

# Sweetwater County, Wyoming Development Plan Application

**Sweetwater County Community Development**  
80 West Flaming Gorge Way, Suite 23  
Green River, WY 82935  
p: (307) 872-3914 / 922-5430 f: 872-3991  
**Application Fee: \$150.00**

**Date of Submittal:** \_\_\_\_\_  
**Permit Number:** \_\_\_\_\_  
**Present Zoning:** \_\_\_\_\_  
**PID: 04-** \_\_\_\_\_  
**Overlay:** \_\_\_\_\_

## PURPOSE

Under the normal provisions of this Sweetwater County Resolution a separate Zone Lot must be designated and maintained for each structure containing a Permitted Use or Uses. Pursuant to the procedures hereinafter set forth, two or more structures containing Permitted Uses may be erected and maintained on the same Zone Lot, and several Zone Lots may be combined into a special Development Plan of two or more structures containing the same or different Permitted Uses. The structures and uses proposed by the development plan must be owned by one owner. Any division of land by lease or sale must meet the requirements of the Wyoming State Subdivision Act. The Development Plan Process is intended to permit diversification in the location of structures of the land while yet maintaining adequate standards for the preservation of the public health, safety, and welfare.

## APPLICABLE DISTRICTS

The Development Plan process may be utilized in the following Zoning Districts: “**CRS**” (Commercial & Recreational Services District), “**B**” (Retail Business District), “**C**” (General Commercial District), “**I-1**” (Light Industrial), “**R-3**” (Multi-Family Residential District) and “**I-2**” (Heavy Industrial). If applicable, the Subdivision Regulations may also apply. If the Zoning of your property is not one of these Zoning Districts, you may have the option of applying for a Zone change before submitting a Development Plan.

## APPLICATION PROCESS

### **(Please read and sign below that you have received and read the following Development Plan procedures)**

Permitting your project begins with seeking overall project and development approval from the Board of County Commissioners by applying for a development plan and if applicable a Conditional Use Permit. The Conditional Use Permit along with other county permit applications can run concurrently with the Development Permit, such as a Conditional Use Permit, Variance, etc. First, we recommend the developer make the following steps before seeking approval from the Board of County Commissioners

**Step 1: Schedule a pre-application meeting:** The first step in the Development Plan application process project begins with scheduling a pre-application meeting (Community Development Office 307-872-3914). To assist you in the development permitting process, it is highly recommended for you to hire a Wyoming Licensed Surveyor and Engineer.

**Step 2: Pre-application meeting:** At the pre-application meeting, bring a detailed conceptual narrative of your proposed project with any pertinent conceptual site plans or drawings. Our staff will review your project and request any additional documentation that will be required before application submittal. During the pre-application meeting, staff will identify necessary documentation, plans or studies in support of your application, and staff can informally review the elements of your intended submittal with the intention of expediting the formal review process.

**Step 3 (optional): Submit sketch conceptual drawing:** Prior to final Development Plan submittal, at the request of the applicant, you may submit a sketch conceptual drawing/plat. The purpose of this submittal is to address potential application issues the applicant may be encountering. How long this step takes depends on the nature and complexity of the project and what other demands on staff’s time exist.

**Step 4: Final Development Plan and Application Submittal:** The next step is submittal of your application. Keep in mind our office recommends that you submit a final application along with any required supporting documentation at least 45 days prior to any public hearings. Understand that the Planning Office must have possession of a complete application before staff initiates a formal review leading to a final decision. All application forms and supporting documentations need to be submitted as a unified submittal. We do not assemble a complete application piecemeal based on sporadic submittals of various documents. The scheduling of public hearings will not happen until staff actually receives, reviews, and obtains any additional information requested during review.

**Step 5: Review Period:** During the review period, staff will review the applications (Development Plan/Conditional Use Permits/other permits) for completeness and compliance with the Sweetwater Zoning Resolution/Subdivision Regulations. The review will identify other materials or information to be submitted. We will then forward your proposal/development plan to other agencies and departments for review. We will then schedule public hearings before the Planning and Zoning Commission and the Board of County Commissioners. Staff will send notifications to both adjacent and affected property owners/parties; post the property; advertise applications for public hearings; and prepare comments and recommendations.

