subject property is D-3** (Open Business/Light Industrial), which allows the lot sizes and configurations proposed.

Staff has worked through the technical content of the preliminary and final plats to be sure they contain all required information. Accompanying information, including proof of ownership, easements and right-of-ways of record, and water right status has been provided by the applicant and reviewed. These background documents are available for P&Z review upon request. The applicant, surveyor, and staff believe the plats to be technically accurate. The Board may add additional information or requirements to the plat if needed.

PRELIMINARY PLAT REVIEW:

Preliminary plats are reviewed by both Planning & Zoning and City Council. The P&Z action will be a recommendation to Council. As the project was previously discussed by the Board, only a summary of the issues are presented, along with outstanding improvement requirements.

1. The Board agrees that the proposal qualifies as a minor subdivision, as no new public improvements are required. All utility improvements are private connections, rather than utility extensions.
2. Extension of Pintail Avenue is not required for the platting of the property, as access to each lot is provided by Big Horn Avenue.
3. Sewer, water, and power are available and will be provided to each lot. Installation of the sewer stubs to each lot must be completed, or bonded for, prior to final plat approval by Council. **Payment of ¾" or larger water connections for each lot must occur prior to final plat approval by Council.** Power extensions to each lot are not necessary until development occurs, as several connection possibilities and demand

loads could exist. Power connection points are no more than a few feet from each lot.

4. Access to each lot is provided from Bighorn Avenue, a State access-controlled highway. Approved approach permits must be provided for the proposed access points prior to final plat approval by Council. Construction of the new approach and removal of the unused approach must be completed or bonded for prior to final plat approval by Council. Access to Bighorn Avenue is limited to the approach locations permitted by WYDOT, as is noted on the final plat.
5. **The 50' wide common access easement at the WYDOT approach is adequate for platting purposes of Lots 2 and 3.**
6. The 60-foot wide ingress and egress easement on the east side of the property was established previously. However, it is not required by this minor subdivision. Improvement of this easement is not required for this plat.
7. A storm water system is not available in the immediate area. A note is on the final plat that storm water will be retained on-site in accordance with the City storm water policy.
8. Information on water rights has been provided indicating that the water rights to this property are in the process of being detached. Therefore, no irrigation system is required.
9. Variances to the subdivision improvement standards are granted for the following:
 - a. Installation of alleys.
 - b. Construction of a street along the east boundary, as shown on the master street plan.
 - c. Block width exceeding 660'.

If the Board is in agreement with the above, approval of the preliminary plat can be recommended to Council.

FINAL PLAT REVIEW

The applicant has submitted a final plat application, although there are still a few outstanding items. The P&Z Board can conduct their review and recommend approval of the final plat to Council, subject to those outstanding items being completed prior to Council approval of the final plat.

Written comments from each of the utility companies must be submitted and those comments considered in the final plat. As of the time of this staff report, we have yet to receive these comments. Comments will be needed from CenturyLink, TCT, Optimum, and Energy West. We do not anticipate any **significant comments, as the 15'** utility easement along Big Horn Avenue is expected to provide the existing and anticipated easement needs for these companies.

Recommended conditions of the Final Plat include:

1. Receipt of all outstanding letters from the utility companies, and compliance with any conditions thereof prior to Council action.

2. Installation of, or performance bond for, the **4"** sewer stubs into each lot.
3. **Payment of ¾" or larger water taps for each lot.**
4. Submit approach permits from WYDOT for access to all lots.
5. Construction of the new shared approach to WYDOT standards, and replacement of the unused approach with standard curb and gutter meeting WYDOT standards, or submittal of a performance bond for such work.
6. Include the notes already on the Final Plat, including storm water control and limited access.
7. Provide a recordable original of the Final Plat, meeting all applicable requirements, for signature and recording. Recording fees shall be the responsibility of the applicant.

ATTACHMENTS:

Preliminary and Final Plats.
Utility company letters.
Minutes from conceptual plat review.

ALTERNATIVES:

Recommend that City council approve, approve with conditions, or deny the preliminary and final plats.

RECOMMENDATIONS:

Recommend that City Council approve the preliminary plat subject to the conditions noted in the staff report.

Recommend that City Council approve the final plat after the conditions noted in the staff report have been completed.



