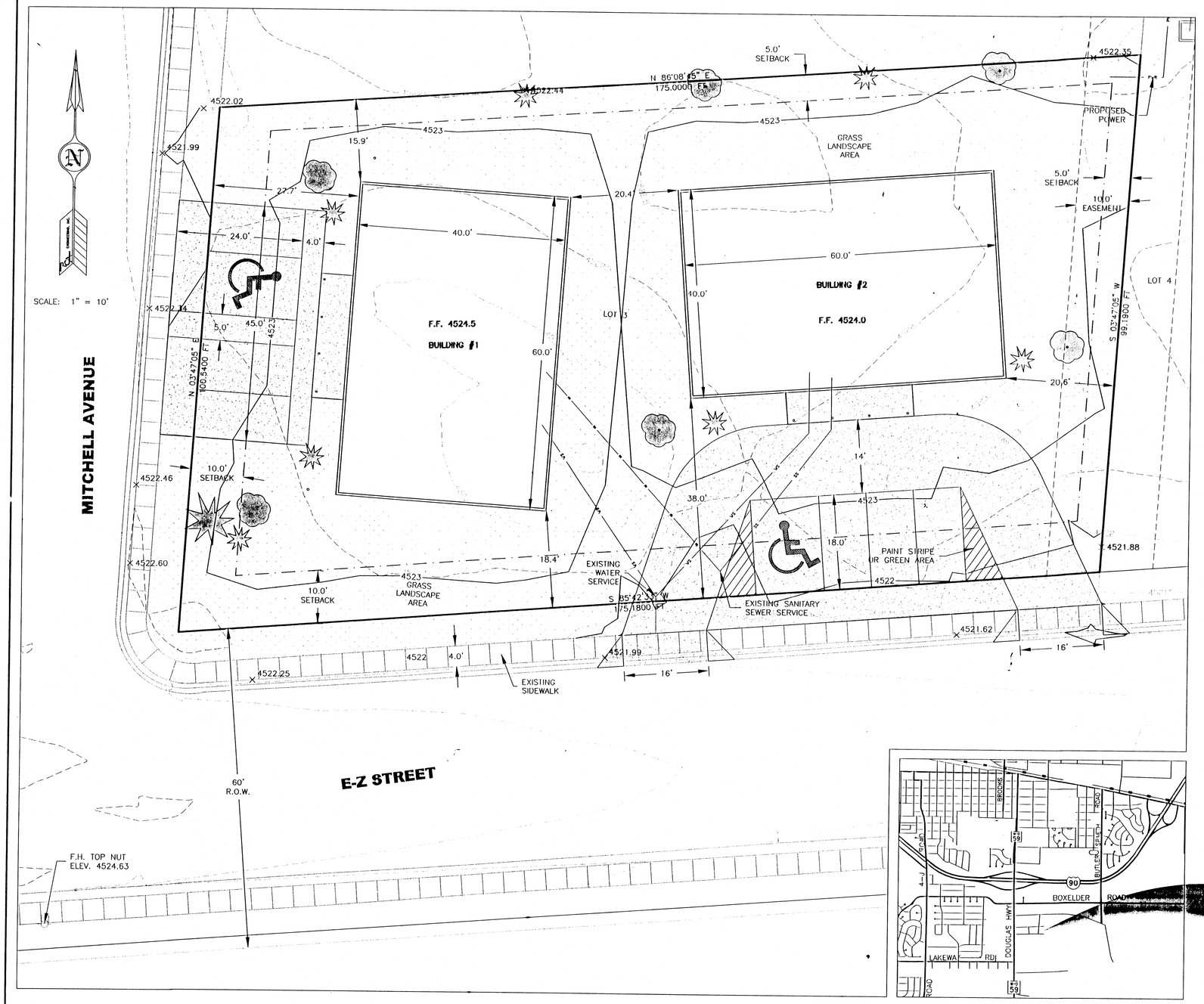
RENEW DEVELOPMENT PLAN

2401 MITCHELL AVENUE, LOT 3 BLOCK 4 MARQUISS ADDITION
SEC. 34, T50N, R72W, CAMPBELL COUNTY, WYOMING



GENERAL NOTES:

CURRENT ZONING: R-4
LOT AREA: .40 ACRES
BUILDING AREA: 4784 S.F.
BUILDING HEIGHT: 16'
PARKING AND DRIVE: 3208 S.F.
PROPOSED SIDEWALK: 632 S.F.
BUILDING USE: RESIDENCE FOR DISABLED CITIZENS

DRAINAGE AND DETENTION:
DRAINAGE FOR LOT 3, BLOCK 4 FLOWS FROM THE LOT NORTH TO EXISTING DETENTION AREA IN LOT 2, BLOCK 5.

WATER SERVICES:
1 1/4" WATER SERVICE EXISTS ON E-Z STREET

SEWER SERVICE:
4" SANITARY SEWER SERVICE EXISTS ON E-Z STREET

SIDEWALKS:
EXISTING 4' LOWBACK MONOLITHIC SIDEWALKS

CERTIFICATE OF DEVELOPMENT PLAN

IT IS AGREED THAT THE CONDITIONS OF THIS DEVELOPMENT PLAN SHALL BE BINDING UPON THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL ZONING PERMITS, AND SHALL RESTRICT AND LIMIT THE LOCATION, CONSTRUCTION AND USE OF ALL LAND AND STRUCTURES INCLUDED WITHIN THE PLAN TO ALL OF THE CONDITIONS SET FORTH UPON THE PLAN; AND THAT THE DEVELOPMENT PLAN MAY BE AMENDED ONLY UPON APPLICATION TO AND APPROVAL BY THE PLANNING COMMISSION.

EXECUTED THIS 14th DAY OF October A.D., 2004, BY:
Sandra L. Thiel for RENEW
REHABILITATION ENTERPRISES OF NORTH EASTERN WYOMING, A WYOMING CORPORATION

STATE OF WYOMING)
)
CAMPBELL COUNTY)

TARA WAGNER - NOTARY PUBLIC
COUNTY OF CAMPBELL — STATE OF WYOMING
My Commission Expires July 8, 2006

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF October, A.D., 2004 BY Sandra Thiel, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.
Tara L. Wagner
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 8, 2006

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS 13th DAY OF September A.D., 2004
James R. Nelson
CHAIRMAN
Charlene L. Penfold
SECRETARY

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1 OF DEV. PLAN O'CLOCK ___M., OCTOBER 12, 2004, AND IS DULY RECORDED IN BOOK NUMBER 1 OF DEV. PLAN PAGE NUMBER 157 PLAN PLATS
COUNTY CLERK

BENCHMARK

BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #23
ELEVATION=4522.60

BASIS OF BEARING

THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK.

Professional Land Surveyor Donald Oakley WYOMING 9-29-04

SURVEYOR'S CERTIFICATE

I, DONALD OAKLEY, OF GILLETTE, WYOMING, HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED DURING THE THE MONTH OF MARCH, 2004, AND THAT SAID SURVEY IS ACCURATELY REPRESENTED ON THIS DEVELOPMENT PLAN AND IS SET OUT ON THE GROUND AS SHOWN HEREON.

VICINITY SKETCH

Prepared for:
RENEW
(307) 672-7481
grants@renew-wyo.com

4506 Wigwam Blvd.
P.O. Box 2185
Gillette, Wyoming 82718
307-687-0600
PCA ENGINEERING, INC.

Drawn by: CS	Date: 11/03
Design by: CS	Date: 11/03
Reviewed by:	Date: 11/03
Revised: ZE 02/23/04; GPS 09/28/04	
P.C.A. Project Number: 032920.00	
File: G:\Projects\03292000\DesDwgs\Main\Main.dwg	
Xref: G:\Projects\	

RENEW LIVING QUARTERS

DEVELOPMENT PLAN

SHEET 1 OF 1