



### Park County Planning & Zoning

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Rec. By:	<u>ECO</u>
Date:	<u>4/11/24</u>
Receipt #:	<u>240400</u>
App. #: MIN	<u>20240401-1</u>

### MINOR SUBDIVISION PERMIT APPLICATION (4 pages) Fee: \$300.00\*

A minor subdivision permit application is required to obtain a permit to divide a tract of record into three to five lots, each lot being smaller than 35 acres. All minor subdivisions require a subdivision permit per Wyoming State Statute. No land subject to subdivision shall be transferred or sold before a subdivision plat has been approved and recorded. Please contact the Planning and Zoning Department for any assistance needed to complete this application. **The applicant is required to hold a pre-application meeting with Planning and Zoning Staff and Public Works prior to submitting this application. Further, the applicant must also provide proof that a "Notice of Intent to Subdivide" was published in the legal section of the local newspaper once each week for two weeks within 30 days prior to submitting this application.** \* Additional fees apply.

<b>SECTION 1: APPLICANT INFORMATION:</b>		<b>OWNER INFORMATION (if different from applicant):</b>	
Name: <u>Delfino Juarez</u>		Name: <u>Juarez Real Estate, LLC</u>	
Mailing Address: <u>1001 Road 9</u>		Mailing Address: <u>1001 Road 9</u>	
<u>Powell, WY 82435</u>		<u>Powell, WY 82435</u>	
Phone: <u>James Seckman (Secondary Contact)</u>		Phone: <u>307-272-7945</u>	
Email: <u>307-754-7039, jbseckmancpa@gmail.com</u>		Email: _____	
<b>SECTION 2: PROPERTY INFORMATION:</b>			
Physical Address: _____		<input checked="" type="checkbox"/> Not addressed	
Property ID # or Deed Recording #: <u>01559908309003</u>			
Property Identification # or Deed Recording #: <u>2020-8482</u>			
Proposed Subdivision Name: <u>Juarez MS - 83</u>			
<b>SECTION 3: INCLUDE THE FOLLOWING WITH YOUR APPLICATION:</b>			
<input checked="" type="checkbox"/> Proof of "Notice of Intent to Subdivide"			
<input checked="" type="checkbox"/> Title Report – full chain of title (back to patent) showing proof of ownership & encumbrances of record			
<input checked="" type="checkbox"/> Letters or emails from the following service providers indicating 1) if they already provide service to the proposed lots and 2) if they have the capacity to serve the proposed lots:			
<input checked="" type="checkbox"/> Fire Protection District / Fire Station	<input type="checkbox"/> TV/ Telephone/internet		
<input checked="" type="checkbox"/> US Postal Service mail delivery	<input checked="" type="checkbox"/> Natural Gas		
<input checked="" type="checkbox"/> School district - bus stop locations	<input checked="" type="checkbox"/> Electricity		
<input checked="" type="checkbox"/> Evidence that a subdivision soils review has been requested from the local conservation district.			
<input checked="" type="checkbox"/> Evidence that the local irrigation district (if applicable) has been contacted.			
<input checked="" type="checkbox"/> Evidence that the County Weed and Pest District has been contacted.			
<input checked="" type="checkbox"/> Draft Disclosure Statement			

**SECTION 4: PROVIDE THE FOLLOWING INFORMATION:**

- Identification of entities responsible for road construction and maintenance including snow removal and drainage facilities (if applicable): N/A  
\_\_\_\_\_  
\_\_\_\_\_
  
- Any known information concerning landslides, steep slopes, rock falls, high water tables, polluted or non-potable water supply, high voltage lines, high pressure gas lines, danger from fire or explosion or other hazardous features on the property: Nothing known.  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 5: SUBMIT A LEGIBLE AND REPRODUCIBLE 11" x 17" SKETCH PLAN SHOWING:**

- Legal Description
- Boundaries of the area to be subdivided
- Lot layout indicating the approximate dimensions and acreage of lots
- Total acreage of subdivision
- Size of recreational, open and/or dedicated spaces (if proposed)
- Current zoning district classification
- Existing structures, wells and septic facilities (to include utility lines)
- Irrigation facilities (e.g., laterals, head gates, waste ditches, direction of flow of flood irrigation)
- Existing uses of adjoining properties (e.g., residential, commercial, industrial, agricultural, public)
- Means of access from the lots to the public road system:
  - For County road access, proof of right-of-way permit from Public Works
  - For State highway access, proof of access permit from WYDOT
  - For access over private land outside of the subdivision, proof of recorded easement(s)
  - For access over public land outside of the subdivision, written evidence of verified access