PLANNING, ZONING AND ADJUSTMENT BOARD
MINOR SUBDIVISION APPLICATION

STAFF USE
File: _____
P&Z Invoice: _____

Owner or Applicant's Name: Greenwing Properties, LLC

Mailing Address: P.O. Box 85 Cody, WY Zip: 82414

Phone: _____ Cell: 899-5264 Fax: _____ Email: clyeran@bresnan.net

Project Address: _____ Zone: _____

Legal Description/ Assessor Parcel Number(s): Lot BB, Tract 40 Resurvey T53N R101W

Description of Proposal and Proposed Use of Project: three lot minor subdivision

Estimated Construction Start Date: Spring 2012

Representative Attending P&Z Meeting: Curtis Ryan

Signature of Property Owner: _____
Signature *Date*

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.

1. The Conceptual Plat (if submitting) should include:

- Scale not less than 1" = 500'
- Extends at least ¼ mi. surrounding proposed subdivision
- Display existing streets, highways, natural drainage courses and other major natural or manmade features of the area.
- Existing major use areas for residential, commercial, industrial and public purposes
- Proposed major use areas for residential, commercial, industrial and public purposes
- Proposed zoning changes requested by the applicant

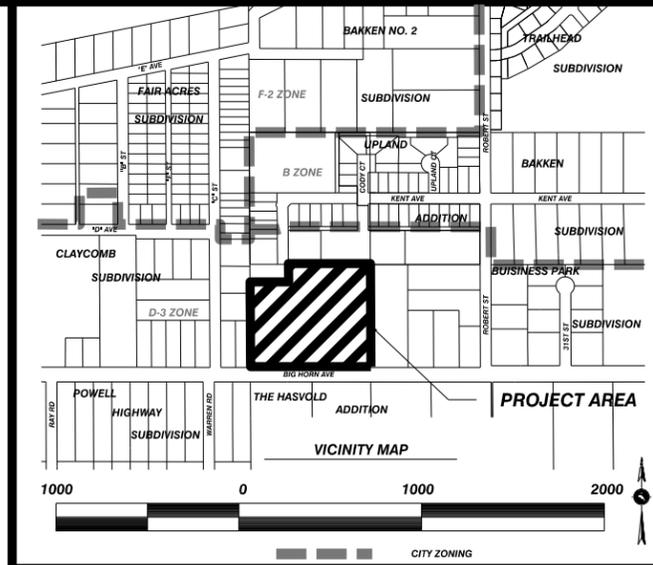
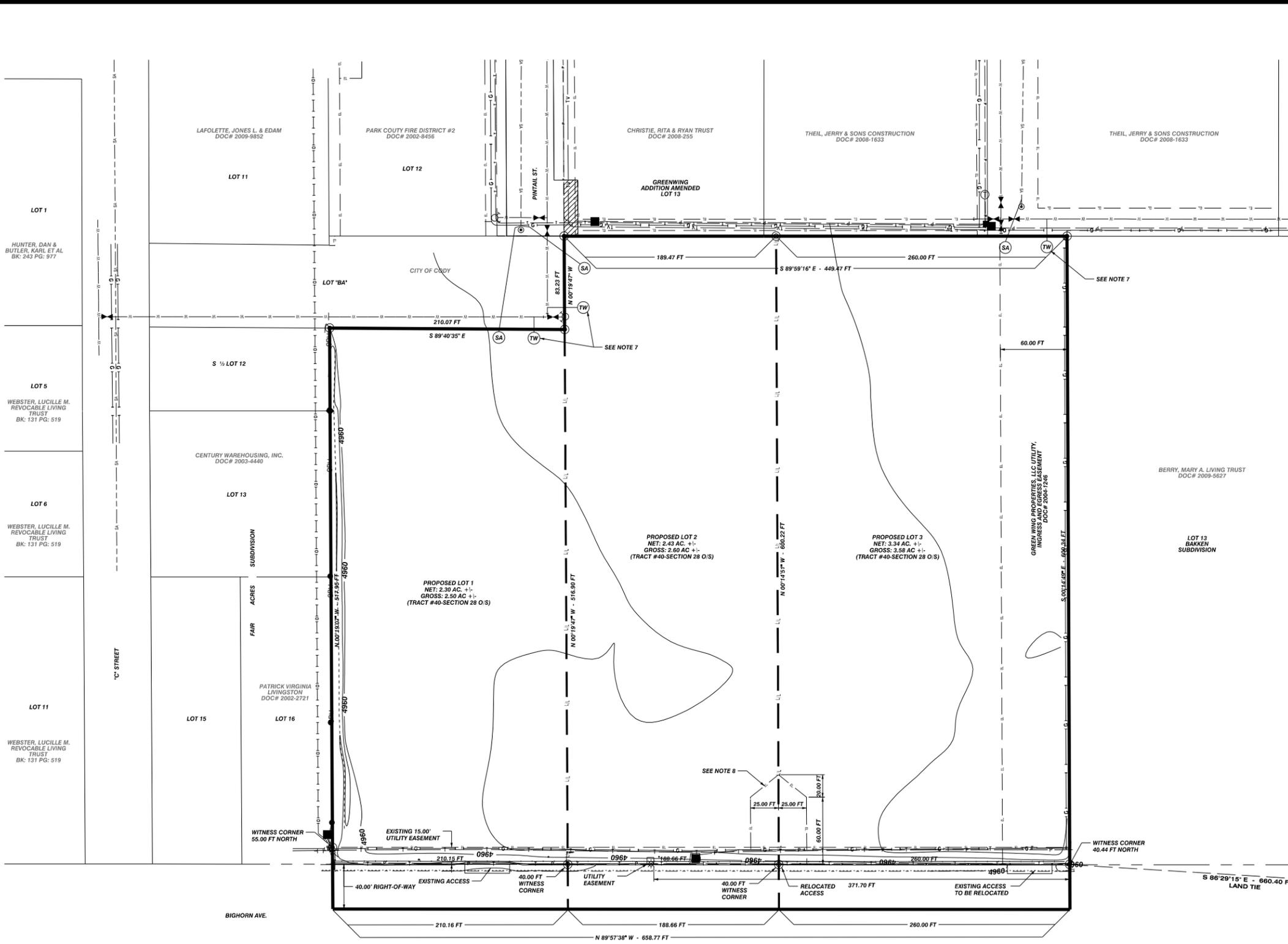
2. The Preliminary Plat should include:

- All proposed subdivided lands.
- Scale not less than 1" = 100' and shown on plans
- 24" x 36" reproducible
- Primary Contact
- Name of Subdivision
- Location/Boundaries tied to official government survey
- Names and address of subdivider, designer of subdivision, licensed PE or LS
- Date of preparation
- North Arrow
- Total acreage
- All lands and owners adjacent to proposed lands within 200ft.
- Location/dimensions lot lines
- Contour lines
- Designated flood areas
- Lot designated/lot size
- Proposed site usage for all lands other than residential if applicable.
- Zoning of subdivision and adjacent to subdivision
- 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. depth of bury
- Proposed Utilities (conforming to city master plan) including: location within subdivision, size, grade, type of material, approx. depth of bury, service locations
- Drainage plan for Commercial Properties
- Proposed Street names; Check for existing street names at <http://www.parkcounty.us/publicworks/Road%20List.pdf>
- Supplemental Materials
 - Warranty Deed and/or copy of current title commitment (not older than 6 months) showing applicant as owner
 - Copies of easements/rights of ways.
- Written requests for variances to regulations
- Water line design
- Surface improvements
 - Any additional preliminary information pertaining to utility systems
- Water Right Information
 - CD containing digital files of all maps and drawings submitted for this application.
 - Application fees due upon submittal to City of Cody.

3. The Final Plat should include:

- Scale of not less than 1" = 100' and shown on plans
- 24" x 36" reproducible
- Name of Subdivision
- 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
- Right-of-way widths for each street, alley or other right-of-way
- Names of Streets
- Location, dimensions and purpose of any easements
- Number to identify each block and all lots
- Location and description of all monuments and property corners
- Statement by owner for Special Improvement District for Curb and Gutter.
 - Certificate of Dedication and above the signatures:
"We the undersigned, all heirs and/or assigns are proponents for participating in the subdivision of the above described property; and by these presents do hereby agree to promote and participate in an improvement district for curb, gutter and sidewalk on ___ Road/Street/Avenue when deemed necessary by the City of Cody. And further, that this language shall be contained in each and all conveyances of record."
 - Certificate of surveyor or engineer certifying to the accuracy of the survey and plat
 - Certificate for recommendation of approval by the commission, certificate of approval by the council
 - Vicinity map of not more than 1" = 500'
- Supplemental Materials
 - Statement from the state engineers office regarding water rights
 - Utility company statements
 - 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).
 - Special requirements by P&Z or Council
 - Application fees due upon submittal to City of Cody.
 - Utility fees paid prior to signing and recording of the Final Plat.



