

**AGENDA**  
**CITY OF CASPER PLANNING AND ZONING MEETING**

**October 12, 2023**

**6:00 P.M.**

**THE LYRIC (*Temporary City Hall Meeting Space*)**

**230 West Yellowstone Highway, Casper**

Meetings can be viewed online via the City of Casper's YouTube channel.

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PLANNING AND ZONING POLICY

PUBLIC STATEMENTS

1. Use of Cellular telephones is not permitted, and such telephones shall be turned off or otherwise silenced during the Planning and Zoning Meeting.
  
2. Speaking to the Planning and Zoning Commission (These guidelines are also posted at the podium in the Council Chambers).
  - Clearly state your name and address.
  - Please keep your remarks pertinent to the issue being considered by the Planning and Zoning Commission.
  - Please do not repeat the same statements that were made by a previous speaker.
  - Please speak to the Planning and Zoning Commission as you would like to be spoken to.
  - Please do not address Applicants or other audience members directly.
  - Please make your comments at the podium and directed to the Planning and Zoning Commission.
  
3. The City of Casper Planning and Zoning Commission is a volunteer body composed of members of the Casper Community, and appointed by the Casper City Council. The Commission acts as a quasi-judicial panel, making final decisions on some specific items, and recommendations to the City Council on others as dictated by law. The Commission may only consider evidence about any case as it relates to existing law. The Commission cannot make or change planning or zoning laws, regulations, policies or guidelines.

## AGENDA

**I. CALL TO ORDER**

**II. MINUTES: Consideration of P & Z Commission Minutes from September 14, 2023**

**III. PUBLIC HEARINGS:**

**SUB-491-2023 & ZOC-499-2023** – Request for final plat approval creating the proposed “Lower Brothers Addition,” being a vacation and replat of all of Blocks 1-9, included platted streets, alleys and easements, “Lower and Cool Addition,” all of Block 15, lots 1-2, Block 16, and part of vacated Hickory, Sycamore and 25<sup>th</sup> Streets, “Riverview Addition,” and Lots A-B and part of vacated Alley, Block 2, “Mt. Hope Addition”. Applicants have also requested a zone change of the proposed “Lower Brothers Addition” from multiple zoning classification, to R-5 (Mixed Residential) and ED (Educational District). Applicant: Lower Brothers and Mount Hope Lutheran Church.

**CUP-454-2023** – (*Tabled on August 10, 2023*) Request for a Conditional Use Permit (CUP) to allow a “personal service shop” (nail salon) in an R-3 (One to Four Unit Residential) zoning district, located at 104 North Lennox Street, Butler Addition, Block 106, Lot 8. Applicant: My Hanh Vines.

**IV. SPECIAL ISSUES:**

**V. COMMUNICATIONS:**

- A. Commission**
- B. Community Development Director**
- C. Council Liaison**
- D. OYD and Historic Preservation Commission Liaisons**
  - 1) Historic Preservation Commission**
  - 2) Old Yellowstone Advisory Committee**
- E. Other Communications**

**VI. ADJOURNMENT** – *Next Meeting of the Planning and Zoning Commission is scheduled for Thursday, November 9, 2023, at 6:00 P.M., at the LYRIC, 230 West Yellowstone Highway, Casper.*

**CASPER PLANNING AND ZONING MEETING  
THURSDAY SEPTEMBER 14, 2023  
THE LYRIC, 230 W YELLOWSTONE**

These minutes are a summary of the meeting. For full details view online at [www.casperwy.gov](http://www.casperwy.gov) on the Meetings and Agendas web page.

Members Present: Maribeth Plocek, Joe Hutchison, Michael McIntosh, Kenneth Bates, Nic Eskew

Absent Members: Terry Wingerter, Vickery Fales-Hall

Council Liaison: Steve Cathey

Others present: Craig Collins, City Planner  
Barb Santmire, Administrative Assistant III  
Wallace Trembath, Deputy City Attorney

**MINUTES OF THE PREVIOUS MEETING**

Mr. Bates moved that the minutes of the August 10, 2023 Planning & Zoning Commission meeting be approved as presented. Ms. Plocek seconded the motion. With all members present voting aye, the motion carried.

**PUBLIC HEARINGS**

**Case #1: ZOC-469-2023** – Request for a zone change of 350 and 410 SE Wyoming Blvd, from PUD (Planned Unit Development) to C-2 (General Business). Said properties are more particularly described as Lots 59 and 60, “Longview Addition No. 2” and Lot 9A of the “Lot 9A & Lot 9B, Luker Addition.” Applicant: Curve TV, LLC.

Craig Collins, City Planner, presented the staff report and entered 5 exhibits into the record. There are no recommended conditions because conditions are not appropriate with a zone change. There were no public comments submitted.

Chris Hatch, representative for the case, spoke to the application. Mr. Hatch will be returning to the Planning and Zoning Commission in the near future with a site plan for the rezoned area. The Village Inn has transitioned to a new Mexican restaurant and the old bank will be razed and replaced with a 2,400 sf drive-thru building.

There being no others to speak, Chairperson McIntosh closed the public hearing and entertained a motion to approve, deny, table, or postpone to a date certain **ZOC-469-2023** regarding the request for a zone change of the referenced properties.

Mr. Hutchison made a motion to approve case **ZOC-469-2023** to be forwarded to Council for consideration. The motion was seconded by Mr Bates. All those present voted aye. Motion carried.

Mr. Collins advised the applicant that the zone change will be scheduled for hearing at a Council meeting. The applicant will be notified of the public hearing date and they, or their representative, should be present to answer any questions. After approval by Council, the document will be recorded and a copy of the final paperwork will be emailed to the applicant for their files.

**Case #2: CUP-488-2023** – Request for a Conditional Use Permit (CUP) to allow for a second accessory building in excess of the 400 square foot limitation, to allow for the construction of a 1,152 square foot greenhouse, located at 2100 South Cedar Street. Said property is more particularly described as “Community Park Addition”, Block 24, Lots 1-4 Incl ELY PT, Lots 5-8 & Vacated alley traversing Block 24; & Community Park #2 Addition, Block 38, Lot 1 TRI TR in N. PT. Applicant: Shannon Colgan.

Craig Collins, City Planner, presented the staff report, entered 5 exhibits into the record, and noted 1 staff recommended condition. There were no public comments submitted.

Shannon and Alex Colgan, 2100 S Cedar Street spoke as representatives for the case. They stated their desire to build a 4-season greenhouse for personal, not commercial, use. The greenhouse will be built as a high tunnel and will not be a permanent structure.

There being no others to speak, Chairperson McIntosh closed the public hearing and entertained a motion to approve, approve with condition(s), deny, table, or postpone to a date certain **CUP-488-2023** regarding the request for a conditional use permit at 2100 S Cedar Street.

Mr. Hutchison noted that the Planning and Zoning Commission has considered all relevant factors (pg 2-3 of the staff report), including, but not limited to, those set forth in Section 17.12.240(H), and finds that:

1. The Conditional Use is consistent with the spirit, purpose, and intent of this Title; will not substantially impair the appropriate use of neighboring property; and will serve the public need, convenience, and welfare;
2. The Conditional Use is designed to be compatible with adjacent land uses and the area of its location.

On this basis, Mr. Hutchison moved to approve **CUP-488-2023** with the 1 conditions noted in the staff report. The motion was seconded by Ms. Plocek. With all members present voting aye, the motion carried.

### **COMMUNICATIONS:**

Historic Preservation Commission – The Christmas ornaments have been ordered and should be arriving shortly. The community will be notified when they are available for purchase.

Old Yellowstone District Advisory Committee toured the new townhomes at The Nolan and 333 W Midwest (previously a warehouse) which is currently for sale.

**ADJOURNMENT**

There being no further business, Chairperson McIntosh adjourned the meeting at 6:25 pm.

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Chairperson

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Secretary

October 6, 2023

MEMO TO: Michael McIntosh, Chairperson  
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director  
Craig Collins, AICP, City Planner

SUBJECT: **SUB-491-2023 & ZOC-499-2023** – Request for final plat approval creating the proposed “Lower Brothers Addition,” being a vacation and replat of all of Blocks 1-9, including platted streets, alleys and easements, “Lower and Cool Addition,” all of Block 15, lots 1-2, Block 16, and part of vacated Hickory, Sycamore and 25<sup>th</sup> Streets, “Riverview Addition,” and Lots A-B and part of vacated Alley, Block 2, “Mt. Hope Addition”. Applicants have also requested a zone change of the proposed “Lower Brothers Addition” from multiple zoning classifications, to R-5 (Mixed Residential) and ED (Educational District). Applicant: Lower Brothers and Mount Hope Lutheran Church.

Recommendation on the replat:

If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the proposed plat meets the minimum requirements of the Casper Municipal Code, staff recommends approval with a “do pass” recommendation to the City Council with the following recommended condition:

1. Prior to final approval and recording of the subdivision, easement releases shall be provided by all utilities and City franchisees for all public rights-of-way and easements being vacated by the replat.

Recommendation on the zone change:

Staff recommends that the Planning and Zoning Commission approve the requested rezone of proposed Lot 1 as R-5 (Mixed Residential) and proposed Lot 2 as ED (Educational District); and forward a “do pass” recommendation to the City Council.

