

AN APARTMENT COMPLEX ON A PARCEL OF LAND LYING IN THE  
SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 105  
WEST, 6th PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER  
COUNTY, WYOMING.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT JOHN M. ANSELM, DORA G. ANSELM, AND MIKE VASE, A GENERAL PARTNERSHIP,

[illegible]

HEREBY WAIVED AND RELEASED  
EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1982, A.D., BY:

John M. Anselmi Dora G. Anselmi Mike Vase  
JOHN M. ANSELMi DORA G. ANSELMi MIKE VASE

## ACKNOWLEDGEMENT

STATE OF WYOMING  
COUNTY OF SWEETWATER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF February, 1982 A.D. BY  
John J. [illegible] and John J. [illegible], AS A FREE AND VOLUNTARY ACT AND DEED  
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES July 12, 1984 [Signature]  
NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

I, WYNNE GUDGILL, OF HOP SPRINGS, WYOMING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING. I ALSO CERTIFY THAT THIS PLAT IS TRUE, CORRECT AND COMPLETE PLAT OF AVA APARTMENT COMPLEX, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE UNITS, COMMON AREAS, STREETS AND UTILITY EASEMENTS OF SAID SUBDIVISION AS THE SAME ARE SHOWN ON SAID PLAT. I FURTHER CERTIFY THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF SAID PLAT AND TO AN ACCURACY OF (1) ONE INCH IN 5000.

\_\_\_\_\_  
 DATE November 1, 1982

\_\_\_\_\_  
 WYNNE GUDGELL, R.L.S. NO. 3186

## ACKNOWLEDGEMENT

STATE OF WYOMING }  
COUNTY OF SHELLEWATER } ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF February 1982, A.D. BY  
WYNNE GUGGELL.  
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES July 12, 1992 Connie Hernandez  
NOTARY PUBLIC

## GENERAL NOTES

- [illegible]

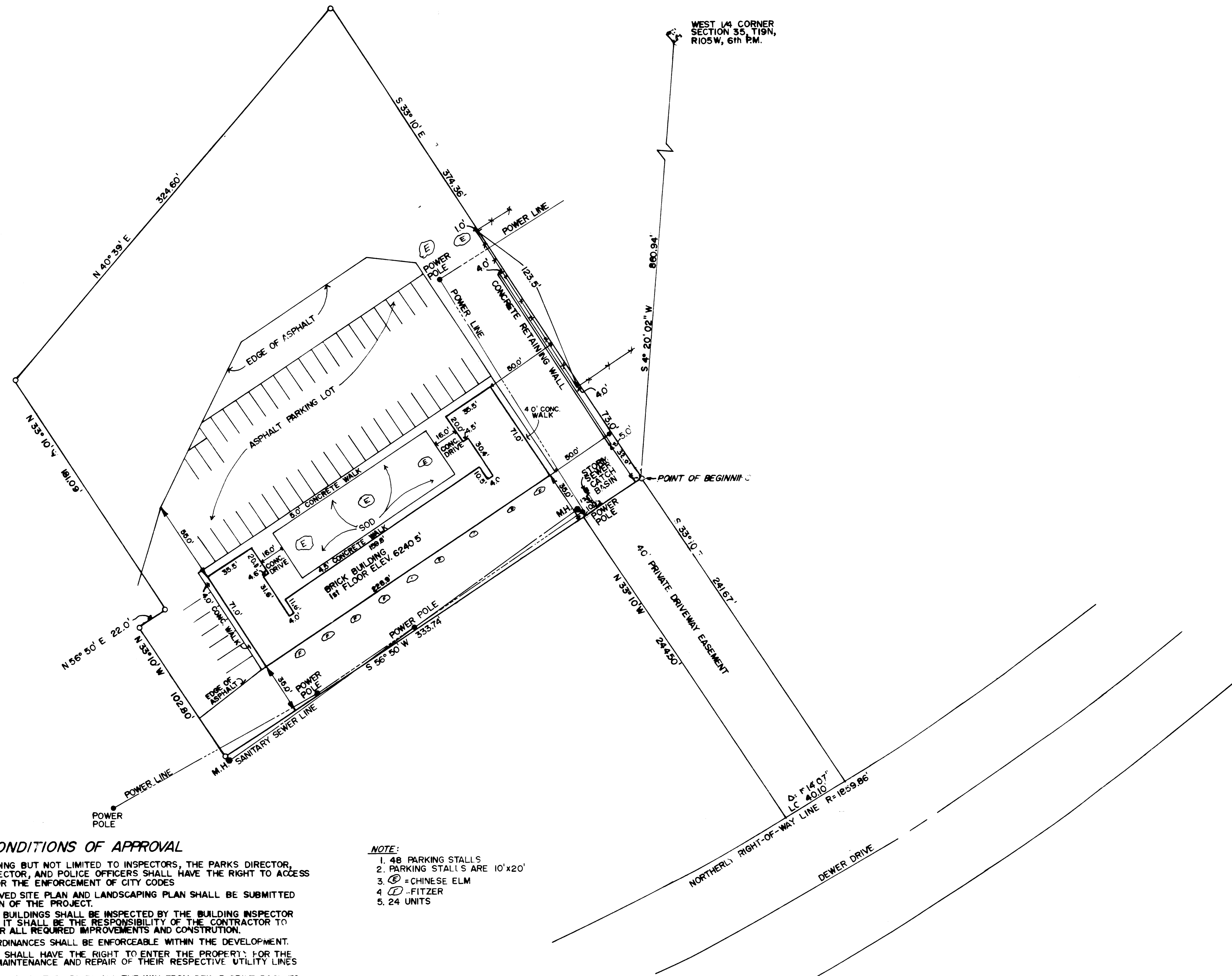
## SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. FLOOR PLAN LAYOUT
4. TYPICAL UNIT FLOOR PLANS