**Step 6: Attend Planning and Zoning Hearing:** The next step begins the public hearing process. The first hearing is with the Planning and Zoning Commission. The Sweetwater County Planning and Zoning Commission meets on the second Wednesday of the month at 10:00 a.m. in the Sweetwater County Courthouse (Board of County Commissioners Meeting Room), Green River, Wyoming. The Planning and Zoning Commission will discuss your proposal and vote on a recommendation to approve, approve with conditions, table, or deny your application. Attendance is mandatory at both the Planning and Zoning Commission meeting and the Board of County Commissioner meeting by the applicant or his/her attorney. If the applicant is not present the application will be tabled until proper representation can be present.

**Step 7: Attend Board of County Commissioners Hearing:** The next hearing is with the Board of County Commissioners. Generally, this occurs three weeks after the Commission takes action. Typically, the Board meetings are held on the first Tuesday of each month at 1:30 PM in the County Courthouse (Board of County Commissioner’s meeting room). The Board of County Commissioners will consider the Planning and Zoning Commission’s recommendation and may table the matter for further study or proceed immediately to render a decision. They may decide to approve, approve with conditions or deny your application. Attendance is mandatory at both the Planning and Zoning Commission meeting and the Board of County Commissioner meeting by the applicant or his/her attorney. If the applicant is not present the application will be tabled until proper representation can be present.

**Step 8: Submit Construction/Use Application:** The next phase is the construction phase and application. Once you receive approval by the Board of County Commissioners, you may proceed to apply for a Construction/Use Permit. Only after the Community Development Division issues a Construction/Use Permit may you commence construction of your project. There are specific requirements and attachments for the construction permit. This permit does not require a public hearing but does require a technical review process from staff and if applicable Local/State/Federal Agencies. All permits and approvals relating to the design and construction phases of your project from all state, county or local agencies with any interest in the matter, must be obtained before issuance of a Construction/Use Permit. Please coordinate with the Community Development Division and schedule a pre-application meeting before preparing and submitting a Construction/Use Permit Application.

**Step 9: Final Approval:** Depending on the scope of the project and the conditions established with the Development Plan by the Board of County Commissioners, the applicant/owner may be required to submit a certification from a Wyoming Licensed Engineer at the owner’s expense. That certification will state that the Development Plan and construction/use permits were implemented and constructed in accordance with the approved Development Plan and all applicable Local/Federal and County Regulations.

I have read, and understand the Development Plan Process Procedures:

\_\_\_\_\_  
**Signature of Applicant**

\_\_\_\_\_  
**Date**

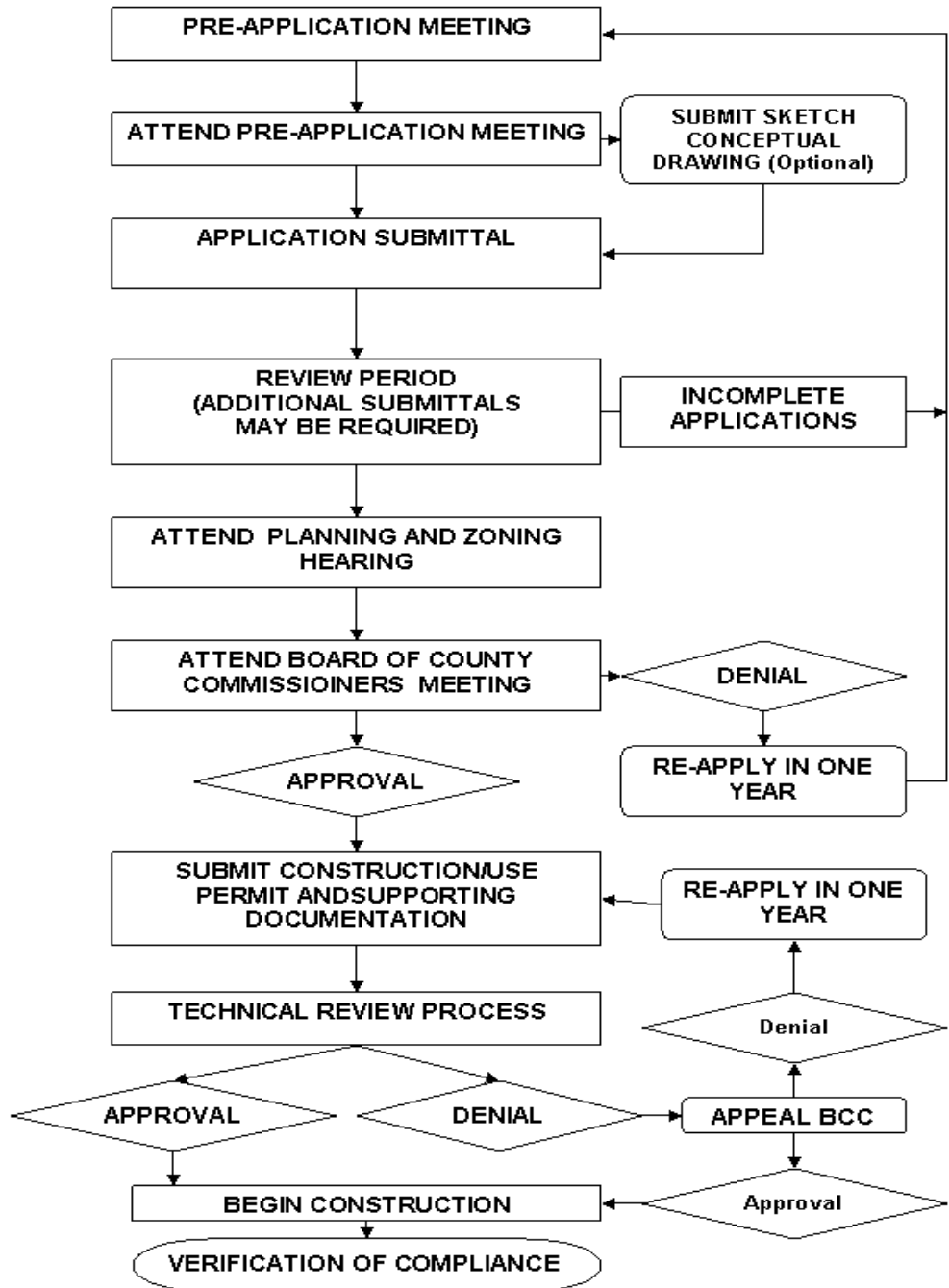
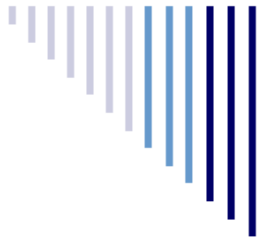
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**Printed Name of Applicant**

\_\_\_\_\_  
**Signature of Landowner of Record**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name of Landowner of Record**

# DEVELOPMENT PLAN FLOW CHART



**DEVELOPMENT PLAN APPLICATION**

**Applicant Contact Information (Person Legally Responsible for Construction and Operation)**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

**Land Owner of Record Contact Information**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

**Agent Contact Information**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

**Engineering/Architect/Surveyor/Contractor Contact Information**  
*(Please provide written authority to legally act on behalf of the Applicant/Owner)*

Name: \_\_\_\_\_ Company: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

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**Section II. Property Information**

**Property Identification Number:** 04 - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**Property Address or Description:** \_\_\_\_\_  
\_\_\_\_\_

**Legal Description (Attach separate sheet if necessary):**  
\_\_\_\_\_  
\_\_\_\_\_

**County Assigned Street Address:** \_\_\_\_\_

**SUBMITTAL REQUIREMENTS FOR DEVELOPMENT PLAN**

The following items are required for submitting a Development Plan and are recommended to be submitted 45 days prior to the Planning and Zoning Commission meeting. An incomplete application will not be reviewed and will be returned to the petitioner.