LEGEND

SUBDIVISION BOUNDARY	PROPOSED 4" SANITARY SEWER SERVICES
LOT LINE	PROPOSED TREATED WATER SERVICE
EASEMENT LINE	GAS SERVICE
RIGHT-OF-WAY	TELEPHONE SERVICE
ADJACENT PROPERTIES	SANITARY SEWER MAN HOLE
SANITARY SEWER LINE	POWER JUNCTION BOX
TREATED WATER LINE	LIGHT POLE
GAS LINE	POWER POLE
POWER LINE	FOUND ALUMINUM CAP
OVERHEAD POWER	SET ALUMINUM CAP
TV CABLE	FOUND IRON PIPE
TELEPHONE CABLE	
FIBER OPTIC	
FENCE	
BACK OF SIDEWALK	
TOP BACK OF CURB	

- NOTES**
- ZONING OF SUBDIVISION IS D-3
ZONING OF ADJACENT PROPERTY IS D-3
 - PROPOSED USAGE FOR LOTS IS COMMERCIAL
 - THE TOTAL ACREAGE OF THE SUBDIVISION IS 8.68 ACRES +/-
 - EXISTING UTILITY LOCATIONS BASED ON:
CITY OF CODY - TREATED WATER LINE - 8 FT DEPTH
CITY OF CODY - SANITARY SEWER - FIELD LOCATE 8 INCH PVC, 10 FT DEPTH (APPROX.)
CITY OF CODY - ELECTRICAL - FIELD LOCATE 36-48 IN DEPTH (APPROX.)
ENERGY WEST - GAS LINE - FIELD LOCATE 3 FT DEPTH (APPROX.)
CENTURYLINK - TELEPHONE LINE - FIELD LOCATE 2 FT DEPTH (APPROX.)
 - WATER RIGHTS FOR THIS PROPERTY HAVE BEEN DETACHED. SEE DOC.# 2010-1488.
 - ALL LOT OWNERS WILL BE REQUIRED TO RETAIN AN ENGINEER TO ANALYZE THE DRAINAGE ON EACH LOT AT TIME OF SITE PLAN SUBMITTAL. SAID ANALYSIS MUST BE SUBMITTED TO THE CITY FOR APPROVAL TO ASSURE THAT ANY PROPOSED INCREASE IN RUNOFF WILL BE RETAINED ON SITE IN AN APPROVED MANNER.
 - DEVELOPER HAS/WILL PAY CITY TAP FEE FOR 3/4" TREATED WATER SERVICES. SERVICES TO BE INSTALLED AT TIME OF LOT DEVELOPMENT. IF LARGER SERVICE SIZE IS REQUIRED, ADDITIONAL FEES SHALL BE PAID BY LOT OWNER.
 - ACCESS EASEMENT FOR INGRESS & EGRESS TO LOTS 2 & 3. NO FENCES OR STRUCTURES SHALL BE PLACED WITHIN THE EASEMENT