<p align="center"><u>MAYOR</u></p> <p>APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS, WYOMING THIS 22 DAY OF <u>February</u>, 1982.</p> <p><i>Charles Paul Peterson</i> MAYOR</p>		<p align="center"><u>CITY ENGINEER</u></p> <p>APPROVED BY THE CITY ENGINEER OF THE CITY OF ROCK SPRINGS, WYOMING THIS 22 DAY OF <u>February</u>, 1982.</p> <p><i>Robert L. Simpson</i> CITY ENGINEER</p>		<p align="center"><u>PLANNING &amp; ZONING</u></p> <p>APPROVED BY THE ROCK SPRINGS PLANNING AND ZONING COMMISSION THIS 22 DAY OF <u>February</u>, 1982.</p> <p><i>Robert L. Simpson</i> SECRETARY <i>Robert L. Simpson</i> CHAIRMAN</p>		<p align="center"><u>COUNTY CLERK &amp; RECORDER</u></p> <p>THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER AT <u>2:00</u> O'CLOCK P.M. THIS DAY OF <u>February</u>, 1982.</p> <p>695386</p> <p>COUNTY CLERK IS <u>ATTESTED</u> <i>John</i> DEPUTY</p>		<p align="center"><u>PREPARED FOR</u></p> <p>JOHN ANGELO PO BOX 6087 ROCK SPRINGS, WYOMING</p> <p align="center"><u>DESIGNED BY</u></p> <p><i>BUSH &amp; SUGGILL, INC.</i> 2200 FORTWILLIAMS BLVD. ROCK SPRINGS, WYOMING</p> <p>DATE: FEB 22, 1982 JOB NO. 1537-18 DRAWN BY: M.A. CALDWELL CHECKED BY: M.A. CALDWELL</p> <p align="right"><b>OFFICE CITY</b></p> <p align="right">SHEET 1 OF 4</p>	
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# SITE PLAN AVA. APARTMENT COMPLEX

AN APARTMENT COMPLEX ON A PARCEL OF LAND LYING IN THE  
SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 105  
WEST, 6th PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER  
COUNTY, WYOMING.



## CONDITIONS OF APPROVAL

1. CITY OFFICIALS, INCLUDING BUT NOT LIMITED TO INSPECTORS, THE PARKS DIRECTOR, THE PUBLIC WORKS DIRECTOR, AND POLICE OFFICERS SHALL HAVE THE RIGHT TO ACCESS TO ANY PROPERTIES FOR THE ENFORCEMENT OF CITY CODES.
2. MYLARS OF THE APPROVED SITE PLAN AND LANDSCAPING PLAN SHALL BE SUBMITTED UPON FINAL COMPLETION OF THE PROJECT.
3. ALL CONSTRUCTION AND BUILDINGS SHALL BE INSPECTED BY THE BUILDING INSPECTOR AND/OR CITY ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST INSPECTION FOR ALL REQUIRED IMPROVEMENTS AND CONSTRUCTION.
4. ALL APPLICABLE CITY ORDINANCES SHALL BE ENFORCEABLE WITHIN THE DEVELOPMENT.
5. THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSES OF PERIODIC MAINTENANCE AND REPAIR OF THEIR RESPECTIVE UTILITY LINES AND EQUIPMENT.
6. THE 40 FOOT DRIVEWAY EASEMENT BE PAVED ALL THE WAY FROM DEWEAR DRIVE BACK TO THE PARKING LOT AND ROLLED CURB BE PUT DOWN TO DESIGNATE THE DRIVEWAY FROM DEWEAR DRIVE BACK TO THE PARKING LOT.
7. A STORM SEWER CATCH BASIN SHALL BE PLACED IN THE UNPAVED AREA OF THE DRIVEWAY TO ALLEVIATE THE DRAINAGE PROBLEM. THIS SHOULD BE DONE BEFORE THE AREA IS PAVED.
8. CURBING SHALL BE PLACED AROUND THE PERIMETER OF THE PARKING LOT.
9. THE DUMPSTER AREA SHALL BE ENCLOSED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION OF THE CONDOMINIUM.
10. CERTIFICATION BY P.P. & THAT THE FIRE FLOW IN THE AREA WILL BE A MINIMUM OF 1,500 GALLONS PER MINUTE AT 20 POUNDS RESIDUAL PRESSURE.
11. THAT A TWO (2) HOUR AREA SEPARATION WALL BE CONSTRUCTED OF TWO (2) LAYERS 5/8" FIRE RATED SHEETROCK SCREWED ON STEEL STUDS EXTENDING FROM THE FOUNDATION THROUGH THE CENTER OF THE BUILDING TERMINATING AT THE UNDERSIDE OF THE ROOF SHEETING, AND ONE LAYER OF 5/8" FIRE RESISTANT SHEETROCK ON THE UNDERSIDE OF THE ROOF NOT LESS THAN 5 FEET ON EACH SIDE OF THE AREA SEPARATION WALL.

