

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, February 12, 2013
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

AGENDA

1. Call to Order by Chairperson Rick Brasher
2. Roll Call, excused members
3. Pledge of Allegiance

4. Approval of Agenda
5. Approval of Minutes of the January 22, 2013 –Regular Meeting

6. NEW BUSINESS:
 - A. Minor Commercial Review — 1237 Sheridan Avenue
Proposed re-facing and awning for Yellowstone Gift Shop submitted by Cedar Mountain Builders for Althea Stringari

7. Sign Applications
 - A. Good 2 Go -1200 17th Street, 221 West Yellowstone Ave, 1543 Depot Drive
Freestanding sign re-facing

8. P&Z Board Matters (announcements, comments, etc.)

9. Council Update: Steve Miller

10. Staff Items

11. Work Session: Meet with Master Plan Update consultants to discuss master plan process, receive draft materials, and provide feedback.

12. 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, January 22, 2013

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in Council Chambers of City Hall in Cody, Wyoming on Tuesday, January 22, 2013 at 12:00 PM

Present: Kim Borer; Vice Chairperson Justin Lundvall; Bud McDonald; Chairperson Rick Brasher; Mark Musser; Justin Ness; Bob Senitte; Steve Miller, Council Liaison; Sandra Kitchen, Deputy City Attorney; Steve Payne, Public Works Director; Jolene Osborne, Engineering Administrative Assistant;

Absent: Todd Stowell, City Planner;

Chairperson Rick Brasher called the meeting to order at 12:06 PM, followed by the pledge of allegiance.

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

Kim Borer made a motion seconded by Bud McDonald to approve the minutes of the January 8, 2013 regular meeting. Vote on the motion was unanimous, motion carried.

PRESENTATION OF COMMUNICATIONS:

Steve Payne presented the staff report regarding the proposed Freda SS-216, a simple subdivision located within one mile of the City of Cody limits. The applicant has requested a variance from the annexation requirements. Bud McDonald suggested the addition of Indian Pass Irrigation lateral on the platting.

Steve Follweiler of Holm, Blough and Company clarified that the personal representative, Floyd Gail, was the proper legal signature for the property. He stated that the Indian Pass lateral is part of the Cody Canal system. The county requires that the water distribution plan be approved and it is currently in the approval process. The shared well, driveway and irrigation distribution system agreement is being addressed as it is a requirement of the county as well.

Kim Borer made a motion seconded by Bud McDonald to recommend to council approval of the preliminary and final plat of the Freda SS-216 subdivision submitted by Floyd Gail and the estate of Freda Gail with the variance to the annexation related requirements of Section 11-2-3(b) of City code and subject to the following:

1. Submit an agreement for the use and maintenance of the shared well, driveway, and irrigation distribution system. The agreement must be in a form and with conditions acceptable to the city attorney, and be recorded with the County Clerk no later than at the time of the final plat.
2. Submit proper legal documentation of the person(s) signing the plat and related agreement. Modify the signature blocks as needed.

Vote on the motion was unanimous, motion carried.

Steve Payne spoke regarding the proposed draft parking regulations. He reviewed the location of the downtown architectural district, which is proposed to be exempted from the parking regulations up to 100 spaces.

Kim Borer made a motion seconded by Bud McDonald to modify the proposed Section 10-20-080H(1) to the proposed "*provided, parking lots located immediately adjacent and contiguous and within one hundred forty (140) feet from US Highway 14/16/20, US Highway 14 Alternate or State Highway 120,*" instead of the ten space requirement. Vote on the motion was unanimous, motion carried.

Kim Borer made a motion seconded by Justin Lundvall to recommend to council the proposed off-street parking ordinance as modified. Vote on the motion was unanimous, motion carried.

Councilman Steve Miller thanked the group for their work on the proposed off street parking ordinance.

Steve Payne updated the board regarding the Master Plan update process. The next Master Plan Update Committee meeting is scheduled for February 12th.

There being no further business to come before the board, Chairperson Rick Brasher adjourned the meeting at 12:59 PM.

Jolene Y. Osborne
Engineering Administrative Assistant

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

MEETING DATE:	FEBRUARY 12, 2013	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	YELLOWSTONE GIFT SHOP FAÇADE AND AWNING AT 1237 SHERIDAN AVENUE, DOWNTOWN ARCHITECTURAL DISTRICT REVIEW, FILE No. SPR 2013-05	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	JOLENE OSBORNE & TODD STOWELL	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Althea Stringari, the owner of the Yellowstone Gift Shop business located at 1237 Sheridan Avenue, has submitted an application to re-face the upper portion of the store front (everything above the windows) with decorative/false brick and to install a 3-foot awning across the full width of the building. The awning will be similar in design to the picture below, with leaded glass and decorative trim. The awning will have recessed lights to illuminate the sidewalk and storefront below, but will not have any other lighting. No changes to the lower portions of the façade are proposed.

Sample Awning:



Existing Building:



The main "Yellowstone Gift Shop" sign with will remain, although it will be temporarily removed during construction.

REVIEW CRITERIA:

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

described and shall make recommendations and suggestions to the applicants, property owners or occupants.

The architecture of the overall façade will be somewhat eclectic in nature. The proposed brickwork will tie in well with the brick on the adjacent buildings and subject to verification of the brick color, which the applicant will bring to the meeting, should color match well. The flat awning and glass fanlight on the awning are reminiscent of an art-deco style. Such style is fairly unique and not shared by the adjacent buildings, although on the block to the west, the Cody Theatre has a definite art-deco façade and to a lesser extent, across Sheridan Avenue there is a storefront most recently occupied by Buffalo Billy's Toys and Gifts.

Street View:



Cody Theatre:



Buffalo Billy's:



The lower portion of the Yellowstone Gift Shop façade is not proposed to be changed, although the applicant may want to consider replacing the round rock masonry on the corners with the same brickwork that will be used in the upper portion of the façade to visually tie the upper and lower portions of the storefront together.

The application does not clearly set forth the colors of the materials to be used, as some colors are still to be determined. The Planning and Zoning Board should have the applicant commit to the colors to be used, or at least a general color scheme, prior to approval of the request.

Awning Requirements:

City of Cody Municipal Code Section 7-2-8 states that, "*All awnings, including the aprons thereof, and all suspensions from any buildings and all suspensions whatever over any sidewalk, shall not come nearer the sidewalk than seven and one-half feet (7¹/₂).*" The requirement refers to vertical clearance, and the proposed awning meets this requirement of the City.

However, the awning projects across the property line into WYDOT right-of-way. Pursuant to a Memorandum of Understanding between WYDOT and the City of Cody regarding Right-of-Way Encroachments, dated 06/3/2010, the awning must be approved by WYDOT in addition to the City. The applicable policy is WYDOT Operating Policy 19-3, dated May 4, 2011. In Section III(C) of the policy it states, "*Overhead encroachments shall be 10 feet above the sidewalk. Variances based upon justification and site condition may be allowed on a case-by-case basis.*" The awning is proposed to have a clearance of approximately 8'11", which will require the variance from WYDOT.