PRELIMINARY PLAT

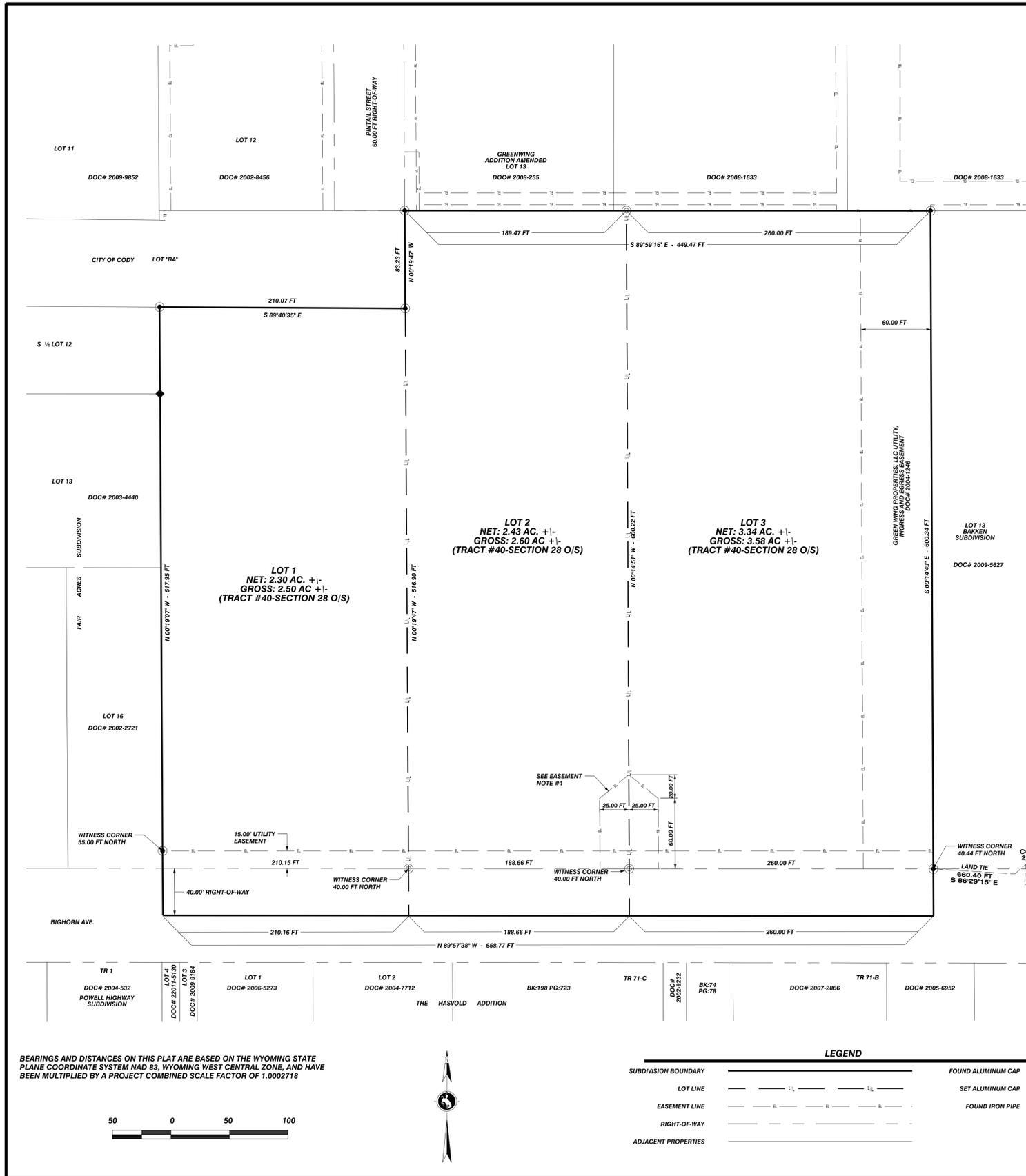
SHOWING
G.W. MINOR SUBDIVISION
 A RESUBDIVISION OF LOT BB,
 WITHIN TRACT 40 RESURVEY,
 ALSO BEING SECTION 28 O.S.
 T.53N., R.101W., 6TH P.M.
 CITY OF CODY, PARK COUNTY, WYOMING

OWNER/PRIMARY CONTACT:
 CURTIS RYAN - MANAGER
 GREENWING PROPERTIES, LLC
 P.O. BOX 85
 CODY, WY 82414

SAGE CIVIL ENGINEERING
 2824 BIGHORN AVE.
 CODY, WY 82414
 307-527-0915

APRIL 12, 2012
 W.O. 2012-018
 2012-18_PP.LAT.dgn





CERTIFICATE OF DEDICATION

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

GREEN WING PROPERTIES, L.L.C.
CURTIS L. RYAN, MANAGER

STATE OF WYOMING)
COUNTY OF PARK) SS
THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY CURTIS RYAN ON THIS _____ DAY OF _____, 2012. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

DESCRIPTION OF LANDS

A PARCEL OF LAND LOCATED WITHIN LOT BB TRACT 40 RESURVEY, SECTION 28 O.S. T.53N., R.101W., PARK COUNTY, WY., 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2, LOT 12, FAIR ACRES SUBDIVISION WITHIN THE CITY OF CODY OF SAID TRACT 40; THENCE S 89°40'35" E FOR A DISTANCE OF 210.07 FEET TO A POINT; THENCE N 00°19'47" W FOR A DISTANCE OF 83.23 FEET TO A POINT; THENCE S 89°59'16" E FOR A DISTANCE OF 449.47 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S 00°14'51" E FOR A DISTANCE OF 600.34 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N 89°57'38" W FOR A DISTANCE OF 658.77 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N 00°19'08" W FOR A DISTANCE OF 517.95 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 8.68 ACRES MORE OR LESS.