**SECTION 6: WASTEWATER AND DOMESTIC WATER**

**What is proposed for wastewater (check all that apply and identify for which proposed lots)?**

- On-site, individual wastewater system(s): Lot(s) 3 (perc tests and GW cut required)
- On-site, shared wastewater system(s): Lot(s) \_\_\_\_\_ (DEQ review required)
- Connection to planned/existing municipal sewer line: Lot(s) \_\_\_\_\_  
Name of provider: \_\_\_\_\_
- Other: \_\_\_\_\_

**What is proposed for domestic water?**

- Connection to existing water main connected to a water treatment plant
- On-site well(s) (requires well analysis, estimated total number of gallons per day needed, plans for mitigation of water right conflicts, State well permit)
- Other: \_\_\_\_\_

**SECTION 7: IMPACTS TO AGRICULTURE**

- How will you minimize negative impacts to agricultural operations (e.g., weed intrusion, pet disturbances, etc.), if applicable? This is a low intensity development in which each lot has plenty space to allow domestic animals to roam within the lot. A weed management plan will be in effect to manage weed intrusions, and current land owner is a farmer, so he knows and understands these issues.
- The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991.
- Address any changes to existing irrigation facilities or easements and address existing ditches and easements on the plat.
- Plats shall provide irrigation easements prohibiting building construction and allowing access for maintenance.

**SECTION 8: WATER RIGHTS (IF APPLICABLE, IRRIGATION DISTRICT REVIEW MAY BE REQUIRED)**

What do you intend to do with respect to existing water rights appurtenant to the land being subdivided? (check all that apply)

- Abandon/detach water rights (requires state review and approval)
- Retain all water rights on the property and distribute to each lot accordingly (no change in use; must submit water distribution plan to the irrigation district for review and approval)
- Change of use (e.g., flood irrigation to reservoir) (requires state review and approval)
- Change in place of use (e.g., to neighbor or other location) or change in point of diversion or means of conveyance (requires state review and approval of plan)

**SECTION 9: GENERAL QUESTIONS**

- Is the subdivision within an already platted subdivision lot?  Yes  No
- Who will conduct the survey work for the subdivision? Morrison-Maierle
- Who will complete any engineering work for the subdivision? Morrison-Maierle
- Are you proposing to have covenants or an HOA?  YES  NO

**SECTION 10: CONFIRM EACH OF THE FOLLOWING (T for TRUE / F for FALSE):**

- T /  F There is not a financing agreement, mortgage or lien that could prevent this subdivision.
- T /  F There are not existing conservation easements that could prevent this subdivision.\*\*
- T /  F This subdivision will not be served by a central water supply system not owned or operated by a public entity.\*\*
- T /  F This subdivision will not be served by a central sewer system not owned or operated by a public entity.\*\*
- T /  F There are no hazards listed in Section 4 of this application.\*\*

\*\*This condition, if false, may qualify the subdivision as a major subdivision.

**SIGN HERE:** In accordance with Wyo. Stat. §1-2-104, I certify under penalty of false swearing that the foregoing is true and the information provided in this application is accurate and complete. I agree that providing incomplete or inaccurate information may void or delay any and all permits authorized under this application. I further understand that any permit granted under this application by the Park County Board of Commissioners does not approve any continued or future violation of County regulations or State law. I further agree to comply with all County regulations and laws of the State of Wyoming pertaining to this application and authorize representatives of Park County to enter upon the abovementioned property for inspection purposes before, during and/or after the permitting process to ensure compliance. I further acknowledge that if signing on behalf of co-owners, multiple owners, a corporation, partnership, Limited Liability Company or similar entity, the undersigned hereby swear(s) that authorization is given, to the full extent required, with the necessary and appropriate approval, allowing the undersigned to act on behalf of such entity. I also understand that additional permitting may be necessary prior to or after the authorization of a Minor Subdivision Permit.