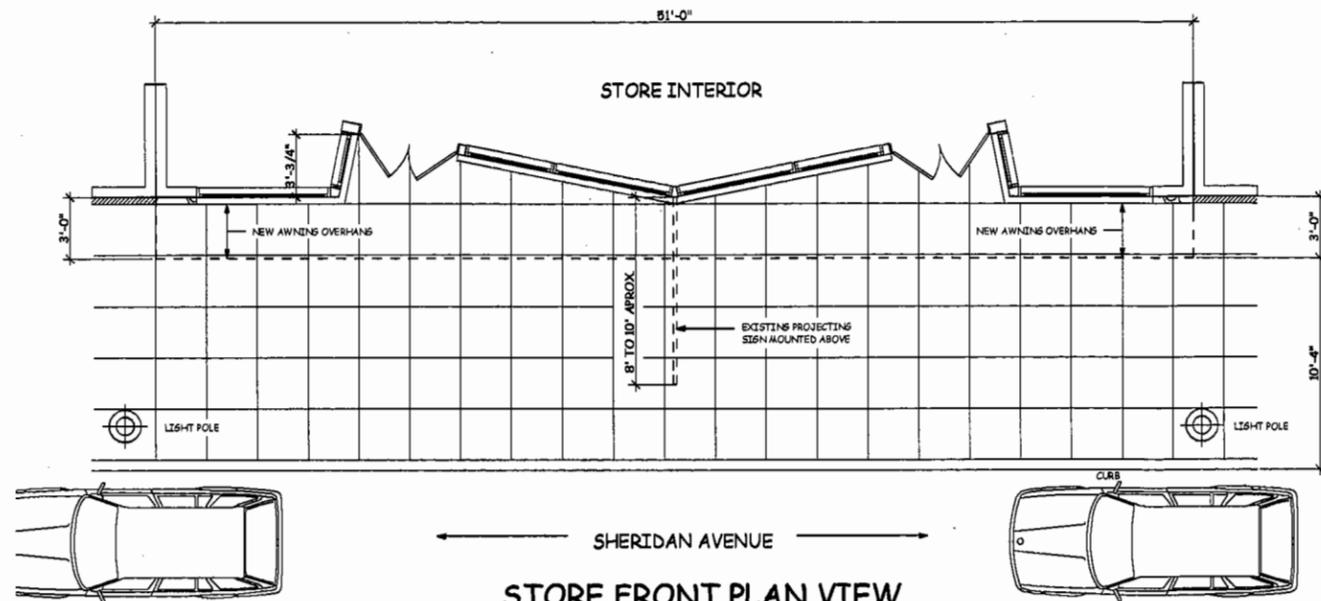
WYDOT has indicated that a permit for the current roof/awning exists and that they cannot make a determination as to whether the new awning can be approved or not until after the City has authorized the awning and the permit application is submitted to WYDOT. The applicant has indicated that she is submitting the necessary application to WYDOT.

Building Permit:

The applicant must submit and obtain a building permit from the building official for the awning and any structural changes to the sign. The building official has noted that he will need in the awning application additional structural details, including anchoring details, evaluation of the substrate material, weight, and construction details. Additionally, the rain water/snow melt discharge method from the awning will need to be evaluated and approved by the building official. Based on the information submitted, there may need to be a structural evaluation by an engineer to determine proper anchoring and other methods of construction. These details will need to be addressed through the building permit application process.

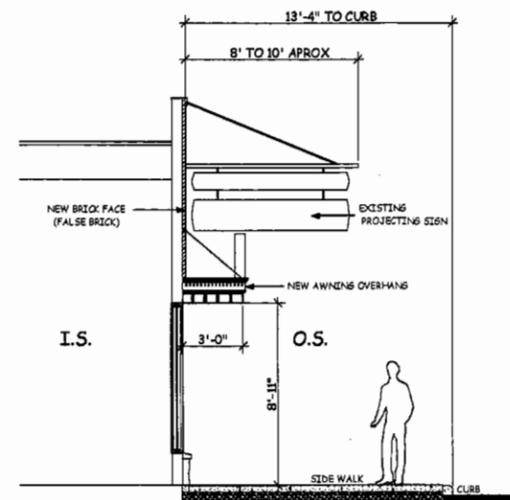
ALTERNATIVES:

Approve the awning and façade improvements with or without making recommendations and suggestions. If the proposal is approved, it should be with the understanding that a building permit is required, and that WYDOT approval of the awning and projecting sign is required prior to construction or issuance of the building permit.



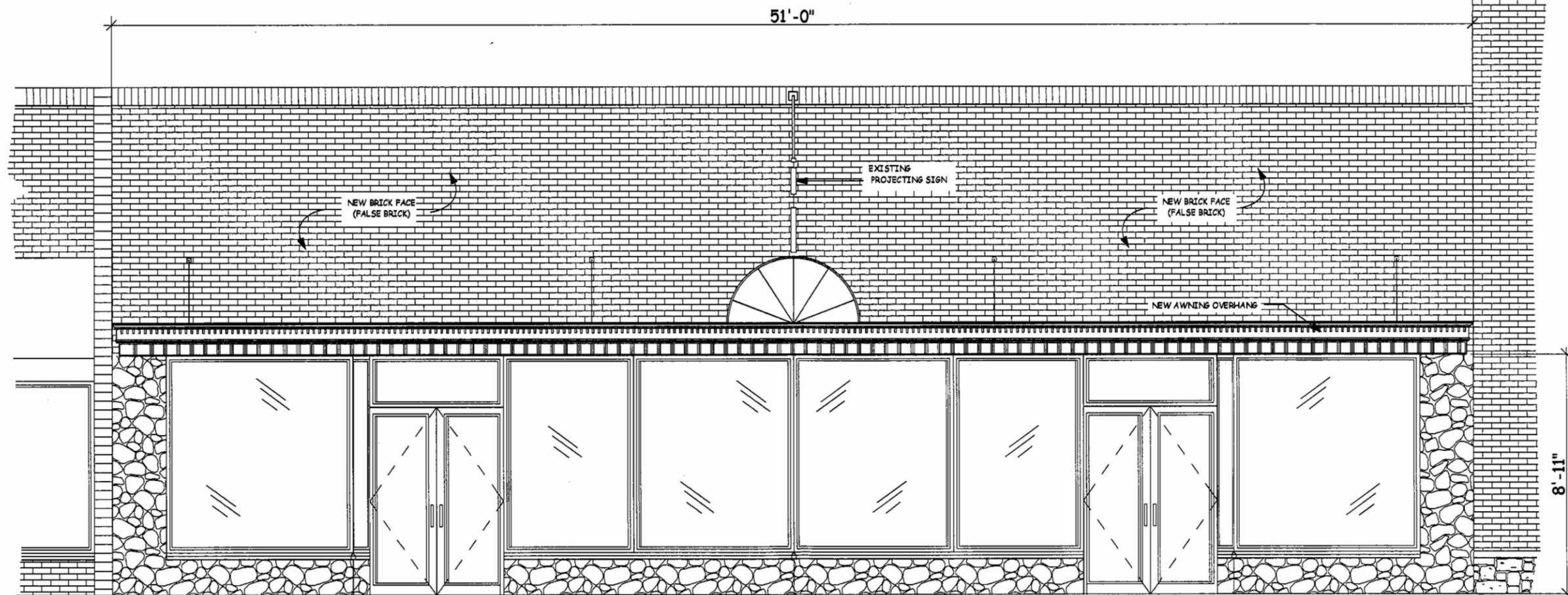
STORE FRONT PLAN VIEW

SCALE 1/4" = 1'-0"