Code Compliance:

Staff has completed all public notice requirements of Sections 16.24 and 17.12.170 of the Casper Municipal Code pertaining to plats and zone changes, including notification of property owners within 300 feet by first class mail, posting a sign on the property, and publishing legal notice in

the Casper Star-Tribune. **At the time that the staff report was prepared staff had not received any public comments.**

Applicable City Codes and Adopted Policies/Plans

1. If the Planning and Zoning Commission “approves” the zone change, it will advance to the City Council for their consideration, with a “do-pass” recommendation from the Commission. However, if the zone change is denied by the Commission, the zone change will not progress to City Council unless an appeal is requested, in the manner specified by Code.
2. Imposing conditions of approval is not permissible with zone changes. Conditions may be associated with plats/subdivisions.
3. The Planning and Zoning Commission’s decision with regard to the plat is a recommendation to Council. With an approval, a “do-pass” recommendation will be forwarded to Council, and with a denial, a “do-not-pass” recommendation will be forwarded.
4. The following is a list of permitted uses in the R-5 (Mixed Residential) zoning district:
  - A. Single-family dwellings;
  - B. Two-family dwellings;
  - C. Multifamily dwellings;
  - D. Condominiums for residential use;
  - E. Manufactured homes (mobile) on a permanent type foundation, with the lower perimeter enclosed, and located on subdivided lots, when said manufactured home (mobile) and lot are under single ownership, or in a condominium subdivision, and the manufactured home (mobile) meets the standards set forth in Sections 17.04.010 (manufactured home (mobile) certified) and 17.44.050 of this title;
  - F. Boarding/rooming houses;
  - G. Bed and breakfast;
  - H. Bed and breakfast homestay;
  - I. Churches;
  - J. Day care, adult;
  - K. Family child care home;
  - L. Group homes;
  - M. Neighborhood grocery stores;
  - N. Nursing homes;
  - O. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities operated and used during daylight hours;
  - P. Townhouses;
  - Q. Schools, public, parochial, and private elementary, junior and senior high;

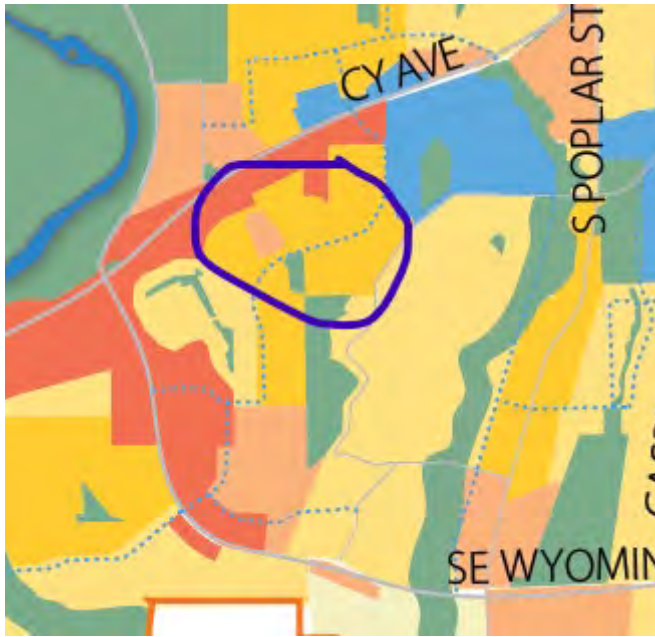
- R. Neighborhood assembly uses;
- S. Branch community facilities;
- T. Neighborhood grocery;
- U. Personal service shops;
- V. Professional offices with fewer than twenty employees;
- W. Coffee shops, cafes and restaurants without drive-up windows;
- X. Sundry shops and specialty shops.

5. The following is a list of permitted uses in the ED (Educational District):

- A. Bed and breakfast;
- B. Bed and breakfast homestay;
- C. Bed and breakfast inn;
- D. Colleges, universities, and/or campuses, along with associated buildings;
- E. Dormitories;
- F. Married and single student housing, including apartments located on a college, university, trade school, or a public or private school campus;
- G. Day-care, adult;
- H. Child care center;
- I. Family child care center - zoning review;
- J. Parks, playgrounds, golf courses, football fields, stadiums, and other similar recreational facilities operated in use primarily during daylight hours;
- K. Schools, public, parochial, and private elementary, junior, and senior high;
- L. Trade schools;
- M. Neighborhood assembly uses;
- N. Regional assembly uses;
- O. Branch community facilities.

6. Future Land Use Plan information for the subject area (Generation Casper Comprehensive Land Use Plan – pg 4-26):





- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Neighborhood Centers
- Community Centers
- Employment Mixed Use
- Employment Centers
- Urban Center
- Parks + Open Space



Summary:

Application has been made for a replat and zone change of 61.51-acres, more or less, to create the Lower Brothers Addition, located generally south of CY Avenue, and west of Hickory Street. The area involved is currently platted, but undeveloped, and is zoned R-4, R-5, PH, PUD, R-2 and C-2. The replat is vacating all the lots, blocks, streets and alleys in the area, and creating two (2) newly configured lots. Proposed Lot 1 is 49.58-acres in size, and the applicants have requested that it be zoned as R-5 (Mixed Residential). Proposed Lot 2 will be 11.93 acres in size, and the applicants have requested ED (Educational District) zoning for the parcel. There are no current plans for the development of proposed Lot 1; however, the plan for Lot 2 is for the construction of a college campus (Lutheran Classical College).

A pedestrian trail/pathway has been planned, and partially developed through the area from Wyoming Boulevard to CY Avenue, west of Valley Hills. Currently, the trail is constructed at its south end, starting adjacent to the PIC/Roosevelt School, the CY School, and extending past the Elkhorn Apartments located off of Central Drive. The trail is also constructed at its north end, adjacent to, and south of the Journey Elementary School, located northeast of the subject property. The Lower Brothers Subdivision provides a twenty-foot (20') wide easement through the property to accommodate the construction of that segment of the trail at some unknown time in the future, when the area develops. The pedestrian easement through the subject property is collocated with an easement for an existing water main that already traverses the property. There is no obligation for the owner of the property to construct their portion of the trail at this time.

Existing zoning in the surrounding area includes the following:

- North – C-2 (General Business), R-4 (High Density Residential), PUD (Planned Unit Development) and R-2 (One Unit Residential);
- South – R-1 (Residential Estate) and PH (Park Historic);
- West – R-4 (High Density Residential), C-2 (General Business) and C-4 (Highway Business);
- East – ED (Educational District), R-4 (High Density Residential), and R-2 (One Unit Residential).

Section 17.12.170 of the Casper Municipal Code provides guidance on zone change requests, and requires that the Community Development Director provide a report to the Commission as to the request's conformance with the Comprehensive Land Use Plan. The Generation Casper Comprehensive Plan also provides a Future Land Use Plan (FLU), which is found in Chapter Four (4), on Page 4-26. The FLU is an illustrative map that identifies the physical distribution of land uses, and forms the basis for future zoning and land use regulations. The FLU designates the desired future use of the subject property as "Neighborhood 3." Page 4-31 of the Comprehensive Plan provides the primary uses within areas designated "Neighborhood 3" as higher density, single and multi-dwelling residential, small offices and community/civic uses. The proposed R-5 (High Density Residential) and ED (Educational District) zoning is in keeping with the desired/planned land use designations for the area.

SUB-491-2023



# City of Casper Planning Division

## Plat/Subdivision Application

### OWNER'S INFORMATION:

NAME: ROBERT LOWER  
ADDRESS: 1607 CY AVENUE, STE. 201 CASPER, WY 82604  
TELEPHONE: 307-259-3285 EMAIL: R.LOWER@LOWERCO.COM

### OWNER'S AUTHORIZED REPRESENTATIVE:

NAME: SAME  
ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

APPLYING FOR (check one):  FINAL PLAT  REPLAT  MINOR BOUNDARY ADJUSTMENT

NAME OF SUBDIVISION: LOWER BROTHERS ADDITION  
LEGAL DESCRIPTION OF LAND: PT OF SW 1/4, 17-33-79 AND  
LOTS A+B, MOUNT HOPE ADDITION  
COMMON ADDRESS OR LOCATIONAL DESCRIPTION: MULBERRY STREET

CURRENT LAND USE: VACANT

TOTAL ACREAGE: 61.51 acres/sq ft  
NUMBER OF LOTS: 2 (Minor Boundary Adjustment can not exceed 2 lots)  
SIZE OF LARGEST LOT: 49.58 AC. SIZE OF SMALLEST LOT: \_\_\_\_\_  
CURRENT ZONING: C2, R4, R5 PROPOSED ZONING: ED + R5  
AH + PUD

The following owner's signature, or agent, signifies that all information on the application is accurate and correct to the best of the owner's knowledge, and that the owner has thoroughly read and understands all application information and requirements.

SIGNATURE OF PROPERTY OWNER: [Signature]  
DATE: 8/11/23

**SUBMIT TO:**  
Community Development Department  
Planning Division  
200 N David, RM 203  
Casper, WY 82601  
Phone: 307-235-8241  
E-mail: ccollins@casperwy.gov

- A COMPLETE SUBMITTAL MUST INCLUDE:**
- COMPLETED APPLICATION, INCLUDING ORIGINAL SIGNATURES OF PROPERTY OWNERS
  - PROOF OF OWNERSHIP
  - PDF (11"X17" SCALE) OF THE PLAT (Full-Size Hard Copies MAY Also be Required)
  - ARCGIS-COMPATIBLE SHAPEFILE SHOWING LOTS, BLOCKS, STREETS, ETC.
  - \$1,200 (25 LOTS OR FEWER); \$1,800 (26 Lots or more); (\$200 FOR MINOR BOUNDARY ADJUSTMENT); (Preliminary Plat \$1,000), APPLICATION FEE (NON-REFUNDABLE)

**FOR OFFICE USE ONLY:**  
DATE SUBMITTED: \_\_\_\_\_  
REC'D BY: \_\_\_\_\_

20C-499-2023



# City of Casper Planning Division

## Zoning/Zone Change Application

### OWNER/PETITIONER'S INFORMATION:

NAME: ROBERT LOWER  
ADDRESS: 1607 CY AVENUE, STE. 201 CASPER, WY 82604  
TELEPHONE: \_\_\_\_\_ EMAIL: RLOWER@LOWERCO.COM

I/WE, THE UNDERSIGNED, HEREBY PETITION THE CITY TO ZONE/REZONE THE FOLLOWING DESCRIBED REAL PROPERTY:

LEGAL DESCRIPTION: LOTS 1+2 PROPOSED LOWER BROTHERS ADDITION  
STREET ADDRESS: CY AVENUE  
FROM EXISTING ZONING DISTRICT: R4, R5, PH, PUD, R2, C2  
TO PROPOSED ZONING DISTRICT: LOT 1 - R5 LOT 2 - ED EDUCATIONAL

under parcel # 33791730001800

UPON THE ZONING/REZONING OF THE ABOVE-DESCRIBED REAL PROPERTY, I (WE) PROPOSE TO USE THE PROPERTY FOR THE FOLLOWING PURPOSES (BRIEF STATEMENT OF FACTS AND JUSTIFICATION FOR REZONING):

LOT 1 UNKNOWN AT THIS TIME  
LOT 2 LUTHERAN CLASSICAL COLLEGE

The following owners' signatures signify that all information on the application is accurate and correct to the best of the owners' knowledge.