Delfino Juarez                      *Delfino Juarez*                      3-28-24  
 Owner's Name (required)                      Owner's Signature (required)                      Date

\_\_\_\_\_  
 Applicant's Name (if not the owner)                      Applicant's Signature                      Date

**\*\*\*\* BELOW – FOR OFFICE USE ONLY \*\*\*\***

Zoning District (circle one): 

GR-M	GR-P	GR-40	GR-35	GR-20	GR-5	RR-2	R-H	C	I	T
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- Planning Area: Powell                      Within 1-mile of a city?  YES     NO
- Date of pre-application meeting: 4/8/22
- Confirm Subdivision Name: Juarez MS-83
- Is this a re-subdivision?     YES     NO    If yes, note vacation notice requirements.
- In an ag overlay zone?     YES     NO    - If yes, consult ag overlay regs & notify applicant of dust/noise considerations.
- In a flood overlay zone?     YES     NO    - If yes, contact applicant regarding floodplain development reqs.
- In an airport overlay zone?  YES     NO    - If yes, consult airport overlay regs.
- Notes: \_\_\_\_\_

• Date sketch plan reviewed by P&Z: \_\_\_\_\_ Resolution #: \_\_\_\_\_  
 P&Z recommended:  APPROVAL     DENIAL - Reason: \_\_\_\_\_

• Date sketch plan reviewed by BCC: \_\_\_\_\_ Resolution #: \_\_\_\_\_  
 BCC:  APPROVED     DENIED - Reason: \_\_\_\_\_

Staff Initials: \_\_\_\_\_

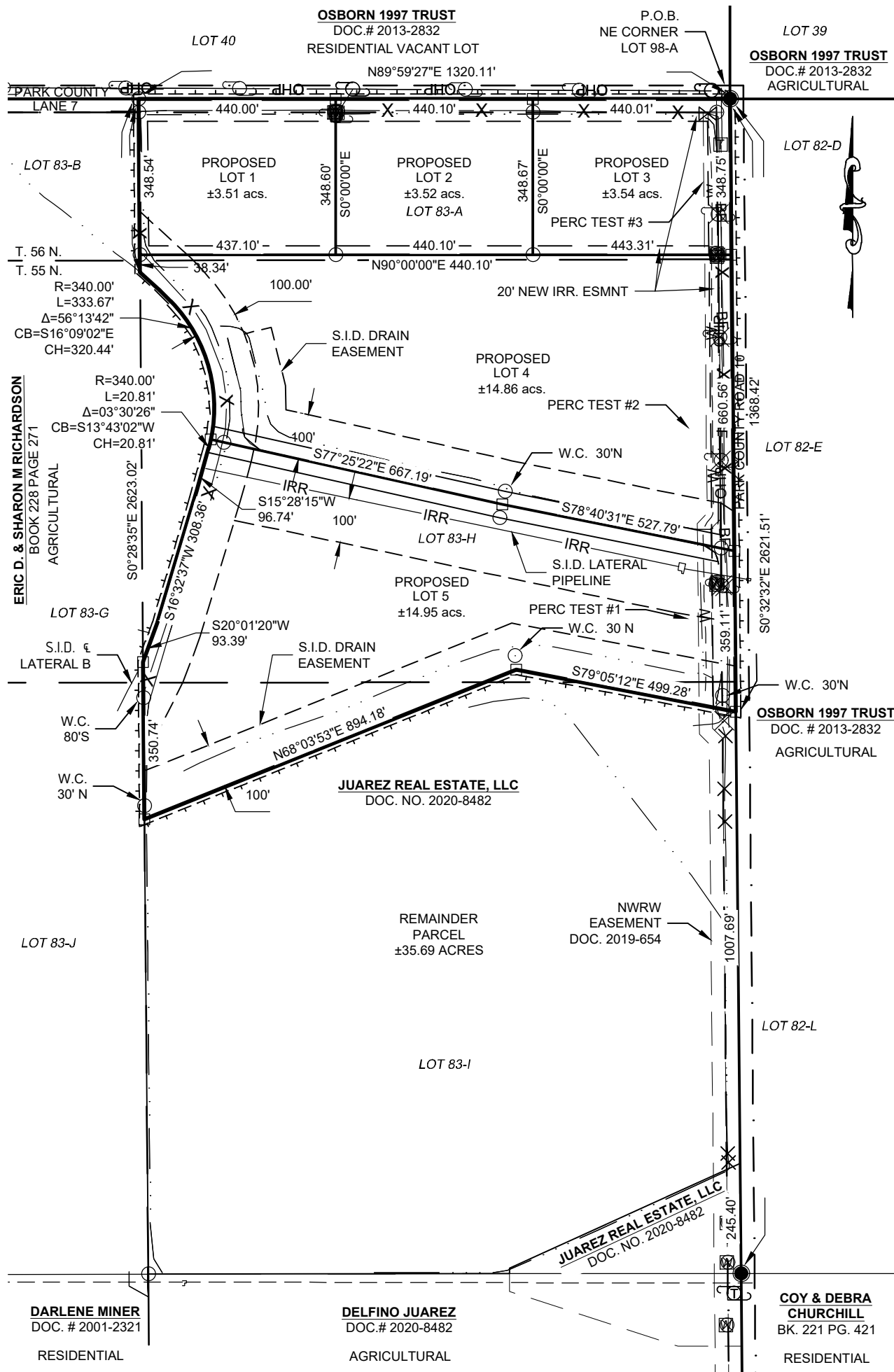
# T. 55 N. & 56 N., R. 99 W. 6TH P.M. (RESURVEY)

## LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF LOT 83-A OF LOT 83, T. 55 NORTH, RANGE 99 WEST, 6TH PRINCIPAL MERIDIAN ACCORDING TO GOVERNMENT RESURVEY; THENCE SOUTH 00°32'32" EAST ALONG THE EAST LINE OF LOT 83-A, A DISTANCE OF 1366.42 FEET; THENCE NORTH 79°05'12" WEST ALONG CENTERLINE OF DRAINAGE DITCH, A DISTANCE OF 499.28 FEET, THENCE SOUTH 68°03'53" WEST ALONG SAID CENTERLINE, A DISTANCE OF 894.18 FEET TO A POINT ON THE WEST LINE OF LOT 83-I OF SAID LOT 83; THENCE NORTH 00°28'5" WEST ALONG THE WEST LINE OF LOT 83-I AND 83-H, A DISTANCE OF 350.74 FEET TO A POINT ON THE CENTERLINE OF LATERAL B OF THE SHOSHONE IRRIGATION DISTRICT; THENCE NORTH 16°32'37" EAST ALONG THE CENTERLINE OF SAID LATERAL B, A DISTANCE OF 308.38 FEET TO A CURVE TANGENT TO SAID LINE; THENCE NORTHEASTERLY, NORTHERLY, AND THEN NORTHWESTERLY A DISTANCE OF 333.67 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 56°13'42" WITH A CHORD BEARING OF NORTH 16°09'02" WEST TO A POINT ON THE WEST LINE OF LOT 83-H OF SAID LOT 83, THENCE NORTH 00°28'35" WEST ALONG THE WEST LINE OF LOT 83-H AND LOT 98-A, A DISTANCE OF 368.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 83-A; THENCE NORTH 89°59'27" EAST ALONG THE NORTHLINE THEREOF, A DISTANCE OF 1320.11 FEET TO THE POINT OF BEGINNING.

## NOTES:

- CURRENT ZONING IS GR-P: GENERAL RURAL POWELL, MINIMUM LOT SIZE 1 ACRE.
- TWO NEIGHBORING PROPERTIES ARE LISTED AS RESIDENTIAL, ONE IS LISTED AS A RESIDENTIAL VACANT LOT, AND THREE NEIGHBORING PROPERTIES ARE LISTED AS AGRICULTURAL.
- THE PROPOSED SUBDIVISION IS UNDER THE SHOSHONE IRRIGATION DISTRICT. THE DISTRICT HAS THE PARENT PARCEL HAVING 66.08 ACRES OF WATER RIGHT.
- TOTAL ACREAGE OF SUBDIVISION IS ±40.38 ACRES



## LEGEND

- ————— COMPUTED POSITION, NOTHING SET
- ————— 5/8" REBAR WITH 2 1/2" AL. CAP SET
- ————— REBAR & ALUM. CAP FOUND
- ————— BRASS CAP FOUND
- ⊠ ————— TELEPHONE PEDESTAL
- ⊕ ————— POWER POLE
- ⊕ ————— WATER METER
- ⊗ ————— WATER VALVE
- — — — — COUNTY ROAD R.O.W.
- · — · — DITCH CENTERLINE
- · — · — EASEMENT R.O.W.
- — — — — OHP ————— OVERHEAD POWER
- · — · — S.I.D. EASEMENT
- X — X — FENCE - MISC.
- · — · — SUBDIVISION BOUNDARY
- W ——— WATER LINE

**Morrison Maierle**  
engineers • surveyors • planners • scientists

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DRAWN BY: ECR  
FLD WK. BY: KGM, ECR  
CHK. BY: RBB  
DATE: 03/2024

POWELL

Delfino Juarez

SKETCH PLAN SHOWING JUAREZ MS-83  
IN LOT 83A, T. 56 N., R. 99 W., & LOT 83H & 83I, T. 55 N., R. 99 W., 6TH P.M.  
RESURVEY, PARK COUNTY, WYOMING

PROJECT NO.  
6798.002

WYOMING

SHEET NUMBER  
SHT. 1