STORE FRONT SIDE VIEW

SCALE 1/4" = 1'-0"



STORE FRONT ELEVATION

SCALE 1/2" = 1'-0"

Yellowstone
Gift Shop

Project # 891

Yellowstone Gift Shop

1237 Sheridan Avenue

Cody Wyoming 82414

(307) 587-4611

NOTE:
ALTHOUGH GREAT CARE AND EFFORT HAVE GONE INTO THIS PLAN TO CREATE A PRECISE INTERPRETATION OF THE FINISHED PROJECT, IT IS IMPOSSIBLE TO GUARANTEE THAT THIS PLAN IS WITHOUT IMPERFECTIONS, THEREFORE PRECISION PLAN AND DESIGN INC. OR RICK LAMBERT ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THIS PLAN. BUILDER/OWNER VERIFY ALL DIMENSIONS. PLANS SUBJECT TO CHANGE PER ENGINEER OR LOCAL CODES.

PRECISION PLAN AND DESIGN INC.
CUSTOM PLAN SERVICE
(307) 587-6227 (307) 272-5709
Rick Lambert
Member
LEBA no. 1271
930 12th STREET
Cody, Wyoming 82414

SHEET #
A1
AWNING PLAN
SCALE: AS NOTED
01-17-2013
REVISED ()



PYLON RE-IMAGING

REMOVE OLD FACES/PAINT COLUMNS

**INSTALL NEW CUSTOMER PROVIDED FACES IN EXISTING CABINETS W/ LED PRICERS
REWIRE TO MAKE OPERATIONAL**

**SERVICES ALL SIGNAGE
(REPLACE ALL LAMPS, ONLY REPLACE BALLASTS THAT ARE BAD)**

**PROVIDE AND INSTALL NEW PHOTOCCELL TO ACHIEVE CONSTANT "HOT" ON LED PRICERS
AND TIMED IGNITION ON LAMPS**



EXISTING PYLON - NTS

Texaco 426 System to Mobil
 6'-4" x 6'-1" Mobil/Good 2 Go - Embossed
 4'-8" x 6'-1" 3P LED Price - Dak FL-3000
 Regular Cash - 8" Red LEDs
 Regular Credit - 8" Red LEDs
 Diesel - 8" Green LEDs
 1'-6" x 6'-1" Liquor/Beer



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 (801) 972-5503
 WWW.ALLIED-SIGN.COM

DRAWING STEPS
 CONCEPT
 ESTIMATING
 PERMIT/LANDLORD
 PRODUCTION

DRAWING REVIEW
 NAME _____
 SURVEY _____
 NAME _____
 PRODUCTION REVIEW _____
 NAME _____

Client: Good 2 Go #2
 Address: 217-221 Yellowstone Ave.
 Cody, WY
 File Name: Good 2 Go #2 (Cody, WY) - Sign Package - 1-2-13

SALES APPROVAL:
 Designer: Jason
 Sales: Cindy

CUSTOMER APPROVAL:



PYLON RE-IMAGING

Texaco 426 to Mobil Replacement face

Mobil - Embossed
Good 2 Go - Embossed

DIGITAL PRINT

Printed Translucent Vinyl Graphic
- 18-1/2" x 60"
- 2nd Surface print
- Clear background to extends
- Allow for 1" bleed



Texaco 426 to ExxonMobil Liquor/Beer



COLORS		
L-806	PAINT	WHITE
C8-1002	PAINT	BLUE

Mobil

COLORS		
L-806	PAINT	WHITE
C8-1002	PAINT	BLUE
C8-1434	PAINT	RED

Good 2 Go

COLORS		
L-806	PAINT	WHITE
PMS 299	PAINT	BLUE
PMS 186	PAINT	RED
PMS 151	PAINT	ORANGE
COOL GREY 8	PAINT	GREY



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DRAWING STEPS
<input type="checkbox"/> CONCEPT
<input type="checkbox"/> ESTIMATING
<input type="checkbox"/> PERMIT/LANDLORD
<input type="checkbox"/> PRODUCTION

DRAWING REVIEW
NAME
SURVEY
NAME
PRODUCTION REVIEW
NAME

Client: Good 2 Go #2
Address: 217-221 Yellowstone Ave.
Cody, WY
File Name: Good 2 Go #2 (Cody, WY) - Sign Package - 1-2-13

SALES APPROVAL:
Designer: Jason
Sales: Cindy

CUSTOMER APPROVAL:



PYLON RE-IMAGING

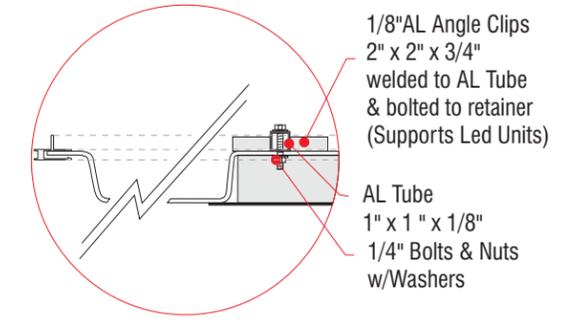
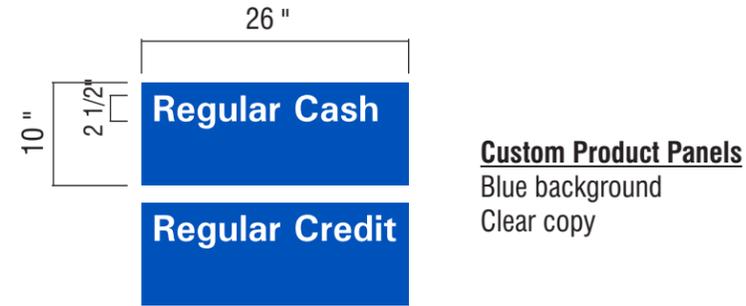
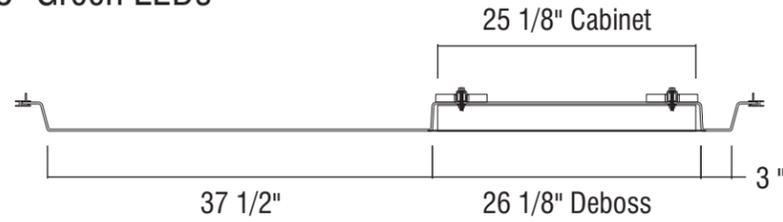
Texaco 426 to Exxon 3 product LED - Retrot kit

