

AGENDA
PLANNING AND ZONING MEETING
March 17, 2016
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: February 18, 2016 Meeting**
- III. PUBLIC HEARINGS:**

- A. **PLN-16-006-Z** – Petition for a Zone Change of Lot 7, Block 84, Butler’s Addition, located at 1536 East 4th Street, from R-2 (One Unit Residential) to R-3 (One to Four Unit Residential). Applicant: William and Tia Hansuld.

- B. **PLN-16-007-R** – Petition to vacate and replat Tract B of Falcon Crest III and Tract B and Tract C of Falcon Crest IV, to create McKinley Heights, comprising 1.71-acres, more or less, generally located at East 26th and South McKinley Streets. Applicant: David and Carlos Iparraguirre.

- C. **PLN-16-009-R** – Petition to vacate and replat Lots 31A-33A of Mesa Del Sol II, to create Mesa Del Sol II, Lots 32B and 33B, comprising 0.388 acres, more or less, generally located on the east side of Casa Grande Drive. Applicant: Senergyone Development, Inc.

D.

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:

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
THURSDAY, FEBRUARY 18, 2016
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 Thursday, February 18, 2016, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Bob King
 Randy Hein
 Ryan Waterbury
 Susan Frank
 Fred Feth
 Don Redder

Absent Members: James Holloway

Others present: Liz Becher, Community Development Director
 Craig Collins, City Planner
 Aaron Kloke, Planner I
 Dee Hardy, Administrative Support Technician
 Bill Luben, City Attorney
 Jason Knopp, City Engineer
 Steve Cathey, Council Liaison
 Bobby Allbaugh, 506 Shoshoni, Cheyenne, WY

II. MINUTES OF THE PREVIOUS MEETING

Chairman King asked if there were additions or corrections to the minutes of the January 21, 2016 Planning & Zoning Commission meeting.

There being none, Chairman King called for a motion to approve the minutes of the January 21, 2016 Planning & Zoning Commission.

Mr. Waterbury made a motion to approve the minutes of the January 21, 2016 meeting. The motion was seconded by Mr. Feth. All those present voted aye with the exception of Mr. Redder who abstained. Minutes approved.

III. PUBLIC HEARING

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

Chairman King entertained a motion to remove Case No. PLN-16-004-C from the table for consideration at this meeting.

Mr. Waterbury made a motion to remove case PLN-16-004-C from the table for consideration. The motion was seconded by Mr. Hein. All those present voted aye. Motion passed.

PLN-16-004-C – *(Tabled 1/21/16)* Petition for a Conditional Use Permit for the construction of an automobile repair shop in a C-2 (General Business) zoning district, on Lot 1 and North 20' of Lot 2, Block 24, Park Addition, City of Casper, located at 211 East 5th Street. Applicant: VA Resources, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission remove **Case # PLN-16-004-C** from the table, and acknowledge withdrawal of the case by the applicant.

Chairman King entertained a motion to acknowledge withdrawal of Case No. PLN-16-004-C.

Mr. Hein made a motion to acknowledge withdrawal of Case No. PLN-16-004-C. The motion was seconded by Mr. Redder. All those present voted aye. Motion passed.

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-16-005-R – Petition to vacate and replat Lots 2A, 2B, and Tract A, Prairie Park Estates No. 3, to create Prairie Park Estates No. 5, comprising 0.94 acres, more or less, located at 3061-3077 Quivera River Road. Applicant: Red Butte, LLC, and City of Casper.

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 replat meets the minimum requirements of the Casper Municipal Codes, staff recommends that the Planning

and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation, with the following conditions:

1. No fences or structures shall be constructed in the drainage easement, and the drainage easement shall not be altered in any way that would negatively affect the drainage in the area.
2. All previous requirements of the Prairie Park Estates Addition No. 2 Subdivision Agreement dated July 19, 2005 shall remain in full force and effect. Specifically, as the agreement relates to the “A” and “B” lots being considered a single developable parcel.

Mr. Kloke entered six (6) exhibits into the record for this case.

