

AGENDA
PLANNING AND ZONING MEETING
December 10, 2015
6:00 P.M.
COUNCIL CHAMBERS
CITY HALL, 200 NORTH DAVID

Meetings can be viewed online at www.casperwy.gov on the Planning Commission web page.

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: November 24, 2015 Meeting**
- III. PUBLIC HEARINGS:**

- A. **PLN-15-059-R** – Petition to vacate and replat Mesa Del Sol, Lots 3B & 4A, to create Mesa Del Sol, Lots 3C & 4B, comprising 0.18 acres, more or less, located at 3204 and 3216 Sienna Drive. Applicant: Mesa No. 3, LLC & RAM Funding, LLC.

- B. **PLN-15-060-RZ** – Petition to vacate and replat Lot 1, Hembree Addition, comprising 1.903 acres, more or less, creating Hembree Addition No. 2, and rezoning same, from AG (Urban Agriculture) to R-2 (One Unit Residential), located at 2671 South Robertson Road. Applicant: Donald L. Hembree & Mary P. Hembree, Trustees of the Donald and Mary Hembree Family Trust Dated October 23, 1996.

- C. **PLN-15-061-R**- Petition to vacate and replat Lots 1 through 12, Mesa Addition No. 8, comprising 10.190 acres, more or less, creating Mesa Addition No. 10, located at the northeast corner of Talon Drive and American Way. Applicant: Granite Peak Properties, LLC & KAD Enterprises, LLC.

VI. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

V. SPECIAL ISSUES:

Election to the OYD Advisory Committee

VI. COMMUNICATIONS:

- A. Commission**
- B. Community Development Director**
 - 1) Old Business Items**
 - 2) New Business Items**

- C. Council Liaison**
- D. Other Communications**

VII. ADJOURNMENT

**PLANNING AND ZONING MEETING
TUESDAY, NOVEMBER 24, 2015
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Planning Commission web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Tuesday, November 24, 2015, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: James Holloway
Bob King
Randy Hein
Ryan Waterbury
Mary England
Don Redder
Monte Henrie

Absent Members: None

Others present: Liz Becher, Community Development Director
Craig Collins, City Planner
Aaron Kloke, Planner I
Dee Hardy, Administrative Support Technician
Will Chambers, Assistant City Attorney
Shelley LeClere, Code Enforcement Supervisor
Steve Cathey, Councilmember
Yvonne Fairbanks, 2023 Linda Vista Drive

II. MINUTES OF THE PREVIOUS MEETING

Chairman Holloway asked if there were additions or corrections to the minutes of the October 27, 2015 Planning & Zoning Commission meeting.

There being none, Chairman Holloway called for a motion to approve the minutes of the October 27, 2015 Planning & Zoning Commission.

Mr. Henrie made a motion to approve the minutes of the October 27, 2015 meeting. The motion was seconded by Mr. Waterbury. All those present voted aye. Minutes approved.

III. PUBLIC HEARING

The first case this evening:

PLN-15-058-C – Petition for a Conditional Use Permit for a “Family Child Care Center” – Zoning Review” to allow a home-based, child care facility for up to 15 children, on Lot 6, Block 4, Pratt Addition No. 2, located at 2023 Linda Vista Drive. Applicant: Melvin and Yvonne Fairbanks.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested Conditional Use Permit meets the two (2) reasons and six (6) findings necessary for the approval of a Conditional Use Permit found in Section 17.12.240 (G) and (H) of the Casper Municipal Code, as outlined in the staff report that the Planning and Zoning Commission articulate its findings, and further recommends that the Planning and Zoning Commission include, at a minimum, the following four (4) recommended conditions of approval.

1. The applicants shall maintain a minimum of two (2) open off-street parking spaces in the driveway for use by daycare customers during the hours when the daycare is in operation.
2. Pursuant to Section 17.12.140(A)(2) of the Municipal Code, signage for all “home occupations” shall be limited to only signage that is non-illuminated, attached flush with the dwelling, and not exceeding one square foot in area.
3. The Family Child Care Center is approved as a secondary, accessory use of the property. The primary use of the property shall remain single-family residential, which is a permitted use in the R-1 (Residential Estate) zoning district. Therefore, the operator of the Family Child Care Center must live at the subject property. If the operator of the Family Child Care Center is found not to be residing on the premises, the Conditional Use Permit may be immediately revoked by the City, pursuant to Section 17.12.240(J) of the Casper Municipal Code.
4. Pursuant to Section 17.12.240(M)(3) of the Casper Municipal Code, the Conditional Use Permit shall be granted to the child care provider, and shall not attach to the land. The Conditional Use Permit shall not be transferred from one location to another, and shall not be transferable from one child care provider to another.
5. Non-compliance with the conditions of the Conditional Use Permit will result in the revocation of the permit, pursuant to Section 17.12.240(J) of the Casper Municipal Code.

Mr. Kloke entered five (5) exhibits into the record for this case.

Chairman Holloway opened the public hearing and asked for the person representing the case to come forward and explain the application.

Yvonne Fairbanks, 2023 Linda Vista Drive, spoke in favor of this case.

Chairman Holloway asked for anyone wishing to comment in favor of or opposition to this case.

There being no one to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, deny, or table PLN-15-058-C, regarding the Conditional Use Permit to allow a home-based, child care facility for up to 15 children, on Lot 6, Block 4, Pratt Addition No. 2, located at 2023 Linda Vista Drive.

Mr. Waterbury made a motion to approve case PLN-15-058-C, finding it met the two (2) reasons and six (6) findings necessary for the approval of a Conditional Use found in Section 17.12.240 (G) and (H) of the Casper Municipal Code, and with Conditions #1-5 listed in the staff report. The motion was seconded by Ms. England. All those present voted aye. Motion carried.

COUNCIL ACTIONS:

A replat creating Mesa Del Sol III.

A replat creating Prairie Park Estates No. 3.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

There were none.

B. Community Development Director:

Liz Becher, Community Development Director, stated that Council had completed interviews for openings on the Planning and Zoning Commission earlier this evening, Chairman Holloway and Mr. Collins, were in attendance, and new appointments would be published in the December 1, 2015, Council Agenda. With the end of the year rapidly approaching there are two (2) events remaining; the December 10, 2015, Planning and Zoning Commission meeting, and the lunch meeting scheduled for December 17, 2015. She thanked outgoing Commissioners, Monte Henrie and Mary England for their service over the past several years. She asked the Commission to begin thinking about two (2) members to replace them on the OYD (Old Yellowstone District) Advisory Committee.

Ms. England stated that the OYD Advisory Committee was a fun group. Mr. Henrie advised they were a fun, happy group to work with.

B. Other Communications:
There were none.

C. Council Liaison:
Steve Cathey, Councilmember, stated that the new members would be appointed at the Tuesday, December 1, 2015, Council meeting. He asked if he could answer any questions.

Mr. Redder wished everyone a Happy Thanksgiving.

Mr. Waterbury asked if meeting day had changed. Chairman Holloway replied that it had changed to the third (3rd) Thursday of each month beginning January 1, 2016.

VII. ADJOURNMENT

Chairman Holloway called for a motion for the adjournment of the meeting. A motion was made by Mr. Redder and seconded by Mr. Henrie to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6:20 p.m.

Chairman

Secretary

December 7, 2015

MEMO TO: James Holloway, Chairman
Members of the Planning and Zoning Commission

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

SUBJECT: **PLN-15-059-R** – Petition to vacate and replat Mesa Del Sol, Lots 3B & 4A, to create Mesa Del Sol, Lots 3C & 4B, comprising 0.18 acres, more or less, located at 3204 and 3216 Sienna Drive. Applicant: Mesa No. 3, LLC and RAM Funding, LLC.

Recommendation:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation.

Code Compliance:

Staff has complied with all requirements of Section 16.24 of the Casper Municipal Code pertaining to replats, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. At the time the staff report was prepared, staff had not received any public comments regarding this case. The Commission is responsible for reviewing replats, and making a recommendation to the City Council to approve, approve with conditions, deny, or table the proposal.

Summary:

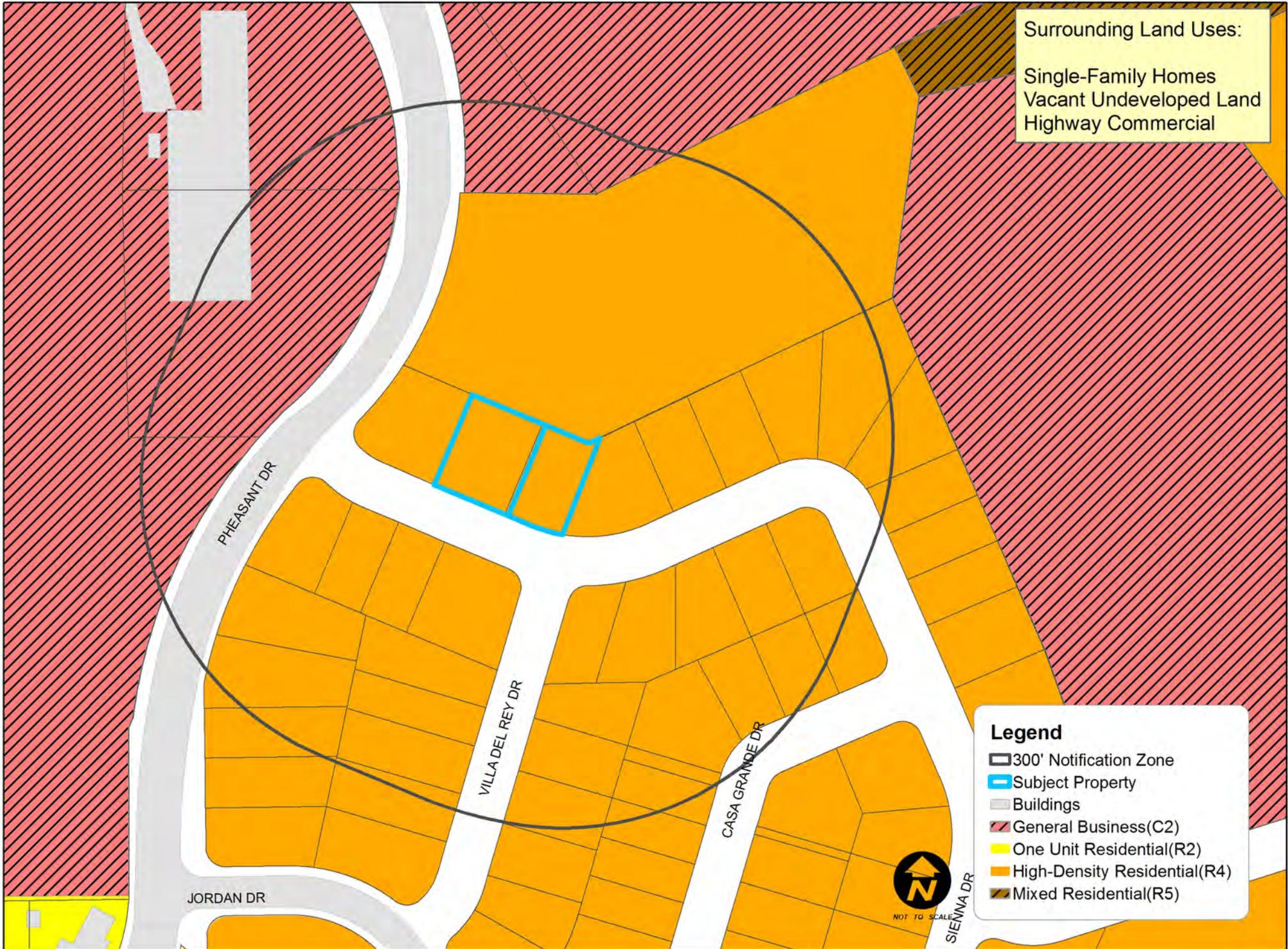
Mesa No. 3, LLC and RAM Funding, LLC have applied to vacate and replat Mesa Del Sol – Lots 3B & 4A to create Mesa Del Sol, Lots 3C & 4B. The subject property is located north of the intersection of Sienna Drive and Villa Del Rey Drive, involves 0.188 acres, more or less, and is zoned R-4 (High Density Residential). The minimum lot size in the R-4 (High Density Residential) zoning district is 4,000 square feet, and both proposed lots exceed the minimum size requirement. The replat is a simple shared lot line adjustment between the two lots. Typically, simple lot line adjustments can be reviewed administratively through the minor boundary adjustment replat process; however, the minor boundary adjustment replat process may only be utilized twice on any property within a five year period. Once this maximum has been met, all further replats must go through the standard replatting process with the Planning and Zoning Commission and the City Council. The subject property has gone through the minor boundary adjustment replat process twice within five years; therefore, a regular replat is required. The

proposed replat appears to meet or exceed all minimum requirements of the Casper Municipal Code.