## NOTE:

1. 48 PARKING STALLS
2. PARKING STALLS ARE 10'x20'
3. (C) = CHINESE ELM
4. (D) = FITZGER
5. 24 UNITS
12. THE LANDSCAPING PLAN AND IRRIGATION SYSTEM SHALL BE APPROVED BY THE PARKS DIRECTOR.
13. WITH APPROVAL OF THE SITE PLAN THAT AN EMERGENCY EASEMENT BE SECURED FOR THE WESTERLY DRIVEWAY AND THAT IT BE RECORDED IN THE SWEETWATER COUNTY COURTHOUSE.
14. THE DEVELOPER WILL PREPARE THE RULES AND REGULATIONS TO ESTABLISH THE HOMEOWNERS ASSOCIATION.

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 PLAN 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.

## APPROVAL

I, JOHN ANSELM, AS DEVELOPER OF THIS PROPERTY, APPROVE OF THIS PLAT'S DESIGN AND CONDITIONS IMPOSED BY THE CITY OF ROCK SPRINGS.

*John M. Anselmi*  
DATE: FEB. 16, 1982

## ACKNOWLEDGEMENT

(STATE OF WYOMING) SS  
(COUNTY OF SWEETWATER) SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY, JOHN ANSELM ON THIS 16th DAY FEBRUARY 1982.  
WITNESS MY HAND AND OFFICIAL SEAL.

10-15-84 *Rock Springs, Wyo.*  
MY COMMISSION EXPIRES 1 RESIDE IN 0 *Notary Public*

## PREPARED FOR:

JOHN ANSELM  
P.O. BOX 1087  
ROCK SPRINGS, WYOMING

## PREPARED BY:

BUSH & GUDGELL INC.  
2506 FOOTHILL BLVD. P.O. BOX 1144  
ROCK SPRINGS, WYOMING

DATE: FEB. 9, 1982  
JOB NO. 1537-B  
DRAWN BY: M.S.A.  
CHECKED BY: W.W.G.

SCALE: 1" = 40'  
SHEET 2 OF 4

OFFICE COPY

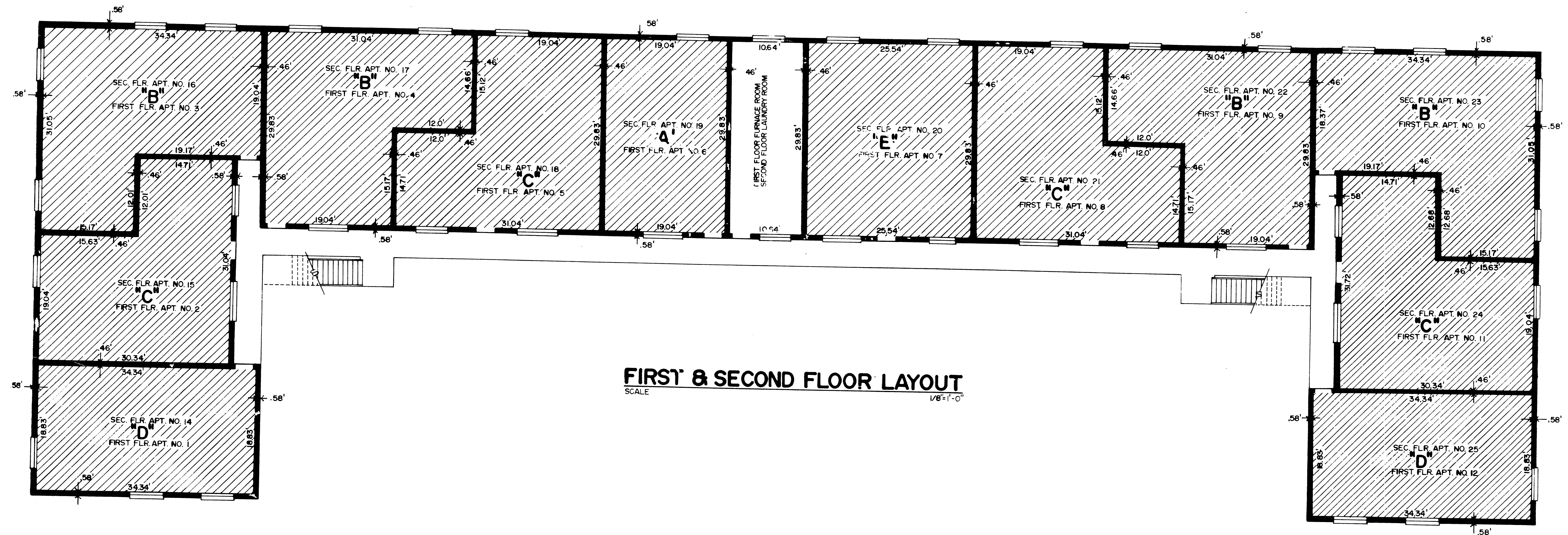
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RENDER BY NUMBER 0754R  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RENDER BY NUMBER 0754R  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RENDER BY NUMBER 0754R

FINAL PLAT OF:  
**AVA. APARTMENT COMPLEX**  
AN APARTMENT COMPLEX ON A PARCEL OF LAND LYING IN THE  
SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 105  
WEST, 6th PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER  
COUNTY, WYOMING.



