

SUBDIVISION DISCLOSURE STATEMENT

APPLICATION FOR SUBDIVISION APPROVAL – MARMON MAJOR SUBDIVISION

**LOCATION: Part of Lots 1 and 2, Block 1, Adams No. 2 Subdivision in
Tract 38, Township 53N, Range 101W of the 6th P.m., Park County**

SUBMITTED BY: JAMES J. AND DEBORAH D. MARMON, OWNERS

We, James J. and Debbie D. Marmon, submit the following information to the Park County Planning and Zoning Commission and certify that, to the best of our knowledge, all information provided is true and correct relating to the application for subdivision aforementioned.

1. **Roads & Maintenance** - The proposed subdivision accesses from Park County Road 2CA (Cooper Lane) or North 44th Street which are maintained by Park County. There are no roads proposed as part of this subdivision. Individual lot owners are responsible for any road construction and maintenance including snow removal and drainage facilities on their individual lots.
2. **Domestic Water** – The domestic water can be obtained from the Northwest Rural Water District as there are currently taps and service available to the additional lot resulting from this subdivision. Water lines run along the lot line at this time. The property could be served by individual water well also if needed.
3. **Easements** - Location and type of easements are as shown on the plat and as recorded in the Park County Clerk's Office.
4. **Zoning** - The proposed subdivision is zoned R-H and surrounding lands are zoned R-H adjacent to the City of Cody Corporate Limits.
5. **Sewage Disposal** – The property would require an individual septic system as no public sewage disposal is available. This is typical for all properties in this area. The property meets minimum size requirements for having a septic system and well, if needed.
6. **Covenants** - Covenants for Adam's No. 2 Subdivision exist, however they specifically omit this property from those covenants. See copy attached. No new covenants for the property are being proposed.
7. **Home Owner's Association** – There is no active HOA for this area and no new Association is proposed for this lot split.
8. **Garbage Disposal** – This is available through either of two commercial companies that provide this service (Keele Sanitation or Two Tough Guys).
9. **Fire Protection** – This is provided by Park County Volunteer Fire District #2. – letter sent 10/5/17
10. **Postal Service** - letter sent 10/5/17
11. **School bus stop** – This area of Cody is currently served by the Park County School District #6, which maintains a current bus route in this area (Route 2) and provides bus transportation for any students attending a PCSD#6 school.

12. Irrigation Information - Cody @ EA / Kim @ P&Z

13. Utility Service Providers -

- Rocky Mountain Power – overhead line runs on south lot line – letter sent 10/5/17
- Black Hills Energy – gas line runs on south lot line – letter sent 10/5/17
- Century Link – Phone lines run along south and west lot lines if needed – letter sent 10/5/17
- Cell Service – AT&T and Verizon services are available and adequate.

14. Hazards - No portion of this subdivision is within the 100-year flood plain. Landowners are responsible to call the Wyoming One Call for utility locates prior to any site excavation. No known landslides, steep slopes, rock falls, high water tables, danger from fire or explosion or other hazardous features exist on the property.

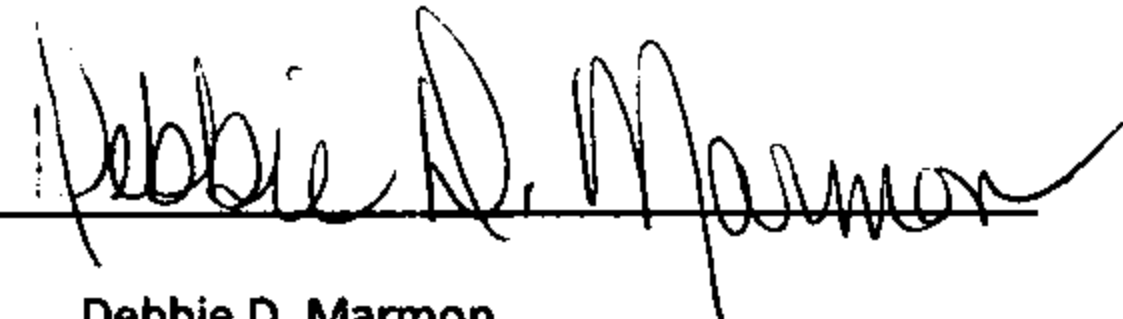
15. Conservation District (Soil Review) – Kim @ P&Z

16. Weed and Pest District – Kim @ P&Z

Submitted this 4TH day of JANUARY, 2018 for your review and consideration.



James J. Marmon

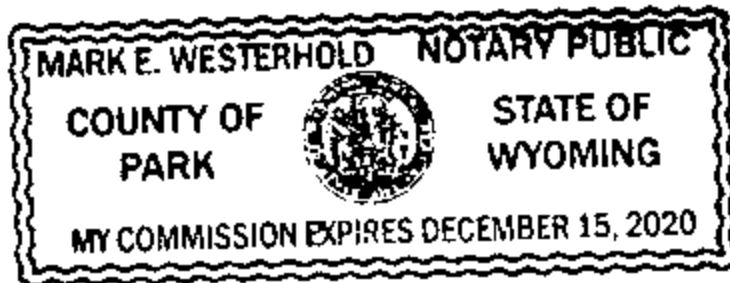


Debbie D. Marmon

State of Wyoming

County of Park

Subscribed and sworn before me this 4TH day of JANUARY, 2018 by James J. Marmon and Debbie D. Marmon.





Notary Public

My commission expires: 12/15/2020