- Completed Development Plan Application
  
- Proof of ownership of the property or proof of owners consent to development.  
**Note:** Provide proof of ownership if you acquired the property within the last year. Applications not signed by the owner/applicant or by an attorney on behalf of the entity will be returned.
  
- Site Plan/PLAT (Boundary Survey and Improvements Location Certificate prepared by a Wyoming Licensed Surveyor). (See Site Plan/Plat Requirements) - Multiple site plans showing various project elements may be required depending upon project complexity. Final plans should be submitted on 24" x 36" Mylar sheets (One Mylar with ten paper copies). For clarity purposes and depending upon the complexity of the project, multiple sheets must have appropriate Title Blocks and sequential page numbering:
  
- Grading and drainage plan prepared and stamped by a Wyoming Licensed Engineer
  
- Engineer approved public right-of-way and road construction plans
  
- For the purpose of public health and safety, the following studies may be required:
  - Soils Suitability Study       Report from Soil Conservation District
  - Dust Control                       Traffic Study (Contact County Engineer/WYDOT)
  - Lighting Plan                       Other \_\_\_\_\_
  
- A statement certifying that the signatories are the owners of the tract described and agree to be bound by the provisions of the Development Plan.
  
- If property is in Growth Management Area, attach on or more of the following
  - Agriculture Zone Supplemental Regulations/Questionnaire
  - Highway Frontage Overlay Regulation/Questionnaire
  - Scenic Overlay Regulations/Questionnaire
  - Slope Supplemental Regulations/Questionnaire
  - Other \_\_\_\_\_
  
- Additional Applications:
  - \_\_\_\_\_ Permit Number: \_\_\_\_\_
  - \_\_\_\_\_ Permit Number: \_\_\_\_\_
  - \_\_\_\_\_ Permit Number: \_\_\_\_\_

**CURRENT AND PROPOSED STRUCTURES AND USE INFORMATION**

**Answer the following questions:**

What listed uses are you applying for (see Zoning Resolution)? Provide a narrative describing your proposed development. Use additional paper if necessary.

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What new structures do you propose to build and describe the proposed uses within those structures? Include structures that exist and their use(s). Also, describe (include construction type, foundation type and dimensions for each structure). Use additional paper if necessary.

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**DEVELOPMENT TIME SCHEDULE AND HOURS OF OPERATION**

**Describe proposed development time schedule:**

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**Hours of Operation:** What are your proposed portions of the year, days of the week and hours of operation:

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**Duration of Proposed Project:** How long do you propose to run this plan?

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**WATER, SEWER AND FIRE PROTECTION INFORMATION**

**Water Supply:** Identify how water will be provided at this site. Prior to construction, all water and sewage systems must be approved by the State DEQ, the governing Local Water and Sewer District and the County Health Department. Conditional or preliminary approval of proposed water and sewage plans is acceptable in support of your Development Plan and Conditional Use Permit. However, all permits and final approval required by these agencies must be obtained before the Planning Department will issue a construction permit.

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**Sewage Disposal.** Describe your method of sewage disposal. For septic or other private permits contact the County Health Department, 550 Uinta Drive, Suite D, Green River, Wyoming 82935, (307) 872-3930.

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**Fire Protection.** All developments shall comply with the International Fire Code. How do you plan to provide fire protection to your development? Describe your water source for fire protection. Please describe estimated pressure flow for hydrants and location of hydrants. If you have questions concerning fire protection, please contact the Sweetwater County Code Enforcement Specialist at (307) 872-3920 (Show fire hydrants on site plan).

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**Sprinkler System:** Will your development have structures that will contain sprinkler systems? Yes\_\_\_ No\_\_\_  
Explain: \_\_\_\_\_

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**PARKING, LOADING AND TRAFFIC**

**Vehicles:** Describe the vehicles associated with your existing and proposed use. Include a description of the number, type, frequency of daily trips, and where parked/stored. Show on site plan.

