

Chapter 12.12

EXTENSION AND IMPROVEMENT OF UNIMPROVED PLATTED STREETS

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12.12.010 Definitions.

As used in this chapter:

"Develop" means the placing or construction of a permanent improvement upon otherwise undeveloped real property.

"Permanent improvement" shall be defined to include, but not be limited to, a house, workshop, garage, storage shed, mobile home trailer or any other structure which is affixed to the real property.

"Undeveloped real property" means any real property upon which a permanent improvement does not exist.

"Unimproved street" means a street, highway, alley, road and public ways which although platted, accepted and recorded on an official plat of the town, have not been improved with a base of gravel or asphalt to the width of the platted street.

12.12.020 Required.

Any owner of undeveloped real property with the municipal lots of the town, who hereafter develops the real property adjacent to an unimproved platted street shall, at the sole cost of the real property owner extend and improve the platted street in accordance with this chapter and the town code.

12.12.030 Permission required.

The real property owner shall, at the real property owner's sole expense, extend and improve the street, which shall be subject to inspection and acceptance by the town. Prior to beginning construction the real property owner shall apply and receive permission from the town in accordance with Chapter 12.08.

12.12.040 Minimum distance.

Any extension and improvement of an unimproved platted street shall upon completion and prior to acceptance, extend a minimum distance of twenty feet beyond the property owner's lot line. The distance of twenty feet shall be measured from the lot line which is closest to the point at which the real property owner began the extension and improvement of the unimproved platted street. Any extension and improvement of an unimproved platted street serving a cul-de-sac or other non-typical lot shall be approved by the town.

12.12.050 Compliance with regulations.

Any real property owner who extends and improves an unimproved platted street shall agree to extend and improve the street in accordance with all town, state of Wyoming and any other applicable rules, regulations or laws.

12.12.060 Town's authority.

The authority to extend and improve an unimproved platted street under this chapter does not preclude the town from undertaking the extension and improvement of an unimproved platted street, or the making and/or maintenance of any other improvement pursuant to Wyo. Stat. Section 15-6-101 et seq.

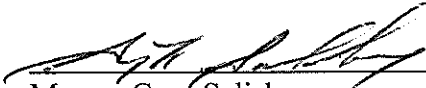
12.12.070 Cost responsibility.

Any cost incurred by the town due to the real property owners failure to comply with this chapter, shall be the responsibility of the real property owner. If within sixty days from receiving written notice by first class mail, postage prepaid, of any costs incurred by the town, the real property owner fails to remit payment to the town in full, the costs incurred by the town shall automatically become a lien upon the real property and may be foreclosed pursuant to the then existing laws and statutes of the state of Wyoming.

PASSED, APPROVED, AND ADOPTED

this 13th day of December, 2012.

TOWN OF ENCAMPMENT



Mayor, Greg Salisbury

Attest:



Clerk/Treasurer, Doreen Harvey, CMC

1st Reading: October 11, 2012

2nd Reading: November 08, 2012

3rd and Final Reading: December 13, 2012