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

Bobby Allbaugh, 506 Shoshoni, Cheyenne, WY, spoke in favor of this case.

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

There being no others to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-005-R, regarding the proposed Prairie Park Estates No. 5 and forward a “do pass” recommendation to City Council.

Ms. Frank made a motion to approve case PLN-16-005-R, replat creating Prairie Park Estates No. 5, with Conditions #1-2 listed in the staff report and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion passed.

COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

There were none.

B. Community Development Director:

Liz Becher, Community Development Director, reminded the Planning and Zoning Commission that there would be a lunch training Wednesday, February 24, 2016, where Wallace Trembath, Assistant City Attorney will

discuss how to make a motion and other legal proceedings. An update will be provided regarding the RFP that has been issued for the Comprehensive Land Use Plan, and a pre proposal telephone conference scheduled for Friday, February 19, 2016, staff will have a time line and information specific to the call. The Bar Nunn Growth Boundary Agreement is now in place.

Chairman King congratulated Ms. Becher on her appointment as Assistant City Manager.

Other Communications:

C. There were none.

D. Council Liaison:

Steve Cathey, Councilman stated that he did not have any information from Council at this time, and asked if they had questions for him.

Mr. Waterbury thanked him for attending the meeting.

Chairman King congratulated him on his appointment as Vice Mayor.

VII. ADJOURNMENT

Chairman King called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Redder to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6:24 p.m.

Chairman

Secretary

March 11, 2016

MEMO TO: Bob King, 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-16-006-Z** – Petition for a Zone Change of Lot 7, Block 84, Butler’s Addition, located at 1536 East 4th Street, from R-2 (One Unit Residential) to R-3 (One to Four Unit Residential). Applicant: William and Tia Hansuld.

Recommendation:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested zone change 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 zone change of Lot 7, Block 84, Butler’s Addition, located at 1536 East 4th Street, and forward a “do pass” recommendation to the City Council. If however, the Commission determines that the zone change does not meet the minimum requirements of the Casper Municipal Code, or is not in conformance with the Comprehensive Land Use Plan, staff recommends that the Commission deny the requested zone change.

Code Compliance:

Staff has complied with all requirements of Section 17.12.170 of the Casper Municipal Code pertaining to zone changes including notification of property owners within 300 feet by first class mail, posting of the property, and publishing legal notice in the Casper Star Tribune. Staff has received one (1) letter of opposition to the proposed zone change citing concerns about the list of permitted uses in the R-3(One to Four Unit Residential) zoning district, the potential height of a structure that could be built, the compatibility with the single-family nature of the neighborhood, and refuse collection.

Summary:

The applicants, William and Tia Hansuld, have applied for a zone change of a single lot described as Lot 7, Block 84, Butler’s Addition, located at 1536 East 4th Street, from R-2 (One Unit Residential) to R-3 (One to Four Unit Residential). The subject property is a 6,900 square foot corner lot, more or less, located at the northwest corner of South Kenwood Street and East 4th Street. Properties surrounding the subject property are zoned R-2 (One Unit Residential) to

the north, east and west; and PH (Park Historic) to the south (Highland Park Cemetery). Land uses in the surrounding area are primarily one-story, single-family residences along South Kenwood Street, transitioning to hospital/medical type uses to the northwest. The property was formerly occupied by a single-family home; however, the structure has been demolished and the property is now vacant. There are no other properties zoned R-3 (One to Four Unit Residential) in the immediate surrounding area.

The applicants have stated on the zone change application that they have removed a previously existing house and they plan to build a new duplex on the property. They note that approximately twenty-five (25) percent of the block is zoned HM (Hospital Medical), and a three-story building is located within the area to the northwest zoned HM (Hospital Medical). The applicants have verbally stated that given the proximity of hospital/medical zoning and uses, they do not believe that a zone change to R-3 (One to Four Unit Residential) to allow the construction of a duplex is out of character with the area. The applicants have provided a plot plan showing the proposed layout of a duplex on the property, should the zone change be approved; however, the Commission should be aware that a new zoning district is perpetual and the applicants are under no obligation to build it as such, and no conditions can legally be attached to the approval of a zone change. Any of the fourteen (14) permitted uses in the R-3 (One to Four Unit Residential) zoning district would become permitted, by right, with the approval of the requested zone change.