FINISHED CEILING  
EL. 6257.53  
  
FINISHED FLOOR  
EL. 6249.5  
  
FINISHED CEILING  
EL. 6248.46  
  
FINISHED FLOOR  
EL. 6240.5

**NORTH SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**FIRST & SECOND FLOOR LAYOUT**  
SCALE: 1/8" = 1'-0"

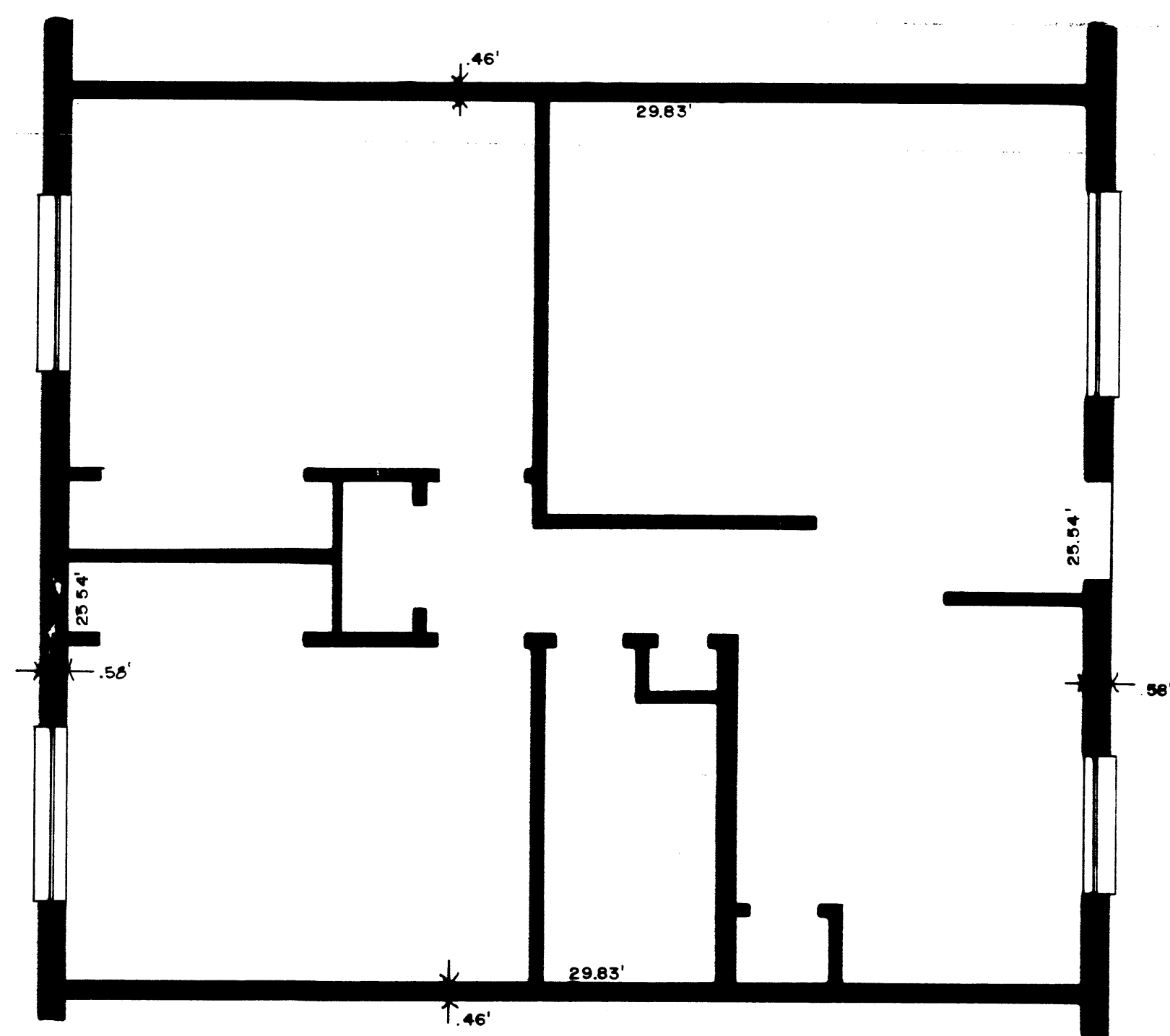
NOTE:  
LETTER ("A") = APARTMENT FLOOR  
PLAN-SEE SHEET 4.  
ZZZZ=UNIT  
ALL OTHER AREAS COMMON

OFFICE COPY

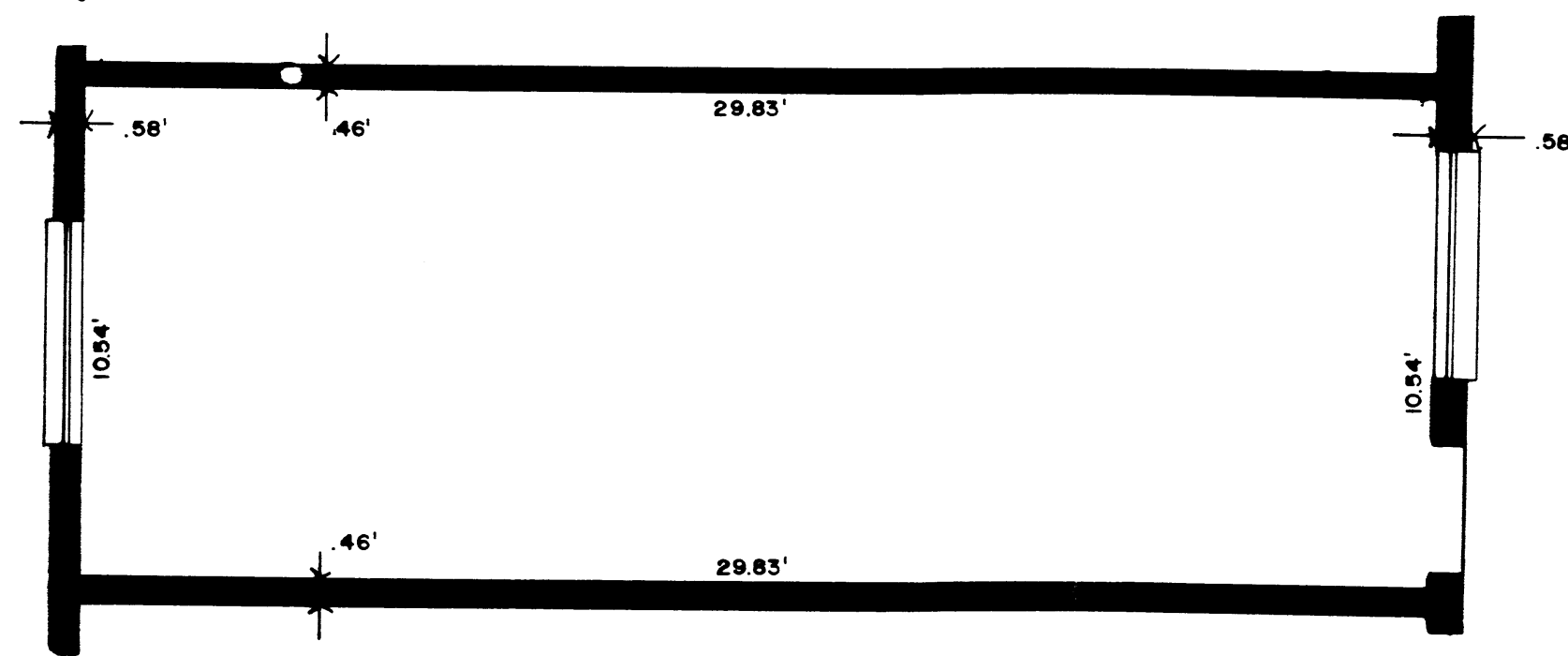
PREPARED FOR: JOHN ANSELM P.O. BOX 1067 ROCK SPRINGS, WYOMING	
PREPARED BY: BUSH & GUDGELL, INC. 2506 FOOTHILL BLVD., P.O. BOX 1144 ROCK SPRINGS, WYOMING 382-2876	
DATE: FEB. 12, 1982 JOB NO. 1537-B DRAWN BY: M.S.A. CHECKED BY: W.W.G.	SCALE: 1/8" = 1'-0"  SHEET 3 OF 4