Mesa Del Sol, Lots 3C & 4B



Mesa Del Sol, Lots 3C & 4B



Mesa Del Sol, Lots 3C & 4B

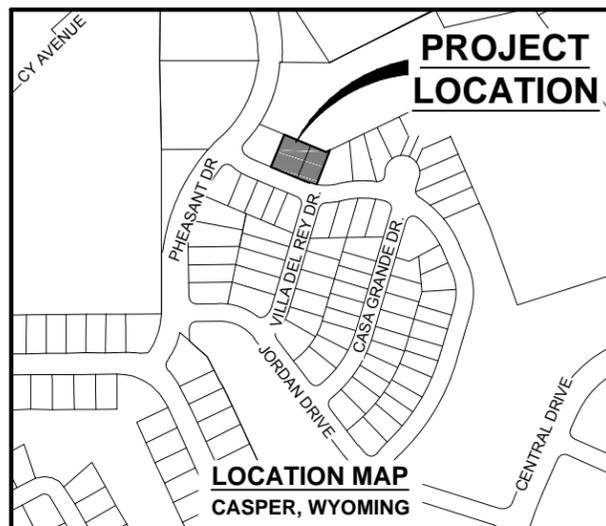
Facing north from Sienna Drive



A VACATION AND REPLAT OF MESA DEL SOL - LOT 3B AND LOT 4A LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S½SE¼) OF SECTION 18, T.33N., R.79W. OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, SHALL BE KNOWN AS

MESA DEL SOL

LOTS 3C & 4B
AN ADDITION TO THE CITY OF CASPER

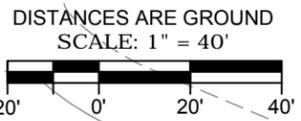
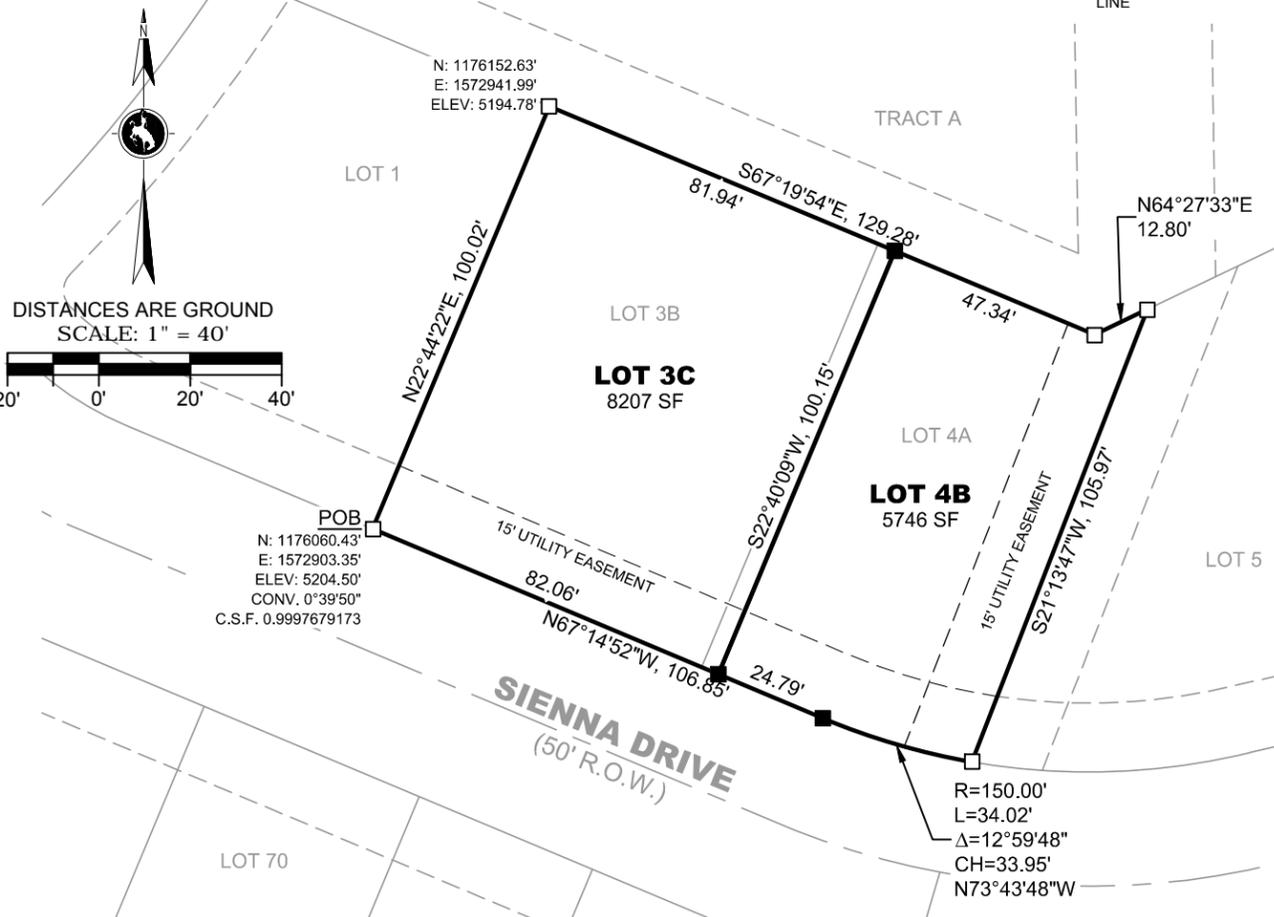


NOTES

1. PLAT CLOSURE RATIO: 1:593,000
2. GROUND DISTANCE - U.S. FOOT
3. BASIS OF BEARING - GEODETIC BASED ON GPS
4. COORDINATES REFER TO CITY OF CASPER GIS DATUM, WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD88.
5. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED AS BENCHMARKS.
6. UNUSED WATER SERVICE LINES MUST BE ABANDONED AND PLUGGED AT THE MAIN AT THE EXPENSE OF THE LOT OWNER.
7. ALL PROPERTY CORNER MONUMENTS THAT WERE ELIMINATED WERE REMOVED.
8. PREVIOUS PLATTING INCLUDE COORDINATE VALUES AT GROUND.
9. ALL BEARINGS AND DISTANCES SHOWN ARE RECORD.

LEGEND

- RECOVERED ALUMINUM CAP (LS 14558)
- SET REBAR & ALUMINUM CAP ECS ENGINEERS PLS 548
- ◆ SET REBAR & BRASS CAP ECS ENGINEERS PLS 548
- PROPERTY LINE (PROPOSED)
- PROPERTY LINE (ADJACENT AND EXISTING)
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE



CERTIFICATE OF DEDICATION

THE UNDERSIGNED, MESA NO. 3, LLC (RANDALL S. HALL-MEMBER) AND RAM FUNDING, LLC (RANDALL S. HALL-MEMBER) HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETOR OF THE ABOVE OR FOREGOING MESA DEL SOL - LOTS 3C & 4B, A VACATION AND REPLAT OF MESA DEL SOL - LOTS 3B & 4A, LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S½SE¼) OF SECTION 18, T.33N., R.79W. OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF MESA DEL SOL - LOT 3B; THENCE, N.22°44'22"E., 100.02 FEET ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF LOT 1 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION TO A POINT; THENCE, S.67°19'54"E., 129.28 FEET ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF TRACT A OF THE AMENDED PLAT OF MESA DEL SOL ADDITION TO A POINT; THENCE N.64°27'33"E., 12.80 FEET ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF TRACT A OF THE AMENDED PLAT OF MESA DEL SOL ADDITION TO A POINT; THENCE S.21°13'47"W., 105.97 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY RIGHT-OF-WAY LINE OF SIENNA DRIVE AND ALONG THE ARC OF A TRUE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12°59'48", HAVING A RADIUS OF 150.00 FEET, 34.02 FEET, AND WHOSE LONG CHORD BEARS N.73°43'48"W., 33.95 FEET TO A POINT OF INTERSECTION WITH A LINE; THENCE N.67°14'52"W., 106.85 FEET ALONG THE SOUTH LINE OF SAID PARCEL AND THE NORTH RIGHT-OF-WAY LINE OF SIENNA DRIVE TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.188 ACRES MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER(S), PROPRIETOR(S) OR PARTIES OF INTEREST HAVE BY THESE PRESENTS LAID OUT AND KNOWN AS "MESA DEL SOL - LOTS 3C & 4B", TO THE CITY OF CASPER, WYOMING. THAT ALL UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINE, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

EXECUTED THIS _____ DAY OF _____, 2015.

BY: _____
RANDALL S. HALL - MEMBER
MESA NO 3 LLC
550 N. POPLAR ST.
CASPER, WY 82601

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY RANDALL S. HALL, MEMBER, MESA NO. 3, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVALS

APPROVED: PLANNING AND ZONING COMMISSION CASPER, WYOMING

THIS _____ DAY OF _____, 2015 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 RESOLUTION NUMBER _____

DULY PASSED, ADOPTED AND APPROVED ON THIS _____ DAY OF _____, 2016.

MAYOR

ATTEST: CITY CLERK

CERTIFICATE OF SURVEYOR

I, ROBERT L. ST. CLAIRE, 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 MINOR BOUNDARY ADJUSTMENT PLAT OF MESA DEL SOL - LOTS 3C & 4B, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY ROBERT L. ST. CLAIRE.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

EXECUTED THIS _____ DAY OF _____, 2015.

BY: _____
RANDALL S. HALL - MEMBER
RAM FUNDING, LLC
550 N. POPLAR ST.
CASPER, WY 82601

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

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WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2015.

CITY ENGINEER

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2015.

CITY SURVEYOR



OWNER:
MESA No. 3, LLC
Randall Hall
550 N. Poplar Street
Casper, WY 82601
307.234.2385

SURVEYOR:
FIELD: JEFF CONLEY
REVIEW: ROBERT L. ST. CLAIRE, P.L.S.

DATE DRAWN:
06.10.2015

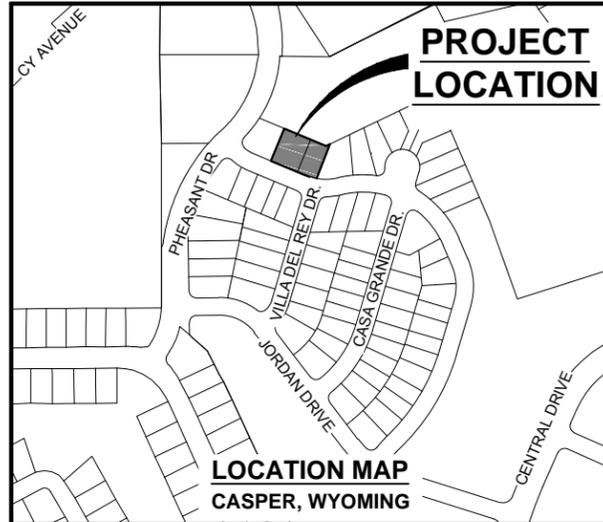
Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 130015

MINOR BOUNDARY ADJUSTMENT

A VACATION AND REPLAT OF MESA DEL SOL - LOT 3A AND LOT 4 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION, LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S½SE¼) OF SECTION 18, T.33N., R.79W. OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, SHALL BE KNOWN AS

MESA DEL SOL - LOTS 3B & 4A
AN ADDITION TO THE CITY OF CASPER



CERTIFICATE OF RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK THIS _____ DAY OF _____, 2015 AS INSTRUMENT NUMBER _____

NATRONA COUNTY CLERK

NOTES

1. PLAT CLOSURE RATIO: 1:593,000
2. GROUND DISTANCE - U.S. FOOT
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EXECUTED THIS _____ DAY OF _____, 2015.

BY: _____
RANDALL S. HALL - MEMBER MESA NO 3 LLC
550 N. POPLAR ST.
CASPER, WY 82601

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY RANDALL S. HALL.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

EXECUTED THIS _____ DAY OF _____, 2015.

BY: _____
RANDALL S. HALL - MEMBER RAM FUNDING, LLC
550 N. POPLAR ST.
CASPER, WY 82601

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

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WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS _____ DAY OF _____, 2015.

COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2015.

CITY ENGINEER

CERTIFICATE OF SURVEYOR

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STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

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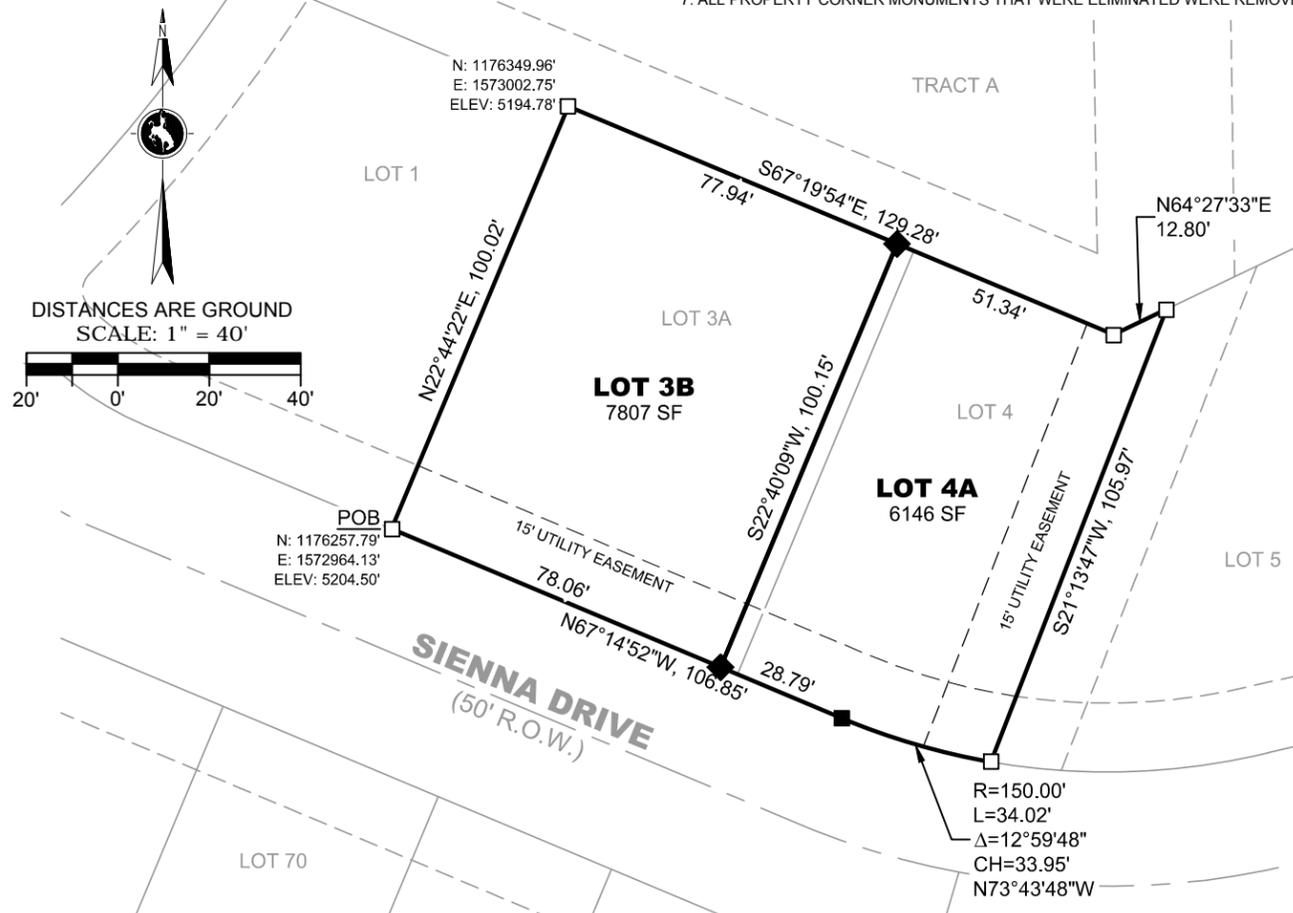
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGEND

- RECOVERED ALUMINUM CAP (LS 14558)
- SET REBAR & ALUMINUM CAP ECS ENGINEERS PLS 548
- ◆ SET REBAR & BRASS CAP ECS ENGINEERS PLS 548
- PROPERTY LINE (PROPOSED)
- PROPERTY LINE (ADJACENT AND EXISTING)
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE



OWNER:
MESA No. 3, LLC
Randall Hall
550 N. Poplar Street
Casper, WY 82601
307.234.2385

SURVEYOR:
FIELD: JEFF CONLEY
REVIEW: ROBERT L. ST. CLAIRE, P.L.S.

DATE DRAWN:
06.10.2015

Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 130015

December 7, 2015

MEMO TO: James Holloway, Chairman
Members, Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner
Aaron Kloke, Planner 1

SUBJECT: **PLN-15-060-RZ** – Petition to vacate and replat Lot 1, Hembree Addition, comprising 1.903 acres, more or less, creating Hembree Addition No. 2, and rezoning same, from AG (Urban Agriculture) to R-2 (One Unit Residential), located at 2671 South Robertson Road. Applicant: Donald L. Hembree & Mary P. Hembree, Trustees of the Donald and Mary Hembree Family Trust Dated October 23, 1996.

Recommendation on the replat:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation.

Recommendation on the zone change:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested rezone meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan, staff recommends that the Planning and Zoning Commission approve the requested rezone and forward it to the City Council with a “do pass” recommendation.

Code Compliance:

Staff has complied with all requirements of Section 16.24 and Section 17.12.170 of the Casper Municipal Code pertaining to plats and zone changes, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. At the time the staff report was prepared, staff had not received any public comments on this case. The Commission is responsible for reviewing plats and zone changes, and providing a recommendation to the City Council to approve, approve with conditions, deny, or table the proposal.

Summary:

The applicants have applied to replat the Hembree Addition to create the Hembree Addition No. 2, and to rezone the proposed Hembree Addition No. 2 from AG (Urban Agriculture) to R-2 (One Unit Residential). The Hembree Addition, as currently platted, is a one (1) lot subdivision, approximately 1.9-acres in size, located directly east of the Green Valley Mobile Home Park, at 2671 Robertson Road. The replat is proposing to split the parcel into four (4) new lots for the purpose of creating new residential building parcels. The existing residential structure on the property is located on proposed Lot 5, Hembree Addition No. 2. The proposed lots range in size from 4,805 square feet to 42,084 square feet in size. The minimum lot size in the AG (Urban Agriculture) zoning district is one (1) acre (43,560 square feet). A rezone of the property to R-2 (One Unit Residential) would reduce the minimum lot size requirement to 4,000 square feet, and all proposed lots would be in compliance.

Comprehensive Land Use Plan Compliance

The surrounding area is a mix of unincorporated County land and City land. City zoning classifications in the surrounding area are R-5 (Mixed Residential) to the northwest; and R-2 (One Unit Residential) to the southwest and to the east. The Comprehensive Land Use Plan is the City's planning document that describes the values and ideals expressed by the community for its future. The Plan was created in 2000 and was based on approximately two years of citizen meetings and visioning intended to create a set of goals and policies regarding land use in the Casper area. According to Section 17.12.170 of the Casper Municipal Code, when a zone change is proposed, the Planning and Zoning Commission and the City Council should base their decisions on whether to approve the zone change on its compliance with the Comprehensive Land Use Plan.

The Future Land Use Plan is a map element of the Comprehensive Land Use Plan that visibly sets the City's policy regarding future zoning and land use patterns. It also provides assurance and direction to property owners and the private development sector with respect to the desired development activity of specific areas. In this case, the Future Land Use Plan element of the 2000 Casper Area Comprehensive Land Use Plan shows the desired future land use of the area surrounding the subject property as Single-Family Moderate Density; therefore, a zone change to R-2 (One Unit Residential) conforms with the long-range plan for the area.

In addition to the Future Land Use Plan, the Comprehensive Land Use Plan also includes a list of Visions, Principles and Goals to guide land use decisions such as zone change requests. Page (53) of the Plan states that "some goals may appear to conflict with one another." It is the job of the Planning and Zoning Commission and the City Council to reconcile and balance apparent conflicts using their judgment about what is in the best interest of the City and its citizens. Below, staff has provided a listing of applicable

Visions, Principles and Goals of the Comprehensive Land Use Plan for consideration in rendering a decision on the proposed zone change.

Vision 3: Compact Development

Principle K – Direct Growth to Encourage Infill and Redevelopment

Goal 20 – Direct future development to underutilized or vacant parcels within the developed urban area where City services and infrastructure already exist.

Vision 9: Attainable Housing

Principle Z – Provide for Adequate Attainable Housing

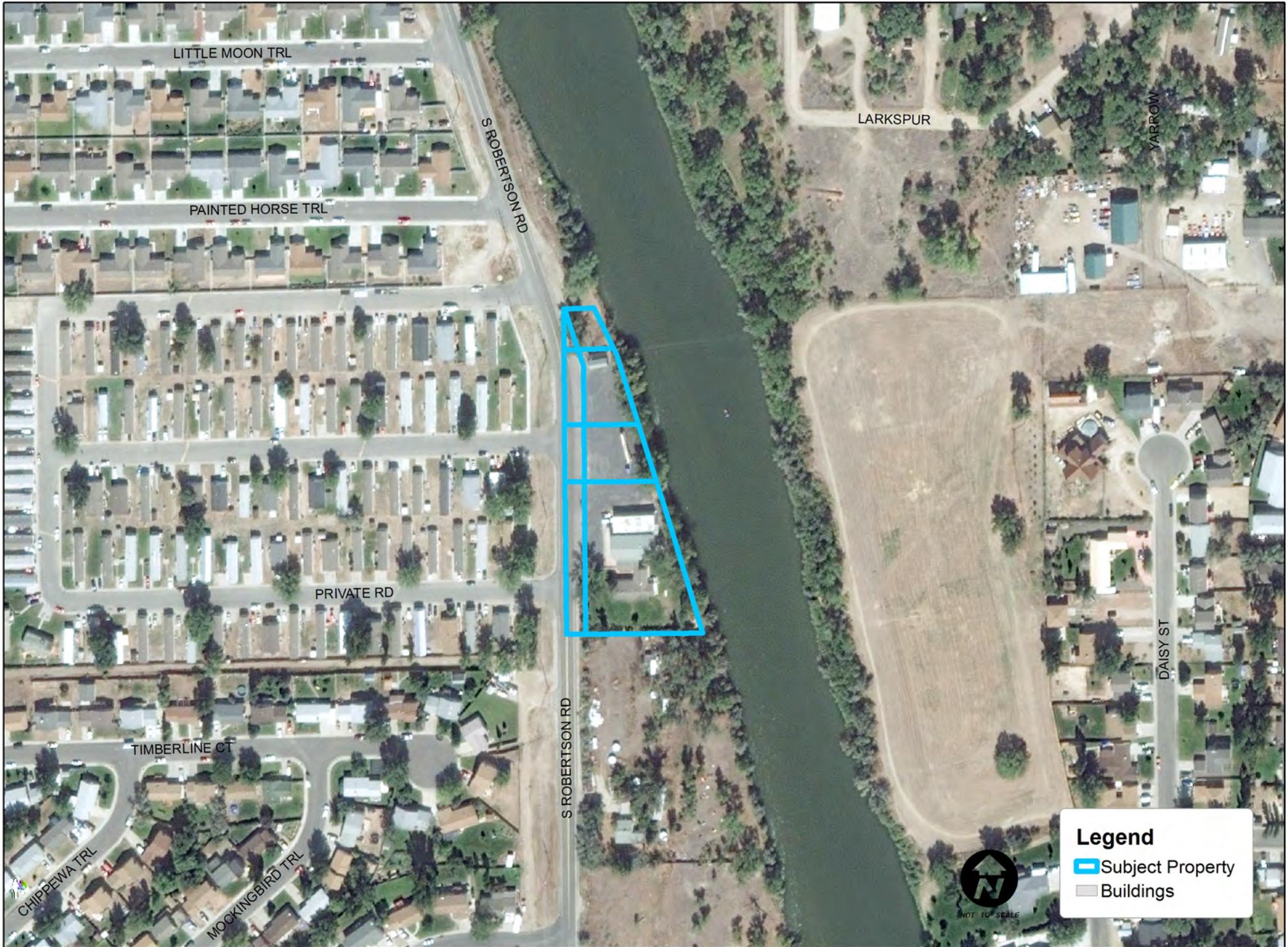
Goal 49 – Provide adequate land to meet anticipated housing needs.

Permitted Uses

The proposed R-2 (One Unit Residential) zoning district allows for, by right, the development of any and all of the following permitted uses:

- A. Conventional site-built single-family dwellings and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock, or horizontal lap wood, steel or vinyl siding;**
- B. Day-care, adult;
- C. Family child care home;
- D. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities used during daylight hours;
- E. Schools, public, parochial, and private elementary, junior and senior high;
- F. Neighborhood assembly uses;
- G. Neighborhood grocery;
- H. Group home;
- I. Church.

Hembree Addition No. 2

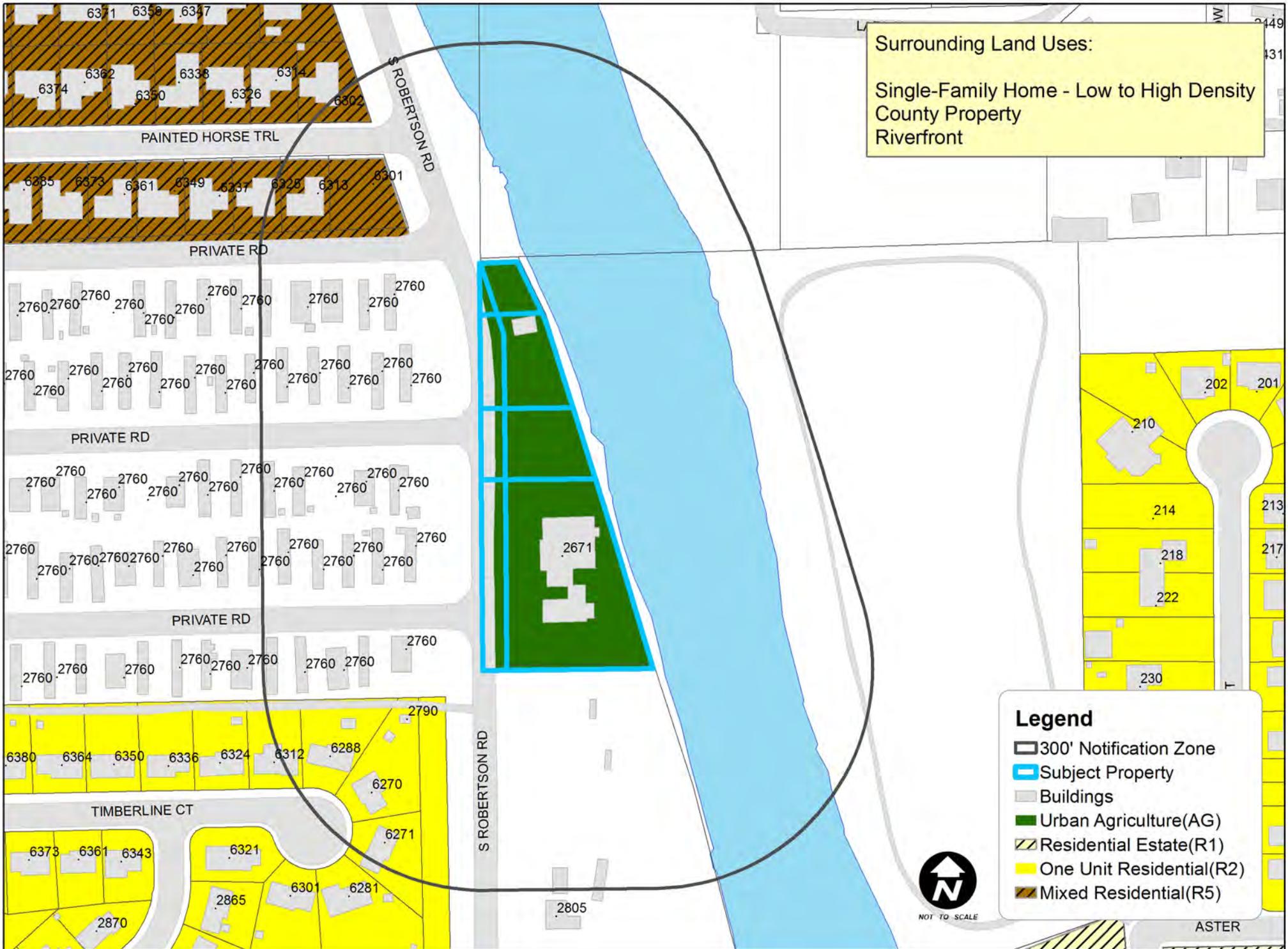


Legend

-  Subject Property
-  Buildings



Hembree Addition No. 2



Hembree Addition No. 2

Facing southwest from Robertson Road



Facing south from Robertson Road



Facing northeast from Robertson Road



A PLAT OF
"HEMBREE ADDITION NO. 2"
 TO THE CITY OF CASPER, WYOMING
 A VACATION & REPLAT OF LOT 1,
 HEMBREE ADDITION
 TO THE CITY OF CASPER, WYOMING
 A SUBDIVISION OF PORTIONS OF
 THE SW1/4SW1/4, SECTION 14
 TOWNSHIP 33 NORTH, RANGE 80 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE: 1"=40'

CERTIFICATE OF DEDICATION

Donald L. Hembree and Mary P. Hembree, Trustees of the Donald and Mary Hembree Family Trust dated October 23, 1996, hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Lot 1, Hembree Addition, a subdivision of a portion of the SW1/4SW1/4, Section 14, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northwesterly corner of the Parcel being described and also the northwesterly corner of said SW1/4SW1/4, Section 14 and also the southwesterly corner of River's Bend Addition; thence from said Point of Beginning and along the northerly line of said Parcel and SW1/4SW1/4, Section 14 and the southerly line of said River's Bend Addition, N.88°47'11"E., 51.81 feet to the northeasterly corner of said Parcel and the northwesterly corner of Lot 15, Block 27, Paradise Valley and a point in and intersection with the left meander line of the North Platte River; thence along the easterly line of said Parcel and into said SW1/4SW1/4, Section 14 and along the westerly line of said Lot 15, Block 27, Paradise Valley and the left meander line of the North Platte River, S.25°04'14"E., 88.37 feet to a point; thence S.16°51'14"E., 308.40 feet to a point; thence S.16°01'14"E., 189.40 feet to the southeasterly corner of said Parcel; thence along the southerly line of said Parcel and leaving the westerly line of said Lot 15, Block 27, Paradise Valley and the left meander line of the North Platte River, N.89°58'57"W., 232.67 feet to the southwesterly corner of said Parcel and a point in and intersection with the westerly line of said SW1/4SW1/4, Section 14 and the easterly line of Green Valley Mobile Subdivision; thence along the westerly line of said Parcel and SW1/4SW1/4, Section 14 and the easterly line of said Green Valley Mobile Subdivision, N.0°10'46"E., 556.08 feet to the Point of Beginning and containing 1.903 acres, more or less.

The vacation and replat of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said replat and vacation shall be known as "HEMBREE ADDITION NO. 2". All streets as shown hereon are hereby or were previously dedicated to the use of the public and easements as shown hereon are hereby dedicated for the use of public and private utility companies for the purposes of construction, operation and maintenance of county roads, utility lines, conduits, ditches, drainage and access.

Donald L. Hembree & Mary P. Hembree
 Trustees of the Donald and Mary Hembree Family Trust
 Dated October, 23, 1996
 2671 S. Robertson Road
 Casper, Wyoming 82604

DONALD L. HEMBREE, TRUSTEE

MARY P. HEMBREE, TRUSTEE

ACKNOWLEDGMENTS

State of Wyoming) ss
 County of Natrona)

The foregoing instrument was acknowledged before me by Donald L. Hembree, Trustee of the Donald and Mary Hembree Family Trust, dated October 23, 1996 on this _____ day of _____, 2015.

Witness my hand and official seal.

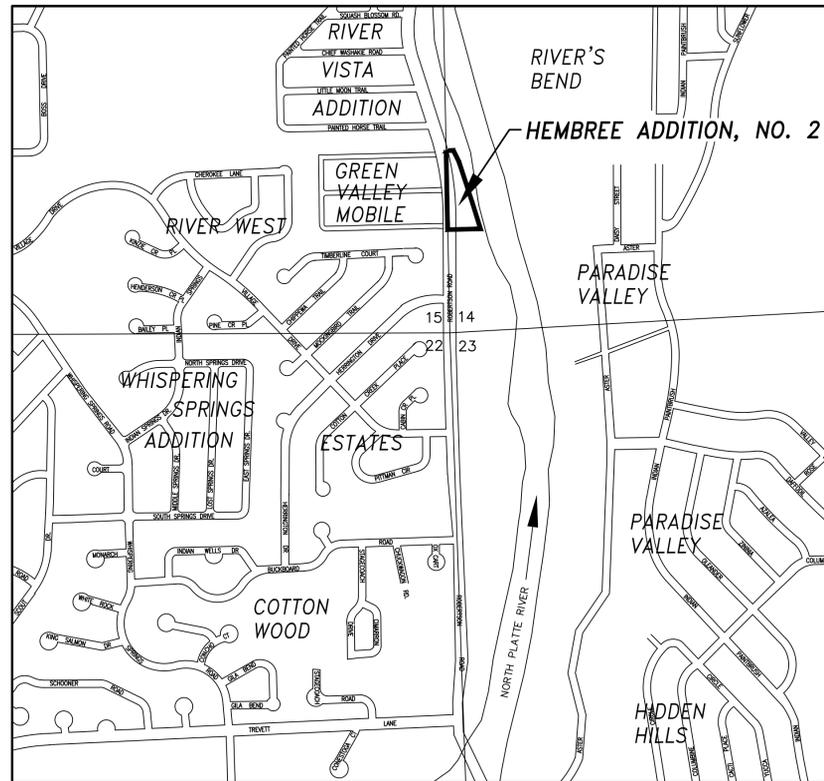
My commission expires: _____ Notary Public

State of Wyoming) ss
 County of Natrona)

The foregoing instrument was acknowledged before me by Mary P. Hembree, Trustee of the Donald and Mary Hembree Family Trust, dated October 23, 1996 on this _____ day of _____, 2015.

Witness my hand and official seal.

My commission expires: _____ Notary Public



LOCATION & VICINITY MAP
 SCALE: 1"=600'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF NATRONA) ss

I, Steve M. Castle, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the month of September, 2015 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 6010 L.S.



Subscribed in my presence and sworn to before me by Steve M. Castle this _____ day of _____, 2015.

My commission expires: _____ Notary Public

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this _____ day of _____, 2015 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary _____ Commission Chairman _____

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. _____ duly passed, adapted and approved on the _____ day of _____, 2016.

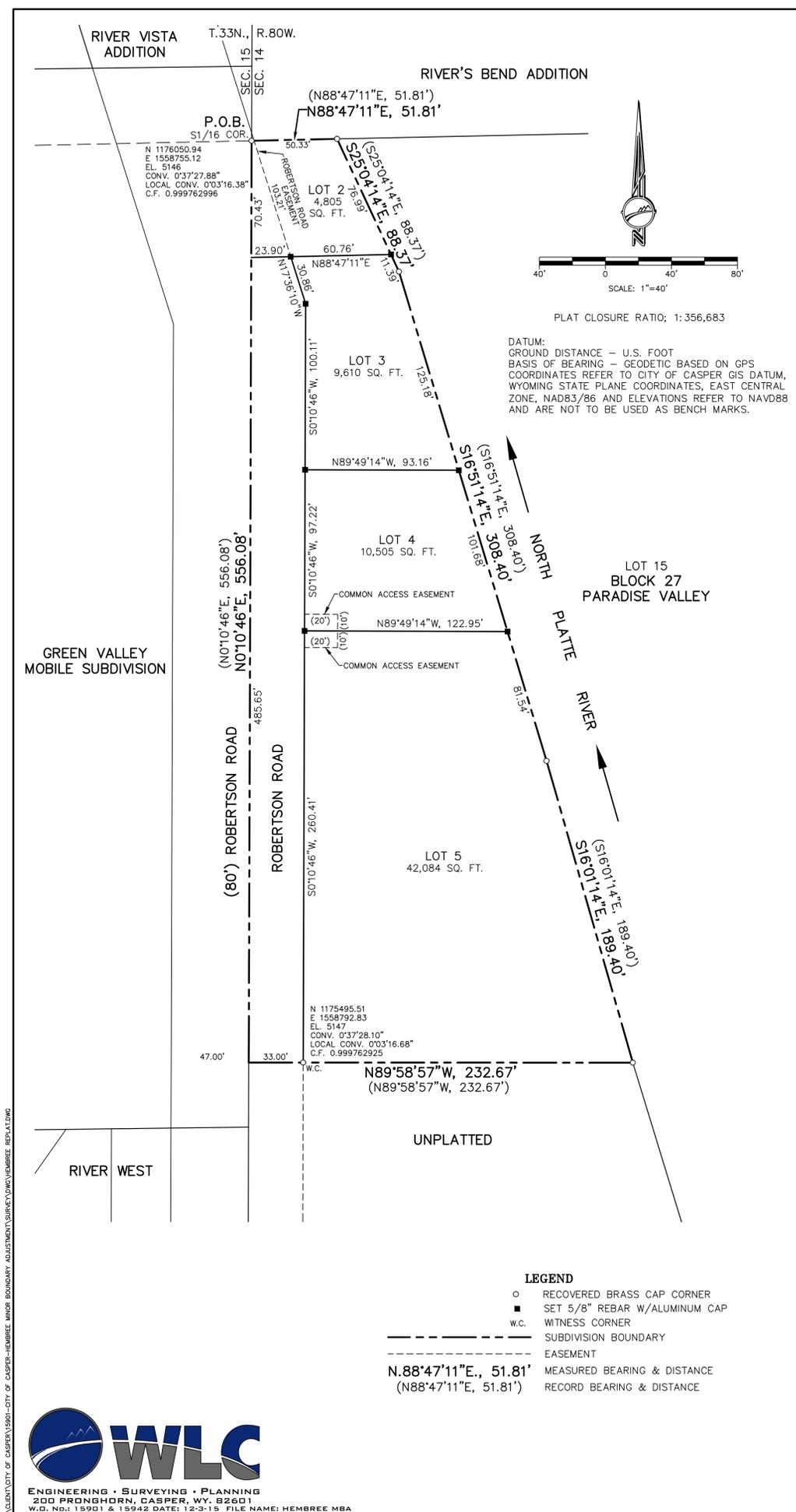
Attest: _____ City Clerk _____ Mayor _____

INSPECTED AND APPROVED on the _____ day of _____, 2016.

_____ City Engineer

INSPECTED AND APPROVED on the _____ day of _____, 2016.

_____ City Surveyor



DATUM:
 GROUND DISTANCE - U.S. FOOT
 BASIS OF BEARING - GEODETIC BASED ON GPS
 COORDINATES REFER TO CITY OF CASPER GIS DATUM,
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL
 ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD88
 AND ARE NOT TO BE USED AS BENCH MARKS.

- LEGEND**
- RECOVERED BRASS CAP CORNER
 - SET 5/8" REBAR W/ALUMINUM CAP
 - w.c. WITNESS CORNER
 - SUBDIVISION BOUNDARY
 - - - - - EASEMENT
 - MEASURED BEARING & DISTANCE
 - RECORD BEARING & DISTANCE



N:\CITY\CITY OF CASPER\1991-CITY OF CASPER-HEMBREE MAJOR BOUNDARY ADJUSTMENT\SURVEY\DWG\HEMBREE REPLAT.DWG

PLAT OF
"HEMBREE ADDITION"
 TO THE CITY OF CASPER, WYOMING
 AN ANNEXATION AND SUBDIVISION OF A PORTION OF
 THE SW1/4SW1/4, SECTION 14,
 TOWNSHIP 33 NORTH, RANGE 80 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE: 1"=80'

CERTIFICATE OF DEDICATION

Donald L. Hembree and Mary P. Hembree, Trustees of the Donald and Mary Hembree Family Trust dated October 23, 1996, hereby certify that they are the owners and proprietors of the foregoing annexation and subdivision of a portion of the SW1/4SW1/4, Section 14, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northwesterly corner of the Parcel being described and also the northwesterly corner of said SW1/4SW1/4, Section 14 and also the southwesterly corner of River's Bend Addition; thence from said Point of Beginning and along the northerly line of said Parcel and SW1/4SW1/4, Section 14 and the southerly line of said River's Bend Addition, N.88°47'11"E., 51.81 feet to the northeasterly corner of said Parcel and the northwesterly corner of Lot 15, Block 27, Paradise Valley and a point in and intersection with the left meander line of the North Platte River; thence along the easterly line of said Parcel and into said SW1/4SW1/4, Section 14 and along the westerly line of said Lot 15, Block 27, Paradise Valley and the left meander line of the North Platte River, S.25°04'14"E., 88.37 feet to a point; thence S.16°51'14"E., 308.40 feet to a point; thence S.16°01'14"E., 189.40 feet to the southeasterly corner of said Parcel; thence along the southerly line of said Parcel and leaving the westerly line of said Lot 15, Block 27, Paradise Valley and the left meander line of the North Platte River, N.89°58'57"W., 232.67 feet to the southwesterly corner of said Parcel and a point in and intersection with the westerly line of said SW1/4SW1/4, Section 14 and the easterly line of Green Valley Mobile Subdivision; thence along the westerly line of said Parcel and SW1/4SW1/4, Section 14 and the easterly line of said Green Valley Mobile Subdivision, N.01°04'46"E., 556.08 feet to the Point of Beginning and containing 1.903 acres, more or less.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors. All streets as shown hereon are hereby or were previously dedicated to the use of the public and easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of county roads, utility lines, conduits, ditches and drainage as required for the proper development of said subdivision.

Donald L. Hembree & Mary P. Hembree
 Trustees of the Donald and Mary Hembree Family Trust
 Dated October, 23, 1996
 2671 S. Robertson Road
 Casper, Wyoming 82604

Donald L. Hembree
 DONALD L. HEMBREE, TRUSTEE
Mary P. Hembree
 MARY P. HEMBREE, TRUSTEE

ACKNOWLEDGMENTS

State of Wyoming) as
 County of Natrona) as
 The foregoing instrument was acknowledged before me by Donald L. Hembree, Trustee of the Donald and Mary Hembree Family Trust, dated October 23, 1996 on this 15th day of DECEMBER, 2009.

Witness my hand and official seal.
 My commission expires: JUNE 20, 2013
James L. Moore
 Notary Public

State of Wyoming) as
 County of Natrona) as
 The foregoing instrument was acknowledged before me by Mary P. Hembree, Trustee of the Donald and Mary Hembree Family Trust, dated October 23, 1996 on this 15th day of DECEMBER, 2009.

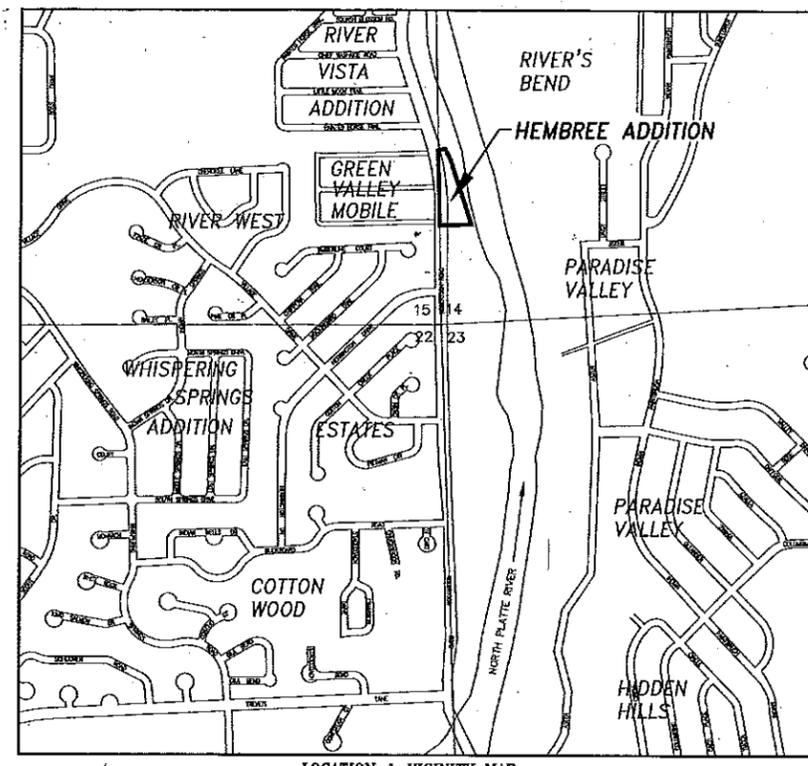
Witness my hand and official seal.
 My commission expires: JUNE 20, 2013
James L. Moore
 Notary Public

CERTIFICATE OF SURVEYOR

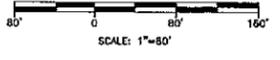
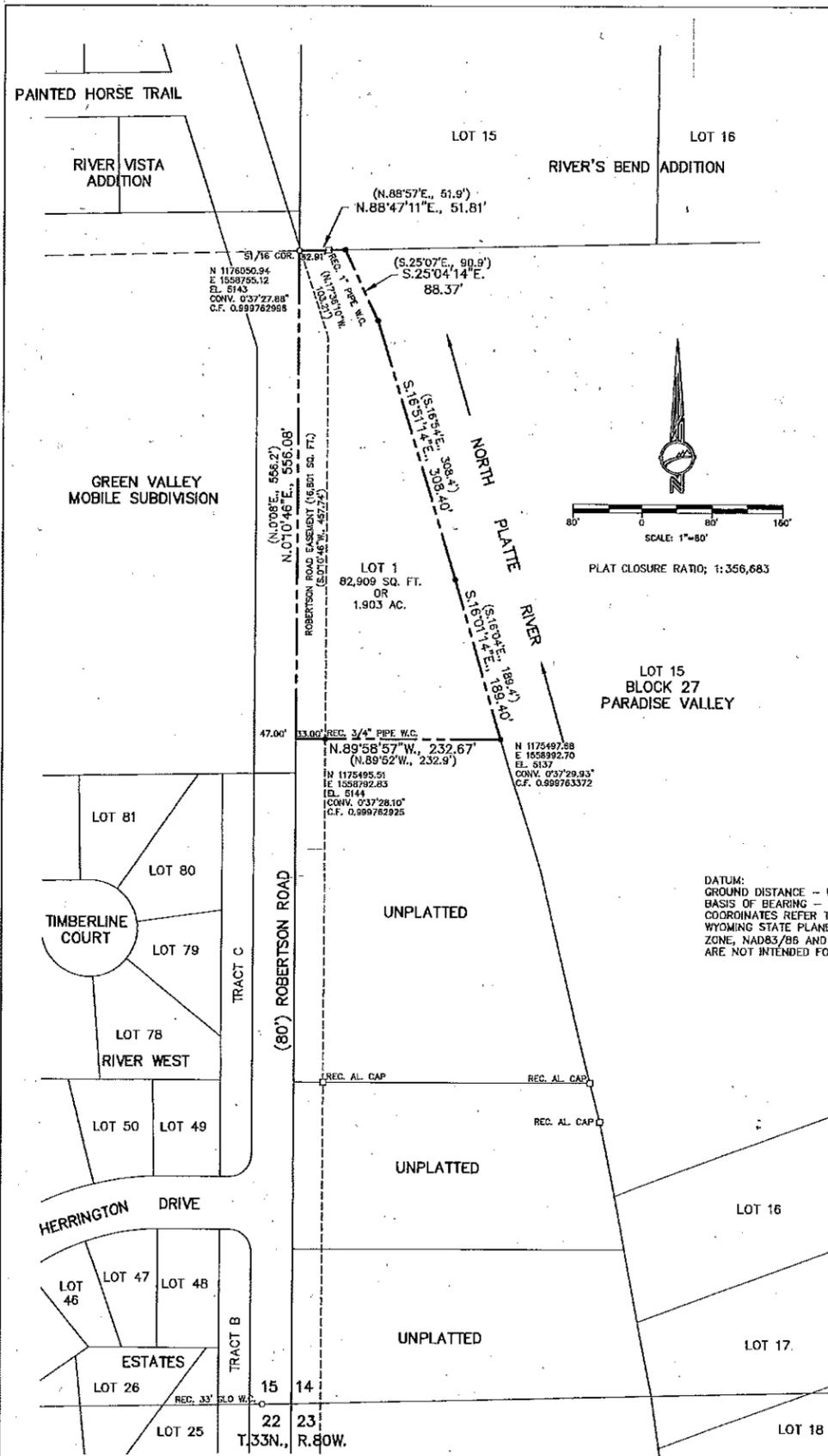
STATE OF WYOMING) as
 COUNTY OF NATRONA) as
 I, Paul R. Svenson, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the month of July, 2009 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 10272 L.S.
 Subscribed in my presence and sworn to before me by Paul R. Svenson this 3rd day of DECEMBER, 2009.
James L. Moore
 Notary Public

My commission expires: JUNE 20, 2013
James L. Moore
 Notary Public



LOCATION & VICINITY MAP
 SCALE: 1"=600'



SCALE: 1"=80'
 PLAT CLOSURE RATIO: 1:356,683

DATUM:
 GROUND DISTANCE - U.S. FOOT
 BASIS OF BEARING - GEODETIC BASED ON GPS
 COORDINATES REFER TO CITY OF CASPER GIS DATUM,
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL
 ZONE, NAD83/86 AND ELEVATIONS REFER TO NGVD29 AND
 ARE NOT INTENDED FOR USE AS BENCHMARKS.

- LEGEND**
- SET 3/4" x 30" REBAR W/ 3-1/4" BRASS CAP
 - RECOVERED BRASS CAP
 - RECOVERED CORNER (AS NOTED)
 - W.C. WITNESS CORNER
 - BOUNDARY
 - - - - - EASEMENT
 - MEASURED BEARING & DISTANCE
 - RECORD BEARING & DISTANCE

N.89°58'57"W., 232.67'
 (N.89°52'W., 232.9')

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 22nd day of September, 2009 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.
Oprii Delitchius
 Secretary
Eric Fralich
 Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 24-09 duly passed, adopted and approved on the 3rd day of October, 2009.
 Attest: *W. A. Donnell*
 City Clerk
Bill B. Brown
 Mayor

INSPECTED AND APPROVED on the 16th day of December, 2009.
William J. Stange
 City Engineer

INSPECTED AND APPROVED on the 18th day of DECEMBER, 2009.
Kevin J. Stange
 City Surveyor

INSPECTED AND APPROVED on the 17th day of December, 2009.
William J. Stange
 County Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 29th day of December, 2009.
Renea Vitto
 County Clerk



December 7, 2015

MEMO TO: James Holloway, Chairman
Members of the Planning and Zoning Commission

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

SUBJECT: **PLN-15-061-R** – Petition to vacate and replat Lots 1 through 12, Mesa Addition No. 8, comprising 10.190 acres, more or less, creating Mesa Addition No. 10, located at the northeast corner of Talon Drive and American Way. Applicant: Granite Peak Properties, LLC & KAD Enterprises, LLC.

Recommendation:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation.

Code Compliance:

Staff has complied with all requirements of Section 16.24 of the Casper Municipal Code pertaining to replats, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. At the time the staff report was prepared, staff had not received any public comment regarding this case. The Commission is responsible for reviewing replats, and making a recommendation to the City Council to approve, approve with conditions, deny, or table the proposal.

Summary:

Granite Peak Properties, LLC and KAD Enterprises, LLC have applied for a replat of Mesa Addition No. 8 to create Mesa Addition No. 10. The subject property is located directly north of the intersection of Eagle Drive and Talon Drive, consists of 10.19-acres, and is zoned C-2 (General Business). Mesa Addition No. 8 is currently platted as twelve (12) lots, with Lot 1 being a common area for shared access and parking. The proposed replat vacates two (2) of the lots, so there will be a total of ten (10 lots), and enlarges one of the parcels, proposed Lot 2, from 9,100 square feet to 13,725 square feet in area. There is no minimum lot size in the C-2 (General Business) zoning district. The applicant has submitted a site plan for an office building to be located on proposed Lot 2 which is currently being reviewed administratively. The majority of the property is currently vacant, with the Hilltop Dental office being the only developed lot in the subdivision at this time. The proposed replat appears to meet or exceed all minimum requirements of the Casper Municipal Code.

Mesa Addition No. 10



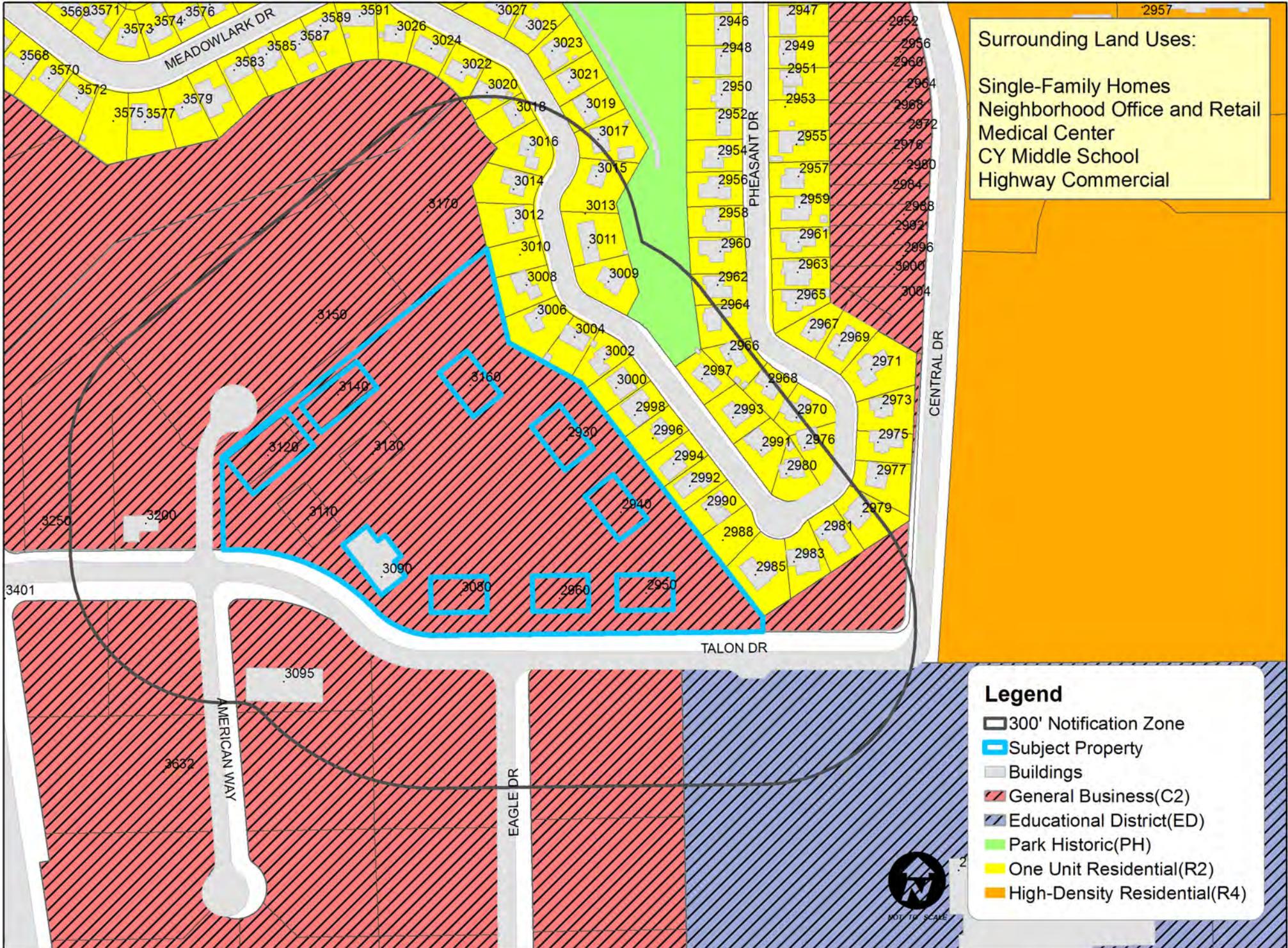
Legend

-  Subject Property
-  Buildings



NOT TO SCALE

Mesa Addition No. 10



Surrounding Land Uses:

- Single-Family Homes
- Neighborhood Office and Retail
- Medical Center
- CY Middle School
- Highway Commercial

Legend

- 300' Notification Zone
- Subject Property
- Buildings
- General Business(C2)
- Educational District(ED)
- Park Historic(PH)
- One Unit Residential(R2)
- High-Density Residential(R4)



Mesa Addition No. 10

Facing southwest from Private Drive near Mesa Studio City Theater



Facing northeast from Private Drive near Mesa Studio City Theater



Facing south from Private Drive near Mesa Studio City Theater



CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA }SS

THE UNDERSIGNED, GRANITE PEAK PROPERTIES, LLC, AND KAD ENTERPRISES, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING VACATION AND REPLAT OF LOTS 1 THROUGH 12, MESA ADDITION NO. 8 TO THE CITY OF CASPER, WYOMING, SITUATE IN THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ AND THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID MESA ADDITION NO. 8, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S13°05'58"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF MEADOWLARK HILLS ADDITION TO THE CITY OF CASPER, A DISTANCE OF 188.45 FEET TO AN ANGLE POINT MONUMENTED BY A BRASS CAP;

THENCE S81°02'19"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF MEADOWLARK HILLS ADDITION TO THE CITY OF CASPER, A DISTANCE OF 162.10 FEET TO AN ANGLE POINT MONUMENTED BY A BRASS CAP;

THENCE S37°49'33"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF MEADOWLARK HILLS ADDITION TO THE CITY OF CASPER, A DISTANCE OF 583.76 FEET TO AN ANGLE POINT MONUMENTED BY A BRASS CAP;

THENCE S00°40'12"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF MEADOWLARK HILLS ADDITION TO THE CITY OF CASPER, A DISTANCE OF 28.47 FEET TO THE SOUTHEAST CORNER OF THE PARCEL LOCATED ON THE NORTH LINE OF TALON DRIVE AND MONUMENTED BY A BRASS CAP;

THENCE S89°19'21"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF TALON DRIVE, A DISTANCE OF 642.42 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE SOUTH LINE OF THE PARCEL, THE NORTH LINE OF TALON DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET, THROUGH A CENTRAL ANGLE OF 47°25'42", A DISTANCE OF 136.58 FEET, WITH A CHORD BEARING OF N66°55'09"W, A DISTANCE OF 132.72 FEET TO A POINT OF REVERSE CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE SOUTH LINE OF THE PARCEL, THE NORTH LINE OF TALON DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 47°15'57", A DISTANCE OF 305.23 FEET, WITH A CHORD BEARING OF N66°51'41"W, A DISTANCE OF 296.65 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S89°28'14"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF TALON DRIVE, A DISTANCE OF 24.44 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE N00°44'22"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF MESA ADDITION NO. 7, A DISTANCE OF 182.34 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N51°54'33"E, ALONG THE NORTHWEST LINE OF THE PARCEL AND THE SOUTHEAST LINE OF MESA ADDITION NO. 7, A DISTANCE OF 662.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 10.190 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "MESA ADDITION NO. 10" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT, AND THE 40' DRAINAGE EASEMENT AS SHOWN ON THIS PLAT IS EXPRESSLY DEDICATED TO THE CITY OF CASPER FOR INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC. LOT 1 IS HEREBY RESERVED AS A COMMON AREA, PARKING AND PUBLIC ACCESS ACROSS ALL DRIVABLE SURFACES.

GRANITE PEAK PROPERTIES, LLC
 P.O. BOX 51568
 CASPER, WYOMING 82605

KAD ENTERPRISES, LLC
 3090 TALON DRIVE
 CASPER, WYOMING 82604

RICHARD FAIRSERVIS — MANAGING PARTNER

_____ — MANAGING PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD FAIRSERVIS, MANAGING PARTNER OF GRANITE PEAK PROPERTIES, LLC, THIS _____ DAY OF _____, 2016.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, MANAGING PARTNER OF KAD ENTERPRISES, LLC, THIS _____ DAY OF _____, 2016.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

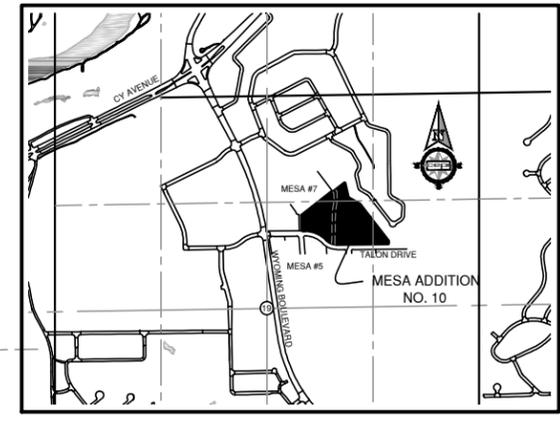
_____ NOTARY PUBLIC

NOTES

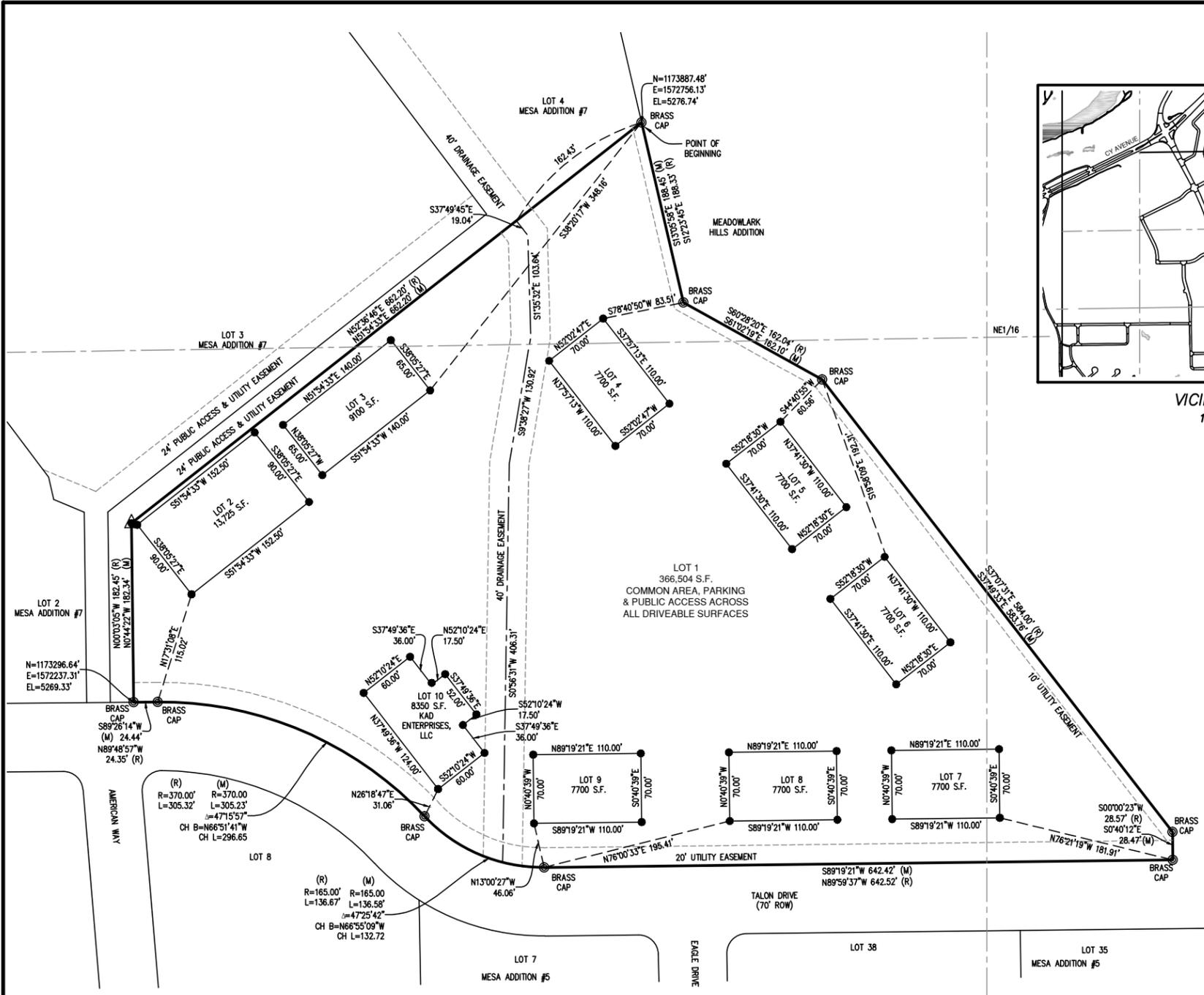
1. ERROR OF CLOSURE EXCEEDS 1:3,239,992.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°39'35.082", AND THE COMBINED FACTOR IS 0.99976453.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

VACATION AND REPLAT OF
 LOTS 1 THROUGH 12
 MESA ADDITION NO. 8
 AS
MESA ADDITION NO. 10

AN ADDITION TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF
 SECTION 19 T.33N., R.79W., 6TH P.M.
 NATRONA COUNTY WYOMING
 W.O. #15-040



VICINITY MAP
 1" = 1000'



APPROVALS
 APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
 THIS _____ DAY OF _____, 2015.
 ATTEST: _____ SECRETARY _____ CHAIRMAN
 APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. _____, DULY PASSED,
 ADOPTED AND APPROVED THIS _____ DAY OF _____, 2016.
 ATTEST: _____ CITY CLERK _____ MAYOR
 INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.
 _____ CITY ENGINEER
 INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.
 _____ CITY SURVEYOR

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF NATRONA }SS

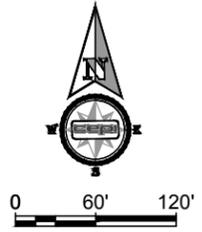
I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN NOVEMBER, 2015, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER GIS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
 THIS DAY OF _____, 2016.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

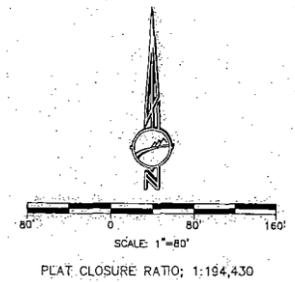
_____ NOTARY PUBLIC

- LEGEND**
- ▲ SET BRASS CAP
 - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
 - FOUND MONUMENT AS NOTED



M:\Land 2015\Emp_Dwg\15-040 - MESA OFFICE\Survey Plots\MESA_PLAT_REV1.dwg, 11/19/2015, 4m

PLAT OF
"MESA ADDITION NO. 8"
 TO THE CITY OF CASPER, WYOMING
 A VACATION AND REPLAT OF ALL OF
 LOT 5, MESA ADDITION NO. 7
 TO THE CITY OF CASPER, WYOMING
 A SUBDIVISION OF PORTIONS OF THE
 SE1/4NW1/4, SW1/4NE1/4, & NW1/4NE1/4,
 SECTION 19
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE: 1"=80'

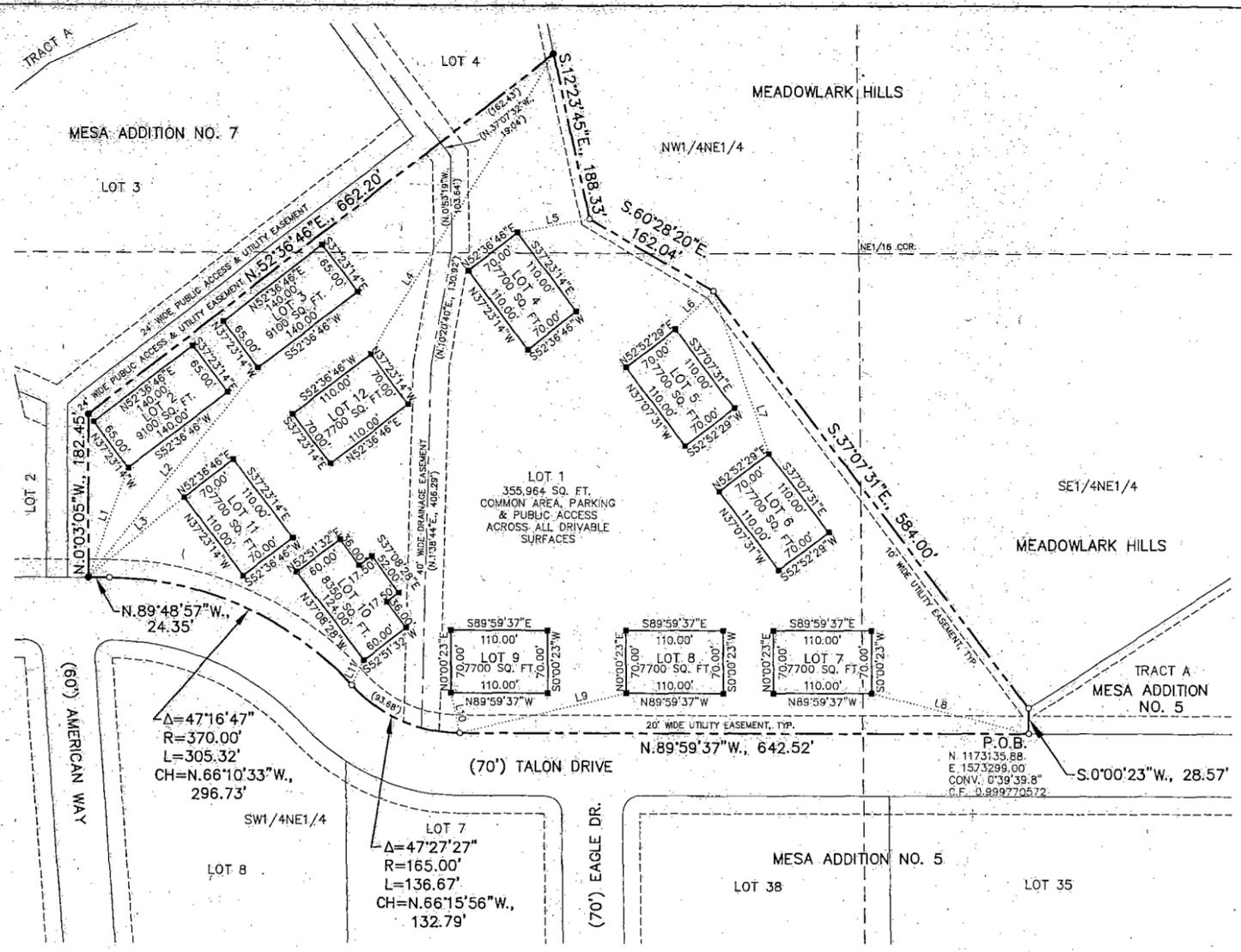


- LEGEND**
- RECOVERED BRASS CAP
 - SET BRASS CAP
 - SET 5/8" REBAR W/AL CAP
 - BOUNDARY
 - - - EASEMENT
 - MEASURED

DATUM:
 GROUND DISTANCE - U.S. FOOT
 BASIS OF BEARING - GEODETIC BASED ON GPS
 COORDINATES REFER TO CITY OF CASPER GIS DATUM,
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL
 ZONE, NAD83/86.

LINE TABLE

L1	N20°27'22"E, 130.70'
L2	N39°19'44"E, 302.75'
L3	N50°20'20"E, 140.25'
L4	N31°53'18"E, 384.21'
L5	N79°14'49"E, 83.51'
L6	N45°11'32"E, 60.54'
L7	N18°53'18"W, 191.72'
L8	S75°40'17"E, 181.91'
L9	S76°41'59"W, 195.51'
L10	N12°12'07"W, 46.04'
L11	N26°59'55"E, 31.06'



CERTIFICATE OF DEDICATION

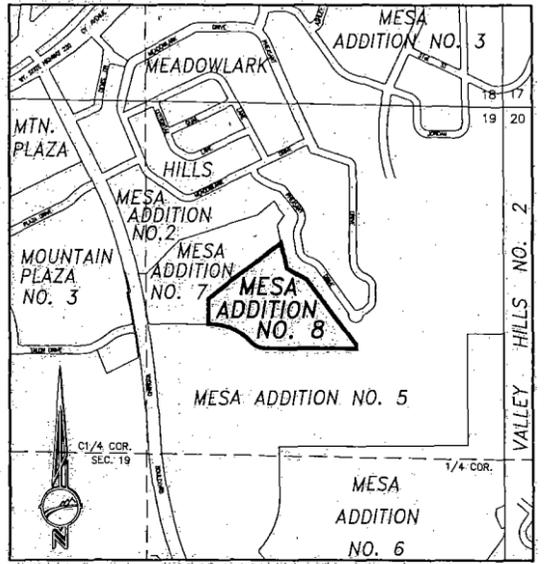
MESA DEVELOPMENT, INC., hereby certify that they are the owners and proprietors of the foregoing vacation and replat of all of Lot 5, Mesa Addition No. 7, to the City of Casper, Wyoming being a subdivision of portions of the SE1/4NW1/4, SW1/4NE1/4, NW1/4NE1/4, Section 19, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, and being more particularly described by metes and bounds as follows:

Beginning at the southeasterly corner of said Parcel and the southwesterly corner of Tract A, Mesa Addition No. 5, to the City of Casper, Wyoming and a point in the northerly line of Talon Drive; thence along the southerly line of said Parcel and the northerly line of said Talon Drive N.89°59'37"W., 642.52 feet to a point of curve; thence continuing along the southerly line of said Parcel and the northerly line of said Talon Drive and along the arc of a true curve to the right, having a radius of 165.00 feet and through a central angle of 47°27'27", northwesterly, 136.67 feet and the chord of which bears N.66°10'33"W., 132.79 feet to a point of reverse curve; thence continuing along the southerly line of said Parcel and the northerly line of said Talon Drive and along the arc of a true curve to the left, having a radius of 370.00 feet and through a central angle of 47°16'47", northwesterly, 305.32 feet and the chord of which bears N.66°10'33"W., 296.73 feet to a point of tangency; thence continuing along the southerly line of said Parcel and the northerly line of said Talon Drive, N.89°48'57"W., 24.35 feet to the southwesterly corner of said Parcel and the southeasterly corner of Lot 4, Mesa Addition No. 7; thence along the westerly line of said Parcel and the easterly line of said Lot 4, Mesa Addition No. 7, N.0°03'05"W., 182.45 feet to a point; thence along the northwesterly line of said Parcel and the southeasterly line of said Lot 4, Mesa Addition No. 7, N.52°35'45"E., 662.20 feet to the most northerly corner of said Parcel and a point in and intersection with the westerly line of Meadowlark Hills, an Addition to the City of Casper, Wyoming; thence along the easterly line of said Parcel and the westerly line of said Meadowlark Hills, S.12°23'45"E., 188.33 feet to a point; thence along the northwesterly line of said Parcel and the southwesterly line of said Meadowlark Hills, S.60°28'20"E., 162.04 feet to a point; thence continuing along the northeasterly line of said Parcel and the southwesterly line of said Meadowlark Hills, S.37°07'31"E., 584.00 feet to a point and northwesterly corner of said Tract A, Mesa Addition No. 5; thence along the easterly line of said Parcel and the westerly line of said Tract A, Mesa Addition No. 5, S.0°00'23"W., 28.57 feet to the Point of Beginning and containing 10.196 acres, more or less.

The vacation and replat of the foregoing described lands as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said vacation and replat shall be known as "MESA ADDITION NO. 8" to the City of Casper, Wyoming and all streets as shown hereon were previously dedicated to the use of the public and easements as shown hereon are hereby reserved for purposes of construction, operation and maintenance of underground utilities, ditches and conduits as needed. Lot 1 is hereby reserved as common area, parking and public access across all drivable surfaces.

MESA DEVELOPMENT, INC.
 550 N. Poplar Street
 Casper, Wyoming 82601

Randall S. Hall
 RANDALL S. HALL, PRESIDENT



CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF NATRONA) ss

I, Steve M. Castle, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the months of December, 2007, May, 2009 and January, 2012 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map and all lot corners shall be monumented by 5/8" rebar with aluminum caps upon completion of construction. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 6010 L.S.



Subscribed in my presence and sworn to before me by Steve M. Castle this 25th day of MARCH, 2012.

My commission expires: JUNE 20, 2013

Kenneth R. Moore
 Notary Public

APPROVALS

APPROVED: City of Casper Planning and Zoning Commission of Casper, Wyoming this 28th day of MARCH, 2012 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Ed Fralich
 Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. 12-25 duly passed, adopted and approved on the 26th day of MARCH, 2012.

Scott
 Mayor

INSPECTED AND APPROVED on the 10th day of April, 2012

James D. Demery
 City Engineer

Rexie Vitte
 City Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 25th day of MARCH, 2012.

Rexie Vitte
 County Clerk

My term of office expires
 January 5, 2015