Dak FL-3000

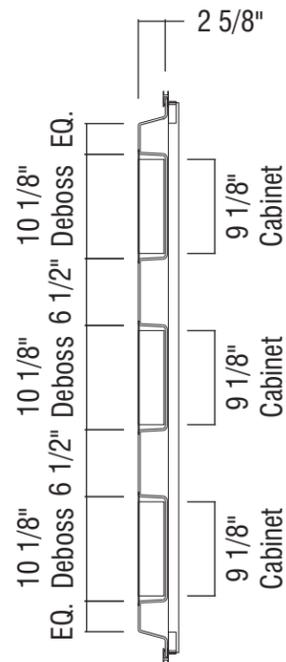
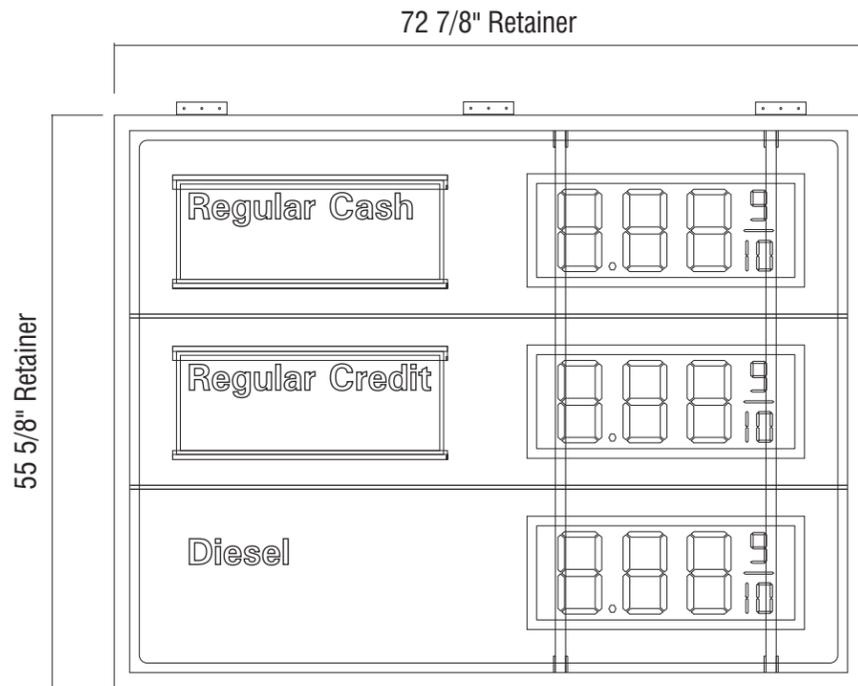
Regular Cash - 8" Red LEDs

Regular Credit - 8" Red LEDs

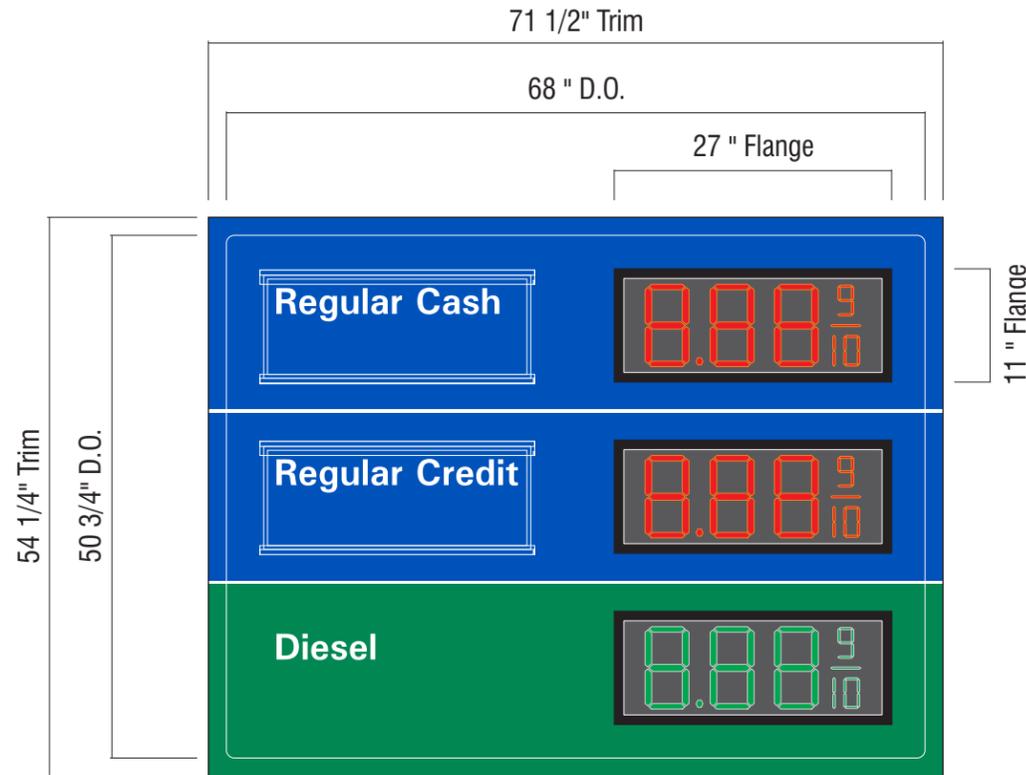
Diesel - 8" Green LEDs



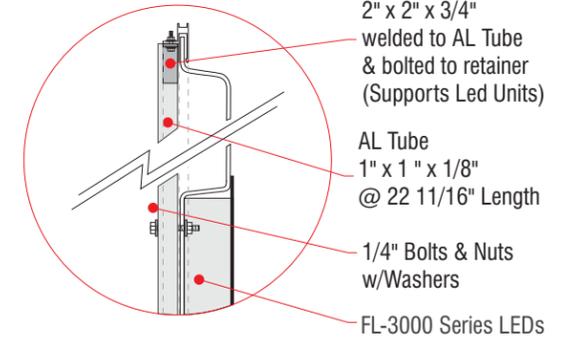
GENERIC TOP VIEW



SIDE VIEW



White product windows



GENERIC SIDE VIEW

COLORS	
L-806	WHITE
C8-1002	BLUE
L8-8853	GREEN

M2063 Retainers ship w/faces & LED's Attached



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& Awning
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<input type="checkbox"/> ESTIMATING
<input type="checkbox"/> PERMIT/LANDLORD
<input type="checkbox"/> PRODUCTION

DRAWING REVIEW
NAME
SURVEY
NAME
PRODUCTION REVIEW
NAME

Client: Good 2 Go #2
 Address: 217-221 Yellowstone Ave.
 Cody, WY
 File Name: Good 2 Go #2 (Cody, WY) - Sign Package - 1-2-13

SALES APPROVAL:
 Designer: Jason
 Sales: Cindy

CUSTOMER APPROVAL:



PYLON RE-IMAGING

REMOVE OLD FACES/PAINT COLUMNS

**INSTALL NEW CUSTOMER PROVIDED FACES IN EXISTING CABINETS W/ LED PRICERS
REWIRE TO MAKE OPERATIONAL**

**SERVICES ALL SIGNAGE
(REPLACE ALL LAMPS, ONLY REPLACE BALLASTS THAT ARE BAD)**

**PROVIDE AND INSTALL NEW PHOTOCCELL TO ACHIEVE CONSTANT "HOT" ON LED PRICERS
AND TIMED IGNITION ON LAMPS**



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 6'-4" x 6'-1" Mobil/Good 2 Go - Embossed
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PYLON RE-IMAGING

