FINAL PLAT

PLAZA COURT

A SUBDIVISION IN THE WEST HALF (W1/2) OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 104 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

PLANNING AND ZONING COMMISSION

The tentative approval of the Planning and Zoning Commission of the City of Rock Springs, Wyoming.

Chairman — Secretary

MAYOR AND CITY COUNCIL

The tentative approval of the Mayor and the City Council of the City of Rock Springs, Wyoming.

Mayor — City Clerk

It shall be understood by the Petitioner, the Planning and the Zoning Commission of Rock Springs, the City Council of Rock Springs, and the Citizens of Rock Springs, that the final approval of this site plan shall be granted upon submission of engineering data, construction plans, subsequent approval of all engineering data, and construction plans by the City Engineer, and posting of a performance bond, provided that the final site plan is in substantial conformance with the site plan given previous tentative approval.

"Substantial conformance" shall be determined by a committee of the Planning and Zoning Commission, consisting of the Chairman and the Secretary based in part upon the recommendation of the City Engineer and City Planner.

If it is determined by the Chairman and Secretary of the Planning and Zoning Commission that the submitted final site plan is not in "substantial conformance" with the site plan given tentative approval, the Chairman of the Planning and Zoning Commission may require a new public hearing to be scheduled for the final site plan.

If it is determined that the final site is in "substantial conformance" with the site plan given tentative approval, the Chairman of the Planning and Zoning Commission and the Mayor of the City of Rock Springs, shall be authorized to give final approval at which time said site plan should be filed with the County Clerk of Sweetwater County.

Site Statistics

LOT SIZE 174240 SF OR 4.0 ACRES
LOT DENSITY 7.5 UNITS PER ACRE

Unit Statistics

UNIT A	2 BEDROOMS	15 UNITS	710 SF	
UNIT B	3 BEDROOMS	7 UNITS	900 SF	
UNIT C	3 BEDROOMS	1 UNITS	928 SF	(HANDICAP)
UNIT D	4 BEDROOMS	5 UNITS	1070 SF	

30 UNITS TOTAL

Parking Statistics

REGULAR PARKING SPACES	43
HANDICAPPED SPACES	2
TOTAL	45

RECREATIONAL VEHICLE (STACKED) PARKING TOTAL 16

General Notes

1. GRADE ELEVATIONS AT ALL FOUNDATION WALLS TO BE MINIMUM OF 6" BELOW FINISH FLOOR.
2. PROVIDE A MINIMUM OF 6" FALL IN THE FIRST 10' AWAY FROM FOUNDATIONS.
3. PAVED AREAS TO HAVE MINIMUM 0.5 % SLOPE.
4. ALL GRADED AREAS TO HAVE MAXIMUM 2:1 SLOPE
5. STREETS TO HAVE A MIN. CROSS SLOPE OF 1%
6. ALL WALKS TO HAVE 1/8" PER FOOT CROSS SLOPE
7. TRASH ENCLOSURES TO ACCOMODATE 30 GAL. CANS TO BE PICKED UP BY TRASH COLLECTION

Legend

CENTER OF SOIL BORING	⊕	CORRUGATED METAL PIPE	CMP
SEWER MANHOLE	○S	REINFORCED CONC. PIPE	RCP
LIGHT POLE	○LP	FLOW LINE OR SWALE	→
CATCH BASIN	▭	WALK DRAIN (EX-PROP)	WD
WATER LINE	W	SPECIALLY GRADED AREA (PROP)	SG
SANITARY SEWER	SS		
STORM DRAIN	SD		
POWER POLE	OPP		
TELEPHONE PEDESTAL	Ty		
CONTOUR LINES (EXIST.)			
CONTOUR LINES (NEW)			
RIGHT OF WAY			
FINISH FLOOR ELEVATION	FF 6XX.X		

OWNER'S DEDICATION

Easements as shown on the Site Plan shall be dedicated by the Owner for use by the respective utility companies.

Date — Owner

The foregoing instrument was acknowledged before me this ____ day of ____, 1979: Witness my hand and official seal.

Notary Public — SEAL

My Commission Expires: ____

TO ALL PARTIES INTERESTED IN THE TITLE TO PREMISES SURVEYED AND SHOWN ON THIS SURVEY PLAT

I, W. Wayne Gudgell, Rock Springs, Wyoming, do hereby certify that I am a Registered Land Surveyor and hold License No. 3116, as prescribed by the Laws of the State of Wyoming, that on the 17th day of Feb., 1980, a survey was completed made on the site as per record description and is correct; that there are no encroachments either way across property lines except as shown.

March 4 1980 — W. Wayne Gudgell — R.L.S. No. 3116

The foregoing instrument was acknowledged before me this 4th day of March 1980: Witness my hand and official seal.

Notary Public

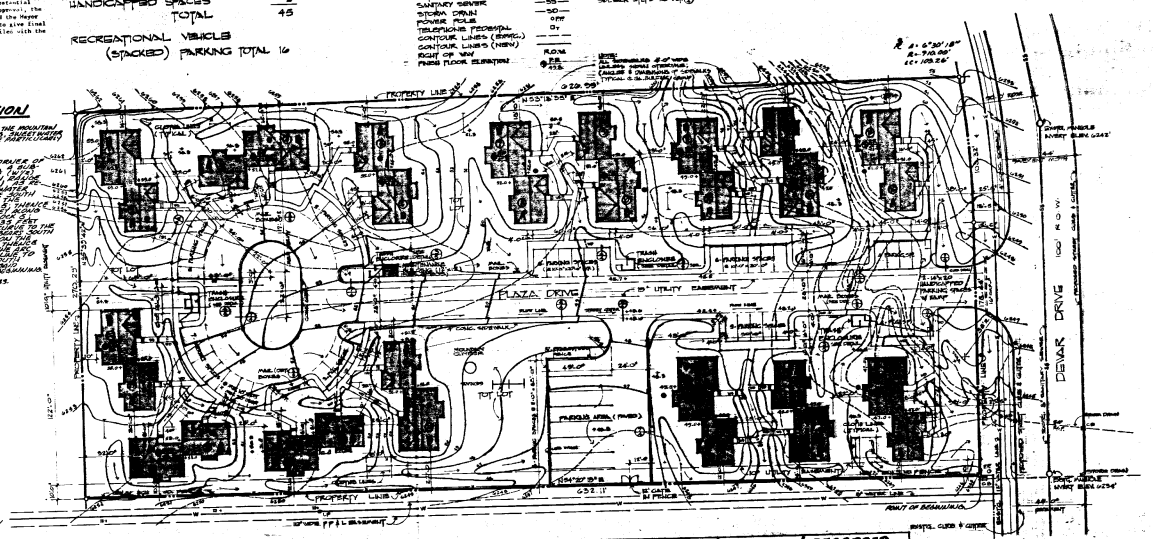
My Commission Expires: January 24, 1983

LEGAL DESCRIPTION

A PARCEL OF LAND KNOWN AS LOT (3) OF THE MOUNTAIN VIEW SUBDIVISION, CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT (3) MOUNTAIN VIEW SUBDIVISION, A BRASS CAP MONUMENT SET IN THE NORTHWESTERLY RIGHT OF WAY LINE OF DENVER DRIVE, FROM WHICH THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 104 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, BEARS SOUTH 31°51'30" EAST A DISTANCE OF 1,322.99 FEET; THENCE NORTH 55°18'30" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT (3) A DISTANCE OF 652.11 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PROPERTY CONVEYED TO THE CITY OF ROCK SPRINGS BY DEED RECORDED IN BOOK 207 OF DEEDS, PAGE 1, SWEETWATER COUNTY RECORDS; THENCE SOUTH 34°41'30" WEST ALONG SAID SOUTHEASTERLY LINE OF PROPERTY CONVEYED TO THE CITY OF ROCK SPRINGS A DISTANCE OF 274.00 FEET TO A POINT; THENCE SOUTH 55°18'30" EAST A DISTANCE OF 652.11 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF DENVER DRIVE, SAID POINT BEING 33.00 FEET NORTHWESTERLY, AT RIGHT ANGLES, FROM THE CENTERLINE OF DENVER DRIVE; THENCE NORTH 34°41'30" EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF DENVER DRIVE A DISTANCE OF 274.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.00 ACRES, MORE OR LESS.



Site Plan

SCALE 1" = 30'-0"

CITY ENGINEER	PLANNING & ZONING COM.	CITY COUNCIL	CLERK & RECORDER
CERTIFICATE OF APPROVAL OF THE CITY ENGINEER OF THE CITY OF ROCK SPRINGS, WYOMING. THIS SITE PLAN IS APPROVED BY THE CITY ENGINEER OF ROCK SPRINGS IN CONNECTION THEREWITH.	CERTIFICATE OF APPROVAL BY THE ROCK SPRINGS PLANNING AND ZONING COMMISSION. THIS SITE PLAN IS APPROVED BY THE ROCK SPRINGS PLANNING AND ZONING COMMISSION IN CONNECTION THEREWITH.	CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS, WYOMING. THIS SITE PLAN IS APPROVED BY THE ROCK SPRINGS CITY COUNCIL.	CERTIFICATE OF APPROVAL BY COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF COUNTY COMMISSIONERS OF SWEETWATER COUNTY, WYOMING. THIS SITE PLAN IS APPROVED BY THE SWEETWATER COUNTY BOARD OF COMMISSIONERS.
(Acting) CITY ENGINEER	CHAIRMAN	MAYOR	CLERK & RECORDER
	ATTEST: SECRETARY	ATTEST: CITY CLERK	DEPUTY

STATE OF WYOMING — COUNTY SEAL CLERK — SWEETWATER COUNTY

Miles Lantz Architect
architects · planners · consultants
Denver Technological Center
7800 East Belleview Avenue
Denver, Colorado 80111
telephone (303) 779-0436

30 Family Units
Rock Springs, Wyoming
Rock Springs Housing Authority

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