SIGNATURE OF PROPERTY OWNER: [Signature]

SIGNATURE OF PROPERTY OWNER: \_\_\_\_\_

DATE: 8/22/23

### SUBMIT TO:

Community Development Department  
Planning Division  
200 N David, RM 203  
Casper, WY 82601  
Phone: 307-235-8241  
E-mail: ccollins@casperwy.gov

### A COMPLETE SUBMITTAL MUST INCLUDE:

- COMPLETED APPLICATION, INCLUDING ORIGINAL SIGNATURES OF ALL OWNERS
- PROOF OF OWNERSHIP
- \$750 APPLICATION FEE (NON-REFUNDABLE)

FOR OFFICE USE ONLY:
DATE SUBMITTED:
REC'D BY: _____



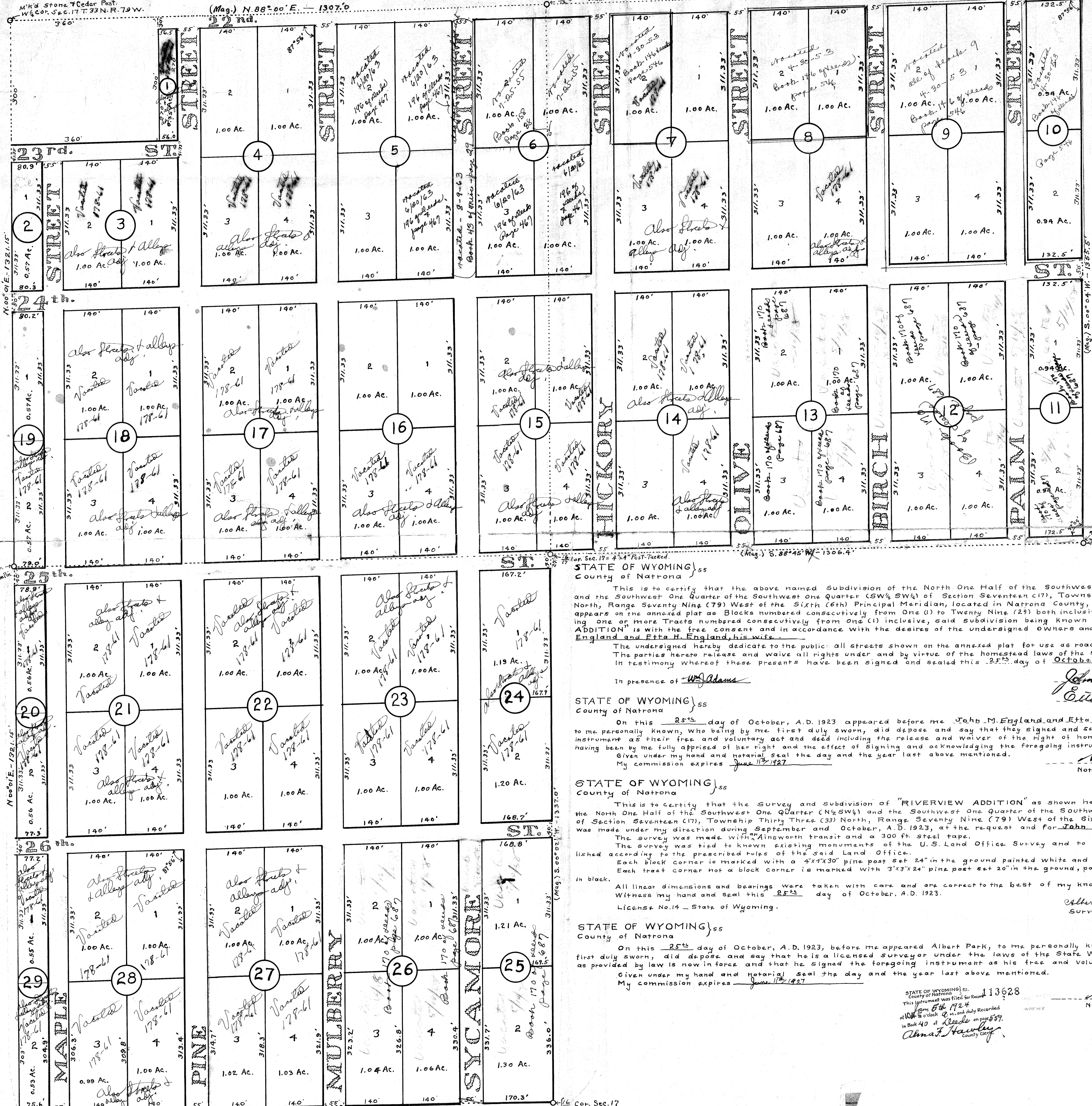
# RIVERVIEW ADDITION

To THE CITY OF CASPER, NATRONA COUNTY, STATE OF WYOMING.  
A SUBDIVISION OF THE N2SW4 AND THE SW4SW4, SEC. 17, T. 33 N. R. 79 W. OF THE 6TH PRINCIPAL MERIDIAN.

Scale: 1" = 100'

(Mag.) N. 88° 00' E. - 1307.0

Center Sec. 17 T. 33 N. R. 79 W. Cedar Post.



STATE OF WYOMING) ss  
County of Natrona

This is to certify that the above named subdivision of the North One Half of the Southwest One Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ ) and the Southwest One Quarter of the Southwest One Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section Seventeen (17), Township Thirty Three (33) North, Range Seventy Nine (79) West of the Sixth (6th) Principal Meridian, located in Natrona County, State of Wyoming, as appears on the annexed plat as Blocks numbered consecutively from One (1) to Twenty Nine (29) both inclusive, each block containing one or more Tracts numbered consecutively from One (1) inclusive, said subdivision being known as "RIVERVIEW ADDITION" is with the free consent and in accordance with the desires of the undersigned owners and proprietors John M. England and Etta H. England, his wife.

The undersigned hereby dedicate to the public all streets shown on the annexed plat for use as roads or streets. The parties hereto release and waive all rights under and by virtue of the homestead laws of the State of Wyoming. In testimony whereof these presents have been signed and sealed this 25th day of October, A.D. 1923.

In presence of W. Adams

*John M. England*  
*Etta H. England*

STATE OF WYOMING) ss  
County of Natrona

On this 25th day of October, A.D. 1923 appeared before me John M. England and Etta H. England, his wife, to me personally known, who being by me first duly sworn, did depose and say that they signed and sealed the foregoing instrument as their free and voluntary act and deed including the release and waiver of the right of homestead, the said wife having been by me fully apprised of her right and the effect of signing and acknowledging the foregoing instrument. Given under my hand and notarial seal the day and the year last above mentioned.

My commission expires June 17, 1927

W. Adams  
Notary Public.

STATE OF WYOMING) ss  
County of Natrona

This is to certify that the Survey and subdivision of "RIVERVIEW ADDITION" as shown hereon and comprising the North One Half of the Southwest One Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ ) and the Southwest One Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section Seventeen (17), Township Thirty Three (33) North, Range Seventy Nine (79) West of the Sixth Principal Meridian was made under my direction during September and October, A.D. 1923, at the request and for John M. England.

The survey was made with an Ainsworth transit and a 300 ft. steel tape. The survey was tied to known existing monuments of the U.S. Land Office Survey and to sixteenth corners established according to the prescribed rules of the said Land Office. Each block corner is marked with a 4"x4"x30" pine post set 24" in the ground painted white and numbered in black. Each tract corner not a block corner is marked with 3"x3"x24" pine post set 20" in the ground, painted white and numbered in black.

All linear dimensions and bearings were taken with care and are correct to the best of my knowledge and belief. Witness my hand and seal this 25th day of October, A.D. 1923.

License No. 14 - State of Wyoming.

*Albert Park*  
Surveyor.

STATE OF WYOMING) ss  
County of Natrona

On this 25th day of October, A.D. 1923, before me appeared Albert Park, to me personally known, who being by me first duly sworn, did depose and say that he is a licensed surveyor under the laws of the State of Wyoming; that his bond as provided by law is now in force and that he signed the foregoing instrument as his free and voluntary act. Given under my hand and notarial seal the day and the year last above mentioned.

My commission expires June 17, 1927

STATE OF WYOMING) ss  
County of Natrona  
113628  
This instrument was filed for record in Book 40 of the County Clerk's Office on page 597.  
*W. Adams*  
Notary Public.

SW cor. Sec. 17 T. 33 N. R. 79 W.  
Mild Stone, 4"x4" Post-Tacked.  
(Mag.) S. 89° 30' W. - 1305.9

Cor. Sec. 17  
4"x4" Post-Tacked  
S.E. Cor. Block 25

IRON MADER SYSTEMS HOUSTON, TEXAS, U.S.A.

IRON MADER  
U.S. A. DESIGN PATENT 4139248-1979  
CANADIAN PATENT 10655729-1979

1977

113628



#1242

333099

LEGEND: FROM DASH CAP TO POINT NUMBER... BOUNDARY CLASSIFIED IN TERMS OF CLASS

LINEA & COOL ADDITION FILED... RECORD 613721... DATE MARCH 2 1921

Plat of LOWER & COOL ADDITION To The City of Casper A Subdivision of portions of vacated RIVERVIEW ADDITION All in the W1/2 of Section 17, T33N, R79W of the Sixth Principal Meridian, Natrona Co., Wyoming

CERTIFICATE OF OWNER

BEFORE ME BY THESE PRESENTS that the undersigned do hereby certify that they are the owners and proprietors of the foregoing addition...

BEARING on the quarter corner between sections 17 and 15; Thence N 82° 51' 25" E along the north line of said S1/2 of Section 17 said line also being the south line of said WESTVIEW ADDITION a distance of 310.55 feet to a point; Thence S 0° 45' 25" W a distance of 230.57 feet to a point; Thence N 87° 55' 45" E a distance of 83.13 feet to a point; Thence S 0° 06' 15" E a distance of 192.15 feet to a point; Thence N 87° 51' 15" E a distance of 642.66 feet to a point; Thence S 0° 06' 25" W a distance of 331.25 feet to a point; Thence N 87° 48' 14" E a distance of 134.24 feet to the intersection with the east line of S1/2 of Section 17; Thence S 0° 05' 20" E along said east line of S1/2 of Section 17 a distance of 817.25 feet to the intersection with the north line of VALLEY HILLS No. 2; Thence S 15° 48' 23" W along said north line of VALLEY HILLS a distance of 324.63 feet to a point of curve; Thence along a curve to the left having a radius of 225.20 feet and a central angle of 35° 55' 50" an arc distance of 150.03 feet to a point of tangency; Thence S 15° 25' 20" E along said north line of VALLEY HILLS a distance of 319.21 feet to the intersection with the north line of VALLEY HILLS No. 2; Thence S 15° 25' 20" E along said north line of VALLEY HILLS a distance of 319.21 feet to the intersection with the north line of S1/2 of Section 17; Thence S 89° 52' 12" W along said north line of VALLEY HILLS No. 2 with the north line of S1/2 of Section 17 a distance of 3081.02 feet to the southeast corner of said S1/2 of Section 17; Thence N 85° 14' 14" W along the west line of said S1/2 of Section 17 a distance of 263.04 feet to a point; Thence N 85° 53' 48" E a distance of 35.06 feet to a point; Thence N 0° 05' 30" W a distance of 1039.14 feet to a point; Thence S 86° 53' 10" W a distance of 25.01 feet to the intersection with the said west line of the S1/2 of Section 17; Thence N 0° 05' 31" W along said west line of S1/2 of Section 17 a distance of 822.85 feet to the POINT OF BEGINNING; CONTAINING 55.48 acres of land more or less subject to any easements, reservations or rights-of-way recorded or so may hereafter be.

and as appears on this plat, the above subdivision is with the free consent and in accordance with the desire of the undersigned owners and proprietors of said lands; that the undersigned do hereby certify that they are the owners and proprietors of the foregoing addition...