Texaco 426 to Mobil Replacement face

Mobil - Embossed
Good 2 Go - Embossed

DIGITAL PRINT

Printed Translucent Vinyl Graphic
- 18-1/2" x 60"
- 2nd Surface print
- Clear background to extends
- Allow for 1" bleed



Texaco 426 to ExxonMobil Liquor/Beer



Mobil

COLORS	L- 806	PAINT	WHITE
	C8-1002	PAINT	BLUE
	C8-1434	PAINT	RED

Good 2 Go

COLORS	L- 806	PAINT	WHITE
	PMS 299	PAINT	BLUE
	PMS 186	PAINT	RED
	PMS 151	PAINT	ORANGE
	COOL GREY 8	PAINT	GREY

Offset 25% from PMS 186 direction



COLORS	L- 806	PAINT	WHITE
	C8-1002	PAINT	BLUE



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<input type="checkbox"/> ESTIMATING
<input type="checkbox"/> PERMIT/LANDLORD
<input type="checkbox"/> PRODUCTION

DRAWING REVIEW
NAME
SURVEY
NAME
PRODUCTION REVIEW
NAME

Client: Good 2 Go #4
Address: 1201 17th St.
Cody, WY
File Name: Good 2 Go #4 (Cody, WY) - Sign Package - 12-31-12

SALES APPROVAL:
Designer: Jason
Sales: Cindy

CUSTOMER APPROVAL:



PYLON RE-IMAGING

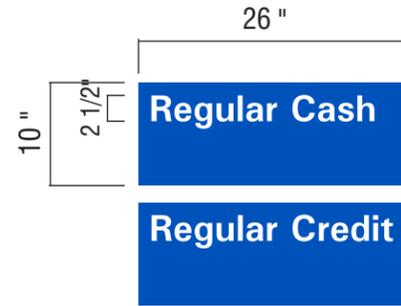
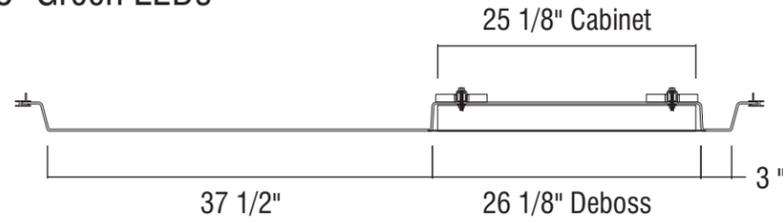
Texaco 426 to Exxon 3 product LED - Retrot kit

Dak FL-3000

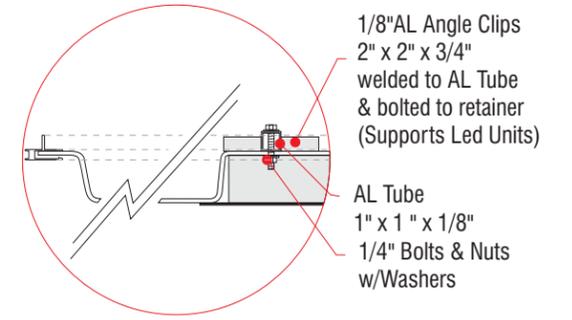
Regular Cash - 8" Red LEDs

Regular Credit - 8" Red LEDs

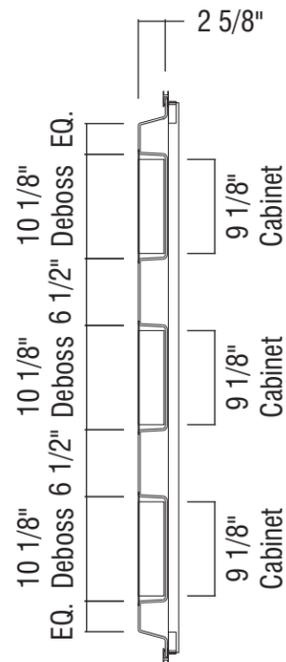
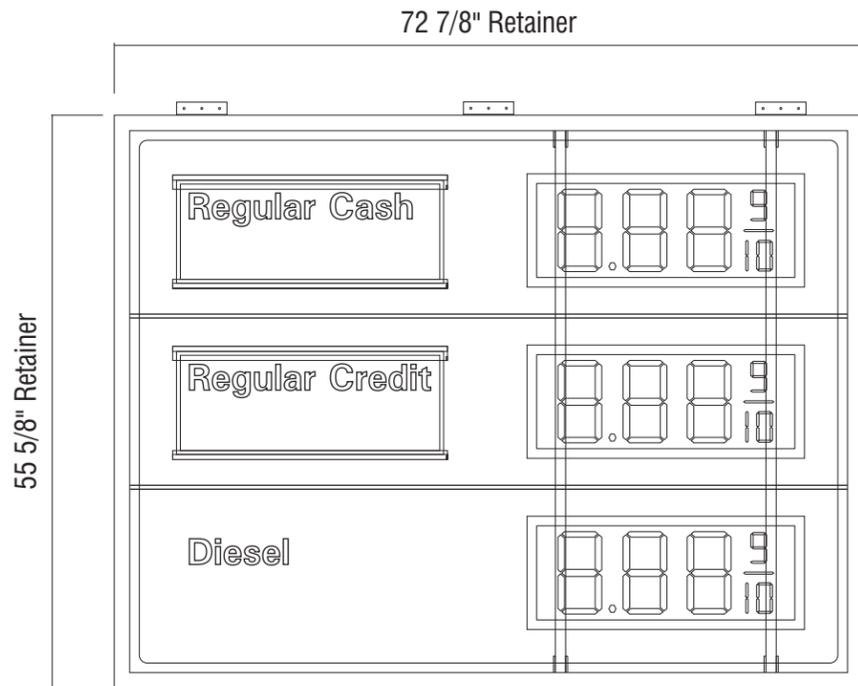
Diesel - 8" Green LEDs