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**PARKING, LOADING, AND TRAFFIC CONTINUED**

**Pedestrian Circulation:** Describe pedestrian circulation ways, walkways, sidewalks, and open spaces. Show on site plan.

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**Vehicular Circulation:** Describe vehicular circulation pattern, both on the site and at entrances to the public street system: Curb cuts and driving lanes must be shown on site plan. Also, describe how you will mitigate and control increased traffic on roads externally and internally on your project:

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**Parking:** Describe how many parking spaces your proposed use will require, (contact the County Engineer) and estimate how many of these will be for customers and how many will be for employees. What material (asphalt, concrete, or gravel) do you propose to surface your parking spaces with? Show parking spaces on site plan.

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**Loading Areas:** Describe the types of vehicles that will be involved in loading and unloading materials on your property. Explain what they will be picking-up or delivering and the frequency and hours of this activity. Show on site plan. Identify the number, size, and location of loading spaces required (contact County Engineer) on your site plan:

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**Access Plan to Property:** Describe how and from what road you will access your property. Please describe frequency of traffic, entrances and exits from the property and how you will mitigate traffic concerns. A traffic study prepared by a Wyoming Licensed Engineer may be required by the County Engineer to support your proposed Development.

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**Surfacing Plan:** Describe proposed surfacing types for the entire property including developed and undeveloped areas.

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# Sweetwater County, Wyoming Hazardous Chemical Inventory

## Local Emergency Planning Committee (307) 922-5370

**Facility Location**

Name: \_\_\_\_\_

Location: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

**Emergency Contact (local)**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

24 Hour Phone: \_\_\_\_\_

**Owner/Operator**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

**Emergency Contact (local)**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

24 Hour Phone: \_\_\_\_\_

**For the safety of our First Responders, the Sweetwater County Local Emergency Planning Committee requests that you advise us of any hazardous materials that are used, stored, manufactured, or transported to or from your facility that are in quantities more than 10 gallons or 50 pounds.**

Date of Report: \_\_\_\_\_

Check One:

Initial Report

Update Report

Chemical Description	Inventory (Specify amounts listed in pounds or gallons)	Storage Locations & Container Type (Attaching site plan is optional)
Hazard Class: _____ (taken from package label)  UN Number: _____ (if on label)  Chemical Name: _____  Product Name: _____	Max. Daily Amt: _____  Avg. Daily Amt.: _____  Number of days per year on site: _____	Container Type: _____  Location: _____ _____ _____
Hazard Class: _____ (taken from package label)  UN Number: _____ (if on label)  Chemical Name: _____  Product Name: _____	Max. Daily Amt: _____  Avg. Daily Amt.: _____  Number of days per year on site: _____	Container Type: _____  Location: _____ _____ _____

*Please copy this page if needed for additional chemicals.*

**Certification:** I certify that I have personally examined and am familiar with the information submitted in pages one through \_\_\_\_\_, and that, based on my inquiry of those individuals responsible for obtaining the information, I believe that the submitted information is true, accurate, and correct.

\_\_\_\_\_  
 Printed Name & Official Title of Owner/Operator OR  
 Owner/Operator's Authorized Representative

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date Signed

## HEALTH AND SAFETY ISSUES CONTINUED

**Waste/Garbage Disposal:** Describe the type and quantity of wastes that will be generated by your proposed use and how you propose to dispose of these wastes. Outside storage areas should be screened. Explain how frequently wastes will be to be disposed of and how stored until disposed. DEQ solid waste permits may be required. Provide plan and use additional paper if necessary. Provide details here and on site plan.

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**Outside Work:** Describe any outside or exterior work that may occur on your premises. What type of external effects (off premises) will this outside work have? Screening may be required. Show on site plan.

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**Noise, Lights, Odors, Glare, Emissions etc:** Describe any noise, lights, odors, glare, emissions or other external affects (off premises) that will be produced by your proposed use and how you will mitigate these issues and potential nuisances. Also, describe your external lighting plan and type. Must show on site plan.