STATE OF WYOMING } COUNTY OF NATRONA } On this 15th day of March, 1921, before me personally appeared Gregory J. Clements, N. Lamer and Bruce W. Cool, to me known to be the persons mentioned in and who executed the foregoing instrument and acknowledged the same to their free will and consent.

Witness my hand and official seal. My Commission expires March 17, 1924. Notary Public.

CERTIFICATE OF SURVEY I, Gregory J. Clements, of Casper, Wyoming, do hereby certify that this plat representing a subdivision of a portion of vacated RIVERVIEW ADDITION to the City of Casper...

The foregoing instrument was acknowledged before me by Gregory J. Clements the 15th day of March, 1921. Witness my hand and official seal. Notary Public.

Approved by the Commonly Planning Commission of Casper, Wyoming, this 15th day of March, 1921, and forwarded to the City Council of Casper, Wyoming, with recommendation that said plat be approved.

Approved by the City Council of the City of Casper, Wyoming, by ordinance No. 4223 duly passed, adopted and approved on the 15th day of March, 1921.

Approved by the Board of County Commissioners of Natrona County, Wyoming, by Resolution duly passed on the 15th day of March, 1921.

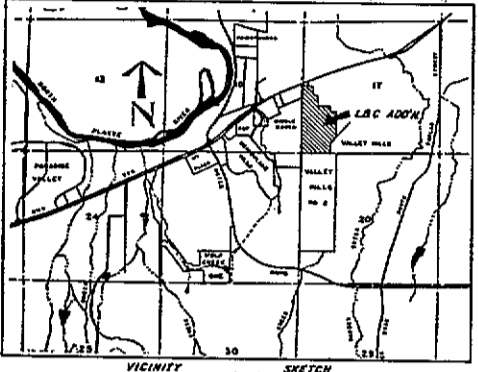
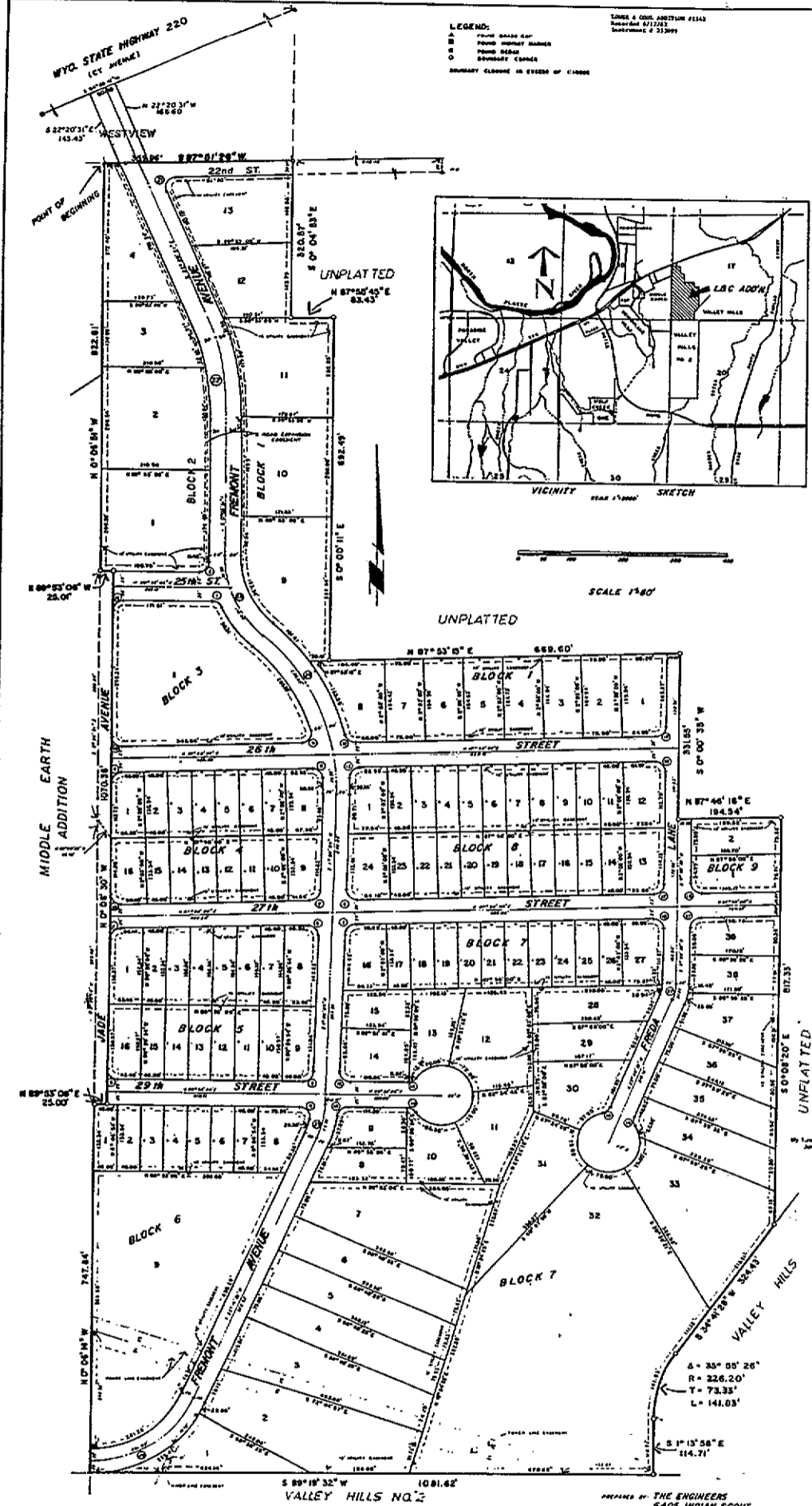
Inspected and approved on the 15th day of March, 1921. CITY ENGINEER

Inspected and approved on the 15th day of March, 1921. COUNTY ENGINEER

Inspected and approved on the 15th day of April, 1921. DISTRICT ENGINEER

Filed for record in the office of Natrona County Clerk this 15th day of March, 1921. By Tom of Owsa Deane, County Clerk.

Table with 4 columns: CURVE, RETURN TABLE, CURVE, RETURN TABLE. It lists curve data including NO., DELTA, RADIUS, ARC, TAN, and TAB.



SCALE 1"=80'

PREPARED BY THE ENGINEERS 6405 INDIAN SCOUT CASPER, WYO. 82601 MARCH 16, 1921

197/633

1395

Pocket 4  
Folder 4

# PLAT OF MOUNT HOPE ADDITION TO THE CITY OF CASPER NATRONA COUNTY, WYOMING

## CERTIFICATE OF DEDICATION

MOUNT HOPE LUTHERAN CHURCH, a non-profit corporation, does hereby certify that the above and hereinafter Mount Hope Addition to the City of Casper, Natrona County, Wyoming, being more particularly described as follows, to-wit:

A parcel of land in the 54th Section 17, T. 33 N. R. 74 W., 6th P.M., Natrona County, Wyoming, more particularly described as follows:

The point of beginning is referenced to the West 1/4 corner on the East-West centerline of said Section 17 by the following traverse: From said West 1/4 corner, S 00° 04' E along the West 1/4 line of said Section 17 a distance of 342.64 feet to the point of beginning.

From the point of beginning, proceed S 87° 59' W along the northerly lines of Lots 3 and 4, Block 6, Riverview Addition a distance of 165.20 feet to the Northwest corner of said Lot 3, thence S 87° 59' W a distance of 54.98 feet to the Northeast corner of Lot 4, Block 6, Riverview Addition, thence S 87° 59' W along the northerly line of said Lot 4, Block 6 a distance of 139.61 feet to the Northwest corner of said Lot 4, Block 5, thence S 87° 59' W along the northerly line of said Lot 4, Block 5 a distance of 309.80 feet to the Southwest corner of said Lot 4, Block 5, thence continuing due South a distance of 50.40 feet to the Northwest corner of Lot 1, Block 16, Riverview Addition, thence N 87° 50' E along the northerly line of said Lot 1, Block 16 a distance of 139.03 feet to the Northeast corner of said Lot 1, Block 16, thence S 00° 02' W along the East line of said Lot 1, Block 16 a distance of 170.00 feet to a point, thence N 87° 50' E a distance of 55.29 feet to a point on the West line of Block 15, Riverview Addition, thence continuing N 87° 50' E a distance of 55.29 feet to a point on the West line of Block 15, Riverview Addition, thence continuing N 87° 50' E a distance of 54.94 feet to a point on the West line of C-Y Junior High School Addition, thence continuing N 87° 50' E a distance of 54.94 feet to a point on the West line of C-Y Junior High School Addition, thence S 87° 59' W a distance of 54.85 feet to the Northeast corner of said Lot 4, Block 6, thence S 87° 59' W along the northerly line of said Lot 4, Block 6 a distance of 4.9 feet to the point of beginning.

Said parcel contains 5.49 acres more or less, consisting of 3.38 acres in Block One, 0.64 acres in Block Two, and 1.42 acres in streets and alleys.

As appears on this plat, is with the free consent and in accordance with the desire of the undersigned owner and proprietors thereof, wherein all streets shown therein are hereby dedicated to the use of the public. The undersigned persons, Amanda Brush, Harvey D Stanley and Ida Stanley, husband and wife, and Natrona County High School District No. 2, Natrona County, owning property adjacent to the streets in this subdivision, do hereby enter into this Certificate for the purpose of showing and giving their consent that the said streets be dedicated to public use.