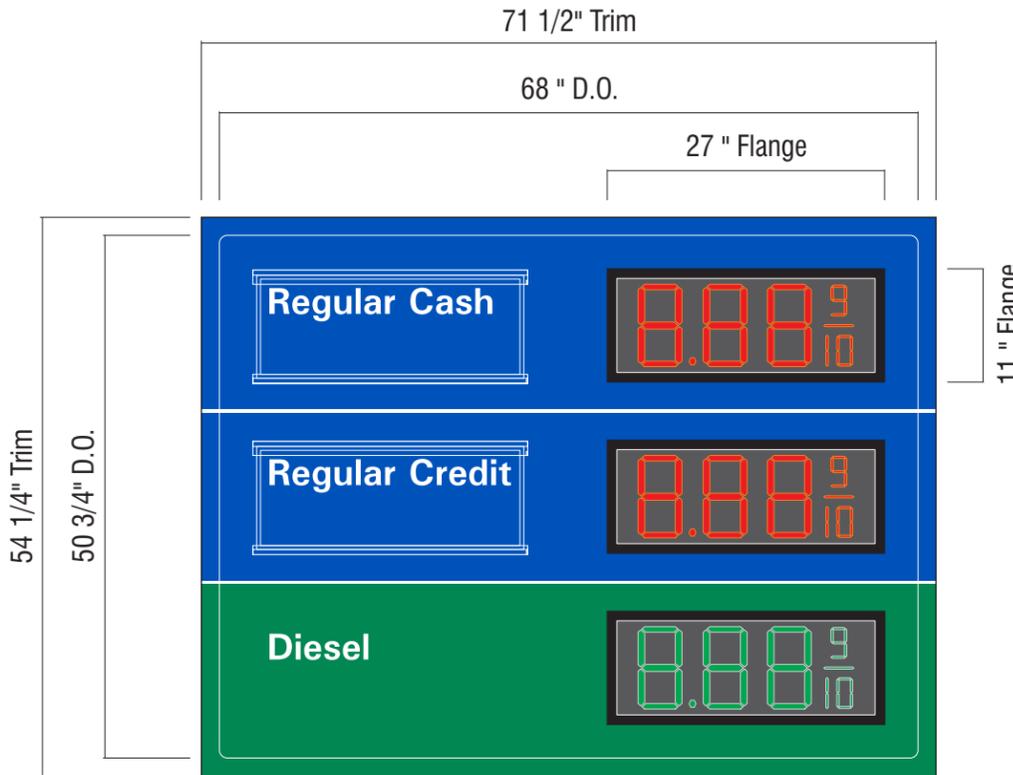
Custom Product Panels
Blue background
Clear copy



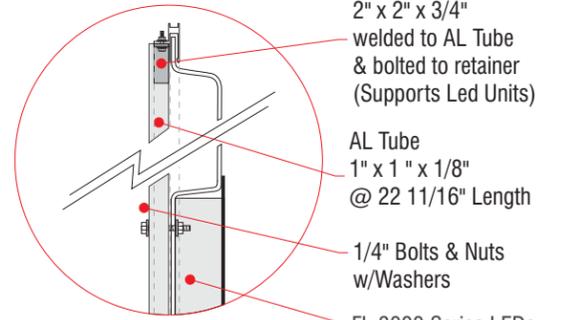
GENERIC TOP VIEW



SIDE VIEW



White product windows



GENERIC SIDE VIEW

COLORS	
L-806	WHITE
C8-1002	BLUE
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M2063 Retainers
ship w/faces & LED's
Attached



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<input type="checkbox"/> ESTIMATING
<input type="checkbox"/> PERMIT/LANDLORD
<input type="checkbox"/> PRODUCTION

DRAWING REVIEW
NAME
SURVEY
NAME
PRODUCTION REVIEW
NAME

Client: Good 2 Go #4
Address: 1201 17th St.
Cody, WY
File Name: Good 2 Go #4 (Cody, WY) - Sign Package - 12-31-12

SALES APPROVAL:
Designer: Jason
Sales: Cindy

CUSTOMER APPROVAL:



PYLON RE-IMAGING

REMOVE AND DISPOSE OF INDICATED CABINET SECTION

MANUFACTURE AND INSTALL NEW CABINET PAINTED WHITE

PROVIDE AND INSTALL

PROVIDE AND INSTALL

(2) VACUUM-FORMED "GOOD 2 GO" FACES

(6) VACUUM-FORMED FUEL ID FACES WITH ZIP PANELS AND (6) NEW S/F LED PRICERS

MANUFACTURE AND INSTALL

(2) NEW TENANT FACES AND

(2) NEW READER BOARD FACES

SERVICE ALL SIGNAGE

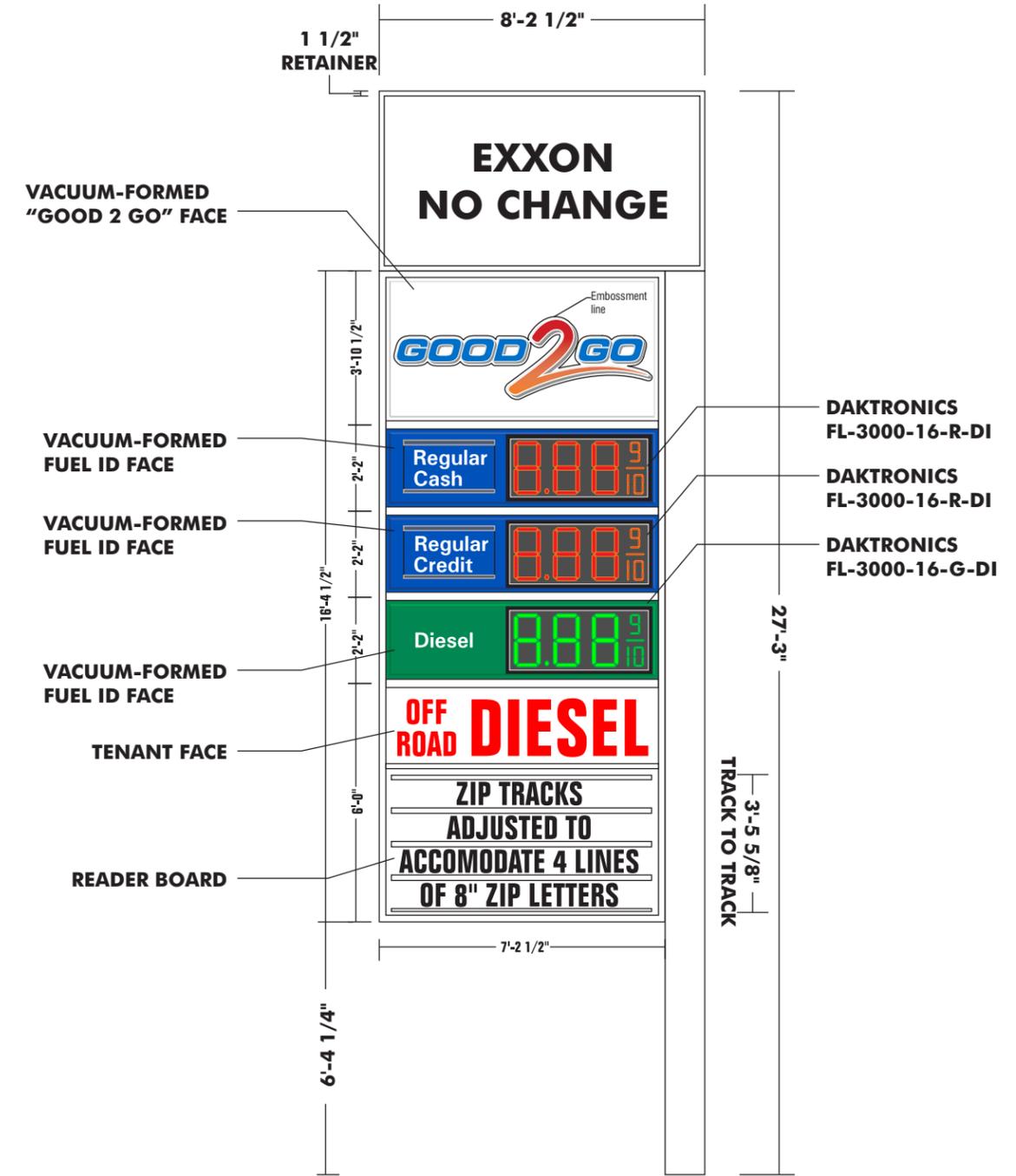
(REPLACE ALL LAMPS, ONLY REPLACE BALLASTS THAT ARE BAD)

