

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, AUGUST 28, 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 August 14, 2012 - Regular Meeting
6. NEW BUSINESS:
 - A. Site Plan Application —West Park Hospital Seedlings Center at 1008 8th Street
Proposed minor exterior improvements submitted by West Park Hospital
 - B. Amended Plat Review —Blackburn PUD Amended Final Plat
Proposed final plat amendment submitted by Ed Higbie
 - C. Preliminary Plat Review —Ross Subdivision
Proposed major subdivision within one mile of the city limits submitted by Glenn Ross
7. P&Z Board Matters (announcements, comments, etc.)
8. Council Update: Steve Miller
9. Staff Items
10. 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, August 14, 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, August 14, 2012 at 12:00 PM

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

Excused Absence: Rick Brasher, Vice Chairperson;
Absent: Bob Senitte

Chairperson Kim Borer called the meeting to order at 12:03 PM, followed by the pledge of allegiance.

Bud McDonald made a motion seconded by Justin Lundvall to approve the agenda. Vote on the motion was unanimous, motion carried.

Mark Musser made a motion seconded by Bud McDonald to approve the minutes of the July 24, 2012 regular meeting. Vote on the motion was unanimous, motion carried.

PRESENTATION OF COMMUNICATIONS:

Todd Stowell presented the staff report describing the application by John and Robin McClure to construct a shop on Blackburn Street. He stated that although the Blackburn PUD has not yet been completed, the planning and zoning review can proceed. He noted that staff received an updated site plan today that included a modification of proposed landscaping.

John McClure of McClure Custom Builders spoke regarding the modification to move the snow removal area to the southeast corner of the lot. The ADA space and loading/unloading zone is planned to be hard-surfaced. Some boulders are proposed along with groundcover landscaping that will more readily define the site access areas.

Bud McDonald made a motion seconded by Mark Musser to approve the site plan application submitted by McClure Custom Builders for property located at 177 Blackburn Street, as presented with the following conditions:

1. Submit a final site plan with the building permit that includes the following corrections and additions: Add labels and specifications for: the sidewalk, ADA space and loading area, ADA ramp, sidewalk extension to customer entrance, ADA sign, water stop location and electrical service location.
2. Submit a more detailed grading plan that clearly shows how storm water will be directed to the streets or otherwise into the subdivision storm water facilities. The City engineer and planner are authorized to approve the final grading plan.
3. That the snow storage areas either be moved to the south side of the lot, or that they be bermed or otherwise graded to prevent runoff from flowing onto the adjacent lots.
4. The lighting fixtures on the outside of the building must be of a down-lit style.

5. That a landscape bond, letter of credit, cash, or other surety acceptable to the City be provided to guarantee installation of the required landscaping with the building permit.
6. That additional grass and boulder landscaping as a site access restriction method be shown on the site plan.
7. Except for the tree locations and the snow storage areas, which may be adjusted as discussed, that the project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit application is required.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the proposed sign and exterior modification for 1019 15th Street for Pat O'Hara Brewing Co. Additionally the door on the west side will be modified to open to the outside.

Dr. Leonard Moore, Pat O'Hara Brewing Co., addressed questions from the Board regarding signage, indicating that only the one sign is proposed at this time. Chairperson Kim Borer reminded the applicant that future additional signage would need to be reviewed by the board as the building is located within the Downtown Architectural District.

Bud McDonald made a motion seconded by Jacob Ivanoff to approve the architecture and sign plan for Pat O'Hara Brewing Co. for property located at 1019 15th Street. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report concerning the site plan application submitted by Karl and Lynn Lampe for additions to Geysers on The Terrace located at 525 West Yellowstone Avenue.

Lynn Lampe, owner of The Terrace, spoke regarding their plan for the brewery, and that the permission from the neighbor for storm water runoff was still in process.

Mark Musser made a motion seconded by Justin Lundvall to approve the site plan application and 10-foot high wind wall submitted by Geysers on The Terrace for property located at 525 West Yellowstone Avenue subject to the following conditions:

1. Either submit plans and construct storm water control facilities per the city storm water manual, or obtain written permission from the affected property owner accepting the increased runoff. Any plans must be approved by the City Engineer. If storm water facilities are installed, they must be inspected and certified by the engineer, in writing, that they were built as designed.
2. The project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit and fence permit are required.
3. The brewing operation shall maintain compliance with applicable state and federal license requirements.

Vote on the motion was unanimous, motion carried.

Todd Stowell spoke regarding the proposed addition to house air-handler units submitted by Cody Laboratories at their facility located at 601 Yellowstone Avenue. He noted the suffering landscaping and requested the board review the photos.

Austin Allen, Groathouse Construction, spoke regarding the previous proposal. The new addition will still have the fencing installed. There is an existing drip system that has not been working. The owners have committed to remove and replace the dead trees and fix the watering system along the west entrance.

Mark Musser made a motion seconded by Bud McDonald to approve the site plan application submitted by Cody Laboratories for property located at 601 Yellowstone Avenue subject to the following conditions:

1. The temporary placement of the storage container labeled HMSB-22 on the site plan is authorized until the intended warehouse addition is completed, or 18 months, whichever is less.
2. That the landscaping be addressed to replace dead trees, repair the watering system and spray the rock area for weeds.
3. The project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit is required.

Vote on the motion was unanimous, motion carried.

Todd Stowell spoke regarding the proposed sign in the downtown architectural district for Central Wyoming Neurosurgery. As the property is City property, the City Council, at their regularly scheduled meeting on August 7, 2012, reviewed and authorized the placement of the sign subject to the approval of the Planning and Zoning Board.

Bud McDonald made a motion seconded by Jacob Ivanoff to approve the sign plan application submitted by Central Wyoming Neurosurgery, LLC for property located at 1008 Rumsey Avenue. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report regarding the site plan application submitted by Joe's Auto for the construction of an auto repair shop at 3328 Big Horn Avenue.

Andrew Cowan of Tundra General Contractors spoke regarding the site plan application submitted by Joe's Auto. He stated the wainscoting may be modified to be rustic red metal instead of brick. The concrete apron width would be reduced to a 5 foot sidewalk while the ADA space size would be maintained.

Justin Lundvall made a motion seconded by Bud McDonald to approve the site plan application submitted by Joe's Auto for property located at 3328 Big Horn Avenue subject to the following conditions:

1. That more detailed plans for the ADA parking space, unloading area, and pathway to the front door be provided, which meet current ADA standards.
2. That the size and connection details for the oil/water separator be provided with the building permit application.
3. That all storm water facilities be inspected and certified by the applicant's engineer prior to building occupancy.
4. That the existing dead/dying trees be removed.
5. That a landscape bond, letter of credit, cash, or other surety acceptable to the City be provided to guarantee installation of the required landscaping with the building permit.
6. With the **suggestion** that an irrigation system be installed for the landscaping.
7. That the water line and gas line locations be modified to be outside the storm water swale.

8. That the snow storage removal area on the south side of the lot be bermed or otherwise graded to prevent runoff from flowing onto the adjacent properties.
9. That the board would **suggest** the entry way be paved for 30 feet to reduce track-out on Big Horn Avenue.
10. That the project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit application is required.

Justin Lundvall, Bud McDonald and Mark Musser voted in favor of the motion. Kim Borer opposed the motion. As Jacob Ivanoff was absent due to a fire call. Motion failed.

Mark Musser made a motion seconded by Bud McDonald to approve the site plan application submitted by Joe's Auto for property located at 3328 Big Horn Avenue subject to the following conditions:

1. That more detailed plans for the ADA parking space, unloading area, and pathway to the front door be provided, which meet current ADA standards.
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3. That all storm water facilities be inspected and certified by the applicant's engineer prior to building occupancy.
4. That the existing dead/dying trees be removed.
5. That a landscape bond, letter of credit, cash, or other surety acceptable to the City be provided to guarantee installation of the required landscaping with the building permit.
6. That an irrigation system **be** installed for the landscaping.
7. That the water line and gas line locations be modified to be outside the storm water swale.
8. That the snow storage removal area on the south side of the lot be bermed or otherwise graded to prevent runoff from flowing onto the adjacent properties.
9. That the entry way **be** paved for 30 feet to reduce track-out.
10. That the project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit application is required.

Kim Borer, Bud McDonald and Mark Musser voted in favor of the motion. Justin Lundvall opposed the motion. Motion failed.

Mark Musser made a motion seconded by Bud McDonald to approve the site plan application submitted by Joe's Auto for property located at 3328 Big Horn Avenue subject to the following conditions:

1. That more detailed plans for the ADA parking space, unloading area, and pathway to the front door be provided, which meet current ADA standards.
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6. With the **suggestion** that an irrigation system be installed for the landscaping.
7. That the water line and gas line locations be modified to be outside the storm water swale.
8. That the snow storage removal area on the south side of the lot be bermed or otherwise graded to prevent runoff from flowing onto the adjacent properties.

9. That the entry way **be** paved for 30 feet to reduce track-out on Big Horn Avenue.

10. That the project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit application is required.

Vote on the motion was unanimous, motion carried.

Todd Stowell reviewed the draft nonconforming code and answered board questions. It was suggested that a modification be made on Page 4 line 10 (Section 10-13-4A) to state "50% of the original structure."

Harold Musser highlighted several details in the proposed ordinance he considered important to note. Section 10-13-1F on Page 2, line 8 places the burden on the property owner instead of the city. Section 10-13-1G states that the City Planner is authorized to render decisions instead of the board. Section 10-13-1I states "in error or by mistake" places burden on the property owner. Section 10-13-2A gives the value of "75%" which could be considered vague by lenders, insurance agents and others involved, putting risk on property owners. Kim Borer suggested continuity be maintained as this issue was addressed elsewhere in the code. Section 10-13-2D also seems to remove property owner rights. Section 10-13-4A addresses "that the use does not change." He gave the example of apartments changing to condominiums. Section 10-13-5 again states land uses that were "lawfully established" can become "legal nonconforming," which changes property owner rights. He also noted the "outside of the structure" section. Section 10-13-6A states "the Board may grant the relief requested if they find **all** of" the six conditions listed. He reiterated his belief that the proposed ordinance is not user-friendly and places all of the burden of proof on property owners.

Todd Stowell spoke regarding the proposed draft and purpose of the ordinance being to write down what most people already consider to be their nonconforming rights. It is a typical and very lenient nonconforming ordinance in comparison. Many of the thresholds set in the proposal simply trigger the review of the Planning and Zoning Board and not used as limiting factors. The burden of proof on showing that there is a nonconforming use has always been on the property owner. Section 10-13-2C addresses many of the property owner rights issues that concern Mr. Musser. The timeline suggested in Section C can be discussed, but the proposal states the traditional 365 days. He assured that this ordinance does not make uses or properties "illegal" but instead addresses thresholds for nonconforming properties to be reviewed by the Planning and Zoning Board.

Jolene Osborne reviewed the approved sign applications from Little Explorer's Preschool and Sprague Roofing.

Kim Borer stated she will be absent at the next meeting on August 28, 2012.

Meeting adjourned at 1:20 PM.

Jolene Y. Osborne
Engineering Administrative Assistant

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

MEETING DATE:	AUGUST 28, 2012	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	WEST PARK HOSPITAL—SEEDLINGS CENTER SITE IMPROVEMENTS SPR 2012-35	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

West Park Hospital has submitted an application for some minor improvements to the exterior of their child care facility located at 1008 8th Street (Stock Drive). Changes include addition of a 20 ft. by 10 ft. pergola to the front of the existing building, an expanded fenced area, and some related landscaping. Refer to the enclosed site plans. The use of the facility will remain a daycare center.

Existing Conditions:



REVIEW CRITERIA:

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

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

STAFF COMMENTS:

This proposal has been professionally prepared and represents functional and aesthetic improvements to the property.

Storm Water:

There are no impervious surfaces being added, so there are no storm water requirements for this project.

Parking, Buffer, and Signage:

No new parking, buffers, or signage is required or proposed.

Setbacks:

The proposed pergola meets setbacks. The new fencing is in line with the existing fencing along the north side of the lot, which is presumed to be on the lot. (West park hospital also owns the parking lot to the north.)

Lighting:

No new lighting is proposed.

Utility Conflicts:

No utility conflicts have been identified. Utility markings were evident at the time staff visited the site.

ATTACHMENTS:

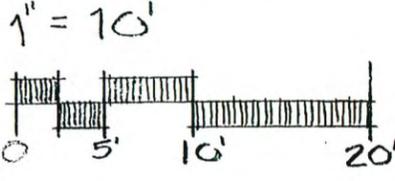
Application materials.

ALTERNATIVES:

Approve or deny the site plan. A building permit and fence permit will be needed.

THE SEEDLING CENTER JMM
CONCEPT PLAN

WEST PARK HOSPITAL CODY, WY
 03.19.11



MESSY MATERIALS

- 12"-18" DEPTH WOOD MULCH
- 4'-8" x 10"-18" DIA. LOG SECTIONS @ PERIMETER
- "STUMP OF INTEREST"
- REMOVE AND RELOCATE EXISTING FENCE SECTION

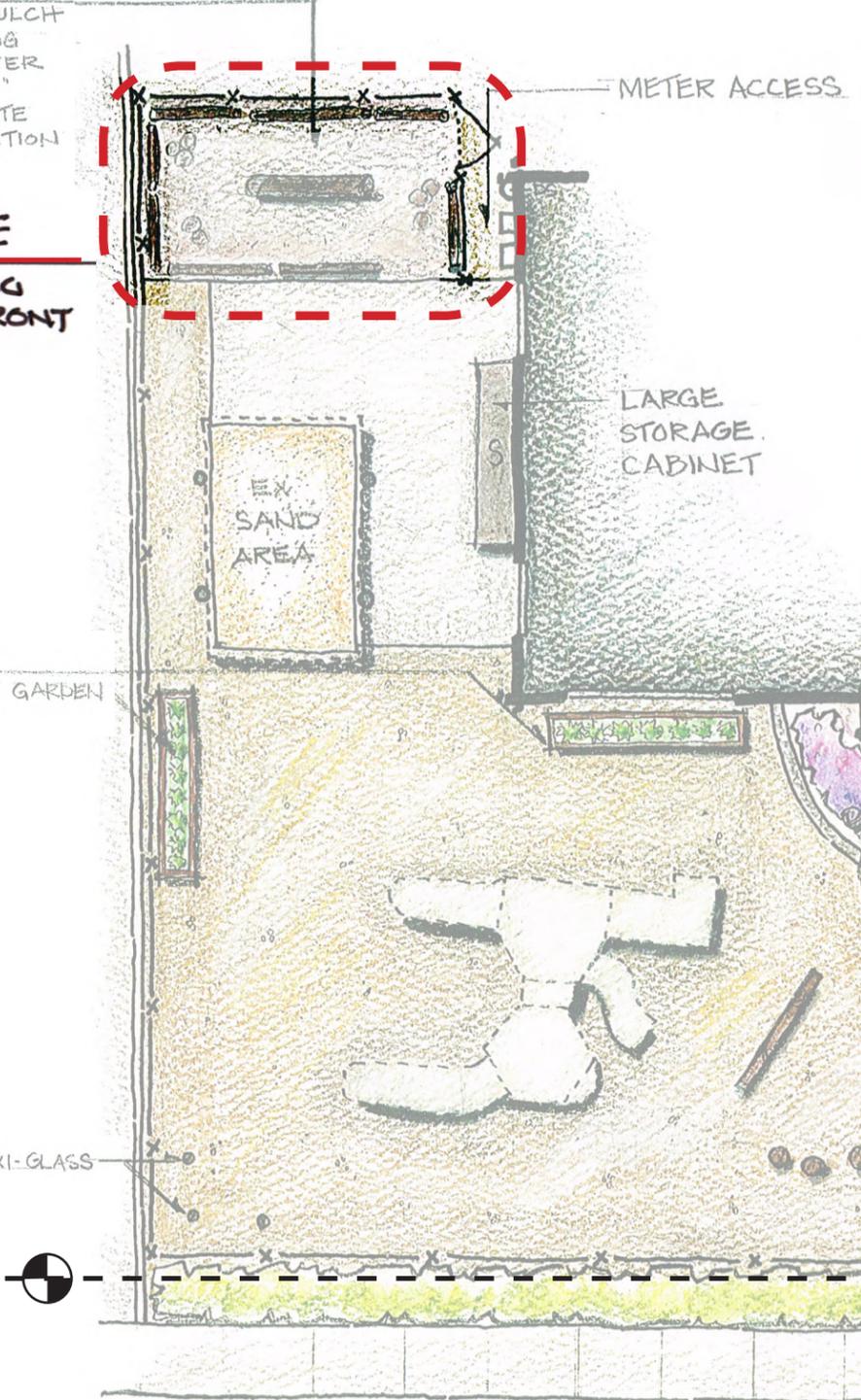
NEW FENCE

- MATCH EXISTING FENCE ON FRONT OF BUILDING
- SEE 1 / A1.3

GARDEN

- RELOCATED RAISED GARDEN BEDS

SLOTTED POSTS WITH PLEXI-GLASS



PATHWAYS THROUGH PLANTINGS

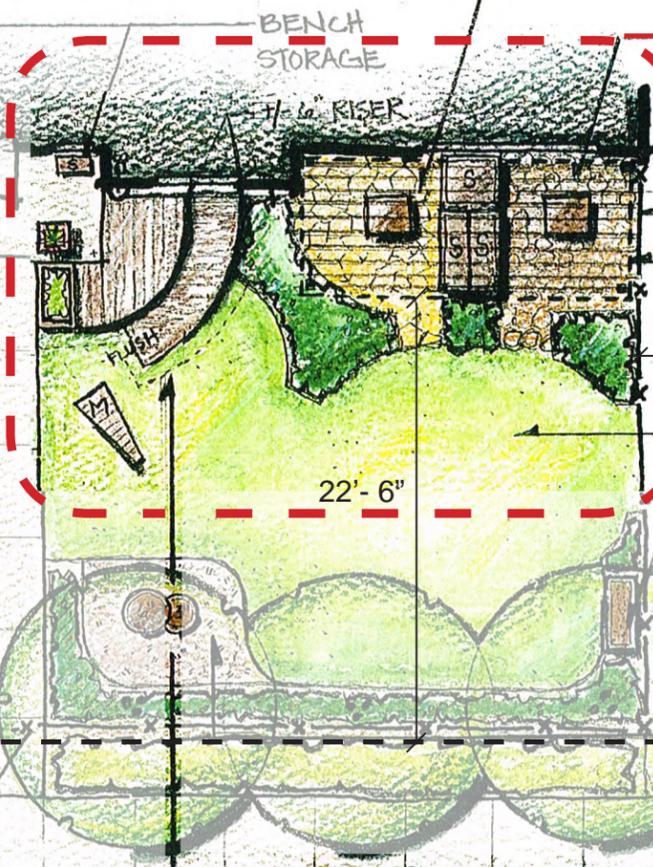
- VARIED BLOOM TIME/COLOR/TEXTURE/SCENT
- NATIVE ADAPTED, NON-INVASIVE
- MULCH SURFACE

GATHERING

- BENCH
- MAY USE ADJACENT LOG STEPS AS ADDITIONAL SEATING

ENTRY

- TWO VERTICAL/COLUMNAR DECORATIVE PLANTERS



NATURE ART

- LOCAL/REGIONAL STONE FLAGGING FLOOR
- NATURE ART TABLE
- STORAGE

BUILDING

- TREE COOKIE FLOORING SEE 2 / A1.3
- TABLE
- STORAGE

EXISTING FENCE TO REMAIN

OVERHEAD PERGOLA STRUCTURE 20' x 10'

13'-0"