The Casper Area Comprehensive Land Use Plan is the 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 (2) years of citizen meetings and visioning intended to create a set of goals and policies regarding land use in the Casper area. Whenever a zone change is proposed, the Planning and Zoning Commission must base their decision on whether to approve the zone change on the criteria expressed in the Comprehensive Land Use Plan. Furthermore, section 17.12.170 of the Casper Municipal Code specifies that staff must review zone change applications in context with the approved Comprehensive Land Use Plan, and provide a recommendation to the Planning and Zoning Commission based on whether the zone change proposal conforms to the Comprehensive Land Use Plan.

The Future Land Use Plan (page 121 of the Casper Area Comprehensive Plan) is the map element of the Comprehensive Land Use Plan that visibly depicts the City's policy regarding future zoning and land use patterns. It also provides assurance and direction to current property owners and future property owners with respect to the desired land use of specific areas. Current property owners are assured, through the Future Land Use Plan, that a certain neighborhood character will be maintained. Purchasers of property can view the Future Land Use Plan to determine whether a property is zoned appropriately as-is, or whether the area is intended to change and transition in land use over time. In this case, the Future Land Use Plan element of the 2000 Casper Area Comprehensive Land Use Plan identifies this area to be appropriately zoned as "Single-Family (Moderate Density)."

Pursuant to Section 17.08.010 of the Casper Municipal Code, the definition of “spot zoning” is as follows:

“Spot Zoning means the singling out of a particular property or small groups of properties for different treatment from that accorded to similar surrounding land; which is contrary to the general pattern of zoning in the surrounding geographic area and is not in accordance with the comprehensive plan; and, which is designed solely for the economic benefit of the owner of the property receiving special treatment.”

The practice of “spot zoning” may be ruled invalid as an arbitrary, capricious and unreasonable treatment of a limited parcel of land by a local zoning ordinance. When a change in zoning does not advance a general public purpose in land use, courts have ruled spot zoning as being illegal. While zoning, in general, regulates the land use in whole districts, spot zoning, in contrast, makes unjustified exceptions for a parcel within a zoning district. The small size of the parcel is not the defining characteristic of a spot zone. Rather, the defining characteristic is the narrowness and unjustified special treatment that benefits a particular owner, while undermining the pre-existing rights and uses of adjacent property owners. If a potential rezone request meets the definition of spot zoning, the Planning and Zoning Commission should deny the zone change.

In addition to the Future Land Use Plan, the Comprehensive Land Use Plan also establishes a list of visions, principles and goals to guide the City’s land use policies and decisions. With regard to the current proposal, the zone change to R-3 (One to Four Unit Residential) could be supported by several of the following visions, principles and goals:

Vision 1: Diverse Economy – An expanded, more diversified, and stable local economy that continuously grows new jobs that pay a higher-wage than the current average.

Principle E – Balance Housing Supply with Demands Created by Economic Growth

Goal 7 – Provide a variety of housing types and densities offering convenient and affordable housing to meet the demands created by growth in industrial and commercial development.

Vision 3: Compact Development – A compact development pattern of cohesive neighborhoods and corridors.

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) – A community that offers a full range of housing types to meet the needs and expectations of people of all incomes, lifestyles and age groups.

Principle Z – Provide for Adequate Attainable Housing

Goal 48 – Promote the availability of adequate, safe, and well-served housing for all age groups and populations in the Casper area.

Goal 51 – Encourage the distribution of affordable housing in order to achieve a diversified community.