PROVIDE AND INSTALL NEW PHOTOCCELL TO ACHIEVE CONSTANT "HOT" ON LED PRICERS AND TIMED IGNITION ON LAMPS



REMOVE AND DISPOSE OF CABINET

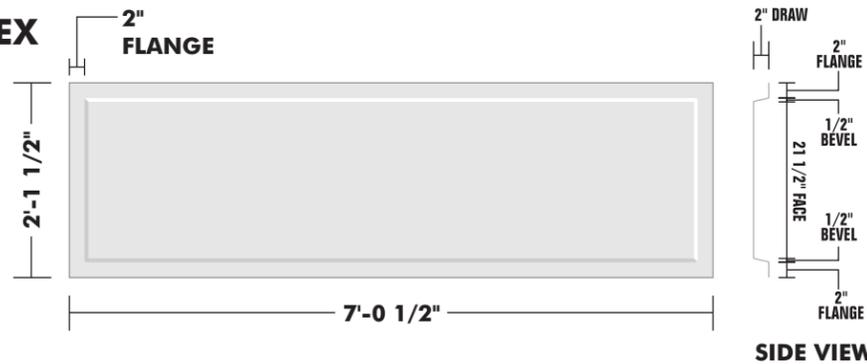
EXISTING CONDITIONS



ELEVATION SCALE: 1/4" = 1'-0"

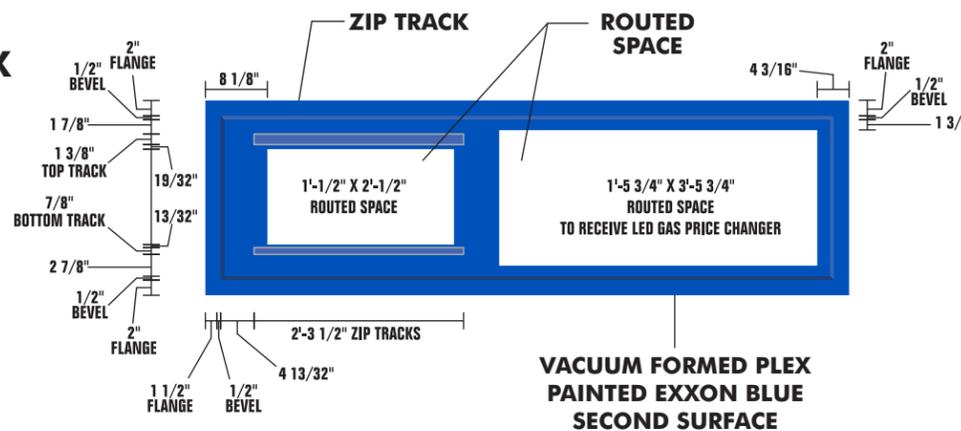
DETAIL - TYPICAL VACUUM-FORMED PLEX WITH GAS PRICE CHANGER AND REMOVABLE ZIP PANEL

VACUUM-FORMED CLEAR PLEX (PROVIDED BY OTHER)



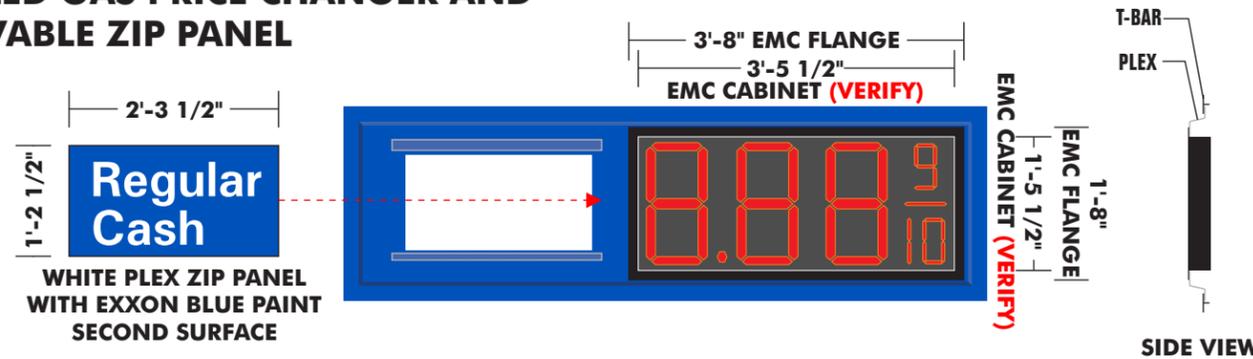
LAYOUT - SCALE: 1/2" = 1'-0"

MODIFIED VACUUM-FORMED PLEX (PAINTED, ZIP TRACKS AND ROUTED SPACES)



LAYOUT - SCALE: 1/2" = 1'-0"

MODIFIED VACUUM-FORMED PLEX WITH LED GAS PRICE CHANGER AND REMOVABLE ZIP PANEL

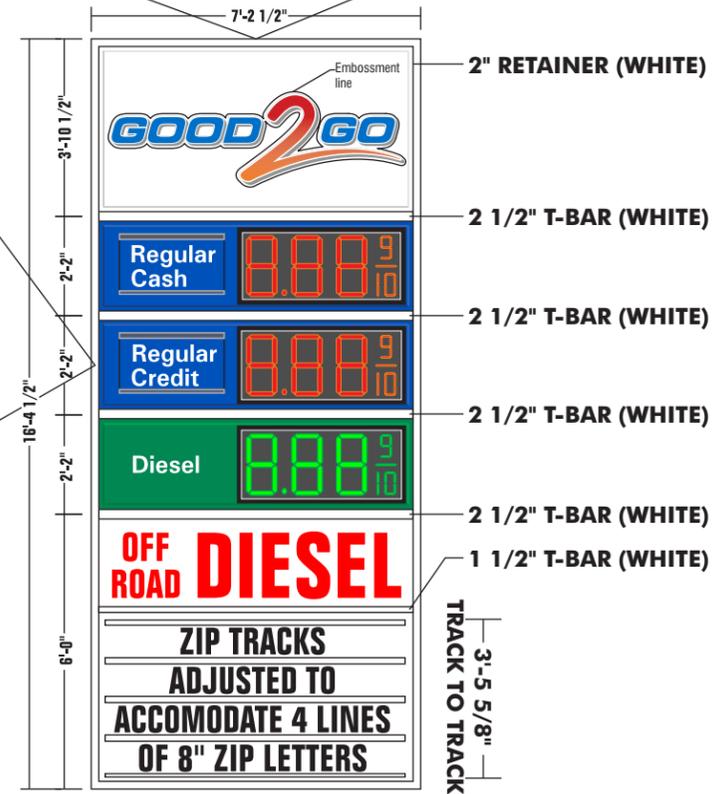


LAYOUT - SCALE: 1/2" = 1'-0"

