

# PLATTE COUNTY, WYOMING

## SIMPLE SUBDIVISION

### DISCLOSURE STATEMENT REQUIREMENT

For each Simple Subdivision the applicant shall submit a full disclosure statement for review and approval by the Planning Commission and Board of County Commissioners prior to approval of a final plat.

Disclosure statements may be listed on the final plat, or be a separate, recordable, document.

If the disclosure statement is separate from the final plat then a copy of the approved disclosure statement shall be recorded with the plat in the office of the County Clerk and will be available on request to the public.

Further, if the disclosure statement is separate from the final plat then the subdivider must give a copy of the disclosure statement to each purchaser of a lot in the subdivision prior to the close of the sale on that lot.

Disclosure statements shall clearly and concisely present all the facts related to the following as applicable:

- Identification of entities responsible for road construction and maintenance including snow removal.
- Description of the domestic water supply including identification of entities responsible for maintenance of any water supply system(s); Statement that wells are required to be registered with the State Engineer.
- Description of sewage disposal methods and permits required; Identification of entities responsible for maintenance of the sewage disposal system(s).
- Statement concerning the existence of subdivision covenants including where copies of the covenants may be obtained; Statement that Platte County does not enforce private subdivision covenants.
- Information on the homeowners association, if applicable; This shall include identification of all of the association's maintenance responsibilities and how the association is funded.
- Garbage disposal availability.
- Fire protection availability and mail delivery points.
- Statement if any of the land is subject to flooding.
- Identification of any code or covenants relating to construction in the subdivision.
- Postal service availability and mail delivery points.
- Statement of status of any water rights in the subdivision; Statement that subdivision purchasers are not allowed to use water out of any ditch or stream without a water right.
- Statement concerning the plans for disposal of irrigation wastewater.
- Identification of service providers for cable TV, telephone, gas and electricity with addresses and phone numbers; Statement indicating which of these services have been extended to the lots in the subdivision.