The proposed R-3 (One to Four Unit Residential) zoning district allows for the development of any and all of the following permitted uses:

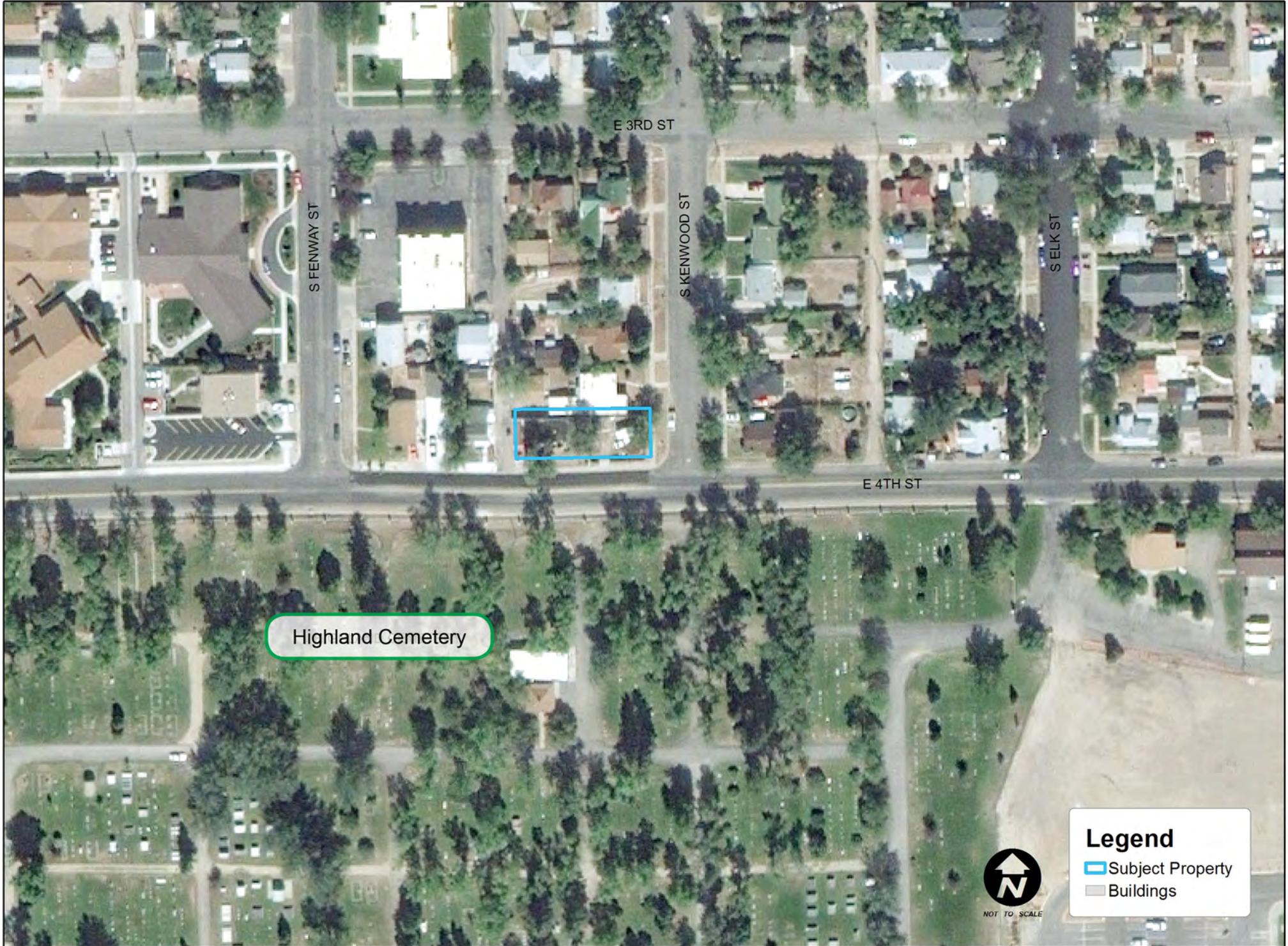
- A. Conventional site-built single-family dwellings and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock or horizontal lap wood, steel or vinyl siding;
- B. Conventional site-built and modular two-family dwellings;
- C. **Conventional site-built and modular multifamily dwellings consisting of not over four individual dwelling units;**
- D. Conventional site built and modular condominiums for residential use consisting of not over four individual dwelling units;
- E. Conventional site-built and modular townhomes for residential use consisting of not over four individual dwelling units;
- F. Day-care, adult;
- G. Family child care home;
- H. Reserved;
- I. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities used during daylight hours;
- J. Schools, public, parochial, and private elementary, junior and senior high;
- K. Neighborhood assembly uses;
- L. Branch community facilities;
- M. Neighborhood grocery;
- N. Group home;
- O. Church.