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**Flood Plain:** Is your property located in a flood plain? Yes \_\_\_ No\_\_\_ If yes, see disclaimer provided as a part of this application:

**Wetland:** Is your property located in a wetland? Yes \_\_\_ No\_\_\_ If yes, see disclaimer provided as a part of this application:

**Drainage:** Describe how surface runoff will drain from your property. Show direction of drainage on site plan. All drainage plans must show the individual lot owners are conveying historic and developed drainage in a manner that does not adversely affect neighboring properties. This report shall be prepared, signed, and stamped by a professional engineer licensed in the State of Wyoming.

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**Hillside Protection:** Is your property within the Growth Management Area? Does your property contain land areas with slopes 15% or greater? If so, Sweetwater County's Supplement Slope Regulations apply. (Show areas on site plan.) Will your proposed development disturb or affect these slope areas? (Show areas on site plan.) If yes, explain how you plan to mitigate potential erosion, runoff, fire hazard, slope stability, air quality, drainage or other problems that may result from the utilization of or affect upon these hillsides. A Certified Hillside Management Plan and/or Wyoming Licensed Engineered Plan is required in preparing your site and access plans.

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**HEALTH AND SAFETY ISSUES CONTINUED**

**Emergency Vehicle Access Plan:** To mitigate concerns and ensure protection of life and property, you must commit in writing to participate fully in emergency planning for the area and to actively join in providing emergency assistance in the event of a disaster. Buildings should be arranged so that all structures are readily accessible by emergency vehicles from several directions. Describe your emergency plan. Include emergency exits, fire lanes, evacuation plan, etc. Show on site Plan (For question contact Emergency Management).

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**Communication System:** Will your site have hard line phones and tie onto the 911 system? Yes \_\_\_ No \_\_\_  
If yes, describe locations and if building will have different phone numbering systems. Additional Addresses may be necessary. Please contact the County Engineer at 872-3920.

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**AESTHETIC CONSIDERATIONS**

Sweetwater County encourages development in a manner that maintains or improves the quality of aesthetic appearances of our communities. Listed below are some suggested site plan elements that will enhance development. These are often considered by the Planning and Zoning Commission and the Board of Commissioners.

**Landscaping:** Describe how you plan to landscape and maintain any proposed landscaping. Show landscaping on site plan.

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**Lighting:** Describe your plans for exterior lighting. To avoid glare, the County encourages down focused sodium vapor lighting. At least one exterior light is recommended for security purposes. Show location of lighting on site plan.

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**Building Style:** Describe the type, construction and exterior finish of your proposed structure. Structures which are well built and aesthetically pleasing are encouraged. Earth tone exterior finishes blend in well. Attach sketches or architectural plans for your building.

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**AESTHETIC CONSIDERATIONS CONTINUED**

**Signs:** Describe the nature and location of signs you propose to have on your property. Consider how these will enhance your business and the entrances to our communities (See Section 9 of the Zoning Resolution regarding sign regulations).

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**Outside Storage:** Please describe the materials or equipment that will be in exterior storage on your property? How do you plan to screen these items from view? Show the locations of exterior storage areas on your site plan. Please consider views and compatibility with all adjacent owners.

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**Screening/Fencing:** Describe your plans for screening exterior storage. Include in your description the materials you plan to construct the screen out of, the color of the screening, the height of the screening and how you plan to maintain the screening. Attach separate screening plans. Show areas to be screened on site plan.

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**Screening or Buffering of Sensitive Area:** Please describe screening of adjacent sensitive uses or areas (such as residential or recreational or scenic areas):

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**Scenic and Highway Frontage Areas:** Describe in detail your plans for developing within areas that have these special values. How will you make your development blend in with environmentally sensitive areas? Visually describe your plans by attaching colored plans and drawings. Provide detail on site plan.

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**Recreation and Play Areas:** Describe in detail outdoor rest areas, and recreational/play areas. Show areas in detail on site plan.