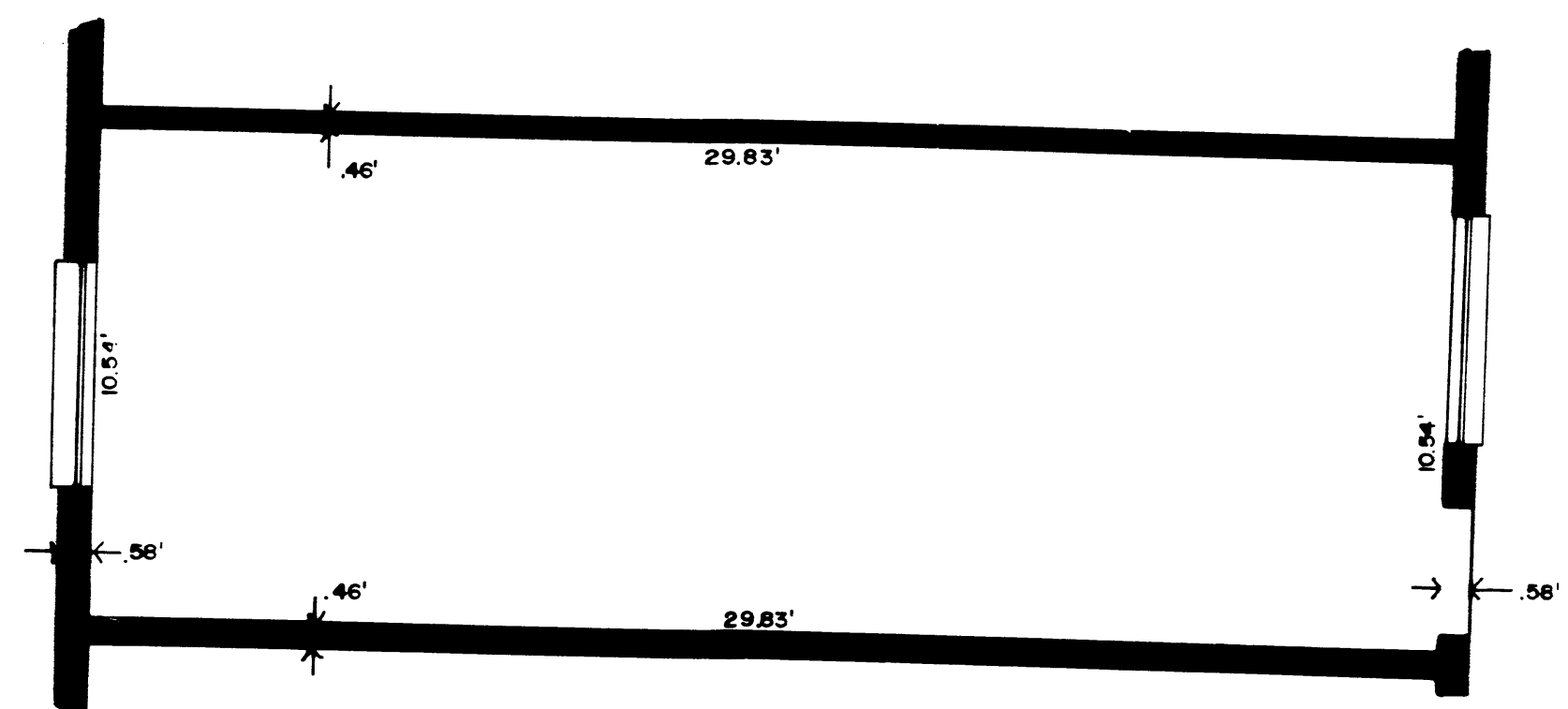
FINAL PLAT OF:  
**AVA. APARTMENT COMPLEX**  
AN APARTMENT COMPLEX ON A PARCEL OF 1 AND LYING IN THE  
SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 105  
WEST, 6th PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER  
COUNTY, WYOMING.



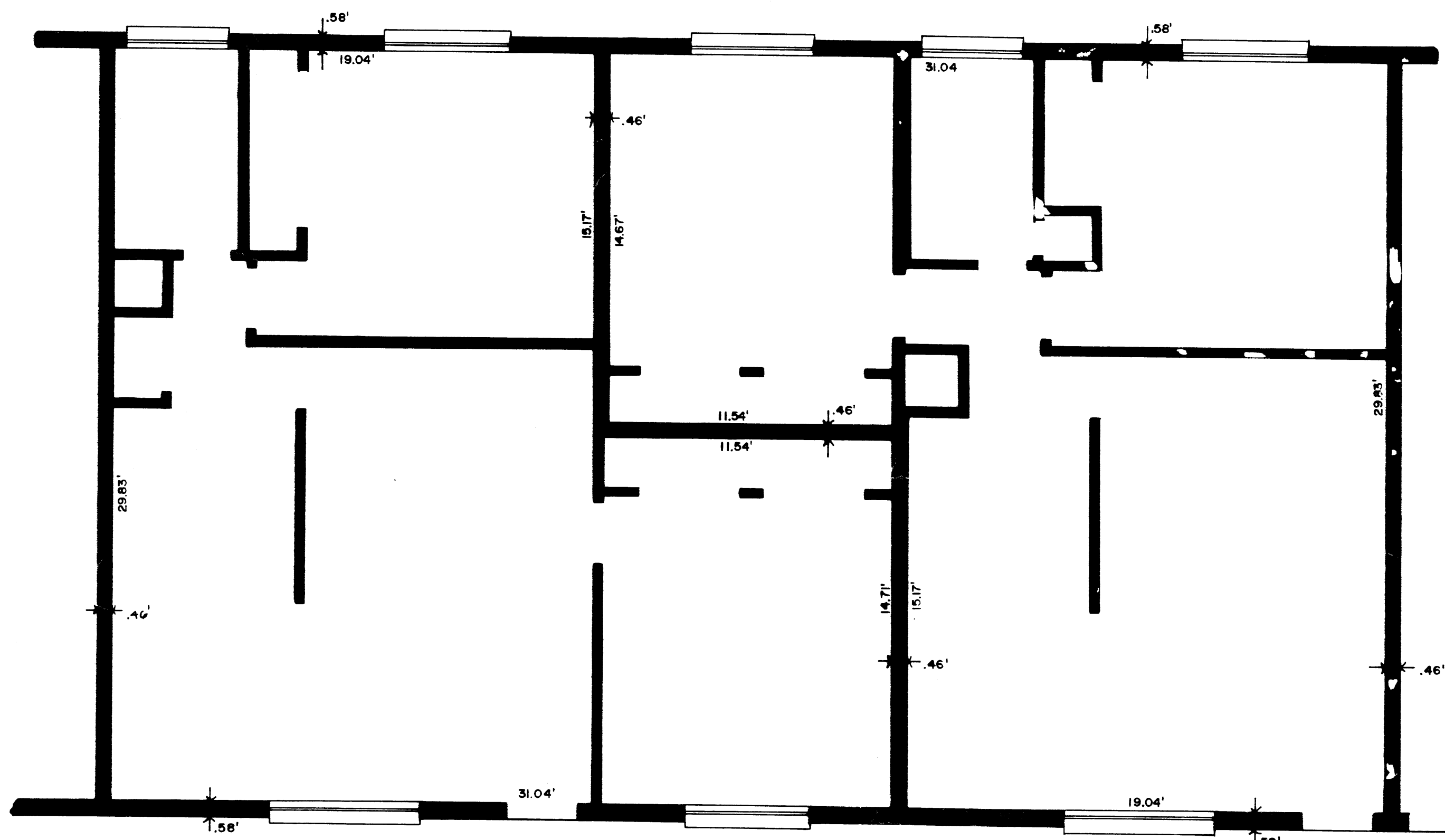
UNIT "E"