As stated in the “recommendation” section above, the Planning and Zoning Commission should base its decision on the requested zone change on its compliance with applicable laws, as well as its compliance with the Casper Area Comprehensive Land Use Plan. As staff has attempted to explain in the summary above, the requested zone change is complex, in that it meets certain goals, policies and visions of the Comprehensive Land Use Plan, doesn’t meet the Future Land Use Plan for the area, and has the potential to be considered a spot zone. The final piece of guidance staff is providing to the Commission in this case is found on page 53 of the Casper Area Comprehensive Land Use Plan, which is intended to provide direction to the City’s decision makers about how to reconcile conflicting goals and policies within the Comprehensive Land Use Plan. It states:

“Some goals may appear to conflict with one another, particularly in the context of a specific situation or when viewed from a different perspective than the context within

which the Policy Framework was written. Framework goals do not exist in isolation. They relate to one another. It is in the implementation of the goals that these apparent conflicts are reconciled and balanced by the governing bodies. Their judgment is critical to the implementation of a Policy Framework that provides only general direction regarding the myriad factors affecting growth and development in a complex urban setting.”

Lot 7, Block 84, Butler's Addition



E 3RD ST

S FENWAY ST

S KENWOOD ST

SELK ST

E 4TH ST

Highland Cemetery

Legend
■ Subject Property
■ Buildings



NOT TO SCALE

Lot 7, Block 84, Butler's Addition



Lot 7, Block 84, Butler's Addition

Facing north from East 4th Street



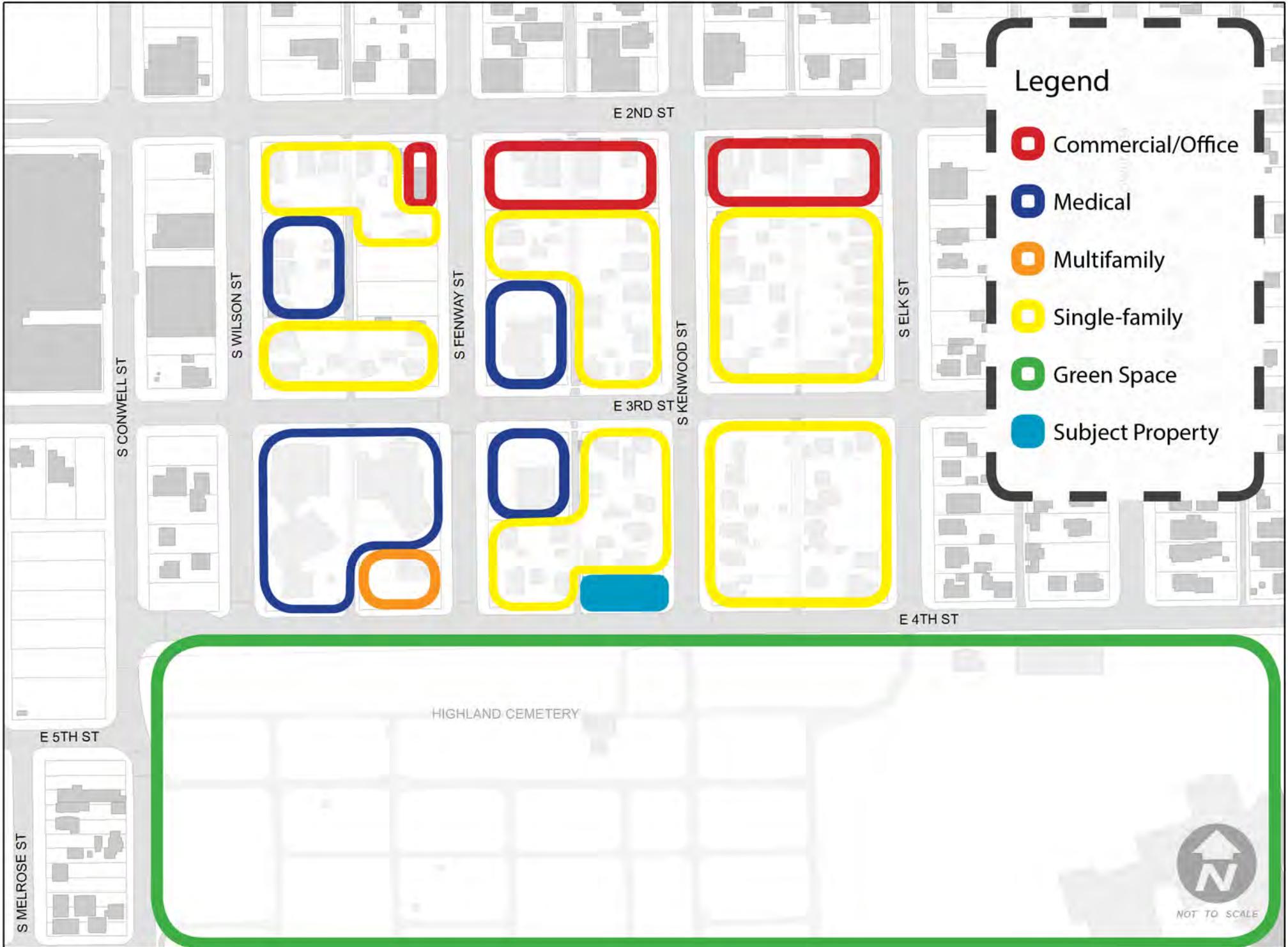
Facing east from alley off of East 4th Street