PLANNING AND ZONING APPROVAL

THIS PLAT OF G.W. MINOR SUBDIVISION WAS RECOMMENDED FOR APPROVAL BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING ON THE _____ DAY OF _____, 2012.

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

CITY COUNCIL APPROVAL

THIS PLAT OF G.W. MINOR SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CODY, WYOMING ON THE _____ DAY OF _____, 2012.

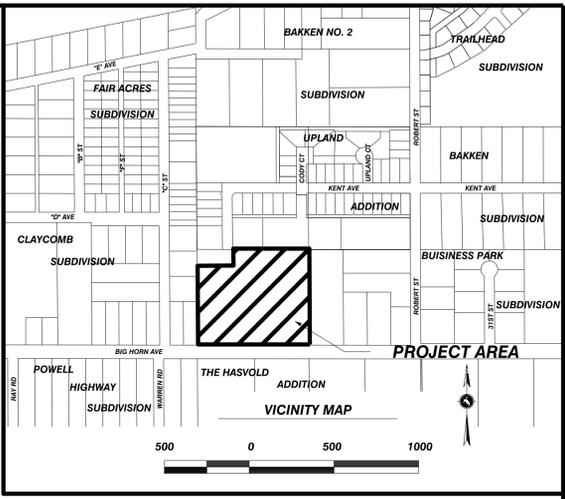
BY: _____ ATTEST: _____
MAYOR SECRETARY

NOTES

- SUBDIVISION AREA IS 8.68 ACRES +/-.
- ALL SURVEY WORK WAS COMPLETED TO AN ACCURACY OF 1:150,000.
- ALL LOT OWNERS WILL BE REQUIRED TO RETAIN AN ENGINEER TO ANALYZE THE DRAINAGE ON EACH LOT AT TIME OF SITE PLAN SUBMITTAL. SAID ANALYSIS MUST BE SUBMITTED TO THE CITY FOR APPROVAL TO ASSURE THAT ANY PROPOSED INCREASE IN RUNOFF WILL BE RETAINED ON SITE IN AN APPROVED MANNER.
- DEVELOPER HAS WILL PAY CITY TAP FEE FOR 1/2" TREATED WATER SERVICES. SERVICES TO BE INSTALLED AT TIME OF LOT DEVELOPMENT. IF LARGER SERVICE SIZE IS REQUIRED, ADDITIONAL FEES SHALL BE PAID BY LOT OWNER.
- BIG HORN AVENUE IS A CONTROLLED ACCESS STATE HIGHWAY. ACCESS IS LIMITED TO PERMITTED APPROACH LOCATIONS.
- WATER RIGHTS FROM THIS PROPERTY HAVE BEEN DETACHED. SEE DOC. # 2010-1488.

EASEMENT NOTES

- ACCESS EASEMENT FOR INGRESS & EGRESS TO LOTS 2&3. NO FENCES OR STRUCTURES SHALL BE PLACED WITHIN THE EASEMENT.
- 60 FT INGRESS AND EGRESS EASEMENT FROM DOC# 2004-1246 SHOWN OF RECORD. IT IS NOT REQUIRED OF THIS MINOR SUBDIVISION.



CLERK AND RECORDERS ACCEPTANCE

THIS PLAT OF G.W. MINOR SUBDIVISION WAS ACCEPTED IN THE OFFICE OF THE CLERK AND RECORDER, PARK COUNTY, WYOMING, AT _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 2012, FILED FOR RECORDING IN BOOK OR PLAT CABINET _____ AT PAGE _____ AND RECORDED AS COMPUTER RECORD DOCUMENT NUMBER _____.

PARK COUNTY CLERK _____

BY _____, DEPUTY.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF PARK) SS

I, PAUL R. CAMPBELL OF CODY, WYOMING HEREBY CERTIFY THAT THIS PLAT IS BASED UPON FIELD AND RECORD DATA AND THAT IT IS A MINOR SUBDIVISION WITHIN LOT BB TRACT 40 RESURVEY, SECTION 28 O.S. T.53N., R.101W., PARK COUNTY, WY., 6TH P.M.