IN WITNESS WHEREOF, this Certificate has been executed this \_\_\_\_\_ day of \_\_\_\_\_, 1963  
MOUNT HOPE LUTHERAN CHURCH  
BY \_\_\_\_\_  
SECRETARY

NATRONA COUNTY HIGH SCHOOL DISTRICT, and for the County of Natrona, State of Wyoming, a body corporate.  
BY \_\_\_\_\_  
PRESIDENT

On this \_\_\_\_\_ day of \_\_\_\_\_, 1963, before me personally appeared Walter Burwell, Robert Rowns and Clark Ganshew to me personally known, being by me duly sworn, did say that they are the members of the Board of Trustees of the Mount Hope Lutheran Church, a non-profit corporation, and that the seal affixed to the said instrument is the corporate seal of the said corporation, and that the said instrument was signed and sealed on behalf of the said corporation by the authority of the Church Board and the congregation of the said corporation, and said Trustees acknowledged that said instrument was the free act and deed of said corporation.  
Given under my hand and notarial seal the day and year in this certificate first above written.

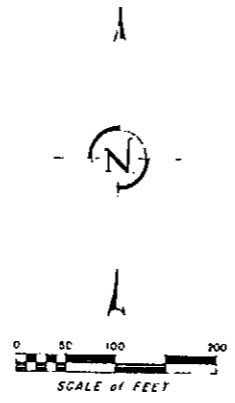
On this \_\_\_\_\_ day of \_\_\_\_\_, 1963, before me personally appeared Thomas F. Strack to me personally known, who, being by me first duly sworn, did say that he is the President of the Board of Trustees of the Natrona County High School District and the Chairman of the Board of Trustees of School District No. 2, Natrona County, State of Wyoming, and for the County of Natrona, State of Wyoming, and that the seals affixed to said instrument are the corporate seals of the said corporations and that the said instrument was signed and sealed on behalf of said corporations by the authority of their Boards of Trustees and the said Officers and that the said instrument was the free act and deed of said corporations.  
Given under my hand and seal the day and year first above written.

On this \_\_\_\_\_ day of \_\_\_\_\_, 1963, before me personally appeared Amanda Brush, a single woman, to me personally known, who, being by me first duly sworn, did say that she is the owner and proprietor of the property described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.  
Given under my hand and seal the day and year first above written.

On this \_\_\_\_\_ day of \_\_\_\_\_, 1963, before me personally appeared Harvey D Stanley and Ida Stanley, husband and wife, to me personally known, who, being by me first duly sworn, did say that they are the owners and proprietors of the property described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.  
Given under my hand and seal the day and year first above written.

On this \_\_\_\_\_ day of \_\_\_\_\_, 1963, before me personally appeared \_\_\_\_\_ to me personally known, who, being by me first duly sworn, did say that he is the \_\_\_\_\_ of the property described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.  
Given under my hand and seal the day and year first above written.

PLAT OF  
MOUNT HOPE ADDITION  
TO THE CITY OF CASPER  
NATRONA COUNTY, WYOMING  
MOUNT HOPE LUTHERAN CHURCH  
Checked \_\_\_\_\_  
Casper B. Thompson, Engineer's Seal, No. \_\_\_\_\_



### PLAT APPROVED

Approved by the Community Planning Commission of Casper, Wyoming, this 23 day of \_\_\_\_\_, 1963, and forwarded to the City Council of Casper, Wyoming, with recommendation that said plat be approved.

Approved by the City Council, City of Casper, Wyoming, by Ordinance No. \_\_\_\_\_, duly passed, adopted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 1963.

Approved by the Board of County Commissioners of Natrona County, Wyoming, by Resolution duly passed on the \_\_\_\_\_ day of \_\_\_\_\_, 1963.

Inspected and approved on this \_\_\_\_\_ day of \_\_\_\_\_, 1963.

Inspected and approved on this \_\_\_\_\_ day of \_\_\_\_\_, 1963.

Filed for record in the Office of the County Clerk of Natrona County, Wyoming, on this \_\_\_\_\_ day of \_\_\_\_\_, 1963.

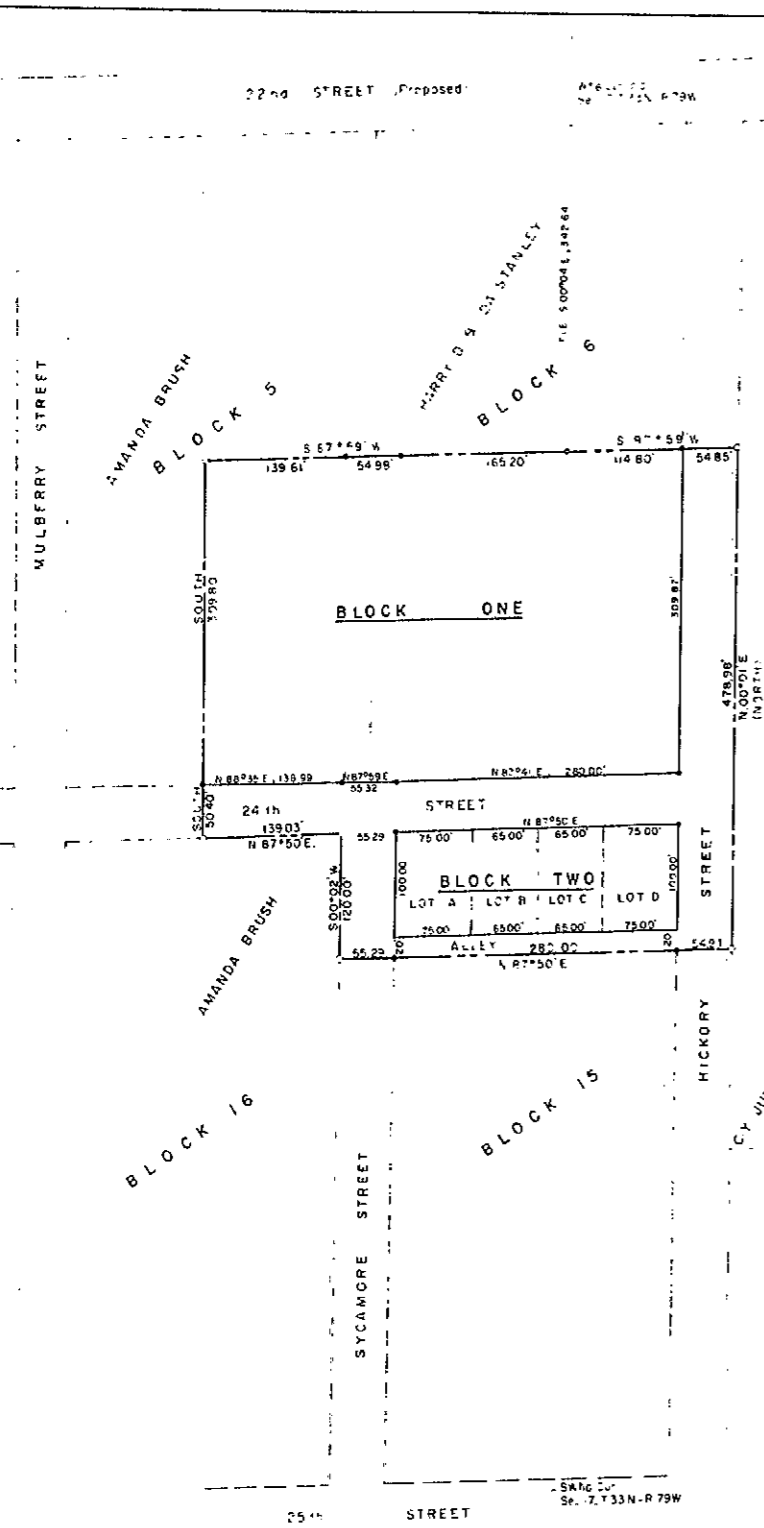
### CERTIFICATE OF SURVEYOR

STATE OF WYOMING SS  
COUNTY OF NATRONA

I, A. F. Waters, a registered Land Surveyor, of Casper, Wyoming, do hereby certify that this plat was prepared from notes taken during actual surveys made by me during the months of May and June, 1963, that this plat correctly represents the results of these surveys and is true and correct to the best of my knowledge and belief; that all corners are or shall be well and accurately marked by 3/8" dia iron pins, 18" long driven flush with the ground and all perimeter corners shall be marked by brass caps set in concrete. All dimensions shown on said plat are expressed in feet and decimals thereof and the bearings referred to the true meridian.

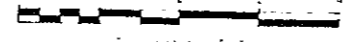
Wyoming Registration No. 325

Subscribed in my presence and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 1963.  
My commission expires \_\_\_\_\_



### LEGEND

- 1/4" Iron pin
- Brass cap
- Addition Boundary
- Other Boundaries
- 1/4" Line
- [ ] C-Y Junior High plotted bearing





(FINAL) VACATION AND REPLAT  
 PLAT OF  
**LOWER BROTHERS ADDITION**

BEING A VACATION AND REPLAT OF ALL OF BLOCKS 1-9, INCLUDING PLATTED STREETS, ALLEYS AND EASEMENTS, LOWER AND COOL ADDITION, ALL OF BLOCK 15, LOTS 1-2, BLOCK 16, AND PART OF VACATED HICKORY, SYCAMORE AND 25TH STREETS, RIVERVIEW ADDITION, AND LOTS A-B AND PART OF VACATED ALLEY, BLOCK 2, MT. HOPE ADDITION, LOCATED IN A PORTION OF THE N1/2SW1/4 AND SW1/4SW1/4, SECTION 17, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING

**CERTIFICATE OF DEDICATION:**

THE UNDERSIGNED, ROBERT LOWER, MANAGING MEMBER, LOWER BROTHERS, AND CHRISTIAN PREUS, TRUSTEE, MOUNT HOPE LUTHERAN CHURCH, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF ALL OF BLOCKS 1-9, INCLUDING ALL PLATTED STREETS, ALLEYS AND EASEMENTS, LOWER AND COOL ADDITION, ALL OF BLOCK 15, LOTS 1-2, BLOCK 16 AND PART OF VACATED HICKORY, SYCAMORE AND 25TH STREETS, RIVERVIEW ADDITION, AND LOTS A-B AND PART OF VACATED ALLEY, BLOCK 2, MT. HOPE ADDITION, LOCATED IN THE N1/2SW1/4, AND SW1/4SW1/4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 79 WEST, CITY OF CASPER, NATRONA COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL, THE NORTHWEST CORNER OF SAID N1/2SW1/4, SECTION 17 AND A POINT IN THE EAST LINE OF LINN ADDITION; THENCE ALONG THE NORTH LINE OF SAID PARCEL, THE NORTH LINE OF SAID N1/2SW1/4, SECTION 17, AND THE SOUTH LINE OF SAID LINN ADDITION AND THE SOUTH LINE OF AMENDED PLAT OF WESTVIEW ADDITION, LOWER ADDITION AND SMITHS ADDITION, N.87°12'30"E., 359.93 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND A POINT IN THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK 1, VACATED RIVERVIEW ADDITION; THENCE ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE AND NORTHERLY EXTENSION OF SAID BLOCK 1, VACATED RIVERVIEW ADDITION, INTO SAID N1/2SW1/4, SECTION 17, S.0°45'17"E., 320.44 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1, VACATED RIVERVIEW ADDITION; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE AND EASTERLY EXTENSION OF SAID BLOCK 1, VACATED RIVERVIEW ADDITION, N.87°14'00"E., 83.48 FEET TO A POINT; THENCE ALONG THE EAST LINE OF SAID PARCEL, S.0°26'45"E., 20.69 FEET TO THE NORTHWEST CORNER OF LIGHTHOUSE ADDITION; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID LIGHTHOUSE ADDITION, S.0°42'58"E., 671.83 FEET TO THE SOUTHWEST CORNER OF SAID LIGHTHOUSE ADDITION; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE AND EASTERLY EXTENSION, LIGHTHOUSE ADDITION, N.87°10'37"E., 361.50 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 16, VACATED RIVERVIEW ADDITION AND A POINT IN THE EAST LINE OF MULBERRY STREET; THENCE ALONG THE EAST LINE OF SAID LOT 2, BLOCK 16, VACATED RIVERVIEW ADDITION AND THE EAST LINE OF MULBERRY STREET, N.0°34'32"W., 311.90 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 16, VACATED RIVERVIEW ADDITION AND A POINT IN THE INTERSECTION OF THE EAST LINE OF SAID MULBERRY STREET WITH THE SOUTH LINE OF SAID PARCEL, THE NORTH LINE OF SAID LOT 2, BLOCK 16, VACATED RIVERVIEW ADDITION AND THE SOUTH LINE OF SAID 24TH STREET, N.87°29'15"E., 140.53 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 16, VACATED RIVERVIEW ADDITION; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL, THE NORTH LINE OF SAID LOT 1, BLOCK 16, VACATED RIVERVIEW ADDITION AND THE SOUTH LINE OF SAID 24TH STREET, N.86°54'54"E., 138.95 FEET TO THE NORTHWEST CORNER OF BLOCK 2, MOUNT HOPE ADDITION; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL, THE NORTH LINE OF SAID BLOCK 2, MOUNT HOPE ADDITION AND THE SOUTH LINE OF SAID 24TH STREET, N.87°09'51"E., 195.53 FEET TO THE NORTHEAST CORNER OF LOT B, BLOCK 2, MOUNT HOPE ADDITION; THENCE ALONG THE EAST LINE OF SAID PARCEL AND THE EAST LINE AND SOUTHERLY EXTENSION OF SAID LOT B, BLOCK 2, MOUNT HOPE ADDITION, S.0°42'38"E., 120.35 FEET TO THE SOUTH LINE OF SAID BLOCK 2, MOUNT HOPE ADDITION AND THE NORTHWEST CORNER OF LOT 1, BLOCK 15, VACATED RIVERVIEW ADDITION; THENCE ALONG THE NORTH LINE OF SAID PARCEL, THE NORTH LINE OF SAID LOT 1, BLOCK 15, VACATED RIVERVIEW ADDITION AND THE SOUTH LINE OF SAID BLOCK 2, MT. HOPE ADDITION, N.86°56'25"E., 195.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, THE SOUTHEAST CORNER OF SAID BLOCK 2, MT. HOPE ADDITION, A POINT IN THE WEST LINE OF SAID CY JUNIOR HIGH ADDITION AND A POINT IN THE EAST LINE OF VACATED HICKORY STREET; THENCE ALONG THE EAST LINE OF SAID PARCEL, THE EAST LINE OF SAID VACATED HICKORY STREET AND THE WEST LINE OF SAID CY JUNIOR HIGH ADDITION, S.0°43'12"E., 193.06 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK 14, VACATED RIVERVIEW ADDITION; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL, THE WEST LINE OF SAID LOT 3, BLOCK 14, VACATED RIVERVIEW ADDITION AND THE EAST LINE OF SAID VACATED HICKORY STREET, S.0°41'52"E., 309.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 14, VACATED RIVERVIEW ADDITION; THENCE ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE AND EASTERLY EXTENSION OF LOT 4, BLOCK 15, VACATED RIVERVIEW ADDITION, S.87°10'57"W., 168.68 FEET TO A POINT IN THE EAST LINE OF THE NW1/4SW1/4, SECTION 17; THENCE ALONG THE EAST LINE OF SAID PARCEL AND THE EAST LINE OF SAID NW1/4SW1/4, SECTION 17, S.0°48'16"E., 14.05 FEET TO THE SW1/16 CORNER OF SAID SECTION 17; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE EAST LINE OF THE SW1/4SW1/4, SECTION 17, S.0°47'43"E., 823.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND A POINT IN THE NORTHWESTERLY LINE OF VALLEY HILLS SUBDIVISION; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL AND THE NORTHWESTERLY LINE OF SAID VALLEY HILLS, S.34°00'44"W., 324.28 FEET TO A POINT OF CURVATURE; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL AND THE NORTHWESTERLY LINE OF SAID VALLEY HILLS SUBDIVISION ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 226.16 FEET, AND THROUGH A CENTRAL ANGLE OF 35°55'26", SOUTHERLY, 141.80 FEET, AND THE CHORD OF WHICH BEARS S.16°03'01"W., AND DISTANCE 139.49 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL AND THE NORTHEASTERLY CORNER OF A CERTAIN PARCEL OF LAND AS RECORDED IN INSTRUMENT No. 1093861, NATRONA COUNTY RECORDS AND A POINT OF NON-TANGENCY; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL AND THE NORTHEASTERLY LINE OF SAID CERTAIN PARCEL OF LAND, N.43°29'56"W., 76.77 FEET TO A POINT; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL AND THE NORTHWESTERLY LINE OF SAID CERTAIN PARCEL OF LAND, S.36°15'10"W., 216.30 FEET TO A POINT IN THE NORTH LINE OF VALLEY HILLS SUBDIVISION No. 2 AND THE SOUTH LINE OF SAID SW1/4SW1/4, SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, THE SOUTH LINE OF SAID SW1/4SW1/4, SECTION 17, AND THE NORTH LINE OF SAID VALLEY HILLS SUBDIVISION No. 2, S.88°38'16"W., 896.77 FEET TO THE SOUTHWEST CORNER OF SAID SW1/4SW1/4, SECTION 17 AND A POINT IN THE EAST LINE OF AMENDED MESA DEL SOL ADDITION; THENCE ALONG THE WEST LINE OF SAID PARCEL AND SAID SW1/4SW1/4, SECTION 17, AND THE EAST LINE OF SAID AMENDED MESA DEL SOL ADDITION, N.0°47'10"W., 747.74 FEET TO A POINT IN THE SOUTH LINE OF 25TH STREET AND THE SOUTH LINE OF SAID PARCEL, SOUTH LINE OF SAID AMENDED MESA DEL SOL ADDITION AND THE SOUTH LINE OF SAID JADE AVENUE, N.89°40'59"E., 24.96 FEET TO A POINT IN THE EAST LINE OF SAID PARCEL, THE WEST LINE OF SAID AMENDED MESA DEL SOL ADDITION, AND THE EAST LINE OF SAID JADE AVENUE, N.0°47'03"W., 1070.13 FEET TO A POINT; THENCE ALONG THE SOUTH LINE OF SAID PARCEL AND THE NORTH LINE OF SAID AMENDED MESA DEL SOL ADDITION, S.89°25'58"W., 25.05 FEET TO A POINT IN THE WEST LINE OF SAID N1/2SW1/4, SECTION 17; THENCE ALONG THE WEST LINE OF SAID PARCEL, THE WEST LINE OF SAID N1/2SW1/4, SECTION 17, AND THE EAST LINE OF SAID MESA DEL SOL ADDITION AND THE EAST LINE OF LINN ADDITION, N.0°47'46"W., 822.76 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND CONTAINS 61.51 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCROACHMENTS WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND BEING A VACATION AND RE-PLAT OF ALL OF BLOCKS 1-9, INCLUDING ALL PLATTED STREETS, ALLEYS AND EASEMENTS, LOWER AND COOL ADDITION, ALL OF BLOCK 15, LOTS 1-2, BLOCK 16 AND PART OF VACATED HICKORY, SYCAMORE AND 25TH STREETS, RIVERVIEW ADDITION, AND LOTS A-B AND PART OF VACATED ALLEY, BLOCK 2, MT. HOPE ADDITION, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS AND PROPRIETORS, THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "LOWER BROTHERS ADDITION", ROADWAYS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF CASPER AND TO THE USE OF THE PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE AND ACCESS.

LOWER BROTHERS  
 1607 CY AVENUE, SUITE 201  
 CASPER, WY 82604

MOUNT HOPE LUTHERAN CHURCH  
 2300 HICKORY  
 CASPER, WY 82604

ROBERT LOWER, MANAGING MEMBER

CHRISTIAN PREUS, TRUSTEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT LOWER, MANAGING MEMBER,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

STATE OF WYOMING )  
 ) SS  
 COUNTY OF NATRONA )

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRISTIAN PREUS, TRUSTEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**APPROVALS**

APPROVED: PLANNING AND ZONING COMMISSION CASPER, WYOMING

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AND FORWARDED TO THE CITY COUNCIL OF CASPER, WYOMING WITH

RECOMMENDATION THAT SAID PLAT BE APPROVED.

COMMISSION CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

APPROVED: CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY ORDINANCE NUMBER \_\_\_\_\_ DULY PASSED, ADOPTED AND

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MAYOR \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, STEVEN J. GRANGER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF LOWER BROTHERS SUBDIVISION TO THE CITY OF CASPER, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN AUGUST, 2023, AND THAT THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.