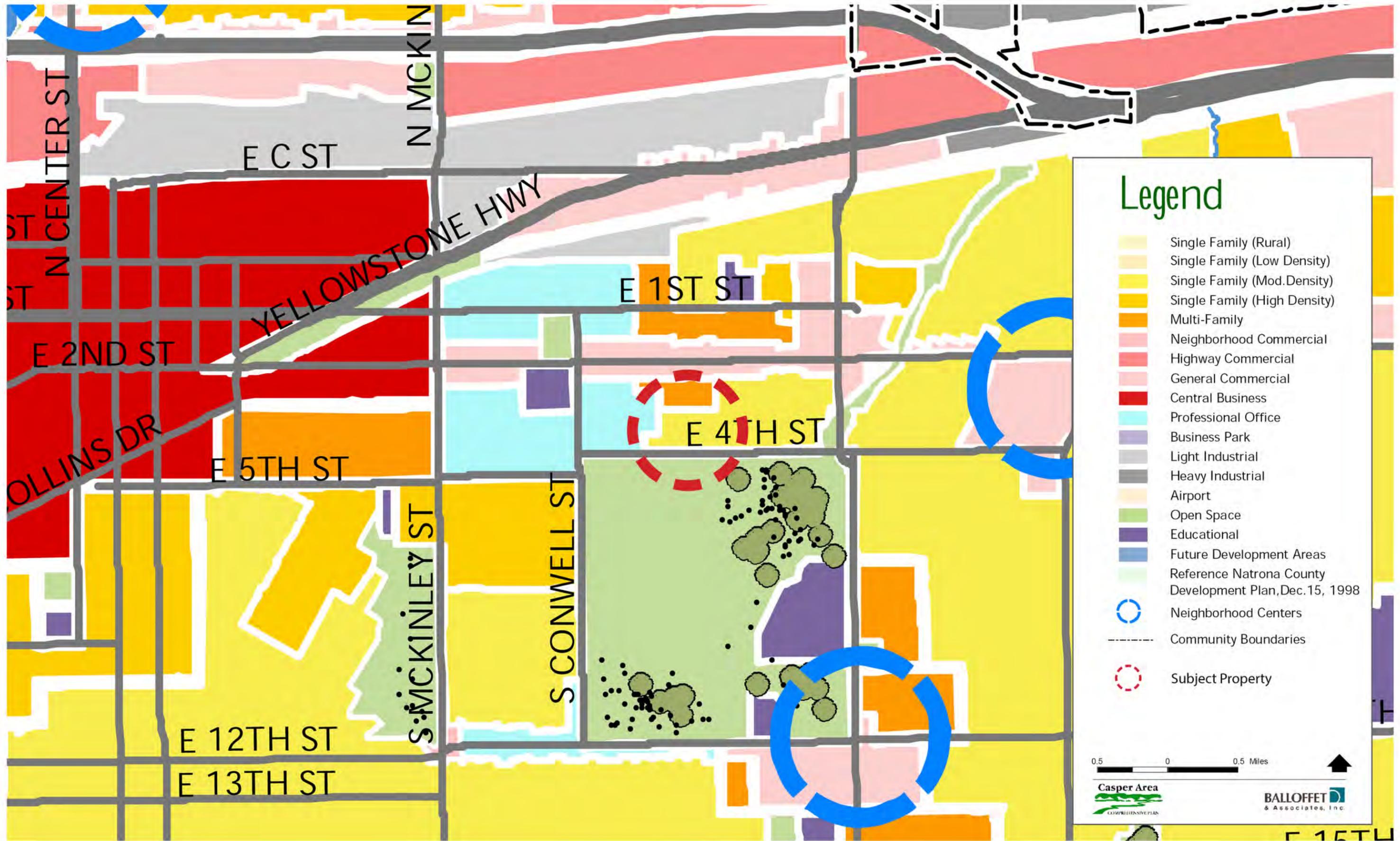
Facing west from corner of East 4th Street & South Kenwood Street