2nd FLOOR LAUNDRY ROOM

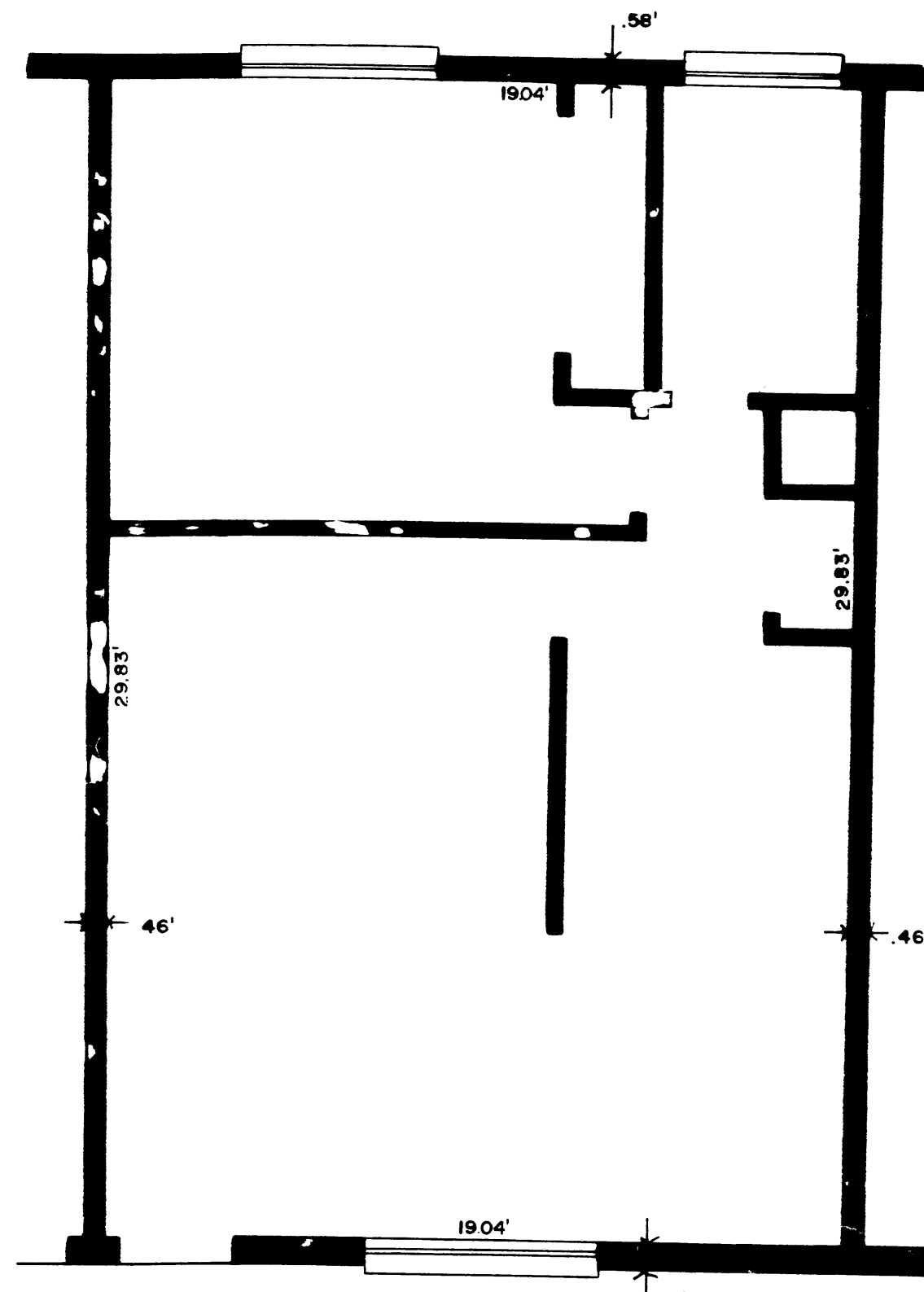


1st FLOOR FURNACE ROOM

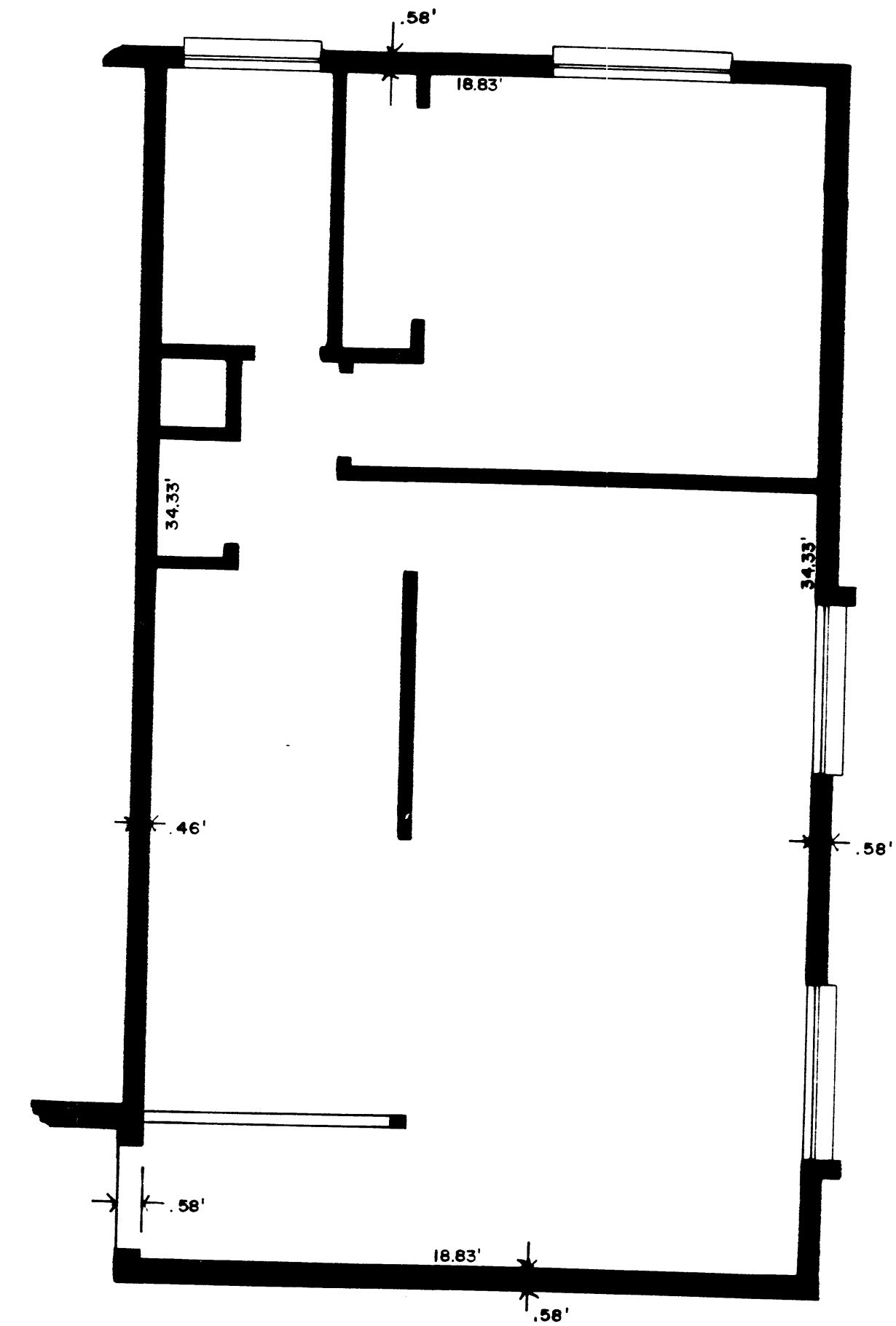


UNIT "C"

UNIT "B"



UNIT "A"



UNIT "D"

**TYPICAL UNIT FLOOR PLANS**  
SCALE 1/4" = 1'-0"

PREPARED FOR:  
JOHN ANSELM  
PO BOX 1087  
ROCK SPRINGS, WYOMING  
PREPARED BY:  
BUSH & GUDGELL INC  
2506 FOOTHILL BLVD, P.O. BOX 144  
ROCK SPRINGS, WYOMING 382-2876  
DATE: FEB. 12, 1982  
JOB NO. 1537-B  
DRAWN BY: M.S.A.  
CHECKED BY: W.W.G.  
SCALE: 1" = 14'  
SHEET 1 OF 4

OFFICE COPY

294-C