OPEN AREA

- EXISTING LAWN TO REMAIN

property line

property line

CLIMBING/CRAWLING

- NATURAL LOG BALANCE BEAM (AGES 2+)
- LOG STEPS +/- 12" DIA, 10"-18" SPACING (AGES 2+)
- EXISTING EQUIPMENT TO REMAIN

MUSIC & MOVEMENT

- BI-LEVEL PLATFORM STAGE BUILT INTO EXISTING GRADE: TREX DECKING
- MARIMBA
- EXISTING TURF

WEST PARK HOSPITAL - SEEDLING CENTER
 NATURE EXPLORE LANDSCAPE UPGRADE
 P i a n o n e / a r c h i t e c t s

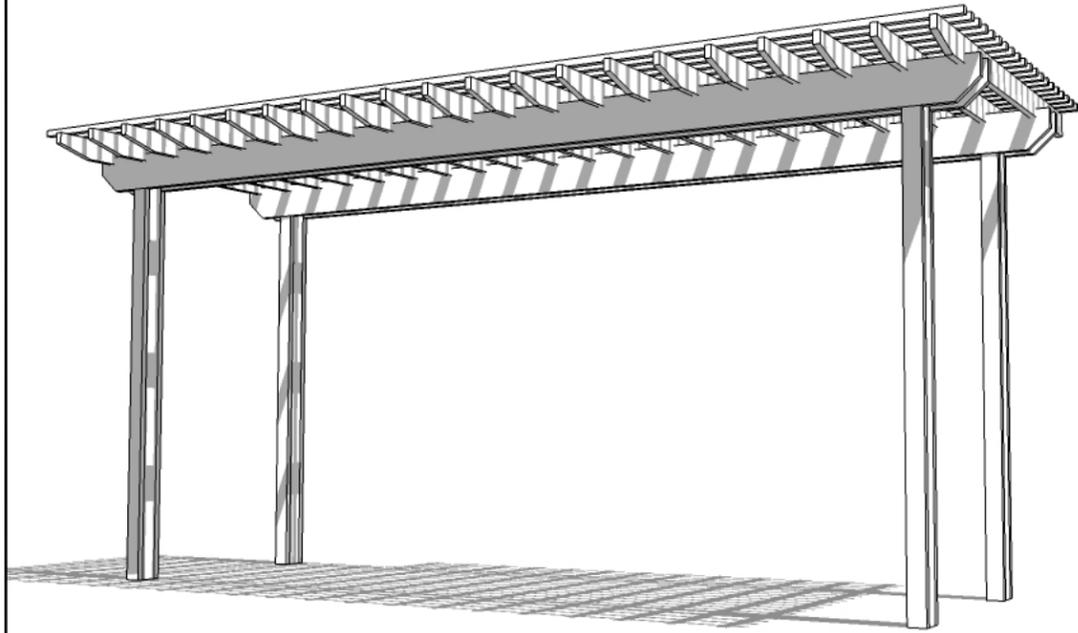


ARCHITECTS



project:
 date: 08/13/12
 revisions:

A1.1



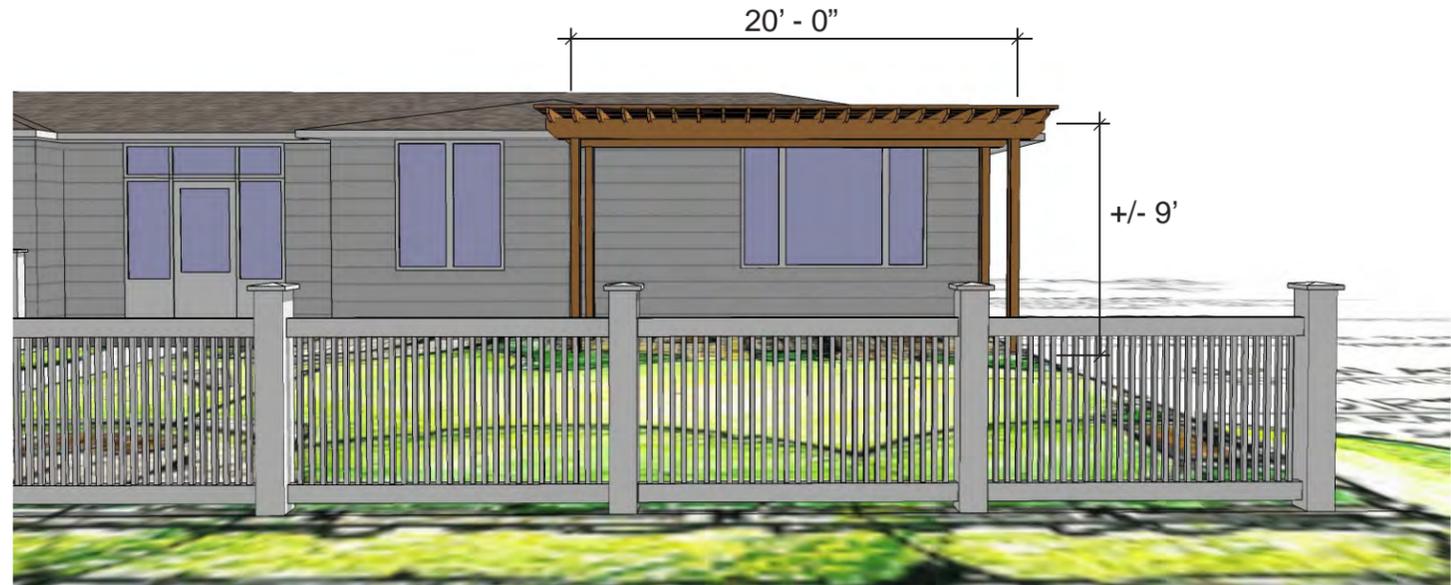
2 Pergola Conceptual Sketch
A1.2 Not to scale



1 Pergola Aerial View
A1.2 Not to scale



4 Pergola View from Road
A1.2 Not to scale

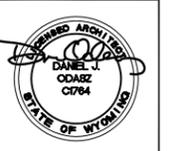


3 Pergola View from Road
A1.2 Not to scale

WEST PARK HOSPITAL - SEEDLING CENTER
NATURE EXPLORE LANDSCAPE UPGRADE
p i a n o n e / a r c h i t e c t s
~ cody, wyoming, 1001 12th st., 82414 (307) 587-8646 ~ rock springs, wyoming, 4020 dewar dr., suite a, 82901 (307) 352-2954, ~ driggs, idaho, 189 north main, suite 112, 83422 (208) 354-8036 ~



ARCHITECTS



The professional services of the architect are undertaken for and are performed in the interest of the public welfare. Any conceptual obligation is assumed by the architect for the benefit of any other person involved in the project.
project:
date: 08/13/12
revisions:

A1.2

Tree Cookie Flooring will enhance the natural feel of your outdoor classroom as well as provide children a flat, level place to gather, play and build. Tree Cookies have been dried for durability and stability.

Made of Red Cedar and sold in sets of 16. Each set covers approximately 10 sq. ft. Permanent installation required. Assembly instructions available online.

Dimensions: 2 1/2" W x 8-12" Dia.



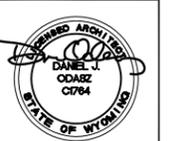
2 Tree Cookie Flooring
A1.3 Not to scale



1 Existing Fencing
A1.3 Not to scale



ARCHITECTS



The professional services of the architect are undertaken for and are performed in the interest of the public welfare. No contractual obligation is assumed by the architect for the benefit of any person, firm or corporation.

project:
date: 08/13/12
revisions:

A1.3

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

MEETING DATE:	AUGUST 28, 2012	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	PLAT AMENDMENT TO BLACKBURN PUD, FILE No. PUD 2012-01	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

BACKGROUND:

It was recently discovered that the exterior boundary of the final plat of the Blackburn PUD was incorrect due to inclusion of some previously dedicated right-of-way, which affected the legal description for the plat and the boundaries of Lot 1. In addition, the power line that crossed the property in a north-south direction has been removed and relocated to the property immediately east of the subdivision. A final plat with these changes has been submitted for City approval.

The subdivision ordinance is silent on the procedure for amending or correcting a final plat. However, since the Planning and Zoning Board and City Council took action on the original final plat, staff deems it prudent that they also authorize the amended final plat.

FINAL PLAT REVIEW

No changes to the construction requirements for the PUD subdivision are proposed or needed—only changes to the final plat document. Changes include removal of a 60 ft. by 60 ft. area at the southeast corner of the plat, which includes a 10 ft. by 60 ft. portion of Lot 1, correction of the legal description, and removal of a power line easement.

Removal of the power line that crossed the property in a north-south direction has occurred, but the line along the north end of the property remains—it serves a property to the north. The surveyor needs to show the remaining section of power line and the approximate location of the underground service running to the property to the north. It is also recommended that proper descriptions of the situation be noted on the final amended plat, such as labels for the “Existing power line serving property to north” and “Approximate location of underground service line”.

As far as the portion of the power line that was removed, there was no recorded easement, so no formal vacation document has been required.

The required certifications and dedication language are included on the amended final plat, as they existed on the original final plat. A couple of minor typos exist and will be corrected on the final mylar to be recorded (Notes 12, 13).

It is also recommended that an additional note be required on the plat describing the private pressurized sewer system in more detail than exists in Note 12. The following language is recommended:

Sanitary sewer service for all lots in the subdivision is provided by a private pressurized sewer system designed to pump effluent up to the manhole at Blackburn Street and "E" Avenue. An appropriately sized and designed grinder pump system is necessary for each lot to have sewer service. The City of Cody has no responsibility for maintenance of the private sewer system.

FYI, much of the subdivision is physically completed, with only a short "punch list" of remaining items (see attached letter). The remaining items are required to be completed before building permits can be issued.

ATTACHMENTS:

Amended Final Plat of Blackburn P.U.D.
Original Final Plat.
Final "punch list" letter.

ALTERNATIVES:

Recommend that the City Council approve, approve with conditions, or deny the amended final plat.

RECOMMENDATIONS:

Recommend that the City Council approve the Amended Final Plat of Blackburn P.U.D. subject to:

1. Addition of the note about the private sewer system.
2. The surveyor adding line work and labels appropriately describing the remaining power line.
3. A note describing the removal and relinquishment of the north-south oriented power line and easement.
4. Correction of the "typos" in notes 12 and 13.

These changes should be made before the final plat is reviewed by the City Council.



CITY OF CODY
WYOMING

FILE COPY

August 17, 2012

Mr. Ed Higbie
1143 Sheridan Avenue
Cody, Wyoming 82414

RE: Inspection for Final Acceptance of the Blackburn PUD

Dear Mr. Higbie,

Thank you for developing within the City of Cody. Your most recent project, the Blackburn PUD, came out great! I know that it is a financial gamble whenever anyone develops property for future sale and I hope that you will be as successful in the selling of these lots as you have been on your other ventures within the City of Cody.

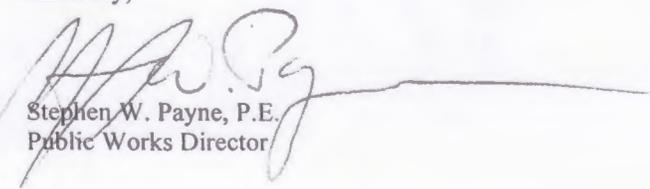
As you know, the Blackburn PUD project area was inspected on August 17, 2012 for final acceptance. Please address the items herein following.

Items to be addressed:

1. Please provide a statement from a Wyoming registered civil engineer that all improvements are in place and were constructed according to the approved plans and specifications.
2. Please provide a separate statement that the detention facility was constructed in accordance with plans and specifications and that the approved volume of detention has been provided.
3. Please provide a statement from a Wyoming registered surveyor that all property corners and monumentation is correct and in place as depicted on the final plat. During the inspection it was noted that some pins appeared to be missing.
4. Please provide a statement guaranteeing the improvements for a period of one year from the date of acceptance by the city.
5. Please repair the one sewer access box at the end of G Ave that does not have a lid and cover.
6. Please backfill around the electric vault that is located at the southwest end of G Ave.
7. Please install the "No On-street Parking" signage that was shown on the approved plans at the north end of the Blackburn Ave. extension (at the toe of the hillside).
8. ✓ Please provide a copy of the deed for Lot 17

Please notify me when the items outlined above have been completed and I will prepare a letter for the Mayor's signature for acceptance.

Thanks again for the development of such a nice subdivision.
Sincerely,


Stephen W. Payne, P.E.
Public Works Director

Nancy Tia Brown
MAYOR

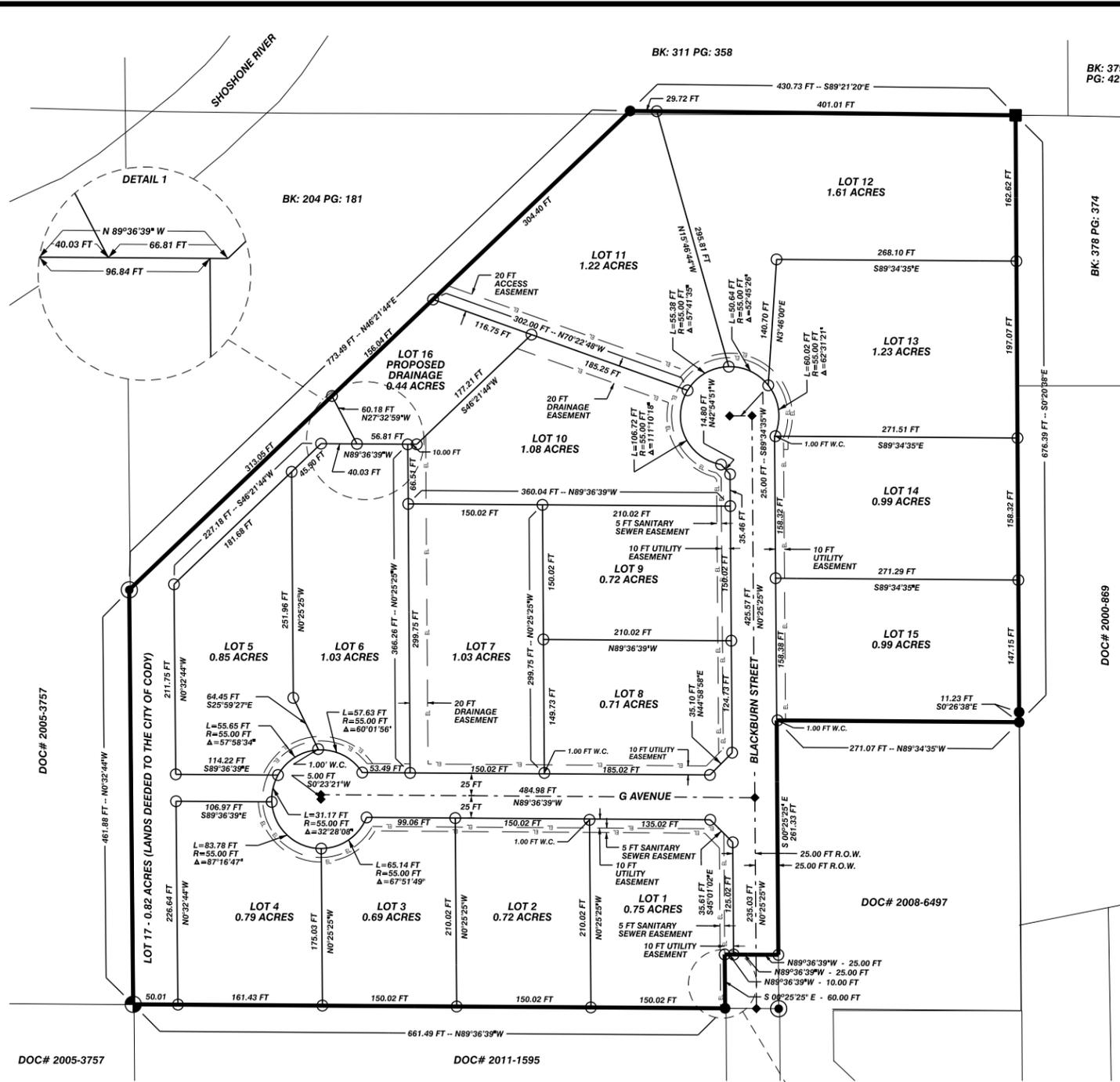
Donny Anderson
Charles Cloud
Bryan Edwards
Jerry Fritz
Steve Miller
Stan Wolz
COUNCIL MEMBERS

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

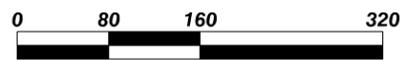


DOC# 2005-3757

DOC# 2005-3757

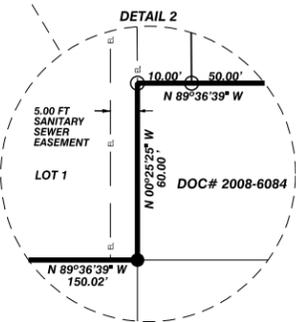
DOC# 2011-1595

DOC# 2008-6497



LEGEND

SUBDIVISION BOUNDARY		SET 2" ALUMINUM CAP ON 5/8" REBAR	
PROPOSED LOT LINES		SET 2" ALUMINUM CAP STREET CENTERLINE MONUMENT	
PROPOSED EASEMENT LINES		FOUND 3" BRASS CAP	
STREET CENTERLINES		FOUND 2" ALUMINUM CAP	
		FOUND 5/8" REBAR	
		FOUND 1 1/2" IRON PIPE	



CERTIFICATE OF DEDICATION

STATE OF WYOMING)
 COUNTY OF PARK) SS

Know all persons by these presents: That the foregoing subdivision of: a parcel of land located within Lot 15 of Fair Acres West Subdivision, within Tract 40, Resurvey Township 53 North, Range 101 West, 6th P.M., Cody, Wyoming, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, said parcel being more particularly described as follows:

Beginning at an existing brass cap located at the southwest corner of said Lot 15; thence N 00°32'44" W for a distance of 461.88 feet to an existing 5/8" rebar; thence N 46°21'44" E for a distance of 773.49 feet; thence S 89°21'20" E for a distance of 430.73 feet to the northeast corner; thence S 00°20'38" E for a distance of 676.39 feet; thence N 89°34'35" W for a distance of 271.07 feet; thence S 00°25'25" E for a distance of 261.33 feet; thence N 89°36'39" W for a distance of 60.00 feet; thence S 00°25'25" E for a distance of 60.00 feet; thence N 89°36'39" W for a distance of 661.49 feet to the POINT OF BEGINNING.

as appears on this plat, is with the free consent, and in accordance with the desires of the undersigned owners and proprietors.

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 dedicate and set apart the easements and common area, with the purpose so noted hereon for the use by the members of the Blackburn P.U.D. Lot Owners Association.

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 dedicate and set apart Blackburn Street and G Avenue as private access and utility easements and a city utility easement in perpetuity for the use of the members of the Blackburn P.U.D. Lot Owners Association. The streets shall be considered private streets with an easement granted to the City of Cody for the maintenance and operation of city facilities.

Edwin Higbie _____

Carol Higbie _____

The foregoing certificate was acknowledged before me by Edwin Higbie and Carol Higbie on this ____ day of _____, 2012. Witness my hand and official seal.

Notary Public _____

My commission Expires _____

APPROVALS

STATE OF WYOMING)
 COUNTY OF PARK) SS

City Planning and Zoning Board
 Recommended for approval this ____ day of _____, 2012
 by the City Planning and Zoning Board of Cody, Wyoming.