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

FINAL PLAT

SHOWING
G.W. MINOR SUBDIVISION
A RESUBDIVISION OF LOT BB, WITHIN TRACT 40 RESURVEY, ALSO BEING SECTION 28 O.S.
T.53N., R.101W., 6TH P.M.
CITY OF CODY, PARK COUNTY, WYOMING

	SAGE CIVIL ENGINEERING 2824 BIGHORN AVE. CODY, WY 82414 307-527-0915	APRIL 12, 2012 W.O. 2012-018 2012-18_FPLAT.dgn

BEARINGS AND DISTANCES ON THIS PLAT ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM NAD 83, WYOMING WEST CENTRAL ZONE, AND HAVE BEEN MULTIPLIED BY A PROJECT COMBINED SCALE FACTOR OF 1.0002718



LEGEND

SUBDIVISION BOUNDARY	— — — — —	FOUND ALUMINUM CAP	⊙
LOT LINE	— — — — —	SET ALUMINUM CAP	⊙
EASEMENT LINE	- - - - -	FOUND IRON PIPE	◆
RIGHT-OF-WAY	— — — — —		
ADJACENT PROPERTIES	— — — — —		



**PLANNING DEPARTMENT
SIGN PLAN REVIEW APPLICATION
Title 10 Chapter 15 of the Municipal Code**

STAFF USE	
File:	<u>SGN 12-16</u>
P&Z Invoice:	<u>375-1</u>
Approved:	<u>[Signature]</u>
Date:	<u>4/23/12</u>

Applicant's Name: Scott & Shelly Moore Business Name: Cody Veterinary Hospital
 Applicant's Address: 5524 Greybull Hwy City: Cody State: WY Zip: 82414
 Phone: 307-587-3151 Cell: 307-899-1657 Fax: 307-527-7775 Email: Sammoore@address.com
 Property Owner's Name: Scott & Shelly Moore
 Property Owner's Address: 1414 10th St City: Cody State: WY Zip: 82414
 Project Address: 5524 Greybull Hwy Legal Description: NW 1/4 SE 1/4 Section 40 S. Zone: _____
 Total current area of Signage in Square Feet: 10400 Proposed Area of Signage in Square Feet: 32
 Overall Area of Signage in Square Feet: _____ Licensed Contractor or Sign Installer: Earl Cloudson

- Type of Sign: Attached Wall Freestanding Marquee Projecting Awning
 Suspended Banner Inflatable Flag Monument
 Bulletin Real Estate Joint Directory Billboard A-Frame
 Temporary Other - _____

Location: On-Premise Off-Premise
 Description of Proposal: Monument sign with solar lights

Signature of Property Owner: [Signature] 3/5/12
 Signature Date

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

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.

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(s) of authorization from the property owner(s) if applicable.

Please provide additional information pertaining to specific sign type as requested on the back of this form.

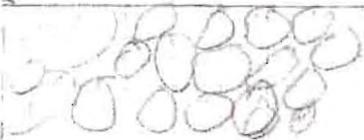
4' x 4' x 1/4" sq Tube

100% plate
both sides

odi Veterinary Hospital

Scott Moore DVM

Amanda Marsh DVM



4'

4'

8'



Affordable and Reliable Solar Lighting Solutions



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DEAL OF THE DAY
click here

Home > Specialty Solar Lighting > Solar Sign Lights
6 LEDs Solar Flood Light
Item Id: 40330



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- [Solar Path Lights](#)
- [Solar Lenses](#)
- [Decorative Solar Lights](#)
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- [Solar Floodlights](#)
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12 LEDs Solar Flood Light

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Price

Retail Price:	Your Savings:	Your Price:
\$79.95	\$12.00	\$67.95

Quantity 1



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Description

Now 50% Brighter!
This solar flood light comes now with 12 LEDs

This 12 LEDs **Solar Flood Light** is perfect to illuminate flags, signs, house numbers, statuary, landscape features, walkways, driveways, porches, decks, sheds and any large outdoor area where there is no electricity available.

The solar flood light will stay bright for up to 5 hours at the full power and up to 10 hours when set to half-power on a fully charged battery. The included 6-inch solar panel collects energy during the day and at dusk, the 6 ultra bright LEDs turn on automatically.

The 12 LEDs solar flood light can be mounted above the ground and may be positioned to shine either upward or downward. 10 foot of cord for the solar panel means that you can locate the panel away from trees or shrubs so it never gets to be snow or leave covered.

Made of durable metal construction, sealed lens and totally weatherproof, the solar powered flood light works year-round, in all climates. It is very easy to install and come with all the necessary hardware for flush and ground mounting.