Lot 7, Block 84, Butler's Addition - Land Use



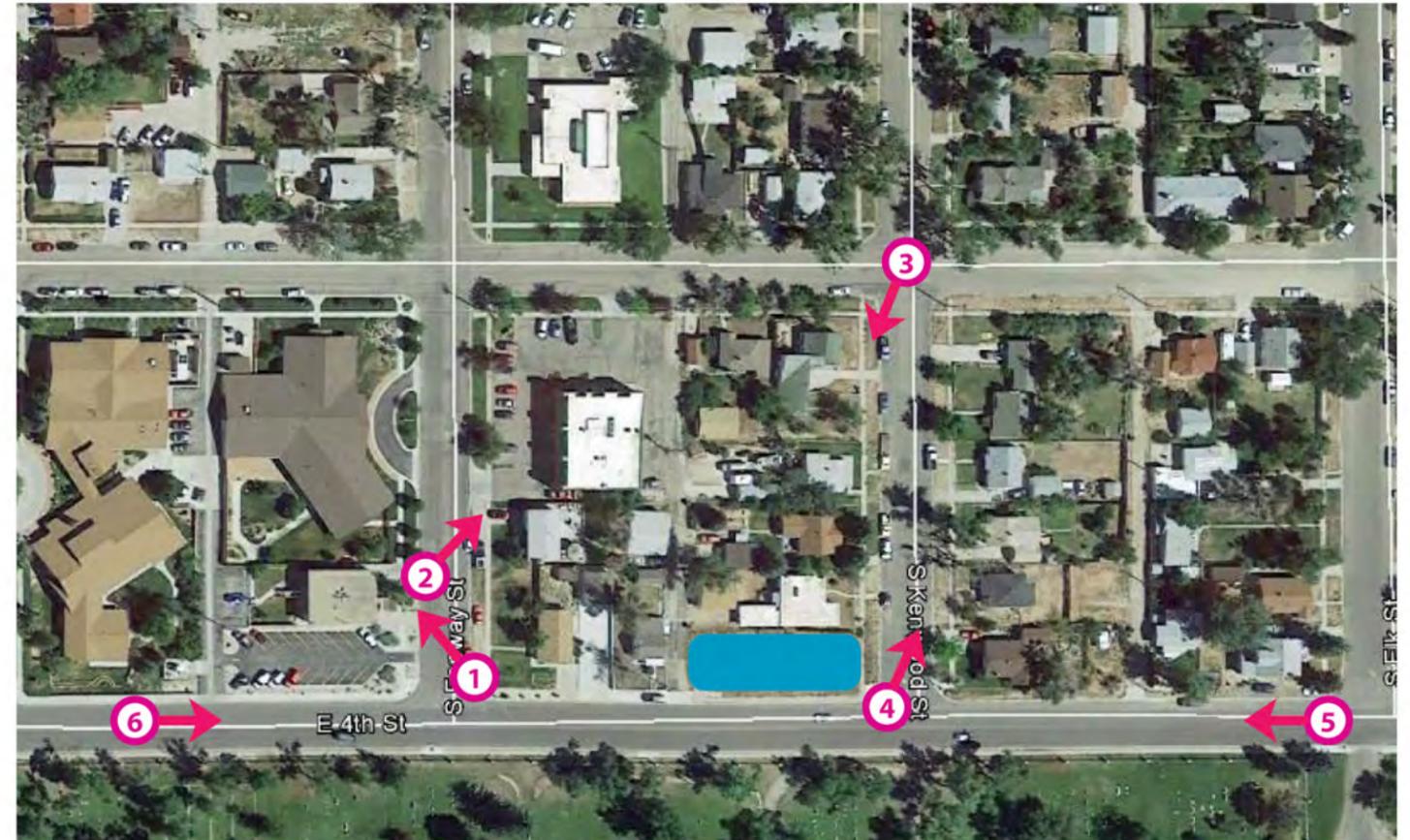
Lot 7, Block 84, Butler's Addition - Future Land use Plan