By Chairman _____

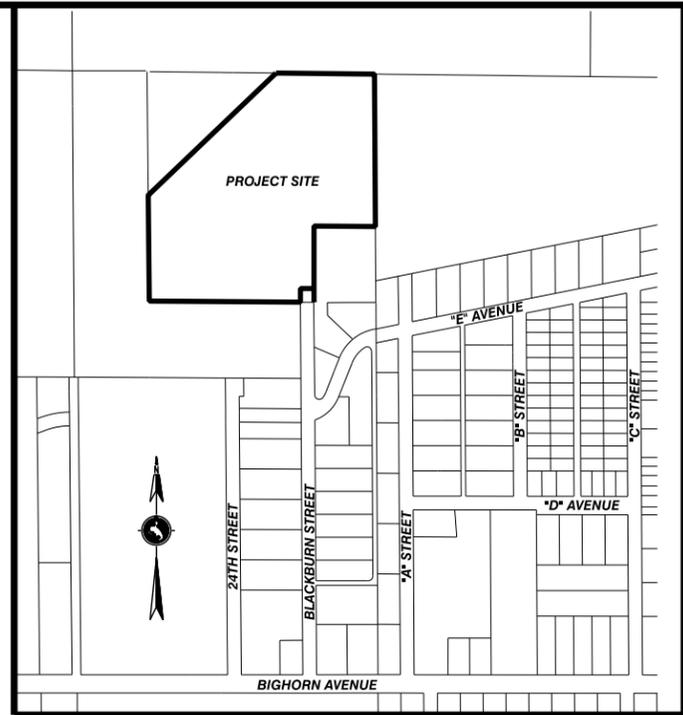
Approved this ____ day of _____, 2012 by the City Council of Cody, Wyoming.

By Mayor _____

Attested by Administrative Services Officer _____

NOTES

- Bearing base for this survey is Geodetic NAD83, Wyoming State Plane Coordinate System, Wyoming West Central Zone.
- Bench Mark = Brass Cap at 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. Percolation area shall be operated and maintained by the Blackburn P.U.D. Lot Owners Association.
- Drainage plan to be addressed on the site plan application process for the individual lots.
- All commercial development shall go through the Planning & Zoning Review process and must provide to the City of Cody a drainage, irrigation, landscape, and off-street parking plans.
- No structures or fences shall be placed within a utility or drainage easement as per city ordinance.
- Sanitar sewer systems to be operated and maintained by Blackburn P.U.D. Lot Owners Association
- Sanitary sewer easement is in favor of the lot owners.
- Sanitation containers will be required to be placed on the streets and placed on the east side of Blackburn Street and on the north side of G Avenue
- No on street parking.



VICINITY MAP

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF PARK) SS

I, Paul R. Campbell of Cody, Wyoming hereby certify that this map is based upon field and record data and that it is an Amended Final Plat of the Blackburn P.U.D. located in Lot 15 of Fair Acres West Subdivision, within Tract 40, Resurvey T.53N., R.101W., 6th P.M., City of Cody, Park County, Wyoming.

Paul R. Campbell
 Wyoming Registration 2571 L.S.

COUNTY CLERK'S CERTIFICATE

This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at _____ O'Clock _____ M on the _____ Day of _____, 2012, and is duly recorded in Book _____, Page Number _____.

Park County Clerk
 By: _____

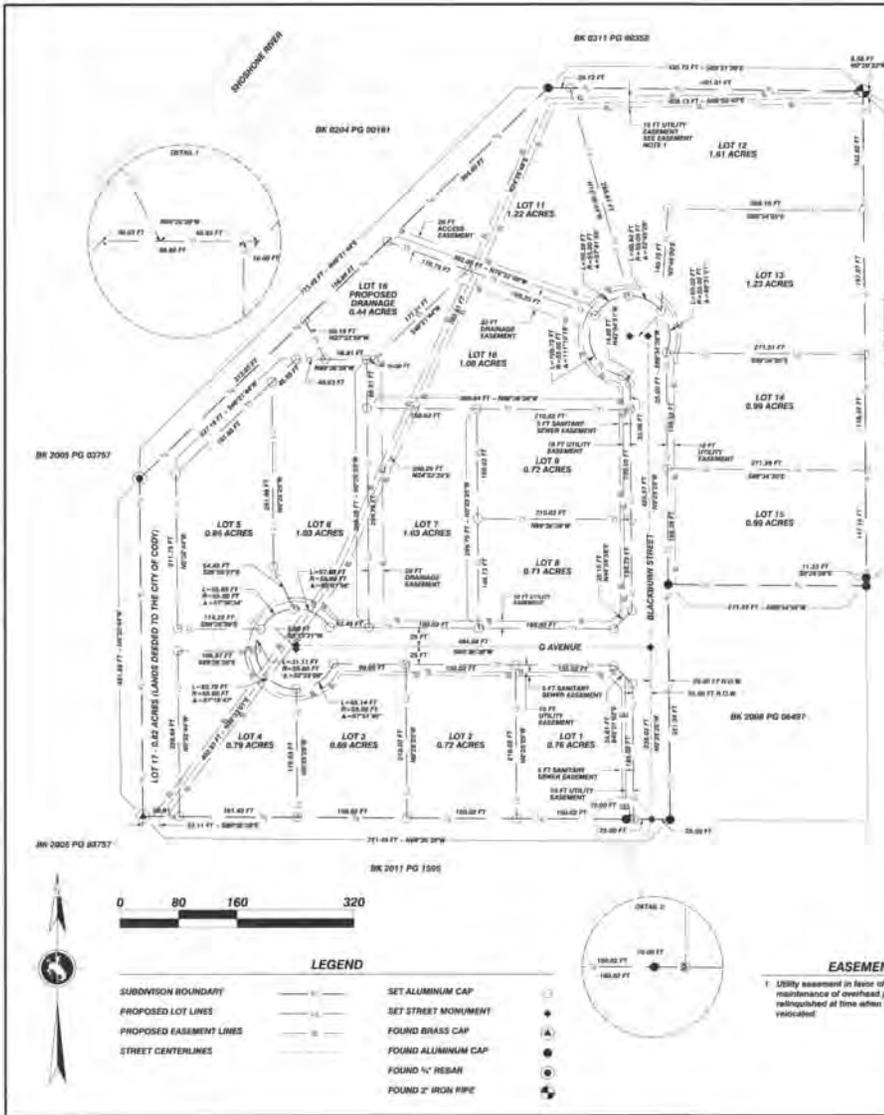
AUGUST, 2012

**AMENDED FINAL PLAT
 OF
 BLACKBURN P.U.D.**

with
 Lot 15 of Fair Acres West Subdivision
 within Tract 40, Resurvey T.53N., R.101W.
 6th P.M. City of Cody, Park County, Wyoming

DEVELOPER
 ED HIGBIE
 1143 SHERIDAN AVENUE
 CODY, WY 82414

 ENGINEER/SURVEYOR
 SAGE CIVIL ENGINEERING
 2824 BIGHORN AVE.
 CODY, WY 82414



CERTIFICATE OF DEDICATION

STATE OF WYOMING)
 COUNTY OF PARK) SS

Know all persons by these presents, that the foregoing subdivision of a parcel of land located within Lot 15, Fair Acres West Subdivision, Resurvey Township 63 North, Range 101 West, 661 P.M., Cody, Wyoming, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, said parcel being more particularly described as follows:

Beginning at an existing brass cap located at the southwest corner of Lot 15, said Fair Acres West Subdivision, thence N. 7°32'44" W. for a distance of 481.89 feet to an existing rebar; thence N. 89°21'44" E. for a distance of 772.49 feet; thence S. 89°21'30" E. for a distance of 520.75 feet to the northeast corner; thence S. 0°20'38" E. for a distance of 676.39 feet; thence N. 89°21'35" W. for a distance of 771.61 feet; thence S. 0°20'35" E. for a distance of 221.34 feet; thence N. 89°24'39" W. for a distance of 721.49 feet to the POINT OF BEGINNING.

as appears on this plat, it with the true content, and in accordance with the wishes of the undersigned owners and proprietors.

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 dedicate and set apart the easements and common area, with the purpose so noted herein for the use by the members of the Blackburn P.U.D. Lot Owners Association.

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 dedicate and set apart Blackburn Street and G Avenue as private access and utility easements and a city utility easement. In perpetuity for the use of the members of the Blackburn P.U.D. Lot Owners Association. The streets shall be considered private streets with an easement granted to the City of Cody for the maintenance and operation of city facilities.

Edwin Highte
Edwin Highte

Carol Highte
Carol Highte

The foregoing certificate was acknowledged before me by Edwin Highte and Carol Highte on this 10th day of January, 2012. Witness my hand and official seal.

Walter M. ...
Walter M. ...
Notary Public

My commission expires: 1-28-18

APPROVALS

STATE OF WYOMING)
 COUNTY OF PARK) SS

City Planning and Zoning Board
 Recommended by approval this 5 day of January, 2011
 by the City Planning and Zoning Board of Cody, Wyoming.

By Chairman *Gregory P. ...*

Approved this 15th day of January, 2011 by
 the City Council of Cody, Wyoming.

By Mayor *Mary Jo ...*

Attested by Administrative Services Officer *[Signature]*

NOTES

- Bearing base for this survey is Geocoid: NAD 83/West Central Zone.
- Brass Mark - Brass Cap Southwest corner of Subdivision and center of West Rocky Road. Elevation = 4976.08 feet (City of Cody Datum)
- All lots to be light industrial/commercial.
- Adjacent Zoning is D-2 and no zone.
- Comers to be set after subdivisions 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 by the City of Cody for the purpose of disposal of storm water from the streets in the percolation areas located in Lot 16. Percolation area shall be operated and maintained by the Blackburn P.U.D. Lot Owners Association.
- Adjacent Zoning is D-2 and no zone.
- All commercial development shall go through the Planning & Zoning Review process and must provide to the City of Cody a drainage, irrigation, landscape, and off-street parking plan.
- No structures or fences shall be placed within a utility or drainage easement as per city ordinance.
- Sanitary sewer systems to be operated and maintained by Blackburn P.U.D. Lot Owners Association.
- Sanitary sewer easement is in favor of the lot owners.
- Sanitation containers will be required to be placed on the streets and placed on the west side of Blackburn Street and on the north side of G Avenue.
- No on-street parking.

VICINITY MAP NOT TO SCALE

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF PARK) SS

I, Paul R. Campbell of Cody, Wyoming hereby certify that this map is based upon field and record data and that it is a True and Correct Copy of the Blackburn P.U.D. located within the NE1/4 SW1/4, Section 28 Original Survey, now being within Tract 40, Resurvey T.53N., R.101W., Park County, WY, 661 P.M.

Paul R. Campbell
Paul R. Campbell
01/18/2012

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

COUNTY CLERK'S CERTIFICATE

This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 1:50 Clock P.M. on the 15th day of January, 2012, and is duly recorded in Book 2, Page Number 25, Doc# Se 12 - 479

Jeri B. Trezza
Jeri B. Trezza
County Clerk

FINAL PLAT OF BLACKBURN P.U.D.

WITHIN

NE1/4 SW1/4 OF Section 28, Original Survey
 Now being within
 TRACT 40
 Resurvey T.53N., R.101W., 6th P.M.,
 City of Cody, Park County, Wyoming

JANUARY 2012

DEVELOPER
ED HIGHTE
1143 SHERIDAN AVENUE
CODY, WY 82414

ENGINEER/SURVEYOR
SAGE CIVIL ENGINEERING
2024 BIG HORN AVENUE
CODY, WY 82414

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

MEETING DATE:	AUGUST 28, 2012	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	REVIEW PROPOSED 16-LOT SUBDIVISION KNOWN AS COOPER LANE ESTATES (GLENN & NINA ROSS) SUB 2012-	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

STATUS OF REVIEW:

At the April 10, 2012 meeting, the Planning and Zoning Board reviewed the conceptual plan of Glenn and Nina Ross for their sixteen-lot subdivision at 129 Cooper Lane East. The applicant has now submitted a preliminary and final plat application for the subdivision.

Unfortunately, at the time of this staff report there are still some outstanding engineering requirements and approvals that are needed before final plat approval can be granted. In an attempt to be accommodating of the applicant's desires, and because of the awkwardness of coordinating City approval with the County's review schedule (this subdivision is in the County and the City is reviewing it under the 1-mile subdivision authority specified by Wyoming Code 34-12-103), the City Planner suggests that the P&Z Board begin their review and if materials are still outstanding at the time of the Tuesday meeting, that the matter be continued to the September 11, 2012 meeting.

The preliminary plat is scheduled to be considered by the County Commission on September 4th. In addition, the applicant would like to have the commissioner's consider the final plat that day. The County has indicated that they need additional documents, in addition to the bond, before the final plat will be approved. It is also noted that the County's final plat requirements are more than the City requires, in that they require installation of all improvements, or bonding for them at 125% of value before final plat approval. The applicant intends to bond for the improvements with the County.

The application materials that are outstanding according the City requirements include:

1. A profile of the road, to allow the City to be sure it meets street grade and other requirements
2. A drainage plan for the subdivision.
3. Engineered design details of the irrigation system, including design of the concrete sediment trap, pipe material specifics, grade design, depth of bury, etc.

4. Evidence that the irrigation plan has been submitted to the State Engineers Office and has approval from Cody Canal.

If this subdivision were in the City, it has been interpreted that these items would be needed with the preliminary plat application—although the current City planner believes there is sufficient flexibility in the ordinance to condition the remaining items to be submitted with the final plat—which is not yet ready.

Additional Disclaimer: This application has been reviewed hurriedly, as it was submitted the afternoon of Tuesday, August 21st, and due to workload limitations related to the master plan update, little time was available to thoroughly review all materials. Staff reserves the right to offer additional comments or conditions after this report is distributed.

PROJECT DESCRIPTION:

The layout of the 16-lot subdivision, along with approximate lot sizes, dimensions, and utility easements is depicted on the attached preliminary plat and final plat. The property is currently in three pieces—the Ross residence and irrigated farmland (32 acres), the Cody Missionary Alliance Church of God (5.7 acres), and a vacant 4.1 acre lot to the west of the church. All three lots are zoned R-H (Residential ½ Acre)—a County zone which allows a minimum lot size of ½ acre when served with public sewer and water, or 1 acre with on-site septic and public water as is proposed in this case. With the exception of the Ross residence parcel that is 12.14 acres, the lots range from 1.25 to 2.53 acres.

SUBDIVISION REGULATIONS

(As a reminder from the conceptual plat review, the following information is provided.) The subdivision ordinance applies to properties within one mile of the city limits in essentially the same manner as if the property were within the city. These standards are as follows. Staff comments follow each standard. When a variance from the standard is involved, it is noted.

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

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

Staff Comment- The proposal does not include any street extensions or intersections that need to align with existing streets.

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

Staff Comment- A variance from this standard would be necessary to permit the proposed subdivision configuration. The master street plan indicates two north-south local streets and one east-west local street running through the property. The applicant requests the variance from conformance with the master street plan.

C. Jogs Prohibited: Street jogs shall be prohibited unless, because of very unusual conditions, the commission and council determine that the offset is justified.

Staff Comment: No jogs are proposed.

D. Topography: Streets shall have a logical relationship to the topography.

Staff Comment. Met.

E. Intersections: Intersections shall be at or near right angles whenever possible.

Staff Comment: Met.

F. Local Streets: Local streets will be designed to discourage through traffic.

Staff Comment: This is justification why staff supports not providing the through streets depicted by the Master Street Plan from Cooper Lane to Road 2DA.

G. Cul-De-Sacs: Cul-de-sacs shall be permitted, providing they are no longer than five hundred feet (500'), including the area at the end of said cul-de-sac; and further providing, that the property line to property line diameter of the cul-de-sac be at least one hundred feet (100'). Design specifications for curb, gutter, sidewalk and distance from property line to sidewalk shall be in accordance with the typical section of a "residential street", as defined by the master street plan. Surface drainage shall be towards the intersecting streets whenever possible, but may be out of the cul-de-sac through a drainage easement as a last alternative.

Staff Comment: As proposed, the length of the cul-de-sac at 960 feet does not meet this requirement, which would require a variance.

H. Dead End Streets, Alleys: Dead end streets and alleys (with the exception of cul-de-sacs) shall be prohibited, unless they are designed to connect with future streets or alleys on adjacent lands that have not been platted. If a dead end street or alley is allowed, for the above reasons, a temporary turnaround shall be constructed for public use until the street or alley is extended.

Staff Comment: The subdivision is not designed to have any dead-end streets that would require temporary turn-arounds.

I. Half Streets: Half streets will be prohibited. Half alleys will be strongly discouraged. When a proposed half street is adjacent to another property, it will be the developer's responsibility to reach an agreement with the adjacent landowner, acquire the required lands from the adjacent landowner to provide the land required to construct the full width street. No plat will be approved until a full width street right of way has been platted. When the full width for an alley cannot or will not be provided by the developer, he may be required to meet special requirements established by the commission depending upon the special conditions associated with the proposed development.

Staff Comment: No half streets are proposed.

J. Reverse Curves: Reverse curves on arterial and collector streets shall be joined by a tangent at least two hundred feet (200') in length, residential and marginal streets and alleys shall have at least one hundred feet (100') of tangent length between reverse curves.

Staff Comment: Met.

K. Widths and Grades: Street, alley and easement/right of way widths and grades shall be as follows:

	Minimum Right Of Way Width	Minimum Grade	Maximum Grade
Collector street	80 feet	0.3 percent	7 .0 percent
Residential street	60 feet	0.3 percent	7 .0 percent
Marginal street	46 feet	0.3 percent	10 .0 percent
Alleys (see subsection P of this section)		0.3 percent	10 .0 percent
Easements	20 feet	0.3 percent	10 .0 percent
Pedestrian ways and crosswalks	10 feet		10 .0 percent

Staff Comment: The interior residential street and existing road 2DA meet the applicable right-of-way standards. The existing right-of-way width on Cooper Lane is 60 feet, where 80 feet is the City standard. A 20-foot utility easement is proposed along Cooper Lane. A variance would be needed for the proposed configuration.

L. Vertical Curve Length:

Staff Comment: Plans have not been submitted.

M. Visibility: Clear visibility, measured along the centerline of the street shall be as follows:

Arterial street	300 feet
Collector street	200 feet
Residential street	200 feet
Marginal street	100 feet

Staff Comment: Unable to completely verify without road profile.

N. Curvature Radius:

Staff Comment: Met.

O. Streets with Interior Angles:

Staff Comment: Need road profile to verify.

P. Alleys: Alleys shall be required in all subdivisions with the minimum width being twenty feet (20'), unless extreme conditions preclude the feasibility of alleys. A variance of up to four feet (4') may be granted by the commission and council in a residential development if setbacks are provided for utility boxes, garbage cans, etc. Alleys shall be constructed with a minimum of six inches (6") of crushed aggregate base course for the finished surface. The specification for the gradation of the crushed aggregate base course may be obtained from the city engineer.

Staff Comment: The lack of alleys would require a variance to this standard.

Q. Curb, Gutter, Sidewalk, Paved Streets: Curb, gutter, sidewalk and paved streets shall be required in all proposed subdivisions unless waived in accordance with criteria set out in subsection 11-5-2B of this title by the planning, zoning and board, and the city council. All waivers of curb, gutter and sidewalks shall require acknowledgment by the developer on the final plat that future improvement districts for the development of curb, gutter and sidewalks shall be supported by future owners of the lots and be so noted on the final plat. The developer shall be responsible for demonstrating to the city that the grades and location of the proposed improvements shall be compatible with all future development in the area.

Staff Comment: A variance to the street standard would be necessary to allow the proposed road section.

R. Street Cross Section: The minimum typical street cross section for each type of street shall be as shown on the master street plan. Details of the city standards for typical paving, curb, gutter, sidewalk, alley aprons and valley gutter sections may be obtained from the city engineer.

Staff Comment: The City standard for a Local Residential Street is a 42'8" paved width, curb and gutter, and 4-foot wide sidewalks, all within a 60-foot wide public right-of-way. The Minimal Marginal Street is a 36-foot wide paved road with curb, gutter and sidewalk, although deviations may be reviewed on a case-by-case basis. A variance to the City standard is requested.