STATE OF WYOMING )  
 ) SS  
 COUNTY OF NATRONA )

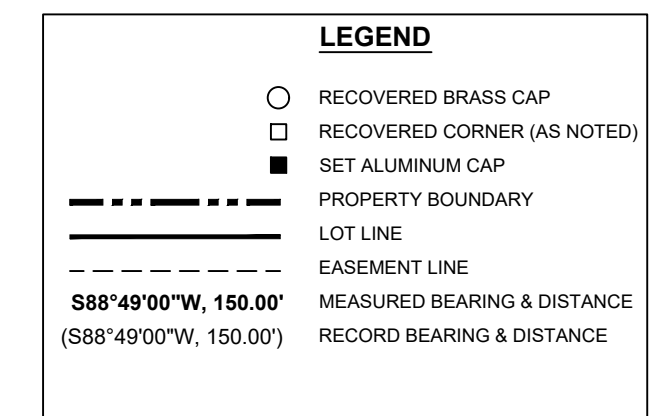
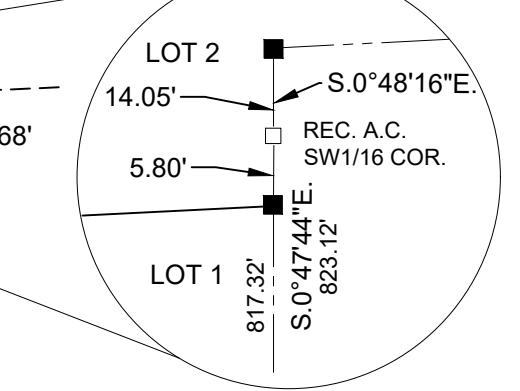
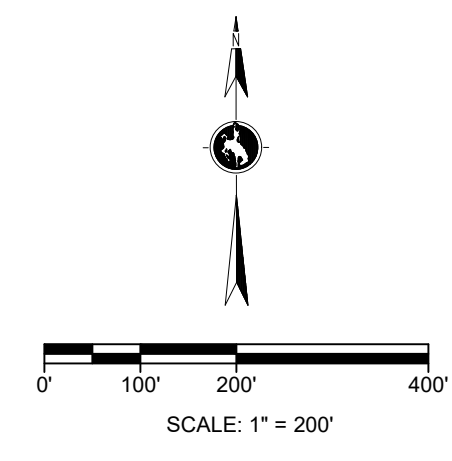
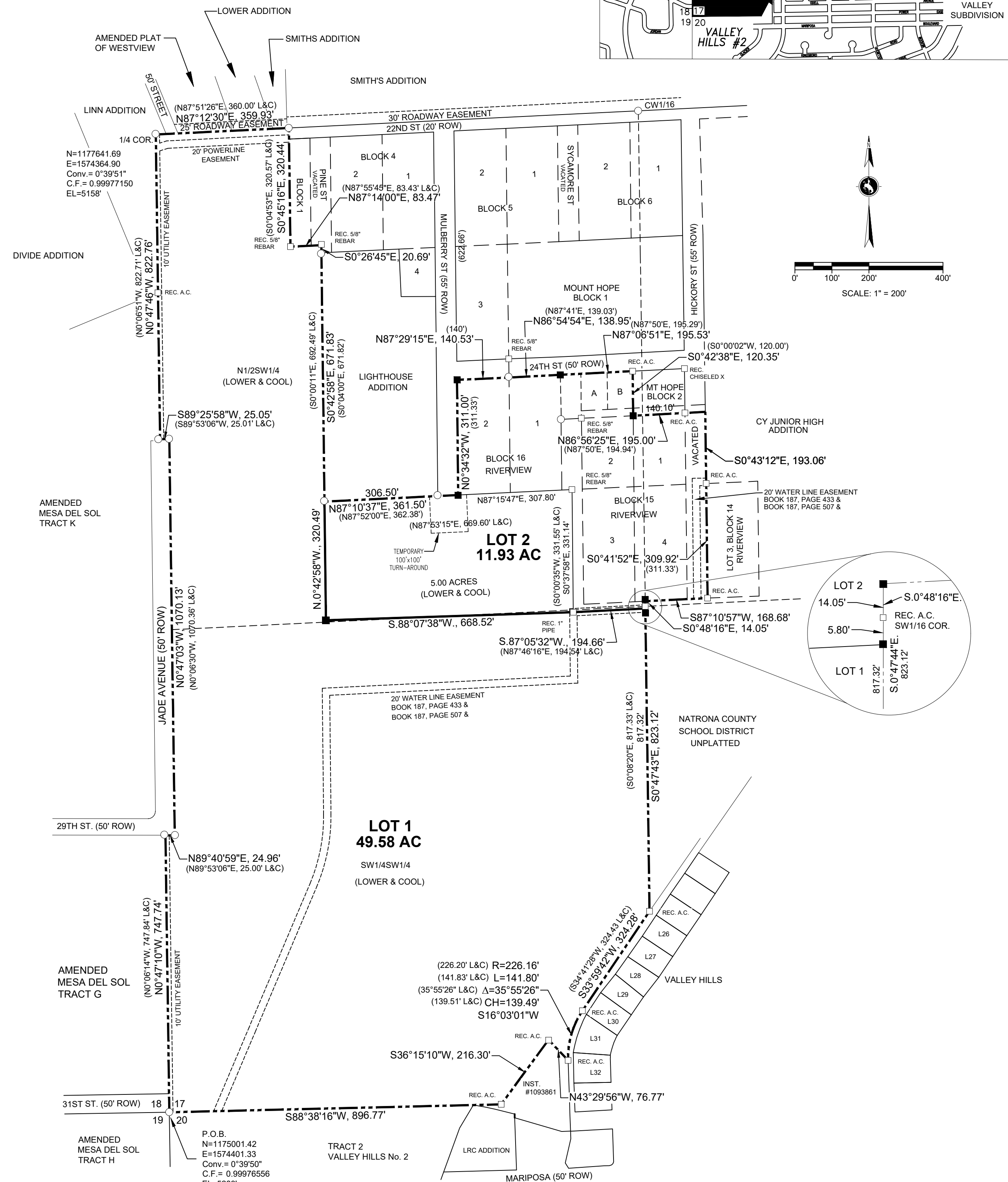
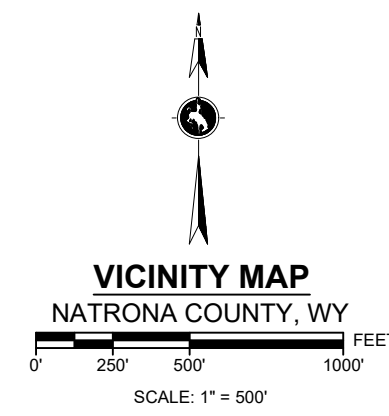
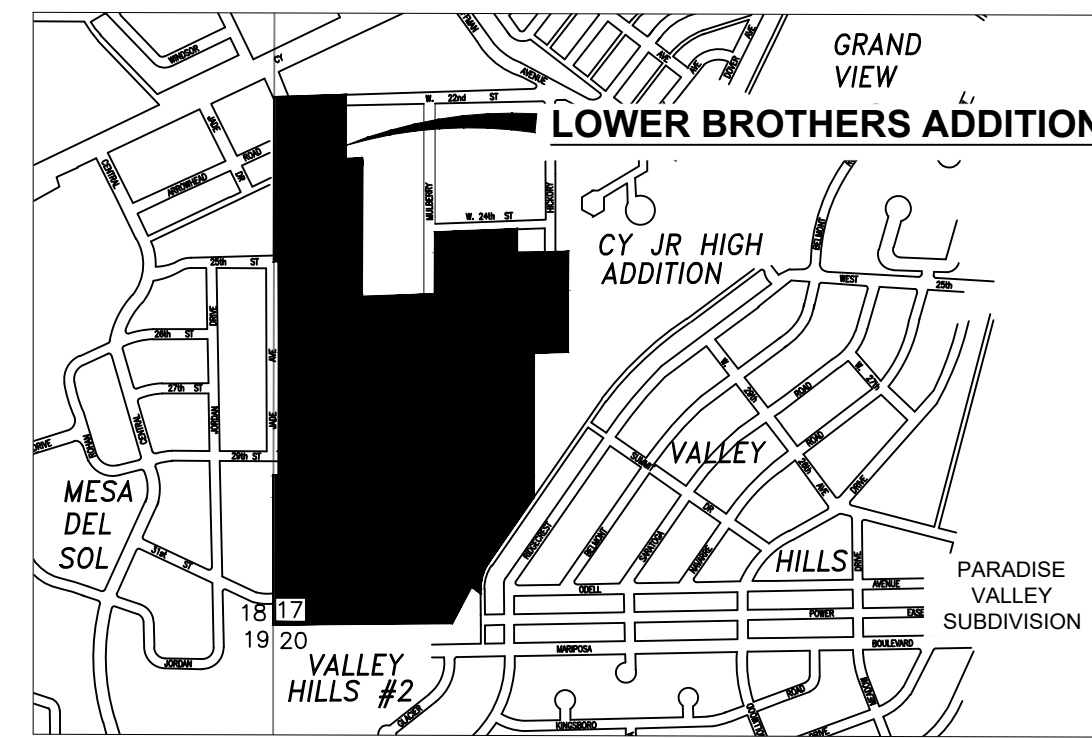
THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVEN J. GRANGER

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



**NOTES**

- ERROR OF CLOSURE EXCEEDS 1:877.462
- BEARINGS AND COORDINATES ARE BASED ON WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
- ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
- DISTANCES: US SURVEY FOOT - GROUND.

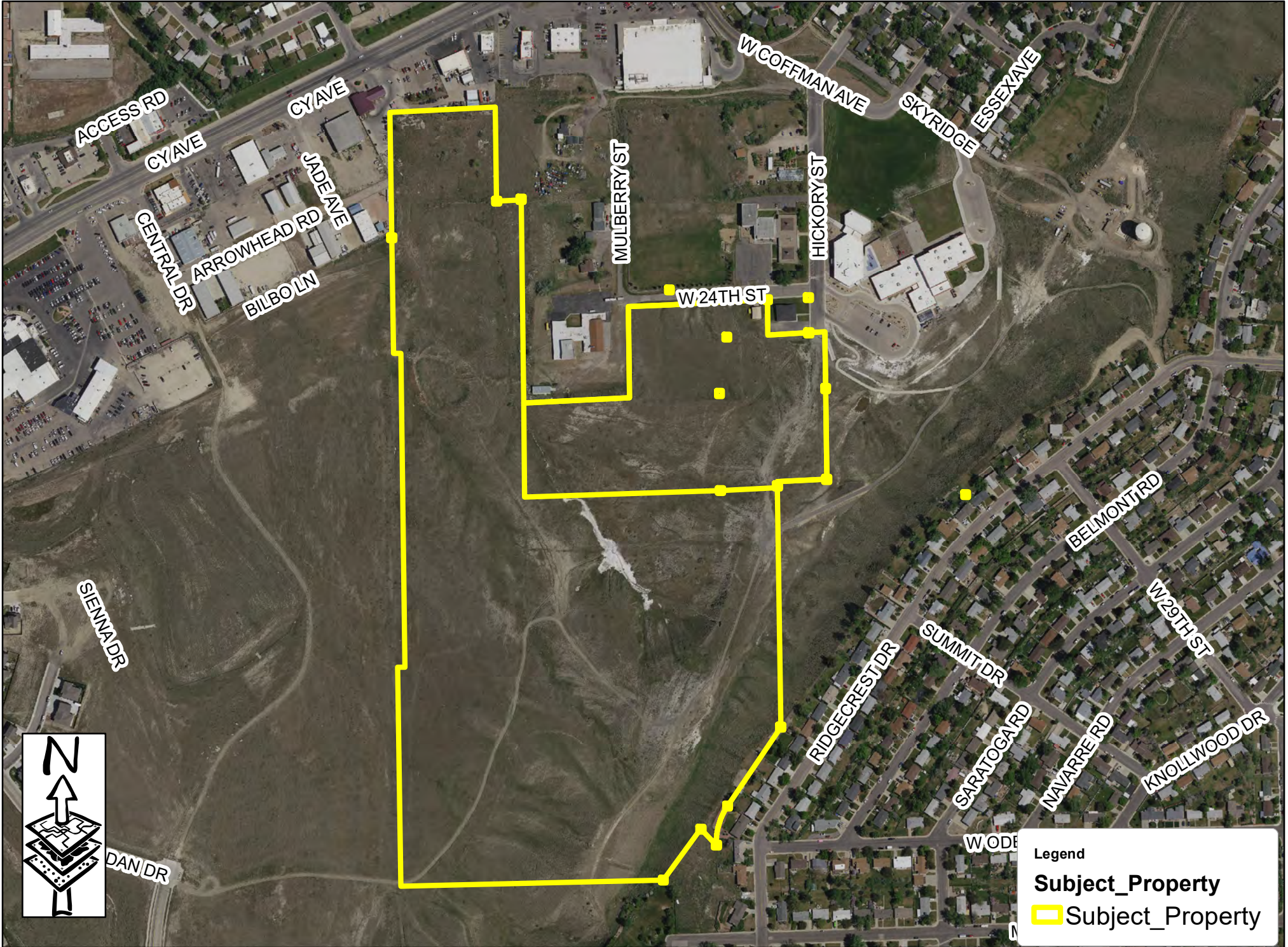
**EC ENGINEERS**  
 Environmental and Civil Solutions, LLC  
 111 West 2nd Street, Suite 600  
 Casper, WY 82604  
 Phone: 307.337.2883  
 www.ecsengineers.net  
 PROJECT NO. 230025

**OWNERS:**  
 LOWER BROTHERS  
 1607 CY AVENUE, SUITE 201  
 CASPER, WY 82604  
 MOUNT HOPE LUTHERAN CHURCH  
 2300 HICKORY  
 CASPER, WY 82604

**DATE DRAWN:**  
 8.09.2023



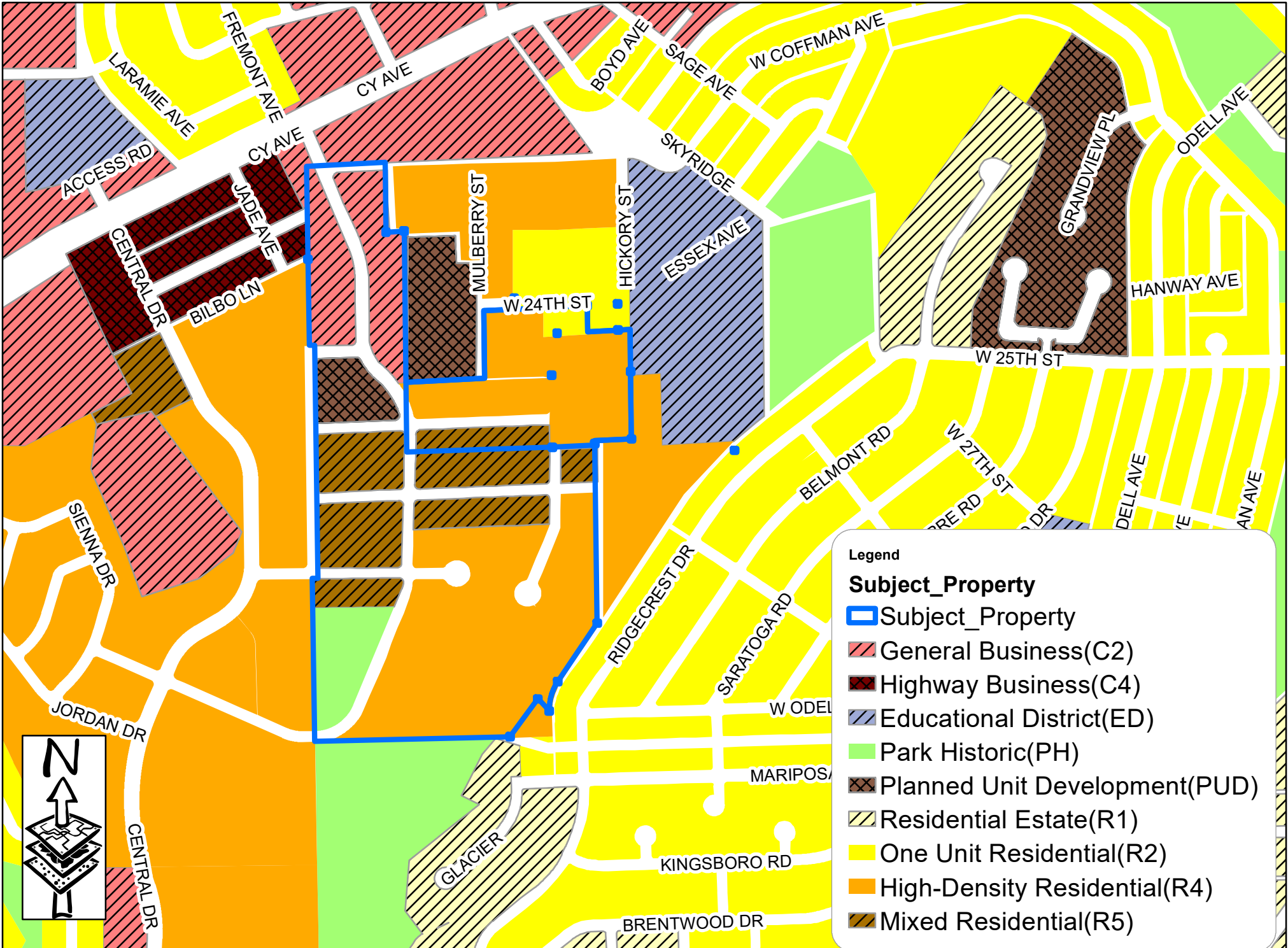
# Lower Brothers Addition



Legend  
**Subject\_Property**  
■ Subject\_Property



# Lower Brothers Addition





**CASPER HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE REGULAR MEETING  
September 11, 2023**

**Present:** Connie Hall, Jeff Bond, Carolyn Buff, Tammie Chappell, Randy Hein, Anthony Jacobsen, Bob King, John Lang, Maureen Lee, Paul Yurkiewicz (by phone)

**Absent:** Robin Broumley

**Staff:** Craig Collins, City Planning Department  
Barb Santmire, Administrative Assistant III

**Guests:** Michael McIntosh, Planning & Zoning Commission Liaison  
Katelynn Larsen

*Chairperson Connie Hall called the meeting to order at 8:30 a.m.*

**Approval of Minutes**

Chairperson Hall asked for approval of the August 14, 2023 meeting minutes. With no corrections, the minutes were approved.

**New Business**

Letter of Support for a Wyoming Cultural Trust Grant for The Historic Bishop Home – It was moved by John and seconded by Tammie to approve the letter of support. With all members present voting aye, the motion carried.

**Old Business**

**Ornaments for 2023**

- The ornaments are on order and should arrive in the next 2-3 weeks.
- It has been confirmed that they will be sold through Fort Caspar.
- Marketing
  - City Staff
    - Press Release – general media, City website, Fort Caspar website (?)

- Commission
  - Facebook
  - In person / Events (maybe have flyers to hand out?)
  - Alumni Association
  - Western History Center (Casper College)
  - Posters to place in businesses around town?
  - It was requested that everyone brainstorm for marketing ideas to bring to the October 16<sup>th</sup> meeting.

Pathways National Heritage Area Presentation – The presentation will be held on Thursday, September 21<sup>st</sup> from 12:00 – 1:00 in Suite 560 of the Casper Business Center (123 W 1<sup>st</sup> St). Lunch will be provided.

OYD Committee Update – There was no meeting, but the Committee toured 333 W Midwest (an old warehouse currently for sale) and the new townhomes at The Nolan.

P&Z Commission – There was no report.

Demolition Permits – There was no report.

Social Media/Outreach/Education – It remains unclear as to who has Administrative rights to the Commission's Facebook page. It was suggested that Lume Studio helped CHPC set up the page and they may have additional information. Craig will reach out to them to see if they can help.

Field Visits/Tours – Interest was expressed for a tour of The Virginian, particularly if there is currently a vacant unit to see. Anthony stated he believes Lyle has a source they may be able to contact to see if this is possible.

### **Other Business**

- Theater of the Poor, The Casper Ghostbusters Ecto Interceptor Project, and Candlelight Frights have joined together and will be offering the first annual Casper Heritage Harvest Festival in October. As part of the Festival, paranormal investigations of the Elks Club will be offered with proceeds going to support the CHPC and other historical organizations in the community.
- The next time the Historic Walking Tour brochures are updated, it was suggested to remove the CHPC's individual names from the brochure as the Commission changes members over time.

The next meeting will be held October 16<sup>th</sup> (this is the third Monday due to the 9<sup>th</sup> being a federal holiday) at 8:30 am in Suite 560 (5<sup>th</sup> Floor Green Room) at 123 W 1<sup>st</sup> St (Casper Business Center).

(Minutes prepared by Barb Santmire)  
Respectfully submitted,

Chairperson  
Casper Historic Preservation Commission