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## SITE PLAN REQUIREMENTS

All plats or site plans drawn to scale showing all of the following detail. Multiple drawings may be necessary for clarity purposes. Recommend Sheet size of 24" x 36" inches unless otherwise determined by the Community Development Division. Final plans should be submitted on 24" x 36" Mylar sheets. For purposes of clarity, multiple drawings may be required.

- Title block – consecutive page numbering
- Date of preparation, scale and north arrow. Development Plan should be drawn at a scale of not less than 1" = 100', unless otherwise determined by the Community Development Division.
- The legal description of the land area included in the proposed Zone Lot. State land areas and the acres of each proposed use.
- The location of each existing and proposed structures in the designated are together with a notation of the Permitted Uses to be contained in the structures, the gross floor area of the structure, the height of the structure, and the location of the entrances and loading areas (Include dimensions of the structures)
- Lot lines and dimensions (show bearings and distance)
- Location and type of surveyed and set property corners
- The land area to be included within the Development Plan, its present zoning classification, the zoning classification of abutting lands, and all public and private rights-of-way and easements abutting or crossing the land area which are existing, proposed or to be abandoned.
- Easements onsite/offsite. Include adjacent lands showing easements, road and utility easements, right of way easements. It may be necessary to provide service access to property.
- Location and Vicinity Map
- The proposed finished grade of the designated area.
- Existing and proposed finished grade contours. Contours at vertical intervals of not more than 2', except as may be necessary to explain any special landforms on the property. Include with drainage plan.
- Indicate with arrows the drainage flow on and across your property indicated. (Show the natural drainage course and how you plan to modify that historic course. Indicate any existing or proposed drainage structures. Attach Wyoming Licensed Engineer certified drainage plan)

\_\_\_\_ OTHER: \_\_\_\_\_

\_\_\_\_ OTHER: \_\_\_\_\_

- All curb cuts, driving lanes, parking areas, and loading areas. Emergency Vehicle Access.
- All pedestrian walks and malls and open areas.
- Recreation Play Areas
- Exterior lighting (Down focused sodium vapor)
- The location and height of all fences and walls (Where appropriate describe method)
- The type of surfacing such as paving, turf or gravel.
- The location of all fire hydrants. Also, indicate which buildings contain sprinkler systems.
- The locations of landscaping and general type of landscaping materials.
- Location of utility lines
- Location of water and sewage systems (i.e., water and sewer lines, septic tanks, wells, etc.)
- Location and type of fuels, flammable, hazardous and radioactive materials. Zoning Resolution may require a Conditional Use Permit.
- Location of outside storage and work areas.
- Location of waste disposal structures or systems, i.e. dumpsters
- Location of fencing and screening (Briefly describe)
- A statement certifying that the signatories are the owners of the tract described and agree to be bound by the provisions of the development plan.
- A place for the certificate and date of approval of the Sweetwater County Board of County Commissioners and the Planning and Zoning Commission
- Certificate from a Wyoming Licensed Engineer and Surveyor
- Certificate of Recording

\_\_\_ OTHER: \_\_\_\_\_

\_\_\_ OTHER: \_\_\_\_\_

\_\_\_ OTHER: \_\_\_\_\_

\_\_\_ OTHER: \_\_\_\_\_

\_\_\_ OTHER: \_\_\_\_\_

**IMPORTANT NOTICES**

**WETLANDS NOTICE** The U.S. Army Corps of Engineers has strict regulations regarding wetlands use and development. What the Corps considers a "wetland" may not be easily recognized as such. Sweetwater County DOES NOT administer any federal wetlands policies or programs. Sweetwater County DOES NOT require any federal wetland permits or approvals when considering your proposed land use. Issuance of a permit DOES NOT indicate that you are in compliance with the Corps' regulations. YOU ARE RESPONSIBLE for identifying wetlands and complying with all applicable regulations. Contact the Corps' Wyoming Regulatory Office in Cheyenne at (307) 772-2300, 2232 Del Range Blvd., Suite 210, Cheyenne, Wyoming 82009.

**FLOOD PLAIN INSURANCE** Sweetwater County DOES NOT participate in the federal Flood Insurance Program. National Flood Insurance is not available. In the event of a flood and damage to your property, federal financial aid may not be available. Consult your private insurance carrier. Sweetwater County DOES NOT identify or catalog flood plains or areas prone to flooding. Sweetwater County discourages development in a flood plain as a matter of common sense; but does not prohibit it and your permit will not be denied simply because you may be building in a flood plain. YOU ARE RESPONSIBLE AND LIABLE for the natural consequences of building in a flood plain or an area prone to flooding.

**STATE FIRE CODE REQUIREMENTS** Wyoming Statute §35-9-108 requires that new construction or remodeling plans for all publicly owned buildings or buildings that are regularly frequented by the public (such as child care centers, night clubs, restaurants, bars, lodge halls, theaters, churches, meeting halls, etc.) be reviewed and approved by the State Fire Marshall (Wyoming Department of Fire Prevention and Electrical Safety, (307) 777-7288, Herschler Buildings, 1st Floor West, Cheyenne, Wyoming 82002). YOU ARE RESPONSIBLE for determining the need for review of your plans by the State Fire Marshall. If your plans are subject to review then submit two (2) complete sets of construction plans to the Sweetwater County Code Enforcement Specialist at 80 West Flaming Gorge Way, Suite 23, Green River, WY 82935 - (307) 872-3920. The Code Enforcement Specialist will coordinate with the State Fire Marshall's office. YOU ARE RESPONSIBLE for complying with state laws and regulations. Issuance of a County permit does not waive the state review and approval requirement nor does it indicate that you are in compliance with state codes and regulations. If the State Fire Marshall requires changes to a county approved site plan or permit, a revised application and site plan must be submitted to the County.

**APPLICANT/OWNER CERTIFICATION**

**The undersigned hereby certifies and acknowledges that they:**

- Are responsible for identifying and complying with all applicable federal, state and local regulations concerning the use of and/or construction upon their property.
- Received a copy of the applicable zoning district regulations; have read and understand them; and, will abide by them.
- Provided information that is true, accurate and complete with the intent that the County relies upon such information.
- Accurately identified the legal boundaries of their property.
- Actually located in the ground from a previous survey, or had surveyed and set in the field, permanently and properly marked and monumented lot corners.
- Provided a true, accurate, and complete site plan based on legal boundaries and actual lot corners.
- Have an unencumbered legal right to possess, use and occupy the subject property in the manner proposed.
- Grant Sweetwater County, its agents and employees, the right of ingress and egress to their property as reasonably necessary to process this application and to determine compliance with county regulations or conditions of this permit once it is granted.
- Will comply with Development Plan Conditions as set by the Board of County Commissioners.

\_\_\_\_\_  
**Signature of Applicant**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name of Applicant**

\_\_\_\_\_  
**Signature of Landowner of Record**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name of Landowner of Record**

**Development Plan Action**

This permit was issued by the Board of County Commissioners following public hearing review of the application. The terms and conditions of this permit have been established by the application, the Sweetwater County Zoning Resolution, and the Board of County Commissioner's Resolution. When determining compliance the truth and accuracy of the information submitted by the applicant is presumed and such information is relied upon.

Resolution # \_\_\_\_\_ Resolution Date \_\_\_\_\_ Signature: \_\_\_\_\_  
Chairman, Board of  
County Commissioners

Conditions of Approval: See Board Resolution.

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This permit was denied by the Board of County Commissioners. Denial of a Development Plan Application constitutes a determination that the proposed Development Plan does/do not comply with the provisions of the Sweetwater County Zoning Resolution. Please feel free to contact the Community Development Division for further information.

Resolution # \_\_\_\_\_ Resolution Date \_\_\_\_\_ Signature: \_\_\_\_\_  
Chairman, Board of  
County Commissioners

Reasons for Denial: See Board Resolution.