S. Valley Gutters: The use of valley gutters in areas where storm sewer facilities exist or are proposed will be discouraged.

Staff Comment: No valley gutters are indicated.

T. Drainage: The area to be subdivided shall be designed to provide proper and sufficient drainage. Runoff and storm sewer systems shall be designed to adequately drain the subdivision and adjacent area that will drain into the subdivision. All stormwater systems shall be designed to achieve zero increase in runoff and shall be in compliance with the city stormwater management policy, as amended. They shall be designed and constructed to allow runoff and stormwater to flow by gravity from the subdivision to an adequate outlet. When an existing storm sewer trunk line is available, the proposed system shall be designed to connect to it. When an existing storm sewer trunk line is not available, a drainage plan must be developed that is acceptable to the city. Minor subdivisions shall be exempt from this requirement.

Staff Comment: A storm water plan has yet to be submitted.

U. Lot Requirements: All lots within a proposed subdivision will meet the following requirements:

- 1. Lots shall be sized to meet the requirements of the appropriate zoning.*
- 2. Every lot shall abut upon or have access to an approved street or an approved cul-de-sac.*
- 3. Side lot lines shall be at approximate right angles to the street line on which the lot faces.*
- 4. Strip lots established with the intent of restricting access to streets or alleys will be prohibited.*

Staff Comment: Met.

V. Blocks: Blocks shall be at least three hundred feet (300') long, normally, not to exceed six hundred sixty feet (660') long. All blocks shall normally be of sufficient width to allow for two (2) tiers of lots of approximately equal width and an alley.

Staff Comment: This standard is appropriate and works well for urban-density development, however the applicability to large-lot development necessitated by the lack of public sewer is awkward. A variance to this standard is needed.

OTHER:

Section 11-5-1, DEVELOPMENT AND IMPROVEMENT states that, *"Any proposed subdivision that is within the corporate limits of the city or within one mile of the boundaries of the city, or which has been proposed for annexation into the city, shall be developed with the following improvements, in accordance with city standards and this chapter, at the subdivider's expense"*. The section then lays out standards for construction, most of which relate directly to the items addressed above. Those items that should be noted, but are not included above are listed below.

H. Water Mains: All water mains will be designed and constructed according to city approved specifications and the city standards. The system will connect each lot within the proposed subdivision to a minimum six inch (6") diameter main by the use of a minimum three-fourths inch (¾") copper service line. The service lines shall be extended from the main to the property line according to city standards. These mains will be connected to the city system. All water mains will be designed in accordance with the city plan, state and federal regulations, and designed to provide adequate flow and pressure under all conditions, including major fire conditions. If, in the city's opinion, larger mains are necessary to allow for the future development of adjacent areas, an agreement may be entered into between the developer and the city whereby the city may help finance the oversized main. It will be the developer's responsibility to ensure that the water piping system for the proposed subdivision is connected to the city system. The development of private or community wells for potable water will not be allowed within the corporate limits of the city.

Staff Comment: A 6" main line will be required, and the main line will be required to be "looped", so that there is not a 900'+ dead-end line. Water is to be provided by Northwest Rural Water.

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

Staff Comment: Refer to the Letter from the Park County Fire Protection District No. 2. The Northwest Rural Water Company does not have adequate fire flow for fire hydrants, so an alternative system will be provided.

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

Staff Comment: The irrigation plan needs more detail. Based on the original application, existing private ditches through the property will be eliminated. The irrigation ditches along Cooper Lane and Road 2DA have not been discussed.

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

Staff Comment: Street lighting is not proposed, which requires a variance.

N. Public Use Areas: There shall be conveyed to the city an area or areas of land or the cash equivalent thereof, on the basis of one acre per fifty (50) prospective dwelling units, to provide for parks, fire stations, recreational areas and other public uses. This requirement shall be in addition to lands dedicated for streets and alleys. Prospective commercial development densities shall be determined by developers with approval from the planning and zoning board. Minor subdivisions shall be exempt from this requirement. The dedication of land or cash in lieu of land shall be at the sole discretion of the city council, with recommendation from the planning and zoning board and the parks and recreation department. If subsequent rezoning or resubdivision would result in a higher number of prospective dwelling units, additional land or cash equivalent shall be conveyed to the city. If the city council elects to require cash in lieu of land, the amount thereof shall be the fair market value of the land. If the city and the subdivider cannot agree on that value, each shall designate an appraiser and the two (2) appraisers so selected shall arrive at a recommended market value, which shall be binding upon the parties. This open space requirement shall be waived if the proposed subdivision is located in an area that has been previously subdivided and the above requirement was satisfied at that time.

Staff Comment: Staff asks the Board for direction as to whether they would be willing to consider a variance to this standard, or if cash in lieu of dedication should be investigated. Dedication of land within this subdivision to the City is likely not in the City's interest. Past practice has not included dedication of land for public uses when the subdivision is outside of the City limits.

OTHER

Staff has yet to fully review the title report to ensure all appropriate easements are shown, or to verify that all requested utilities are provided. From an initial review, it appears the requested gas company easements are not shown. We will attempt to complete this prior to the meeting.

STAFF COMMENTS:

Staff has listed the applicable standards so that the Board can review each individually. Staff suggests leniency in the application of the standards that relate specifically to urban-density development, due to the fact that the property is at the far end of the 1-mile area of joint subdivision authority, is not likely to transition to urban density in the near future, and similar variances have been granted to developments along Cooper Lane in this area (Barrusville Subdivision, Vandeer Subdivision).

ATTACHMENTS:

Preliminary and Final Plats.

ALTERNATIVES:

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

RECOMMENDATIONS:

No action is suggested at this time, unless additional information is provided and staff has sufficient time to review it. However, if the P&Z Board could give direction on the requested variances and general layout it would help the County in their review and let the applicant know where the Board is headed with their recommendation.



PLANNING, ZONING AND ADJUSTMENT BOARD
MAJOR SUBDIVISION APPLICATION

STAFF USE
File: SUB 12-01
P&Z Invoice: 669-2

Owner or Applicant's Name: GLENN AND NINA ROSS, TRUSTEES, ROSS FAMILY TRUST
Mailing Address: 129 COOPER LANE EAST CODY, WY Zip: 82414
Phone: 527-2618 Cell: Fax: Email:
Project Address: 129 COOPER LANE EAST, CODY WY Zone: R H (COUNTY)
Legal Description: PART OF TRACT 38, T. 53N, R. 101W, PARK COUNTY (RESERVE)
Description of Proposal and Proposed Use of Project: RESIDENTIAL SUBDIVISION
WITHIN ONE MILE OF THE CITY OF CODY
Estimated Construction Start Date: FALL 2012
Representative Attending P&Z Meeting: GLENN ROSS

Signature of Property Owner: Glenn R Ross 8/21/2012
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 should include:

- Primary Contact
Scale not less than 1" = 500'
Extends at least 1/4 mi. surrounding proposed subdivision
Existing streets, highways, natural drainage courses and other major or natural or manmade features
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
Proposed lots meet minimum lot size requirements

2. The Preliminary Plat should include:

- Primary Contact
Scale not less than 1" = 100' and shown on plans
24" x 36" reproducible
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
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
Proposed site usage for all land other than residential, if applicable i.e. multi-family residential, commercial, industrial, churches, etc.)
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
- Proposed Street and Traffic Signs

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
- 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
- Open space addressed
- 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
- Curve data (spirals not permitted)
- 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 dedication streets, rights-of-way and any other sites for public use
- 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
- 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
- Application fees due upon submittal to City of Cody.
- Utility fees paid prior to signing and recording of the Final Plat.

4. 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 drawing shall be referenced to a known coordinate system. A Projection (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.

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

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

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

Submit a digital file containing PDFs of each document submitted



HOLM, BLOUGH and COMPANY

CONSULTING ENGINEERS AND LAND SURVEYORS
1402 Stampede Avenue, Cody, WY 82414
(307) 587-6281
Fax 587-6282

Roy Holm, PE & LS
Paul Blough, LS

Job No. 2011-70

August 21, 2012

**Ms. Jolene Osborne
City of Cody
Public Works Department
1338 Rumsey Avenue
Cody, WY 82414**

RE: The proposed Cooper Lane Estates Subdivision within Park County, and within one mile of the Corporate limits of the City of Cody; Preliminary and Final Subdivision Plats

Dear Jolene:

Accompanying this letter are eleven reduced copies of the referenced preliminary plat, final plat, irrigation plan and subdivision application. One set of full size drawings are also enclosed. Attached are statements from the utility companies, as well as the DEQ review of the proposed individual on site wastewater systems. A drainage plan is not enclosed, however, the plan is required by the County and will be prepared to County specifications. The Ross warranty deed is enclosed. Several waivers are requested to the City subdivision regulations. These are as follows:

- 1. The requirement for open space or cash in lieu of open space.**
- 2. That the subdivision be allowed without alleys.**
- 3. That the subdivision be allowed without curb, gutter and sidewalks.**
- 4. That the subdivision be allowed with a street section comprised of 24 feet of paving and 2 foot gravel shoulders.**
- 5. That the subdivision be allowed with a cul-de-sac length greater than 500 feet.**
- 6. That the subdivision be allowed without transferring the water rights to the City of Cody.**

The subdivision will have potable water supplied by Northwest Rural Water District.

The water rights will remain on the ground for the majority of the area. Those areas that will no longer be irrigated will have the water rights detached for future use under the Cody Canal.

Ms. Jolene Osborne
August 21, 2012
Page Two

The streets are dedicated to the public.

The application fees for the preliminary and final plats accompany this letter.

If you have any questions or comments, please visit with me or Glenn Ross.
Thank you.

Sincerely Yours,

A handwritten signature in blue ink, appearing to read "Roy R. Holm".

Roy R. Holm
FOR HOLM, BLOUGH AND COMPANY

RRH:kdr

Enclosures

**RESOLUTION 2012 - 13
PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE PRELIMINARY PLAT OF COOPER LANE
ESTATES MAJOR SUBDIVISION**

WHEREAS, Glenn & Nina Ross have proposed to create a sixteen-lot major subdivision consisting of a four 1.5-acre lots, three 1.4-acre lots, one 1.25-acre lot, one 1.26-acre lot, one 1.3-acre lot, one 1.44-acre lot, one 1.52-acre lot, one 2.3-acre lot, one 2.53-acre lot, one 6.18-acre lot, one 12.14-acre lot, from a total of 42.15 acres within Tract 38, T53N, R101W, 6th P.M. (RS), Park County, Wyoming;

WHEREAS, the application and supporting documents are in substantial compliance with Park County Development Standards pertaining to major subdivision preliminary plat;

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing May 15th, 2012 to consider the sketch plan, and unanimously approved with conditions;

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing July 17, 2012 to consider the preliminary plat application;

WHEREAS, the Planning & Zoning Commission find the proposed subdivision is generally consistent with the goals and policies of the Park County Land Use Plan, and is consistent with the standards and procedures of the 2010 Park County Development Standards and Regulations;

NOW, THEREFORE, BE IT RESOLVED based on the foregoing, the Planning & Zoning Commission hereby recommend approval of the preliminary plat for the Cooper Lane Estates Major Subdivision, with the following conditions:

1. The City of Cody must approve the final plat prior to final plat recordation;
2. The applicant shall provide all easements as requested by applicable utilities and special districts, Irrigation Districts, or public agencies providing the service. The width of any utility easement shall be sufficient to allow adequate maintenance of the system, but in no case shall such utility easement be less than 20 feet in width;
3. A letter of "no adverse recommendation" from DEQ regarding small wastewater and domestic water must be supplement to preliminary plat application to Board of County Commissioners;
4. The water distribution plan must be approved by the State and local irrigation district before the final plat is filed;
5. Flood irrigation shall not occur within 50 feet of any underground septic tank components;
6. NRWD tap fees must be paid prior to final plat;

GO
NORTH
SAND
TRAP

7. The applicant shall abide by Fire District requirements;
8. The utilities must be stubbed to each lot before final plat;
9. The applicant shall submit a Subdivision Improvements Agreement describing the required improvements as shown in plans, plats and supporting documents including but not limited to water systems, sewage systems, streets and roadways prior to final plat recordation; or a supply a financial guarantee for the improvements;
10. The applicant shall establish a weed management plan in cooperation with the Park County Weed & Pest Control District to prevent and control any and all noxious weeds prior to final plat;
11. All Public Works requirements will be met, including:
 - The applicant shall provide documentation that adequate access has been provided and that all roads meet County Standards;
 - *GLEN* The drainage report must be approved prior to final plat;
 - Per the Park County Standards, proposed subdivision road is required to be paved to serve 10 lots or more. The minimum paved width in the Park County Standards is twenty-eight feet (28'), which includes two (2), twelve foot (12') driving lanes and two (2), two foot (2') shoulders;
12. The developer must provide certification that taxes owed have been paid prior to final plat;
13. The applicant shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

ADOPTED by the Planning & Zoning Commission this 17th day of July, 2012.

PLANNING AND ZONING COMMISSION ATTEST:
PARK COUNTY, WYOMING

Nancy L. Bailey

Nancy Bailey, Chairman

Ann Matranga

Ann Matranga, Secretary



Department of Environmental Quality



To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.

Matt Mead, Governor

John Corra, Director

August 14, 2012

Tim French, Chair
Park County Commission
1002 Sheridan Ave.
Cody, WY 82414

RE: Cooper Lane Estates Subdivision, Park County, DEQ/WQD Application #12-300

Dear Mr. French:

The Wyoming Department of Environmental Quality (WDEQ) has completed the review of the above referenced subdivision pursuant to W.S. 18-5-306. This letter constitutes our conclusions regarding the feasibility of the proposed water and sewage systems pursuant to the W.S. 18-5-306 (c). A copy of State Engineer's Office (SEO) letter was sent to the Park County Planning Office on August 7, 2012.

The proposed subdivision is located in the SW ¼ NE ¼ §26, T.53N, R.101 W. (6th P.M.), east of Cody. The proposed subdivision will develop a 42.14 acre parcel into 16 total lots ranging in size from 1.25 to 12.14 acres.

Findings As To The Safety And Adequacy Of The Proposed Sewage System

Individual onsite septic systems are proposed for all 16 lots, two of the lots have existing septic systems. The consultant has demonstrated through a nitrate balance model and a groundwater movement model that conventional septic systems should be adequate for all of the proposed lots. The modeling indicates that a minimum setback distance of 162 feet must be achieved between septic systems and wells.

Since Park County has been delegated by the department to issue small wastewater system permits, it is the county's responsibility to ensure, prior to issuing the permits, that all permit requirements and design standards will be met. If an enhanced small wastewater treatment facility is used, WDEQ must be involved in the small wastewater permit approval process by reviewing the design and providing comments to the Park County small wastewater system administrator.

Findings As To The Safety And Adequacy Of The Proposed Water System

There are two existing wells within the proposed subdivision, one on Lot 15 and the other on Lot 16. There are two more existing wells on adjacent properties. DEQ understands that all of the mentioned wells are used for irrigation purposes and that Northwest Rural Water provides treated water for potable use. The proposed subdivision will be provided water by the Northwest Rural Water District (NRWD).

Lander Field Office • 510 Meadowview Drive • Lander, WY 82520 • <http://deq.state.wy.us>

ABANDONED MINES
(307) 332-5085
FAX 332-7726

AIR QUALITY
(307) 332-6755
FAX 332-7726

LAND QUALITY
(307) 332-3047
FAX 332-7726

SOLID & HAZARDOUS WASTE
(307) 332-6924
FAX 332-7726

WATER QUALITY
(307) 332-3144
FAX 332-7726



Conclusion(s):

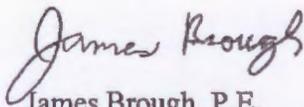
WDEQ has no "adverse" recommendations for this proposed subdivision.

Disclaimer

Nothing in WDEQ's recommendations or comments regarding the subdivider's proposal shall be construed to relieve the subdivider of their obligation to obtain any permits or additional approval from any local state or federal agencies/entities as required by law, rules and regulations, or ordinance. Nothing in these recommendations commits the WDEQ or the delegated county to the issuance of required permits for construction, operation, or modification of water supply and/or wastewater systems. It is the duty of the subdivider/developer to comply with all applicable federal, state and local requirements.

Please do not hesitate to contact me at (307) 332-3144 if you have any questions on the recommendations or need any assistance on how to proceed with this application.

Sincerely,



James Brough, P.E.
Northwest District Engineer
Water Quality Division



Jim O'Connor, P.G.
Geological Project Analyst
Water Quality Division

cc: Glenn Ross, 129 Cooper Lane East, Cody, WY 82414
Brian Edwards, Holm, Blough & Company, 1402 Stampede Ave., Cody, WY 82414
Gene Smith, Park County, 1002 Sheridan Ave., Cody, WY 82414
Mike Ebsen, State Engineer's Office, Herschler Building, 4-E, Cheyenne, WY 82002

F:\division\WQD\W&WW Section\Subdivisions\NW Subdivision Reviews\Park\Cooper Lane\12-300 Cooper Lane Estates.doc



Park County Fire Protection District No. 2
1131 11th St., Cody, Wyoming 82414
Phone 527-8550

August 20, 2012

Park County Planning & Zoning Department
Park County, Wyoming

Re: Cooper Lane Estates

This is a revision of my review dated April 30th.

Park County Development Standards do require that water supplies for fire protection be provided in accordance with National Fire Protection Association Standards when the subdivision density exceeds one unit/five acres. Rural residential development in an area as large as Park County can create significant challenges for agencies like ours. However high density development adjacent to the city limits makes it possible for us to provide a level of fire protection similar or equal to that available in the City of Cody. A successful example of this is the Chugwater subdivision on the Southfork. Developed as a rural subdivision but provided with paved streets and sufficient sized mains and hydrants, the residents of this area now have the same level of fire protection as the rest of the city and enjoy the same fire insurance rates.

For that reason I would like to ask that the developer be required to install at least 6" mains and provide municipal style hydrants that meet City of Cody standards. In fact because of City of Cody requirements the 6" main will be required. However the Northwest Rural Water system in the Cooper Lane area is not equipped with a large enough supply from the Shoshone Municipal Pipeline to provide fire flows and so I will not be asking that you require municipal hydrants. I only ask that you require the installation of one 2 1/2" flushing hydrant near the south end of the new 6" main, just north of the intersection of Road 2DA and Chickadee Drive.

We will continue working on possible solutions to provide the Cooper Lane area with sufficient fire flows in the future.

The cul-de-sac length apparently does not exceed the County maximum. However, I feel obligated as always to point out that dead-end roads of any length are a problem for emergency services. The success or failure of any emergency response is affected by the length of time required for the response. The lost time that happens when that first arriving fire truck, ambulance, or police car takes the wrong dead-end road and then has to turn around before continuing their search, may make a significant difference in the amount of lives and property saved.

Sincerely,

Russell Wenke
Administrator



June 22, 2011

HOLM, BLOUGH and COMPANY
Roy R Holm
1402 Stampede Ave
Cody, WY 82414
587-6281

Dear Roy,

The proposed development for Glen and Nina Ross lies within the boundaries of the Cody telephone exchange. Qwest will serve this development provided that the requirements on the Wyoming PAHD Agreement Tariff have been met. This tariff is on file at the Wyoming Public Service Commission.

Enclosed is a copy of the proposed layout of Qwest facilities on Plan #2. A loop will be cut into the existing cable on the north side of County Road 2DA to bring the cable above ground where a pedestal will be placed. The cable will then be extended north to provision the lots along the proposed new road. Lot 1 will be provisioned via a cable extension from the last pedestal on Cooper Lane, from approximately 373 feet from the west.

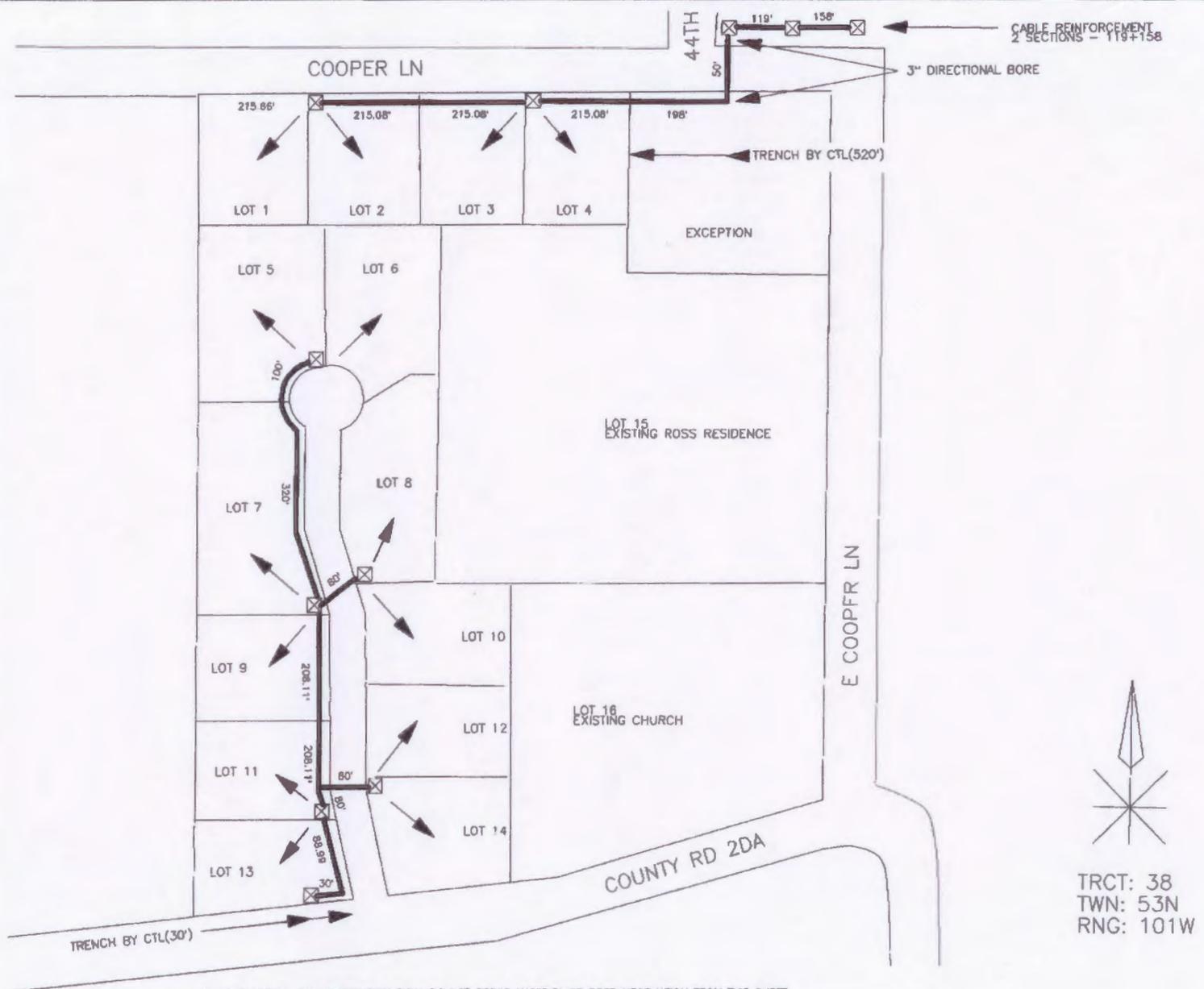
There is an estimated cost of \$8,138.00 for Qwest to provision this residential development. If Mr. Ross is in agreement with this plan, an agreement and invoice will be sent to him. The agreement will require a signature with the funds due enclosed and received by Qwest prior to the start of construction.

Any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Terry Ferruzza".

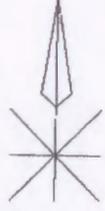
Terry Ferruzza
Senior Design Engineer



Project: E.323B34
 WC NAME:
 WC ID: C00VWYMA
 Des'gn Eng: TERRY FERRUZZA
 Telephone: 307-567-7159
 Issue:
 Issue Date:
 Plot Ref.:

CONFIDENTIAL Disclose and Distribute
 Solely To CenturyLink Employees Having
 a Need to Know.

Reason for Release


 TRCT: 38
 TWN: 53N
 RNG: 101W

PLACING DETAILS AND INFORMATION ONLY: DO NOT ORDER MATERIEL OR POST INFORMATION FROM THIS SHEET.

CONSTRUCTION ESTIMATE

NORTHWEST RURAL WATER DISTRICT
 920 13th STREET
 CODY WY 82414
 PHONE 307-527-4426
 FAX 307-527-9762

DATE 4-2-12 BY Chris Nielsen

CUSTOMER INFORMATION

NAME Aleann & Nina Ross WORK PHONE _____

ADDRESS _____ HOME PHONE _____

JOB SITE ADDRESS Aleann Ross - Major Subdivision

New Tap Line Extension Other

ENGINEERING:

<input checked="" type="checkbox"/> Review & Sheet updates, & Testing	ESTIMATED TOTAL
<input checked="" type="checkbox"/> Design, Permitting, Sheet updates, & Testing	\$ 8,500 ⁰⁰

CONSTRUCTION WORK	QUANTITY	RATE	ESTIMATED TOTAL
Excavation of including mainline pipe	1800 LF +/-	\$ 35 ⁰⁰ LF	\$ 63,000
Cut road to install meter pits on lots 3 & 4	50 LF	60 ⁰⁰ LF	\$ 3,000

MATERIALS ESTIMATED TOTAL

METER PIT PARTS	14 EA	\$ 1200 ⁰⁰	\$ 16,800 ⁰⁰
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TOTAL CONSTRUCTION ESTIMATE: \$ 91,300⁰⁰

EASEMENT

TO BE PROVIDED 30 LF WIDE ON LOTS 2 & 5 - 0 -

PETITION - 0 -

PERMITS - 0 -

TAP FEES - 0 -

PARK COUNTY

14 @ \$ 535⁰⁰ EA \$ 7490⁰⁰

TOTAL JOB: \$ 98,790⁰⁰

NRWD REQUIRES 75% OF CONSTRUCTION COST PLUS TAP & PERMIT FEES PRIOR TO STARTING WORK.

Constr. total \$ 91,300⁰⁰ X 75% = \$ 68,475⁰⁰ + Tap/Permit fees \$ 7490⁰⁰ AMOUNT DUE \$ 75,965⁰⁰

STATEMENT OF ESTIMATE ACCEPTANCE

Signer acknowledges this is an ESTIMATE of costs only. The contract holder shall be responsible for all actual costs of the elements set out above within 30 days of completion and no service will be turned on until paid in full when work is completed. NRWD estimates of probable Construction Costs provided for herein are to be made on the basis of NRWD experience and qualifications and represent NRWD's best judgement as an experienced and qualified professional generally familiar with the industry. However, since NRWD has no control over the cost of outside labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, NRWD cannot and does not guarantee that proposals, bids, or actual construction Cost will not vary from opinions of probable Construction Costs prepared by NRWD. Actual cost will be billed by NRWD to the contract holder. No exceptions. THIS ESTIMATE IS GOOD FOR 60 DAYS ONLY.

ESTIMATE ACCEPTED BY _____

DATE _____

Roy R. Holm

From: SDFry@ewst.com
Sent: Wednesday, April 18, 2012 1:11 PM
To: rholm@hbco.us
Subject: Glenn Ross Subdivision



Glen Ross Addition
Letter.pdf ...



Glenn Ross Major
Subdivision L...



Glen Ross
ubdivision 2.pdf (1.



pic18467.jpg (4 KB)

Roy, here everything you were needing for the Glenn Ross Major Subdivision. I also sent a plat where we would like to have our gas line installed as well as where we will need the additional utility easement to connect the gas main back into Cooper Lane. If you have any questions please give me a call at any of the numbers below or stop by the office. Thanks

(See attached file: Glen Ross Addition Letter.pdf) (See attached file: Glenn Ross Major Subdivision Layout 1.pdf) (See attached file: Glen Ross Subdivision 2.pdf)

Stephanie Fry

(Embedded image moved to file: pic18467.jpg)

307-272-9567 Cell

307-527-3976 Office

307-587-4563 Fax

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.1913 / Virus Database: 2411/4944 - Release Date: 04/18/12

April 26, 2012

HOLM, BLOUGH and COMPANY
Roy R. Holm
1402 Stampede Ave
Cody, WY 82414

Dear Roy,

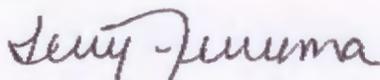
The proposed development for Glen and Nina Ross lies within the boundaries of the Cody telephone exchange. Century Link will serve this development provided that the requirements on the Wyoming PAHD Agreement Tariff have been met. This tariff is on file at the Wyoming Public Service Commission.

Enclosed is a copy of the proposed layout of Century Link facilities, Quote #3. A loop will be cut into the existing cable on the north side of County Road 2DA to bring the cable above ground. A new cable will be extended north from this location to provision lots 5 through 14. Lots 1 through 4 will be provisioned from the existing cable on the north side Cooper Lane. The existing cable will require reinforcement, to add capacity, to provision the new lots as shown on the drawing. A directional bore will be needed to cross Cooper Lane.

The estimated cost for Century Link to provision this development is \$8,138.00. This is the same cost as in Quote #2. If Mr. Ross is in agreement with this plan, an agreement and invoice will be sent to him. The agreement will require a signature along with a check for the funds due prior to the design and release of the job.

Any questions or concerns, please contact me.

Sincerely,



Terry Ferruzza

ENERGY WEST

Stephanie Fry
2320 Mountain View Dr
Cody, Wy 82414
307-587-4281 (office)
307-272-9567 (cell)
307-587-4563 (fax)

Holm, Blough and Company:

April 18, 2012

Enclosed you will find the cost estimate for the Glenn Ross Major Subdivision. This quote includes labor and materials to lay the gas main, 14 services, and connect the 2" main for the subdivision to the 2" main on 2DA and also on Cooper Lane. This quote **does not** include a trench being dug or any padding of the gas pipe if it is necessary. The contractor/developer will be responsible for those costs in addition to this quote.

A Limit of Free Extension contract will need to be signed, with that Energy West will reimburse the developer \$500.00 per lot if they establish service with us within the first 5 years, up to the total cost Energy West has billed for installation costs.

This is only a quote for the total cost of the project. When the project is finished if the cost is less or more then the quote, Energy West will adjust accordingly. We try to quote a figure as close as possible to the actual cost. Please give us as much notice as possible when the project will be started so we can put you on our schedule.

If you have any questions or concerns please call me at any of the numbers above and I will be glad to answer them for you.

Sincerely,
Stephanie Fry

Stephanie Fry
Energy West Wyoming



CONSTRUCTION QUOTE

NAME Holm, Blough and Company QUOTE DATE: 4/18/12
 ADDRESS 1402 Stampede Ave
 CITY Cody STATE: Wy ZIP: 82414
 PROJECT: Glenn Ross Subdivision

QTY	DESCRIPTION	Unit Price	Total
2200	Feet 2" Plastic Pipe	\$0.68	\$1,495.56
340	Feet 3/4" Plastic Pipe	\$0.40	\$135.39
2540	Feet Tracer Wire	\$0.15	\$368.81
14	2" x 3/4" Tap Tee with EFV	\$41.37	\$579.19
14	3/4" Plastic Collars	\$1.43	\$20.04
14	3/4" Plastic End Caps	\$1.37	\$19.13
3	2" Plastic Tee	\$5.38	\$16.15
2	2" Plastic End Caps	\$1.95	\$3.90
4	2" Plastic Fusamatic Collars	\$12.40	\$49.62
1	2" Poly Valve	\$106.92	\$106.92
2	Large Valve Box	\$83.11	\$166.22
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
3	Daily Labor Rate \$840/day	\$840.00	\$2,520.00

Sub Total: \$5,480.92

Quote will be honored for 30 days from quote date.

Sales Tax: \$274.05

Quote does not include excavation, backfill, sand padding,
street cuts/repairs

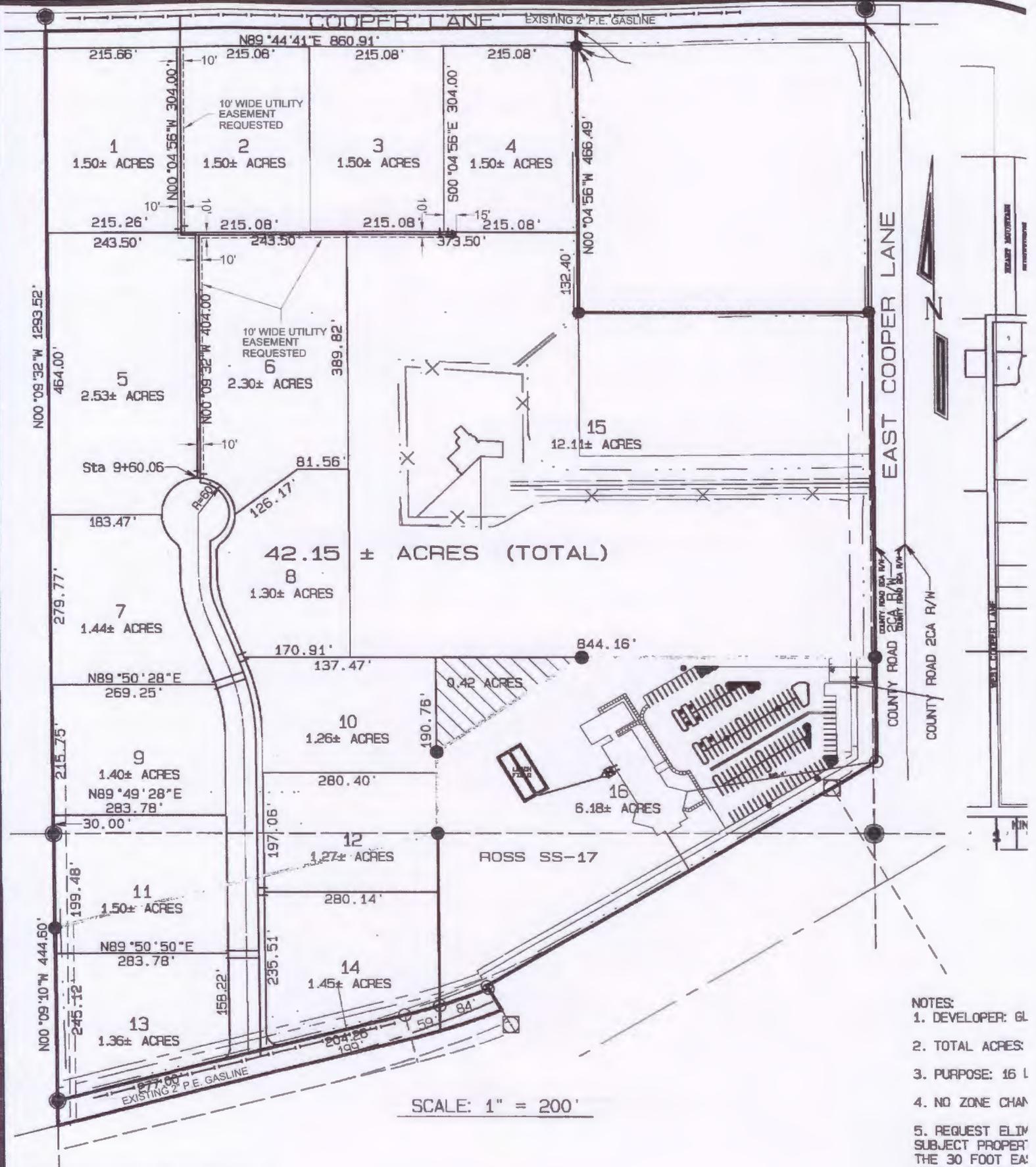
TOTAL: \$5,754.97

Stephanie Fry

Energy West Wyoming Date

Accepted By

Date



- NOTES:
1. DEVELOPER: GL
 2. TOTAL ACRES:
 3. PURPOSE: 16 L
 4. NO ZONE CHAN
 5. REQUEST ELTY SUBJECT PROPER THE 30 FOOT EA WEST LINE OF L1 AS SHOWN ON SA
 6. LOT SIZES: 1

REVISION	DATE
ORIGINAL	09-MAR-2012

BOOK
S:\JOBS\2011\11-070\11-70A.pro

BRESNAN
Communications

Bresnan Communications
2432 Sheridan Avenue
Cody, WY 82414
Toll Free: 877.273.7626
www.bresnan.com

June 29, 2011

Holm, Blough and Company
1402 Stampede Ave
Cody, WY 82414

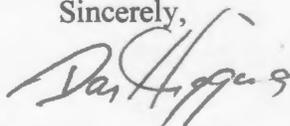
RE: Ross Subdivision

To: Roy Holm

In reference to the Ross Subdivision, we currently do not have cable in the area. Bresnan Communications will provide the cable, design, electronics, equipment, and activation labor. We request that the developer provide Bresnan Communications with a trench. We typically work in conjunction with the electric for joint trench access to provide services. In order for us to serve this subdivision we will need to tap into an existing line on the north side of Cooper lane. Please see attached Preliminary Plan. We ask that the developer acquire permitting and easements along with a trench across Cooper Lane.

Please call me at 250-5206 if you have questions or would like further clarification.

Sincerely,



Dan Higgins
Technical Operations Manager



April 5, 2012

Roy Holm, PE & LS
Holm, Blough, and Company
1402 Stampede Avenue
Cody, WY 82414

Roy;

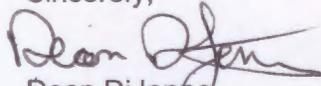
Thank you for the opportunity to review and comment on the proposed Glenn Ross Major Subdivision.

I would suggest the installation of a 12 unit Central Box Unit at the intersection of the cul-de-sac containing lots 5-14. It could be placed in a pull out which could be either on lot 13 or 14. I would estimate \$2200.00 for the cost of the box and the concrete work to secure it. A lower cost alternative would be to construct a row of rural style boxes at the same location. This alternative would not provide the security and convenience of the locking boxes but could be erected for about \$800.00.

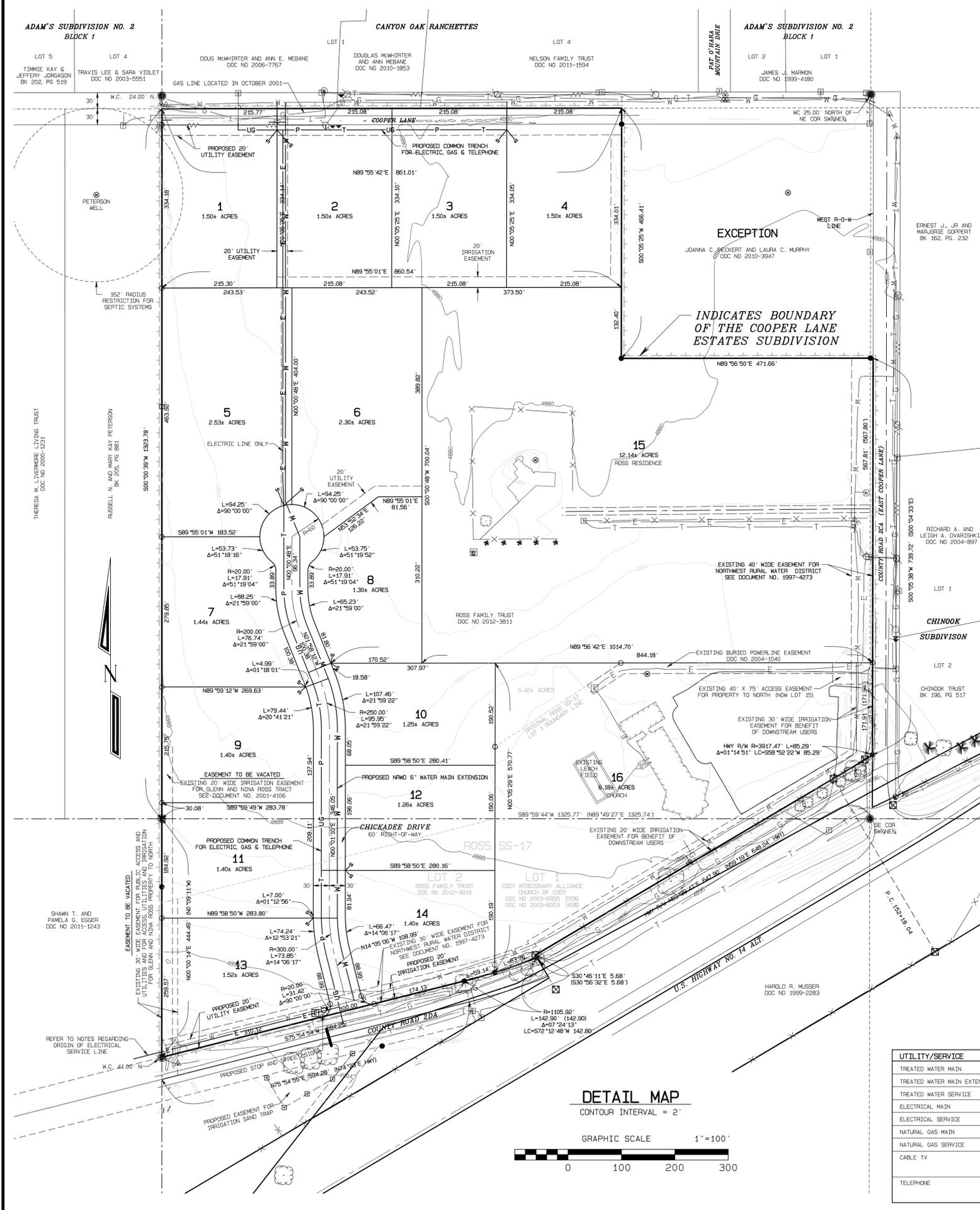
For lots 1-4, I suggest individual rural style boxes that can be located adjacent to Cooper lane at the homeowner's driveway intersection with the lane. A typical rural box and installation will cost around \$30.00 not including the cost of developing the pull out area next to the driveway.

If I may be of service, please contact me at 527-7161.

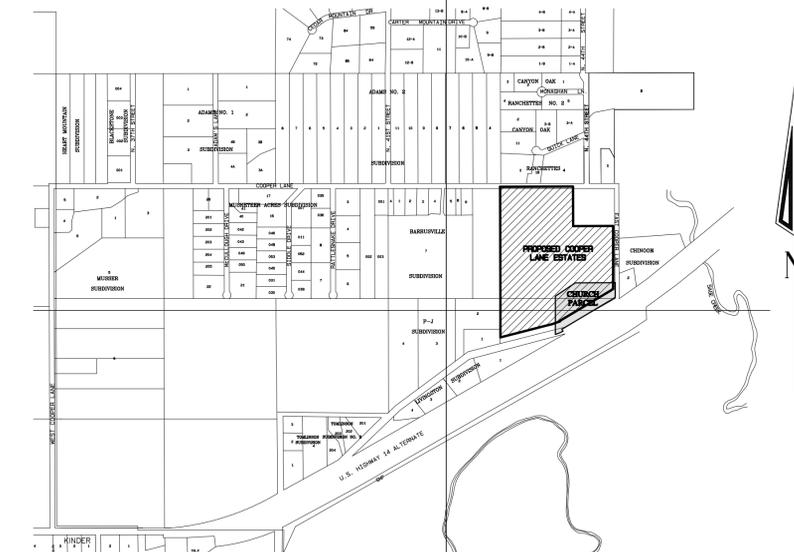
Sincerely,


Dean DiJenna

Postmaster
1301 Stampede
Cody, WY, 82414-9998
Phone: 307-527-7161
Fax: 307-587-9332
Email: DDIJENNO@usps.gov



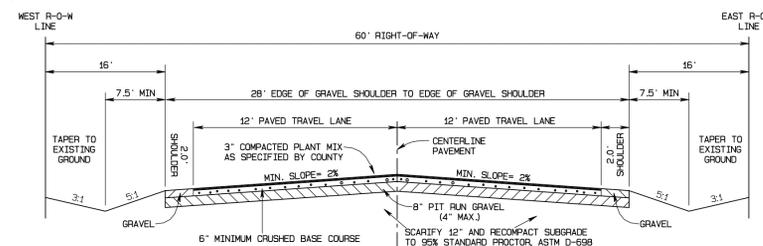
T. 53 N., R. 101 W.
(RESURVEY)



VICINITY MAP
SCALE: 1"=1000'

LEGEND

- 5/8" REBAR WITH 2" ALUM. CAP SET PREVIOUS SURVEY
- REBAR WITH ALUM. CAP FOUND
- BRASS CAP FOUND
- 1/2" IRON PIPE FOUND
- HIGHWAY MONUMENT FOUND
- EXISTING TELEPHONE BOX
- EXISTING GAS METER
- EXISTING WATER METER BOX
- EXISTING ELECTRIC BOX
- EXISTING MISC HYDRANT
- EXISTING POWER POLE
- EXISTING WATERLINE VALVE
- EXISTING SHRUB OR TREE
- PROPOSED ELECTRIC BOX
- PROPOSED FLUSHING HYDRANT
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER PIPELINE
- EXISTING NATURAL GAS PIPELINE
- EXISTING BURIED TELEPHONE CABLE
- EXISTING BURIED ELECTRIC CABLE
- EXISTING FENCE
- PROPOSED WATER PIPELINE
- PROPOSED BURIED ELECTRIC LINE
- PROPOSED BURIED ELECTRIC LINE, GAS LINE, AND TELEPHONE CABLE
- PROPOSED BURIED SERVICES TO SUBDIVISION LOTS



EXISTING UTILITIES INFORMATION

NOTES:
1. ALL UTILITIES SHOWN IN PLAN VIEW ARE FROM SURFACE LOCATES ONLY.

UTILITY/SERVICE	PROVIDER	SIZE/TYPE	APPROX. DEPTH	CONTACT INFORMATION
TREATED WATER MAIN	NRWD	6" PVC	5.5' ± 1'	DOSSIE OVERFIELD, MANAGER P.O. BOX 2347 920 13TH STREET CODY, WY 82414 307.527.4426
TREATED WATER MAIN EXTENSION	NRWD	6" PVC	5.5' ± 1'	
TREATED WATER SERVICE	NRWD	MULTIPLE 3/4" COPPER	5.5' ± 1'	
ELECTRICAL MAIN	ROCKY MTN POWER	SINGLE PHASE	OVERHEAD & BURIED 3' ± 1'	JODEE BASSETT 226 N. YELLOWSTONE AVE. CODY, WY 82414 307.578.3814
ELECTRICAL SERVICE	ROCKY MTN POWER	SINGLE PHASE	3' ± 1'	
NATURAL GAS MAIN	ENERGY WEST	-----	2' ± 1'	L'YNN THOMAS 2320 MOUNTAIN VIEW DRIVE CODY, WY 82414 307.587.4281
NATURAL GAS SERVICE	ENERGY WEST	-----	2' ± 1'	
CABLE TV	OPTIMUM COMMUNICATION	COPPER CABLE	3' ± 1'	DAN HIGGINS 2432 SHERIDAN AVE. CODY, WY 82414 877.273.7626
TELEPHONE	CENTURY LINK	COPPER WIRE	3' ± 1'	TERRY FERRUZZA 614 14TH ST. CODY, WY 82414 307.587.7199

GLENN R. & NINA M. ROSS, TRUSTEES
OF THE ROSS FAMILY TRUST
CODY, WYOMING

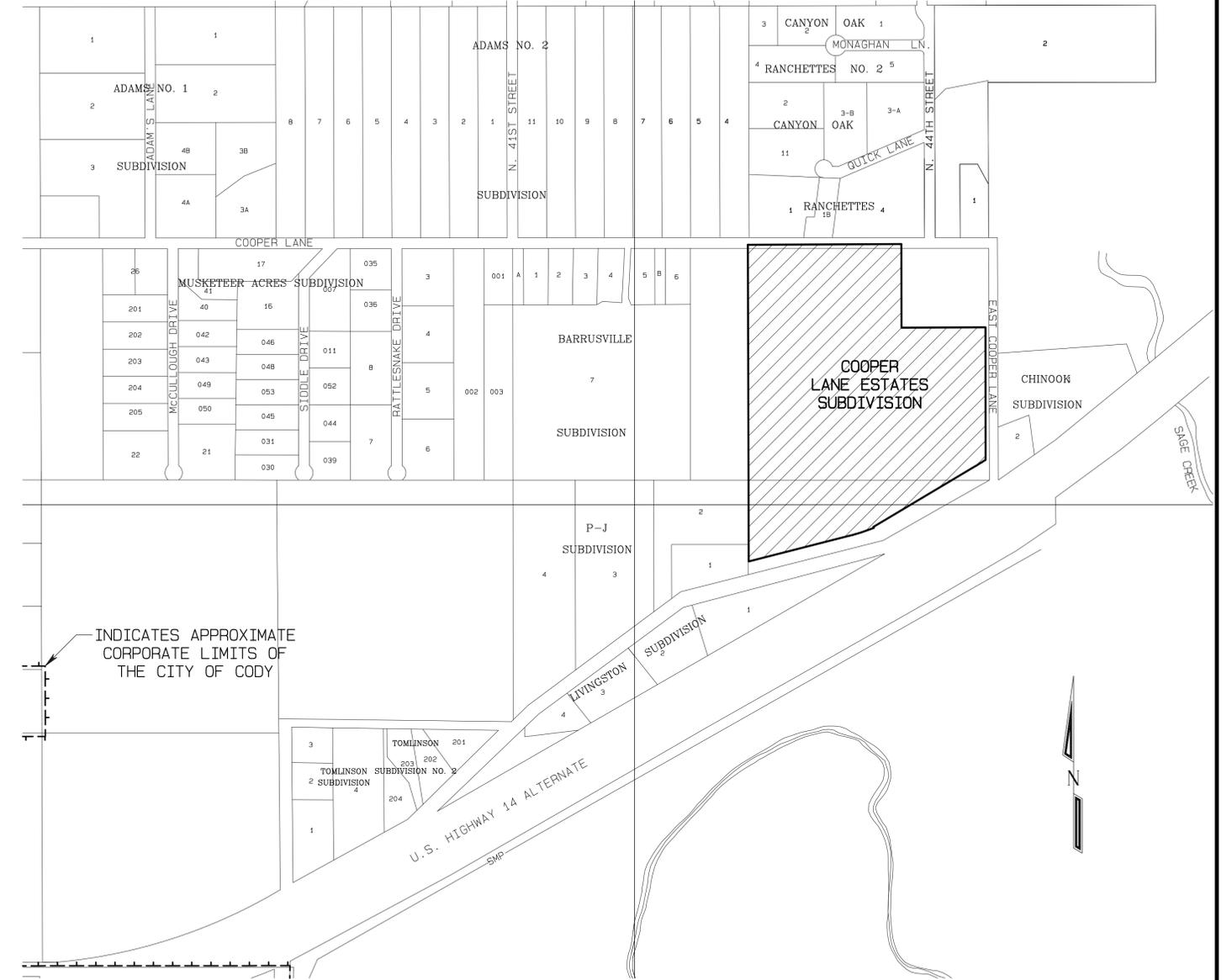
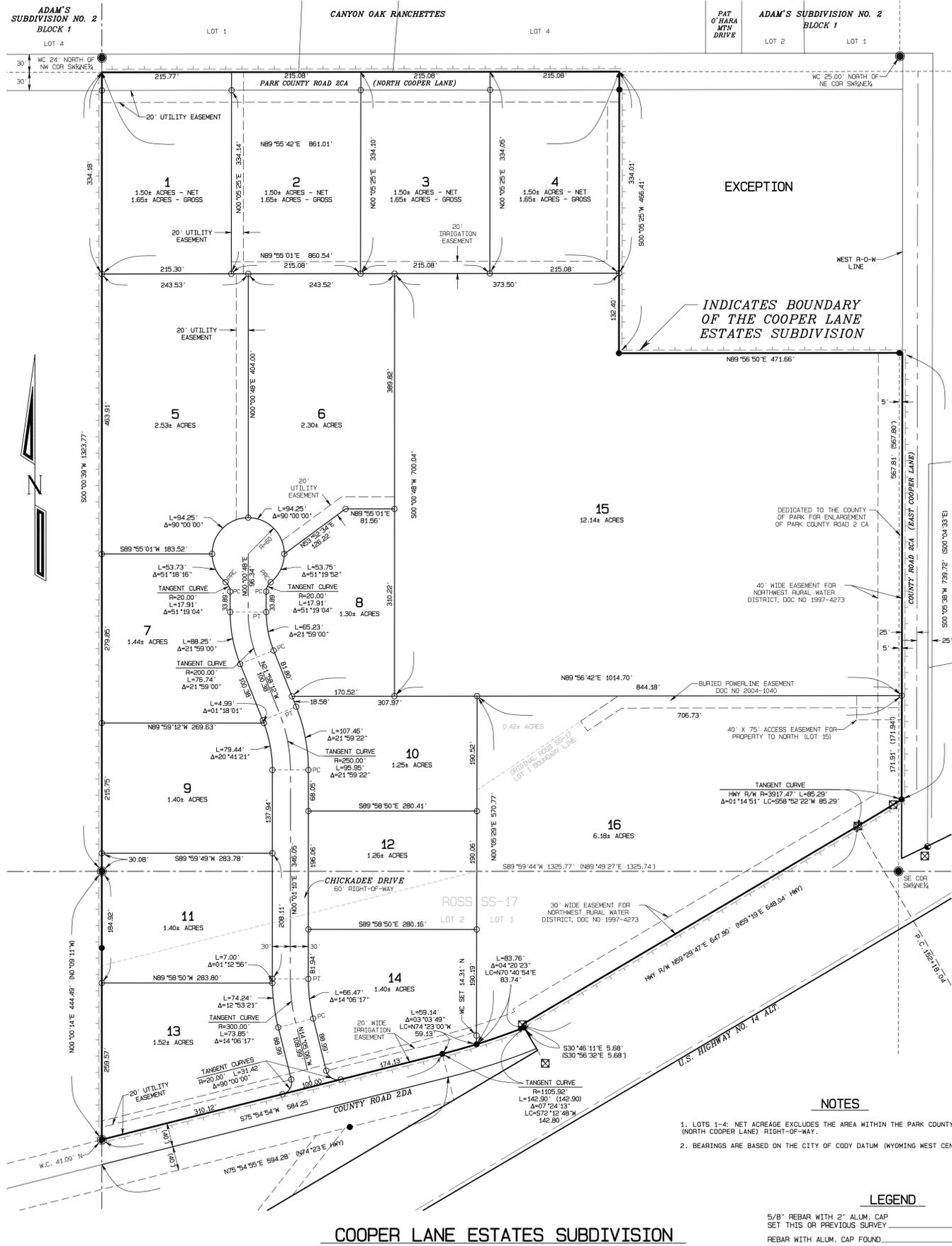
PRELIMINARY PLAT
SHOWING THE
COOPER LANE ESTATES
SUBDIVISION WITHIN
TRACT 38, T. 53 N., R. 101 W. OF THE
6TH P.M. (RESURVEY), PARK COUNTY, WY

HB HOLM, BLOUGH AND COMPANY
Consulting Engineers & Land Surveyors
1402 Stampede Ave.
Cody, Wyoming 82414 (307) 587-6281

BOOK 345
S1-029-03111-07011-704.prs

REVISION	DATE
ORIGINAL	21-AUG-2012

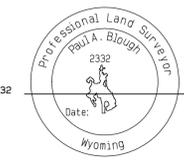
T. 53 N., R. 101 W.
(RESURVEY)



NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED.
DOMESTIC WATER TO BE PROVIDED BY THE NORTHWEST RURAL WATER DISTRICT SYSTEM.
NO PUBLIC MAINTENANCE OF STREETS OR ROADS

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF PARK)
I, PAUL A. BLOUGH ON BEHALF OF HOLM, BLOUGH AND COMPANY OF CODY, WYOMING, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF THE COOPER LANE ESTATES SUBDIVISION WAS PREPARED FROM FIELD NOTES TAKEN DURING ACTUAL SURVEYS MADE UNDER MY DIRECTION BETWEEN MARCH 2012 AND AUGUST 2012, THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY, THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN, AND THAT SAID SUBDIVISION COMPLES WITH ALL STATE AND COUNTY RULES AND REGULATIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.



WYOMING L.S. REGISTRATION NO. 2332
HOLM, BLOUGH AND COMPANY
BY: PAUL A. BLOUGH (AGENT)

GLENN R. & NINA M. ROSS, TRUSTEES
OF THE ROSS FAMILY TRUST
CODY, WYOMING

FINAL PLAT SHOWING THE
COOPER LANE ESTATES
SUBDIVISION WITHIN
TRACT 38, T. 53 N., R. 101 W. OF THE
6TH P.M. (RESURVEY), PARK COUNTY, WY

HB HOLM, BLOUGH AND COMPANY
Consulting Engineers & Land Surveyors
1402 Stampede Ave.
Cody, Wyoming 82414 (307) 587-6281

REVISION	DATE
ORIGINAL	21-AUG-2012

SUBDIVISION PLATTING CONDITIONS

- 1. RIGHT-OF-WAY. THE RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES NOW OR HERINAFTER ESTABLISHED.
2. DRIVEWAYS. DRIVEWAY GRADES IN EXCESS OF 8% SHALL BE PROHIBITED AND DRIVEWAYS WITH AN 8-8% AVERAGE GRADE SHALL BE NO GREATER THAN 50 FEET IN LENGTH. THE MINIMUM INSIDE TURNING RADIUS AT ANY POINT OF ANY DRIVEWAY SHALL BE 30 FEET.
3. EROSION CONTROL. ALL SOILS EXPOSED BY EXCAVATION OR CONSTRUCTION SHALL BE REVEGETATED BY THE END OF THE FIRST FULL GROWING SEASON FOLLOWING SUCH CONSTRUCTION INCLUDING THE CONSTRUCTION OF ROADS, DRIVEWAYS AND BUILDINGS TO PREVENT SOIL EROSION. ALL SIDE SLOPES AND BANKS OTHER THAN THOSE ASSOCIATED WITH ROADS AND DRIVEWAYS SHALL BE CONSTRUCTED TO MAINTAIN A SLOPE NOT STEEPER THAN 5:1 (FIVE UNITS OF HORIZONTAL LENGTH TO ONE UNIT OF VERTICAL LENGTH).
4. COUNTY, STATE AND OTHER REGULATIONS. TO THE EXTENT THAT APPLICABLE COUNTY OR OTHER GOVERNMENTAL REGULATIONS, RULES, OR LAWS ARE MORE RESTRICTIVE THAN THE PARAGRAPHS HEREIN CONTAINED, SUCH APPLICABLE REGULATIONS SHALL SUPERSEDE AND GOVERN AT ALL TIMES.
5. ROADS AND SIGNAGE. ALL SIGNAGE, BOTH CONSTRUCTION AND FINAL, SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL ROADS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE PARK COUNTY ROAD AND BRIDGE STANDARDS AND ANY DESIGN SPECIFICATIONS INCLUDED HEREIN.
6. RESTRICTIONS RUN WITH THE LAND. THE RESTRICTIONS HEREIN SET FORTH ARE BINDING UPON ALL OWNERS AND RESPECTIVE SUCCESSORS-IN-INTEREST AND RUN WITH THE LAND.
7. REVISION AND/OR AMENDMENT. THE CONDITIONS, RESTRICTIONS, STIPULATIONS, AGREEMENTS, AND COVENANTS HEREIN SHALL NOT BE WAIVED, ABANDONED, TERMINATED, NOR AMENDED EXCEPT BY UNANIMOUS WRITTEN CONSENT OF THE PROPERTY OWNERS, AND CONSENT OF THE BOARD OF COUNTY COMMISSIONERS.
8. ENFORCEMENT. IN CASE OF ANY VIOLATION OF THE PROVISIONS HEREIN OR OF ANY CONDITION RELATED TO THE APPROVAL OF A SUBDIVISION, THE BOARD OF COUNTY COMMISSIONERS MAY, IN ADDITION TO OTHER REMEDIES AT LAW, INCLUDING AN ACTION FOR DAMAGES, HAVE SUCH VIOLATIONS ENJOINED OR, IN THE CASE OF THE ERECTION OR MAINTENANCE OF ANY BUILDING, STRUCTURE, OR THING IN VIOLATION OF ANY OF THE PROVISIONS HEREOF, MAY HAVE SUCH BUILDING, STRUCTURE, OR THING REMOVED BY PROPER LEGAL PROCEDURE. INACTION BY THE BOARD OF COUNTY COMMISSIONERS TO PERFECT AND ENFORCE THEIR RIGHTS SHALL NOT BE DEEMED A WAIVER OF THE RIGHT OF ENFORCEMENT OF SAME, EVEN THOUGH SUCH INACTION MAY BE OF LONG DURATION.
9. SALE OF LOTS OR SUBDIVISION IMPROVEMENTS AGREEMENT. NO LOTS, PARCELS, OR OTHER UNITS OF LAND SHALL BE CONVEYED UNTIL AND UNLESS: A) ALL ROADS, IRRIGATION, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED AND THE PLANNING DIRECTOR HAS AUTHORIZED SAID CONVEYANCE OF LAND WITHIN THE SUBDIVISION OR B) A PERFORMANCE BOND, LETTER OF CREDIT, OR OTHER SUFFICIENT FINANCIAL COMMITMENT TO ASSURE THAT ALL OF THE FACILITIES PROPOSED SHALL BE IN FACT COMPLETED AS PROPOSED.
10. VACATION. THIS SUBDIVISION MAY BE VACATED OR PARTIALLY VACATED PURSUANT TO APPLICABLE STATE LAW AND COUNTY RULES AND REGULATIONS.
11. FUTURE SUBDIVISION. NO FURTHER SUBDIVISION OF THE SUBJECT LOTS, PARCELS, OR OTHER UNITS OF LAND WHICH WOULD INCREASE THE NUMBER OF LOTS, PARCELS, OR OTHER UNITS OF LAND WITHIN THIS SUBDIVISION WILL BE PERMITTED UNLESS PROPER ZONING AND SUBDIVISION REGULATIONS ARE FOLLOWED.
12. FEE-PAYING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION. FEE-PAYING MEMBERSHIP IN A PROPERTY OWNERS' OR HOMEOWNERS ASSOCIATION, DISTRICT, OR OTHER COMMON ENTITY SHALL BE REQUIRED OF ALL LOT PURCHASERS WHERE MAINTENANCE OF COMMON ROADS OR FACILITIES IS CONTEMPLATED. FURTHER, THERE SHALL BE PROVISIONS IN THE DOCUMENTS SETTING UP SAID ASSOCIATION, DISTRICT, OTHER ENTITY WHICH SHALL ASSURE PAYMENT OF FEES IN AN AMOUNT WHICH IS ADEQUATE TO ACCOMPLISH THE MAINTENANCE OF COMMON ROADS AND FACILITIES IN A SAFE MANNER. SUCH ASSOCIATION, DISTRICT, OR OTHER COMMON ENTITY SHALL BE EMPOWERED, AUTHORIZED, AND REQUIRED TO PERFORM SUCH MAINTENANCE AND SHALL NOT BE DISSOLVED WITHOUT PRIOR APPROVAL FROM THE BOARD OF COUNTY COMMISSIONERS.
13. ROAD CONSTRUCTION AND ACCEPTANCE. THE COUNTY SHALL NOT ACCEPT THE MAINTENANCE OF ANY ROAD AND BRIDGE WITHIN THE BOUNDARIES OF (NAME OF SUBDIVISION) UNTIL AND UNLESS THE ROAD OR BRIDGE MEETS ALL COUNTY ROAD AND BRIDGE SPECIFICATIONS AND ALL REQUIREMENTS OF THE STATUTES OF THE STATE OF WYOMING REGARDING ESTABLISHMENT OF A PUBLIC ROAD IN EFFECT AT THE TIME A PETITION FOR ACCEPTANCE IS FILED WITH THE PARK BOARD OF COUNTY COMMISSIONERS. THE BOARD SHALL HAVE SOLE AUTHORITY TO DETERMINE WHETHER OR NOT TO ACCEPT MAINTENANCE. NOTHING SHALL REQUIRE THE BOARD TO ASSUME MAINTENANCE.
14. DRAINAGE. RUNOFF FROM THE SITE AFTER CONSTRUCTION SHALL NOT EXCEED THE LEVEL OF RUNOFF WHICH OCCURRED PRIOR TO CONSTRUCTION. ANY RUNOFF IN EXCESS OF PRE-CONSTRUCTION LEVELS SHALL BE DETAINED ON-SITE AND INfiltrated OR EVAPORATED. ALL DRAINAGE FACILITIES INCLUDING BUT NOT LIMITED TO CULVERTS, DETENTION RETENTION, FILTRATION, OR EVAPORATION AREAS ARE THE RESPONSIBILITY OF, AND SHALL BE MAINTAINED BY, THE SUBDIVISION AND / OR HOMEOWNER S ASSOCIATION.
15. DUST. DUST SHALL BE MITIGATED DURING AND AFTER CONSTRUCTION. IN ALL CASES, BEST MANAGEMENT PRACTICES ESTABLISHED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE USED TO REDUCE OR ELIMINATE ANY IMPACT TO ADJACENT PROPERTIES FROM DUST.
16. AGRICULTURAL NOTICE. THIS PROPERTY IS IN AN AREA OF HISTORIC AGRICULTURAL USE AND LIES WITHIN THE AGRICULTURAL OVERLAY DISTRICT. THIS USE IS PRESERVED BY THE WYOMING RIGHT TO FARM AND RANCH ACT OF 1991. (9.5. 911-64-101 THROUGH 109). HISTORIC AGRICULTURAL USE MAY CAUSE NOISE, ODORS, DUST, FLIES AND OTHER FACTORS THAT ARE CONSEQUENCES OF ACCEPTED AGRICULTURAL PRACTICES. THIS SUBDIVISION AND ITS LOTS AND NEIGHBORING LANDS ARE LOCATED IN AN AREA THAT HAS BEEN USED HISTORICALLY FOR FLOOD IRRIGATED CROP PRODUCTION. HISTORIC FARMING PRACTICES (INCLUDING FLOOD IRRIGATION OF CROPS AND THE USE OF DITCHES TO MOVE WATER) MAY CAUSE A SIGNIFICANT RISE IN THE WATER TABLE IN THE AREA. THE WATER TABLE IN THE AREA MAY RISE DRAMATICALLY DURING IRRIGATION SEASON. PURCHASERS OF SUBDIVISION LOTS SHOULD MAKE THIS FACTOR AN IMPORTANT CONSIDERATION WHEN BUILDINGS ARE CONSTRUCTED ON SUBDIVISION LOTS.
17. SEVERABILITY. INVALIDATION OF ANY OF THESE RESTRICTIONS OR AGREEMENTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREOF, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
18. NOXIOUS WEED CONTROL. THE LANDS WITHIN THE SUBDIVISION ARE SUBJECT TO A LONG TERM NOXIOUS WEED MANAGEMENT PLAN.
19. MINERAL ESTATE. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO THE FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

AGREEMENT AND APPROVAL

IN CONSIDERATION OF THE BOARD OF COUNTY COMMISSIONERS' DETERMINATION OF THIS DIVISION OF LAND AS A "SUBDIVISION" AND "SUBDIVIDED LAND" AS NOTED HEREON:
WE HEREBY WAIVE ALL CLAIMS AGAINST PARK COUNTY FOR DAMAGE OR LOSS TO OUR PERSONS AND/OR PROPERTY WHICH MAY BE CAUSED BY SUCH DETERMINATION, AND WE HEREBY AGREE TO HOLD HARMLESS, INDEMNIFY, AND DEFEND PARK COUNTY IN ANY ACTION WHICH MAY ARISE IN CONNECTION WITH ANY AND ALL ERRORS, OMISSIONS, OR MISTAKES IN THIS LAND SURVEY PLAT AND/OR OTHER INFORMATION WHICH WE HAVE SUBMITTED IN CONNECTION WITH THIS REQUEST.
WE HEREBY FURTHER ACKNOWLEDGE AND STATE UNDER OATH THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY DESCRIBED HEREIN.
WE HEREBY FURTHER AGREE THAT SHEET 1 OF THIS PLAT WHEN RECORDED IN THE OFFICE OF THE CLERK AND RECORDER ESTABLISHES VESTED PROPERTY RIGHTS. WE HEREBY AGREE TO ABIDE BY THE CONDITIONS AND STIPULATIONS CONTAINED HEREIN.
IN WITNESS WHEREOF, THE SAID OWNERS, GLENN AND NINA ROSS AS JOINT TRUSTEES OF THE ROSS FAMILY TRUST, AND PAUL BLOUGH, RANDY PRICE, AND RICHARD BEERY AS DIRECTORS OF THE CODY MISSIONARY ALLIANCE CHURCH OF CODY, WYOMING HAVE CAUSED OUR NAMES TO HEREON TO BE SUBSCRIBED THIS ___ DAY OF ___, 2012.

GLENN R. ROSS, TRUSTEE ROSS FAMILY TRUST
NINA M. ROSS, TRUSTEE ROSS FAMILY TRUST
PAUL BLOUGH, DIRECTOR CODY MISSIONARY ALLIANCE CHURCH
RANDY PRICE, DIRECTOR CODY MISSIONARY ALLIANCE CHURCH
RICHARD BEERY, DIRECTOR CODY MISSIONARY ALLIANCE CHURCH

ACKNOWLEDGMENT:
STATE OF WYOMING }
COUNTY OF PARK } SS
THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2012 BY GLENN R. ROSS, NINA M. ROSS, PAUL BLOUGH, RANDY PRICE, AND RICHARD BEERY.
WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF VACATION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT GLENN R. ROSS AND NINA M. ROSS, TRUSTEES OF THE ROSS FAMILY TRUST, ARE THE OWNERS AND PROPRIETOR OF LOT 2 OF THE "ROSS SS-17" SUBDIVISION AS SHOWN ON THE PLAT THEREOF FILED IN PLAT CABINET "G" AT PAGE 108 IN THE RECORDS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF PARK COUNTY, WYOMING.
KNOW ALL PERSONS BY THESE PRESENTS: THAT CODY MISSIONARY ALLIANCE CHURCH IS THE OWNER AND PROPRIETOR OF LOT 1 OF SAID "ROSS SS-17". THEREFORE, PURSUANT TO WYOMING STATUTE 34-12-108, THE "ROSS SS-17" SUBDIVISION IS HEREBY VACATED AND WITH THE PLAT DESCRIBED AS THE "ROSS SS-17" SUBDIVISION FILED IN PLAT CABINET "G" AT PAGE 108 OF SAID RECORDS OF THE PARK COUNTY CLERK AND RECORDER ON THIS EVEN DATE IS NOW BEING VACATED AND IS A PORTION OF AND BEING A PART OF THE COOPER LANE ESTATES SUBDIVISION AS SHOWN HEREON AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

ROSS FAMILY TRUST PARCELS
PARCEL 1: THAT PARCEL CONVEYED TO THE "ROSS FAMILY TRUST" DATED JUNE 25, 2012, BY THE QUIT CLAIM DEED RECORDED IN DOCUMENT NO. 2012-3811 OF THE DEED RECORDS ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER DESCRIBED AS FOLLOWS:
A PARCEL OF LAND IN THE SW1/4, NW1/4 AND THE SE1/4 OF SECTION 26, T. 53 N., R. 101 W. OF THE 6TH P.M., PARK COUNTY, WYOMING, ORIGINAL GOVERNMENT SURVEY, NOW BEING IN SAID SUBDIVISIONS OF TRACT 38 OF SAID TOWNSHIP AND RANGE ACCORDING TO THE GOVERNMENT RESURVEY, SAID PARCEL BEING GRAPHICALLY ILLUSTRATED AS "PARCEL A" ON THE "RECORD OF SURVEY" ATTACHED HERETO AND BY THIS MENTION MADE A PART HEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THOSE LANDS CONVEYED TO GLENN R. AND NINA M. ROSS AS DESCRIBED IN THE WARRANTY DEED RECORDED AS DOCUMENT NO. 2000-5319 OF THE BOOK OF DEEDS ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER AND A PORTION OF THOSE LANDS CONVEYED TO ROSS, L.L.C. BY THE QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 2001-4106 OF SAID BOOK OF DEEDS, SAID "PARCEL A" DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SW1/4, NW1/4, E. ALONG THE NORTH LINE THEREOF FOR 800.95 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE "EXCEPTION" PARCEL DESCRIBED IN SAID QUIT CLAIM DEED; THENCE S. 09°04'56" E. ALONG THE WEST LINE OF SAID "EXCEPTION" FOR 466.49 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N. 89°46'29" E. ALONG THE SOUTH LINE OF SAID "EXCEPTION" FOR 466.66 FEET TO THE SOUTHEAST CORNER OF SAID "EXCEPTION"; THENCE CONTINUING N. 89°46'29" E. FOR 5.00 FEET TO THE NORTHEASTLY CORNER OF SAID ROSS, L.L.C. LANDS; THENCE S. 09°04'33" E. ALONG THE EAST LINE OF SAID ROSS, L.L.C. LANDS AND THE GLENN R. AND NINA M. ROSS LANDS FOR 567.80 FEET; THENCE S. 89°46'29" W. FOR 471.69 FEET; THENCE S. 89°46'36" W. FOR 282.29 FEET; THENCE S. 09°04'32" E. FOR 134.51 FEET; THENCE S. 78°45'40" W. FOR 643.39 FEET TO THE WEST LINE OF SAID NW1/4, NW1/4, THENCE N. 09°03'11" W. FOR 156.34 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N. 09°03'33" W. ALONG THE WEST LINE OF THE SW1/4, NW1/4 FOR 1323.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 32.26 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL RIGHT OF WAY AND/OR EASEMENTS THAT LEGALLY EXIST.

PARCEL 2: THAT PARCEL CONVEYED TO THE "ROSS FAMILY TRUST" DATED JUNE 25, 2012, BY THE QUIT CLAIM DEED RECORDED IN DOCUMENT NO. 2012-3810 OF THE DEED RECORDS ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER DESCRIBED AS FOLLOWS:
LOT 2 OF THE ROSS SS-17 SUBDIVISION RECORDED AS DOCUMENT NO. 2002-8576 IN PLAT BOOK G ON PAGE 108 OF THE PLAT RECORDS ON FILE IN THE OFFICE OF THE PARK COUNTY, WYOMING CLERK AND RECORDER SAID SUBDIVISION BEING IN TRACT 38, T.53N., R.101W. OF THE 6TH P.M., PARK COUNTY, WYOMING, GOVERNMENT RESURVEY.

-AND-

CODY MISSIONARY ALLIANCE CHURCH PARCEL: THAT PARCEL CONVEYED TO THE "CODY MISSIONARY ALLIANCE CHURCH" BY THOSE WARRANTY DEEDS RECORDED IN DOCUMENT NO. S 2003-6053 AND 2003-6055 OF THE DEED RECORDS ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER DESCRIBED AS FOLLOWS:

LOT 1 OF THE ROSS SS-17 SUBDIVISION RECORDED AS DOCUMENT NO. 2002-8576 IN PLAT BOOK G ON PAGE 108 OF THE PLAT RECORDS ON FILE IN THE OFFICE OF THE PARK COUNTY, WYOMING CLERK AND RECORDER, SAID SUBDIVISION BEING IN TRACT 38, T.53N., R.101W. OF THE 6TH P.M., PARK COUNTY, WYOMING, GOVERNMENT RESURVEY.

AND, BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF PARK, STATE OF WYOMING FOR THE USE BY THE PUBLIC, THE RIGHTS OF WAY AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS TO THE COUNTY OF PARK FOR USE BY UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES AND HEREBY DEDICATE TO THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OF THE COOPER LANE ESTATES SUBDIVISION THE ACCESS, UTILITY, AND IRRIGATION EASEMENTS AS SHOWN HEREON AND HEREBY IT IS UNDERSTOOD THAT DEDICATION OF RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ESTABLISHMENT OF COUNTY ROADS OR ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF PARK.

GLENN R. ROSS, TRUSTEE ROSS FAMILY TRUST
NINA M. ROSS, TRUSTEE ROSS FAMILY TRUST
PAUL A. BLOUGH, VICE CHAIRMAN CODY MISSIONARY ALLIANCE CHURCH
RANDY PRICE, SECRETARY CODY MISSIONARY ALLIANCE CHURCH
RICHARD BEERY, TREASURER CODY MISSIONARY ALLIANCE CHURCH

ACKNOWLEDGMENT:
STATE OF WYOMING }
COUNTY OF PARK } SS
THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2012 BY GLENN R. ROSS, NINA M. ROSS, PAUL BLOUGH, RANDY PRICE, AND RICHARD BEERY.
WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF REVIEW BY THE PARK COUNTY PLANNING AND ZONING COMMISSION

VIEWED BY THE PARK COUNTY PLANNING & ZONING COMMISSION THIS ___ DAY OF ___, 2012. RECEIVED NO OBJECTIONS OR HEARD ALL OBJECTIONS TO THE PROPOSED SUBDIVISION AND HEREBY RECOMMENDS THIS PLAT FOR APPROVAL.

CHAIRMAN: _____
ATTEST: PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY _____

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED AND THE SUBDIVISION PERMIT GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY WYOMING, THIS ___ DAY OF ___, 2012. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF ___, 2012.

CHAIRMAN-PARK COUNTY COMMISSIONERS: _____
ATTEST: PARK COUNTY CLERK _____

CITY OF CODY PLANNING AND ZONING COMMISSION RECOMMENDATION

THIS PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF CODY, WYOMING ON THE ___ DAY OF ___, 2012.

CHAIRMAN: _____
ATTEST: _____

CODY CITY COUNCIL APPROVAL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF CODY, WYOMING ON THE ___ DAY OF ___, 2012.

BY: NANCY TIA BROWN, MAYOR
ATTEST: BY: JENNIFER ROSENCRANSE, CITY ADMINISTRATOR

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS ___ DAY OF ___, 2012, AND FILED FOR RECORD AT ___ M. UNDER DOCUMENT NUMBER ___ IN PLAT CABINET ___ AT PAGE ___.

JERRI B. TORCHON
PARK COUNTY CLERK AND RECORDER
BY: DEPUTY COUNTY CLERK _____

GLENN R. & NINA M. ROSS, TRUSTEES OF THE ROSS FAMILY TRUST CODY, WYOMING

FINAL PLAT SHOWING THE COOPER LANE ESTATES SUBDIVISION WITHIN TRACT 38, T. 53 N., R. 101 W. OF THE 6TH P.M. (RESURVEY), PARK COUNTY, WY

Table with 2 columns: REVISION, DATE. Row 1: ORIGINAL, 21-AUG-2012

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
 COUNTY OF PARK

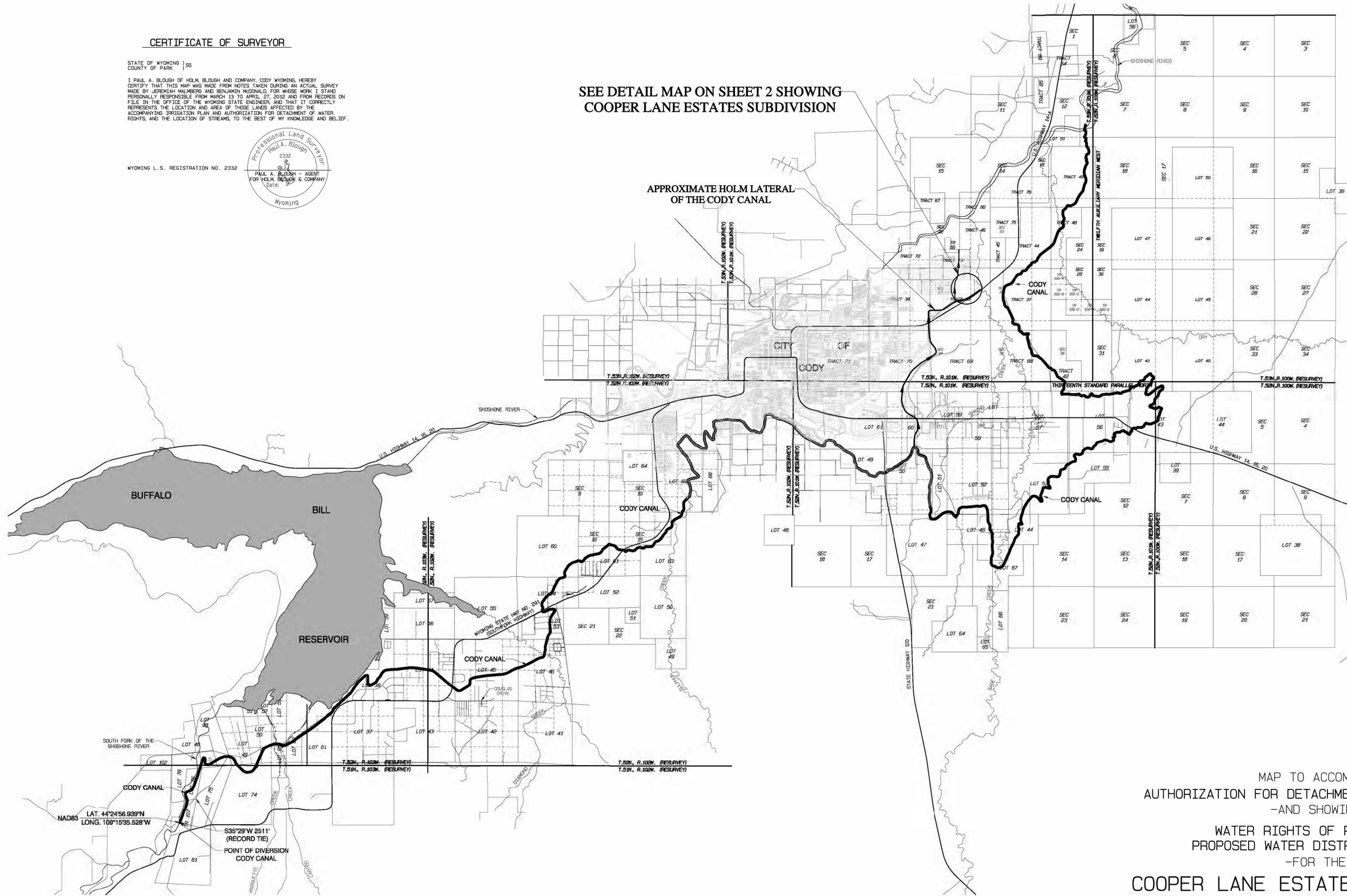
I PAUL A. BLOUGH OF HOLM, BLOUGH AND COMPANY, CODY WYOMING, HEREBY CERTIFY THAT THIS MAP WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY JEREMIAH MALMBERG AND BENJAMIN McDONALD, FOR WHOSE WORK I STAND PERSONALLY RESPONSIBLE FROM MARCH 13 TO APRIL 27, 2012 AND FROM RECORDS ON FILE IN THE OFFICE OF THE WYOMING STATE ENGINEER, AND THAT IT CORRECTLY REPRESENTS THE LOCATION AND AREA OF THOSE LANDS AFFECTED BY THE ACCOMPANYING IRRIGATION PLAN AND AUTHORIZATION FOR DETACHMENT OF WATER RIGHTS, AND THE LOCATION OF STREAMS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WYOMING L.S. REGISTRATION NO. 2332



**SEE DETAIL MAP ON SHEET 2 SHOWING
 COOPER LANE ESTATES SUBDIVISION**

**APPROXIMATE HOLM LATERAL
 OF THE CODY CANAL**



NAD83 LAT. 44°24'56.939"N
 LONG. 109°15'35.528"W

S35°29'W 2511'
 (RECORD TIE)

POINT OF DIVERSION
 CODY CANAL

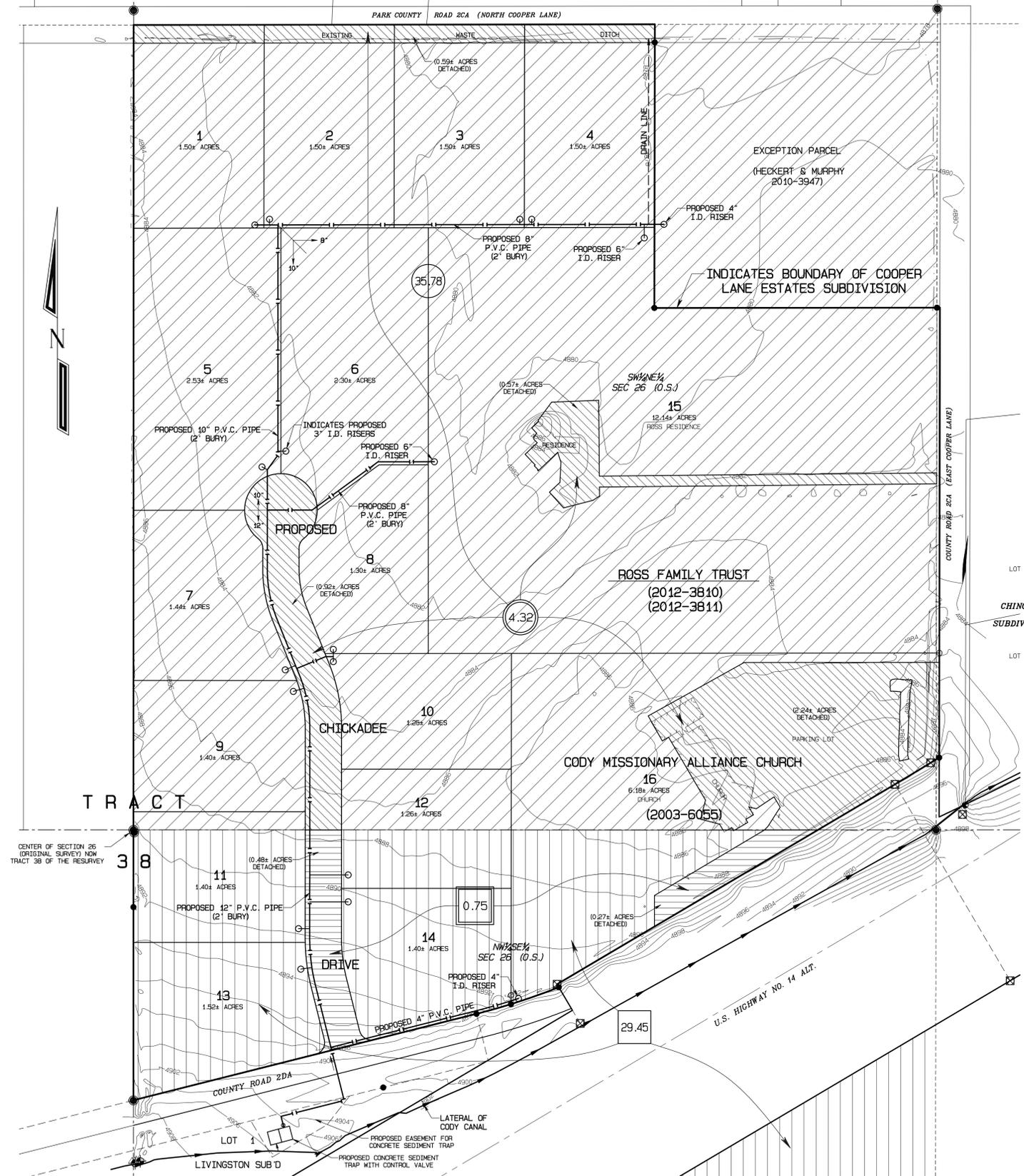
VICINITY MAP
 SCALE: 1"=4000'

MAP TO ACCOMPANY
 AUTHORIZATION FOR DETACHMENT OF WATER RIGHTS
 -AND SHOWING-
 WATER RIGHTS OF RECORD AND
 PROPOSED WATER DISTRIBUTION PLAN
 -FOR THE-
COOPER LANE ESTATES SUBDIVISION
 -A MAJOR SUBDIVISION BEING WITHIN THE-
 SW¼NE¼ AND THE NW¼SE¼ OF SECTION 26, ORIGINAL
 SURVEY, NOW A PART OF TRACT 38 OF THE GOVERNMENT
 RESURVEY, T. 53 N., R. 101 W., 6th P.M. PARK COUNTY, WY

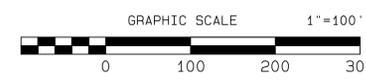
REVISION	DATE
ORIGINAL	21-AUG-2012

S:\JOBS\2011\11-070\11-070 IRRIGATION PLAN.dwg

T. 53 N., R. 101 W.
(RESURVEY)



DETAIL MAP SHOWING PROPOSED CHANGES
CONTOUR INTERVAL = 2'



APPROVED: _____
STATE ENGINEER

**NON-IRRIGATION WATER RIGHTS OF RECORD
WITHIN TRACT 38
T. 53 N., R. 101 W. 6TH P.M. RESURVEY**

Proof	Permit	Facility	Priority
7358	746	Globe Canal (as previously changed to the Lovell Pipe Line; then changed to the Shoshone Municipal Pipeline)	June 19, 1894
7369, 12086	1278	Strong and Mayne Ditch (as previously changed to the Lovell Pipe Line; then changed to the Shoshone Municipal Pipeline)	May 18, 1896
7380, 7394	422E	Enlarged Globe Canal (as previously changed to the Lovell Pipe Line; then changed to the Shoshone Municipal Pipeline)	May 31, 1899
7410	542I	Cody System Water Supply Ditch as changed to the Shoshone Municipal Pipeline	Apr. 18, 1903
31107	19858	Lovell Intake and Water Main Pipeline (as changed to the Shoshone Municipal Pipeline)	Mar. 16, 1944

ADJUDICATED AREAS REMAINING IN THE SW¼ AND NW¼ SEC 26 UNDER PERMIT NO. 1042, CODY CANAL DIVERTING FROM THE SOUTH FORK SHOSHONE RIVER WITH A PRIORITY DATE OF AUGUST 7, 1895 AFTER DETACHMENTS

PARCEL IDENTIFICATION	ACREAGE REMAINING
LOT 1	1.50 ACRES (PROOF 16201)
LOT 2	1.50 ACRES (PROOF 16201)
LOT 3	1.50 ACRES (PROOF 16201)
LOT 4	1.50 ACRES (PROOF 16201)
LOT 5	2.53 ACRES (PROOF 16201)
LOT 6	2.30 ACRES (PROOF 16201)
LOT 7	1.44 ACRES (PROOF 16201)
LOT 8	1.30 ACRES (PROOF 16201)
LOT 9	1.40 ACRES (PROOF 16201)
LOT 10	1.25 ACRES (PROOF 16201)
LOT 11	1.40 ACRES (0.2 AC. PROOF 16201) (1.2 AC. PROOF 16205)
LOT 12	1.26 ACRES (0.64 AC. PROOF 16201) (0.62 AC. PROOF 16205)
LOT 13	1.52 ACRES (PROOF 16205)
LOT 14	1.40 ACRES (PROOF 16205)
LOT 15	11.57 ACRES (PROOF 16201)
LOT 16	3.67 ACRES (2.21 AC. PROOF 16201) (1.46 AC. PROOF 16205)
EXCEPTION PARCEL	5.00 ACRES (PROOF 16201)
LANDS SOUTH OF COOPER LANE ESTATES SUBDIVISION	23.19± ACRES (PROOF 16205)
TOTAL =	65.23± ACRES (35.84 AC. PROOF 16201) (29.39 AC. PROOF 16205)

TABULATION SHOWING WATER RIGHTS OF RECORD

ITEM NUMBER	MAP SYMBOL	TYPE OF SUPPLY	NAME OF APPROPRIATOR	PROOF NUMBER	SOURCE	NAME OF FACILITY	PERMIT NUMBER	PRIORITY DATE	TOTAL
1.	(40.1)	IRRIGATION	FRANK J. OPR.	16201 (C.R. 40, P.562)	SOUTH FORK SHOSHONE RIVER	CODY CANAL	1042	AUG. 7, 1895	40.1 AC.
2.	(30.2)	IRRIGATION AND DOMESTIC	COUNTY OF PARK	16205 (C.R. 40, P.596)	SOUTH FORK SHOSHONE RIVER	CODY CANAL	1042	AUG. 7, 1895	30.2 AC.
TOTAL =									70.3 AC.

**LEGEND FOR DETAIL MAP SHOWING PROPOSED CHANGES
WITHIN PROPOSED COOPER LANE ESTATES SUBDIVISION**

ITEM NUMBER	MAP SYMBOL	TYPE OF SUPPLY	NAME OF APPROPRIATOR (OR PERMITTEE)	PROOF NUMBER	SOURCE	NAME OF FACILITY	PERMIT NUMBER	PRIORITY DATE	CHANGES REQUESTED (THIS PETITION)	TOTAL
1.	(5.78)	IRRIGATION	FRANK J. OPR.	16201	SOUTH FORK SHOSHONE RIVER	CODY CANAL	1042	AUG. 7, 1895	NONE (AREA REMAINING AFTER DETACHMENT)	5.78 AC.
2.	(29.45)	IRRIGATION AND DOMESTIC	COUNTY OF PARK	16205	SOUTH FORK SHOSHONE RIVER	CODY CANAL	1042	AUG. 7, 1895	NONE (AREA REMAINING AFTER DETACHMENT)	29.45 AC.
3.	(4.32)	IRRIGATION	FRANK J. OPR.	16201	SOUTH FORK SHOSHONE RIVER	CODY CANAL	1042	AUG. 7, 1895	AUTHORIZATION FOR DETACHMENT OF WATER RIGHTS	4.32 AC.
4.	(0.75)	IRRIGATION AND DOMESTIC	COUNTY OF PARK	16205	SOUTH FORK SHOSHONE RIVER	CODY CANAL	1042	AUG. 7, 1895	AUTHORIZATION FOR DETACHMENT OF WATER RIGHTS	0.75 AC.
TOTAL =										70.3 AC.

- NOTES**
- THE COOPER LANE ESTATES SUBDIVISION IS A 36 LOT RURAL MAJOR SUBDIVISION IN PARK COUNTY. IRRIGATION WATER IS SUPPLIED FROM THE CODY CANAL, UNDER PERMIT NO. 1042 AND THE PROPERTY IS WITHIN THE CODY CANAL IRRIGATION DISTRICT.
 - ALL CURRENTLY IRRIGATED LANDS WITHIN COOPER LANE ESTATES SUBDIVISION ARE FLOOD AND/OR SPRINKLER IRRIGATED.
 - THE SUBDIVIDER SHALL SPECIFICALLY STATE ON ALL OFFERS AND SOLICITATIONS RELATIVE TO THIS SUBDIVISION THEIR INTENT TO COMPLY WITH ALL APPLICABLE REGULATIONS UNDER WYOMING STATUTE NO. 18-5-306.
 - THE SUBDIVIDER/SELLER DOES NOT WARRANT TO THE PURCHASERS OF ANY LOTS WITHIN THE COOPER LANE ESTATES SUBDIVISION THERE ARE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO SAID COOPER LANE ESTATES SUBDIVISION. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.
 - CURRENT IRRIGATION WITHIN THE COOPER LANE ESTATES SUBDIVISION IS DONE BY GATED PIPE AND SPRINKLERS, AND FUTURE IRRIGATION IS INTENDED TO BE DONE BY SPRINKLERS, TYPE OF SPRINKLERS AS DETERMINED BY FUTURE LOT OWNERS.
 - NET LOT ACREAGES SHOW THIS ----- 150± ACRES.
 - ALL ADJUDICATED LANDS REQUESTED TO REMAIN WITHIN THE SUBDIVISION ARE CURRENTLY BEING IRRIGATED, AND ALL LAND REQUESTED TO BE DETACHED WITHIN CHICKADEE DRIVE ARE ALSO CURRENTLY BEING IRRIGATED.
 - THE MANAGER OF THE CODY CANAL IRRIGATION DISTRICT HAS PRELIMINARILY REVIEWED THIS PROPOSED WATER DISTRIBUTION PLAN. THE ITEMS OF CONCERN ARE THE FOLLOWING:
 - A WATER MEASURING DEVICE NEEDS TO BE IN PLACE TO ENSURE THE SUBDIVISION DOES NOT USE MORE WATER THAN STATE ALLOWANCE DURING LOW FLOW TIMES. A WATERMAN GATE WILL BE INSTALLED THAT CAN REGULATE THE FLOW DOWN TO STATE ALLOWANCE WHEN CALLED FOR.
 - THE WATER USER'S ASSOCIATION FOR THE COOPER LANE ESTATES SUBDIVISION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE IRRIGATION WATER DELIVERY SYSTEM.
 - THE OWNER/DEVELOPER OF THE COOPER LANE ESTATES SUBDIVISION IS AWARE OF THE WATER RIGHT DETACHMENT AND TRANSFER POLICY, PROCEDURE, TIME LIMITS, AND CONSEQUENCES OF ABANDONMENT.

MAP TO ACCOMPANY
AUTHORIZATION FOR DETACHMENT OF WATER RIGHTS
-AND SHOWING-
WATER RIGHTS OF RECORD AND
PROPOSED WATER DISTRIBUTION PLAN
-FOR THE-
COOPER LANE ESTATES SUBDIVISION
-A MAJOR SUBDIVISION BEING WITHIN THE-
SW¼ AND THE NW¼ OF SECTION 26, ORIGINAL
SURVEY, NOW A PART OF TRACT 38 OF THE GOVERNMENT
RESURVEY, T. 53 N., R. 101 W., 6th P.M. PARK COUNTY, WY

H&B HOLM, BLOUGH AND COMPANY
Consulting Engineers & Land Surveyors
1402 Stampede Ave.
Cody, Wyoming 82414 (307) 587-6281

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REVISION	DATE
ORIGINAL	21-AUG-2012