DETAIL - TYPICAL VACUUM FORMED PLEX



LAYOUT - SCALE: 1/2" = 1'-0"



NEW CABINET LAYOUT - SCALE: 1/4" = 1'-0"



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- DRAWING STEPS**
- CONCEPT
 - ESTIMATING
 - PERMIT/LANDLORD
 - PRODUCTION

DRAWING REVIEW	NAME
	SURVEY
	NAME
PRODUCTION REVIEW	NAME

Client: Good 2 Go #3
Address: 1543 Depot Dr.
Cody, WY
File Name: Good 2 Go #3(Cody, WY) - Sign Package - 1-21-13

SALES APPROVAL:
Designer: Jason
Sales: Cindy

CUSTOMER APPROVAL:



BUILDING RE-IMAGING

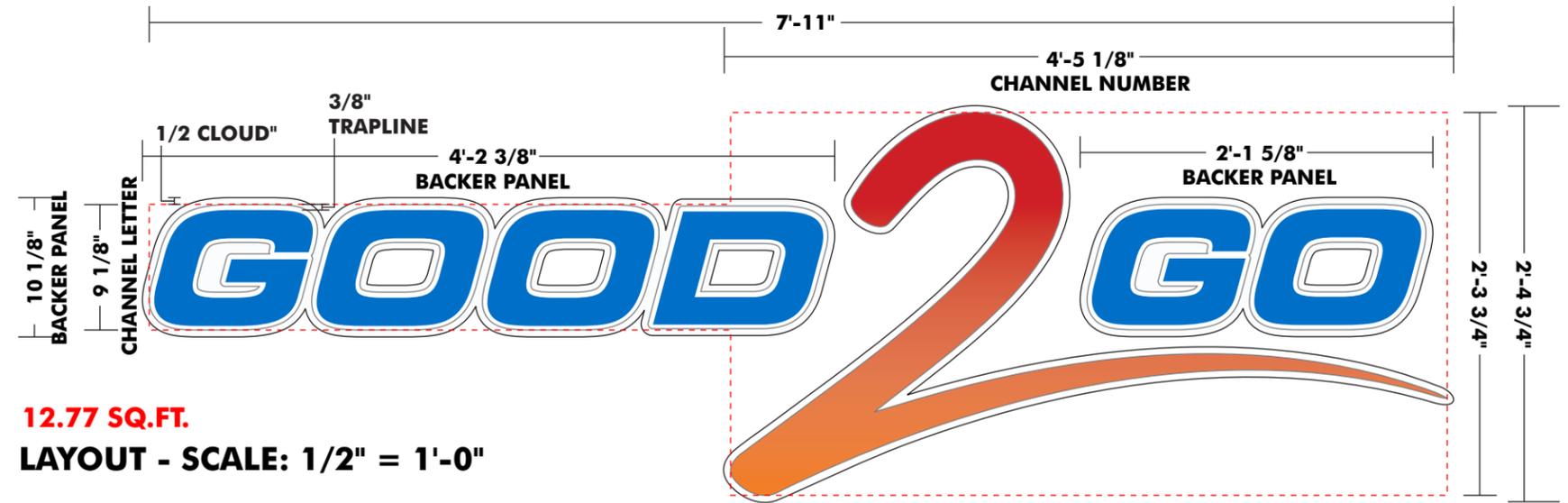
MANUFACTURE AND INSTALL NEW CHANNEL LETTERS

FRONT LIT CHANNEL LETTERS READING "GOOD GO"

- A FACES: 3/16" TRANS WHITE SG PLEX WITH V1 APPLIED, 3/8" TRAPLINE
- B TRIM: 1" METALLIC SILVER TRIMCAP
- C RETURNS: .040 PREPAINTED METALLIC SILVER ALUMINUM 5" DEEP
- D BACKS: .063 ALUMINUM STOCK COLOR
- E ILLUMINATION: WHITE CAO LEDs
- F POWER SUPPLY: REMOTE HOUSED IN POWER SUPPLY BOX
- G 1/8" ALUMINUM BACKER PANEL PAINTED P3,
- H MOUNTED TO FASCIA (SEE ATTACHMENT DETAIL)

FRONT/BACK LIT CHANNEL NUMBER READING "2"

- A FACE: 3/16" TRANS WHITE SG PLEX WITH V2 APPLIED
- B TRIM: 1" METALLIC SILVER TRIMCAP
- C RETURN: .040 PREPAINTED METALLIC SILVER ALUMINUM 5" DEEP
- D BACK: 3/16" CLEAR LEXAN
- E ILLUMINATION: WHITE LEDs
- F POWER SUPPLY: REMOTE HOUSED IN POWER SUPPLY BOX
- G 1/8" ALUMINUM BACKER PANEL PAINTED P3
- H STANDOFFS: 1 1/2" LONG 1024 BOLT, SPACERS & PADS (SEE ATTACHMENT DETAIL)



12.77 SQ.FT.

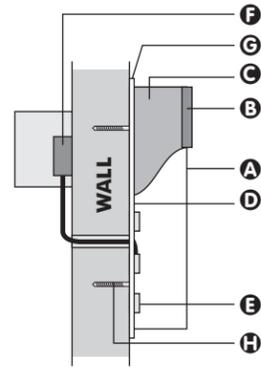
LAYOUT - SCALE: 1/2" = 1'-0"

VINYL SCHEDULE	
(SCREEN AND PRINT COLORS MAY VARY FROM FINISHED PRODUCT)	
■	V1: 3M TRANS INTENSE BLUE
■	V2: PRINTED TRANS VINYL GRADIENT PMS 186 TO PMS 151
■	V3: WHITE

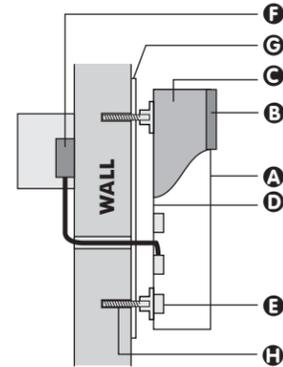
POWER REQUIREMENTS
(1) 20 AMP CIRCUIT
120 VOLTS



EXISTING CONDITIONS



**TYPICAL SECTION VIEW
FRONT LIT - NTS**



**TYPICAL SECTION VIEW
FRONT/BACK LIT - NTS**



ELEVATION - NTS



SALT LAKE CITY:
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DRAWING STEPS
<input type="checkbox"/> CONCEPT
<input type="checkbox"/> ESTIMATING
<input type="checkbox"/> PERMIT/LANDLORD
<input type="checkbox"/> PRODUCTION

DRAWING REVIEW
NAME
SURVEY
NAME
PRODUCTION REVIEW
NAME

Client: Good 2 Go #3
Address: 1543 Depot Dr.
Cody, WY
File Name: Good 2 Go #3(Cody, WY) - Sign Package - 1-21-13

SALES APPROVAL:
Designer: Jason
Sales: Cindy

CUSTOMER APPROVAL:

