



VICINITY MAP
SCALE: 1"=2000'
SECTION 16, T14N, R105M, 6th P.M.
ROCK SPRINGS, WYOMING

Lot 18
Sweetwater County
School District 1

**ARTICLE II.
USE RESTRICTIONS**

Section 1. The Common Areas and all Lots, whether or not the instruments of conveyance or assignment shall refer to this Declaration, shall be subject to the covenants, conditions, restrictions, easements, reservations and other provisions contained in this Declaration, as the same may be amended from time to time. The covenants, restrictions, reservations and conditions contained herein shall run with the land and shall be binding upon all persons purchasing, leasing, sub-leasing or occupying any lot or lots in the development and shall remain in full force and effect until a majority of the owners of all of the planned lots in the subdivision shall direct otherwise, as provided in Article VII, section 4.

Section 2. All Lots shall be used primarily for residential purposes only. Permitted uses shall relate to those uses allowed in the applicable Rural Estates Zoning District of the Property as stated in the Zoning Ordinance of the City of Rock Springs, Wyoming, including requirements for setbacks.

Section 3. Each lot shall have a single-family residence, site built. A statement of approval from the Design and Review Committee shall accompany all site plan and building submissions to the City of Rock Springs, and no construction shall take place without the approval of the Design and Review Committee.

Section 4. Each single-family residence must contain a minimum livable area of 2,000 square feet if a single level home. For multi-level homes, the footprint of the ground level livable area, including porches and garage areas, must be at least 1,600 square feet.

Section 5. There shall be no more than a single residence on any single lot. If there is a need for servants' quarters or guest quarters, those quarters must be built as a part of the residence under a single roof and shall be available only for non-paying guests or actual servants of occupants of the single family residence.

Section 6. Garages which are structurally part of the residence must have their garage door entrance not facing the front of the property.

Section 7. The following provisions shall govern buildings adjacent to the main residence on a lot, so-called "Outbuildings."

(a) There may be accessory or auxiliary garages, barns or tack rooms incidental to the single-family residence, but all accessory buildings must maintain the same architectural "look and feel" as the residence (e.g. no stucco residence with a steel barn out back).

(b) No garage, barn or stable or similar accessory structure shall be erected on any lot until construction of the primary single-family residence shall have been commenced on said lot. No garage, barn or other accessory building may be accepted or used until the single-family residence is finished and occupied.

(c) No garage, barn, stable, tack room, trailer, guest house, mobile home, motor vehicle or any temporary structure of any nature may be used temporarily or permanently as a residence on any lot.

(d) All structures on the lots must be site-built; no buildings or structures may be moved from another location onto the lots (other than custom designed manufactured structures).

(e) Total coverage of the lot by structures shall not exceed thirty percent (30%) of the lot's total square foot area unless a plan for adequate fire-protection is prepared and approved by the Rock Springs Fire Department.

(f) Each Owner must maintain a route for fire protection vehicles from the front of the Lot to the rear of the Lot.

Section 8. No lot may be subsequently subdivided nor shall any conveyance be made or recognized for less than a whole lot except for necessary easements for public utilities.

Section 9. No owner may interfere with the established drainage pattern over his Lot to the detriment of adjacent lots or open areas.

Section 10. No hotel, store, multi-family dwelling, boarding house, guest ranch, or any other place of business of any kind, and no hospital, sanitarium, or other place for the care or treatment of the sick or disabled nor any facility for the care or treatment of sick or disabled animals shall ever be erected or permitted upon the premises.

Section 11. No business of any kind or character whatsoever shall be conducted in or from any residence or building on any of said lots or tracts.

Section 12. All Lots are subject to easements for public utilities, irrigation and bridle paths purposes; no excavation, planting fence, building structure, or other item may be placed or permitted to remain at any point on said bridle path easement.

Section 13. No more than 2 (two) horses are allowed per lot. (A colt becomes a "horse" for the purposes of this definition when it has attained the age of 12 months). Each Shetland pony, mare or donkey constitutes one horse. Other than household pets (dogs and cats) and horses noted above, no other animal (pigs, sheep, goats, rabbits, etc.) are allowed.

Section 14. All garbage shall be kept in closed containers and must be concealed from view of the surrounding lots and streets.

Section 15. No motorized vehicles of any kind shall be permitted to use the bridle paths or horse arena areas except for the limited necessary use of horse trailers and vehicles for supply, material delivery, or maintenance.

Section 16. Dust Control. All surfaces used for vehicular traffic shall be covered with gravel or asphalt; no surface can remain a dirt surface that contributes to the dust.

TYPICAL EQUESTRIAN SETBACKS

- TYPICAL SETBACKS AS PROPOSED FOR THE RESIDENTIAL UNIT PLAN
- A. EQUESTRIAN USAGE RESTRICTED TO REAR PORTION OF THE LOT.
 - B. MAXIMUM EQUESTRIAN AREA IS 3000 SQUARE FEET.
 - C. MINIMUM REAR EQUESTRIAN SETBACK IS 5 FEET.
 - D. MINIMUM SIDE EQUESTRIAN SETBACK IS 10 FEET; EXCEPT THAT EQUESTRIAN FENCES MAY BE PLACED ON A PROPERTY LINE IF USED IN COMMON WITH EQUESTRIAN FENCE ON ADJOINING LOT.
 - E. MINIMUM STREET SIDE EQUESTRIAN SETBACK IS 15 FEET.

TABULATION

ZONING	RE (PUD)
TOTAL LAND AREA	75.64 AC
PROPOSED RIGHT-OF-WAY DEDICATION	4.6242 (2% OF TOTAL AREA)
PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS	54 (85% OF TOTAL AREA)
PHASE 1	26 LOTS (30.71 ACRES)
PHASE 2	28 LOTS (36.12 ACRES)
PROPOSED DENSITY	0.714 DU/AC
PROPOSED COMMONS AREA	2.35 AC (3% OF TOTAL AREA)

LEGEND

- 6312 EXISTING GRADE CONTOUR
 - LOT DRAINAGE DIRECTION
 - STREET/DITCH DRAINAGE DIRECTION
 - NEW 8" SANITARY SEWER MAIN
 - NEW 4" SAN. SEWER SERVICE
 - NEW WATER MAIN
 - WATER SERVICE
- GRAPHIC SCALE
1 inch = 100 ft

This Final Development Plan conforms with the approved Preliminary Development Plan. Certified this 14th day of April, 2004
Olivia Crandall
Zoning Administrator

JFC ENGINEERS SURVEYORS
1515 NINTH STREET
ROCK SPRINGS, WY 82901
PHONE (307) 362-7519
FAX (307) 362-7569
http://www.jfc-wyo.com

SCALE:
1"=100'
DRAWN BY:
RJH

**SWEETWATER STATION ADDITION
PUD FINAL DEVELOPMENT PLAN**
PREPARED FOR
RED TOP LIMITED PARTNERSHIP/THOMAS E. SPICER
2201 SKYVIEW DRIVE
ROCK SPRINGS, WYOMING 362-7751

DATE:
MAR. 26, 2004
PROJECT NO:
6188-03E
SHEET NO:
1 OF 1

FILE NAME: c:\jfc\Draw\01859\01859-03E.dwg 23 APR 04 10:01