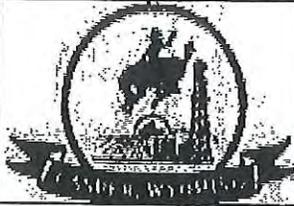


Legend

- Single Family (Rural)
- Single Family (Low Density)
- Single Family (Mod. Density)
- Single Family (High Density)
- Multi-Family
- Neighborhood Commercial
- Highway Commercial
- General Commercial
- Central Business
- Professional Office
- Business Park
- Light Industrial
- Heavy Industrial
- Airport
- Open Space
- Educational
- Future Development Areas
- Reference Natrona County Development Plan, Dec. 15, 1998
- Neighborhood Centers
- Community Boundaries
- Subject Property

Lot 7, Block 84, Butler's Addition - Subject Property & Neighborhood Context





City of Casper Planning Division

Zone Change Application

OWNER/PETITIONER'S INFORMATION:

NAME: William & Tia Hansuld
ADDRESS: 680 E. 18th Casper, WY. 82601
TELEPHONE: 307 237-3003 EMAIL: willie@Casper electric. biz

PETITION THE CITY TO REZONE THE FOLLOWING DESCRIBED REAL PROPERTY:

LEGAL DESCRIPTION: Lot 7 Block 84 Butler's Addition - Casper, WY.
STREET ADDRESS: 1536 E. 4th St. Casper, WY. 82601
FROM EXISTING ZONING DISTRICT: R-2
TO PROPOSED ZONING DISTRICT: R-3

UPON THE 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):

Removed a delopated house. Will build a new energy efficient duplex home with off street parking. Plans attached. Please note 25% of this block is Hospital/medical, with a three story medical building in place.

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: William E. Hansuld
SIGNATURE OF PROPERTY OWNER: Tia Hansuld
DATE: 1-27-2016

SUBMIT TO:
Community Development Department
Planning Division
200 N David, RM 203
Casper, WY 82601
Phone: 307-235-8241
Fax: 307-235-8362
www.casperwy.gov
E-mail: dhardy@cityofcasperwy.com

COMPLETE SUBMITTAL NEEDS TO INCLUDE:

- COMPLETED APPLICATION INCLUDING ORIGINAL SIGNATURES
- PROOF OF OWNERSHIP -
- \$300 APPLICATION FEE (NON-REFUNDABLE)

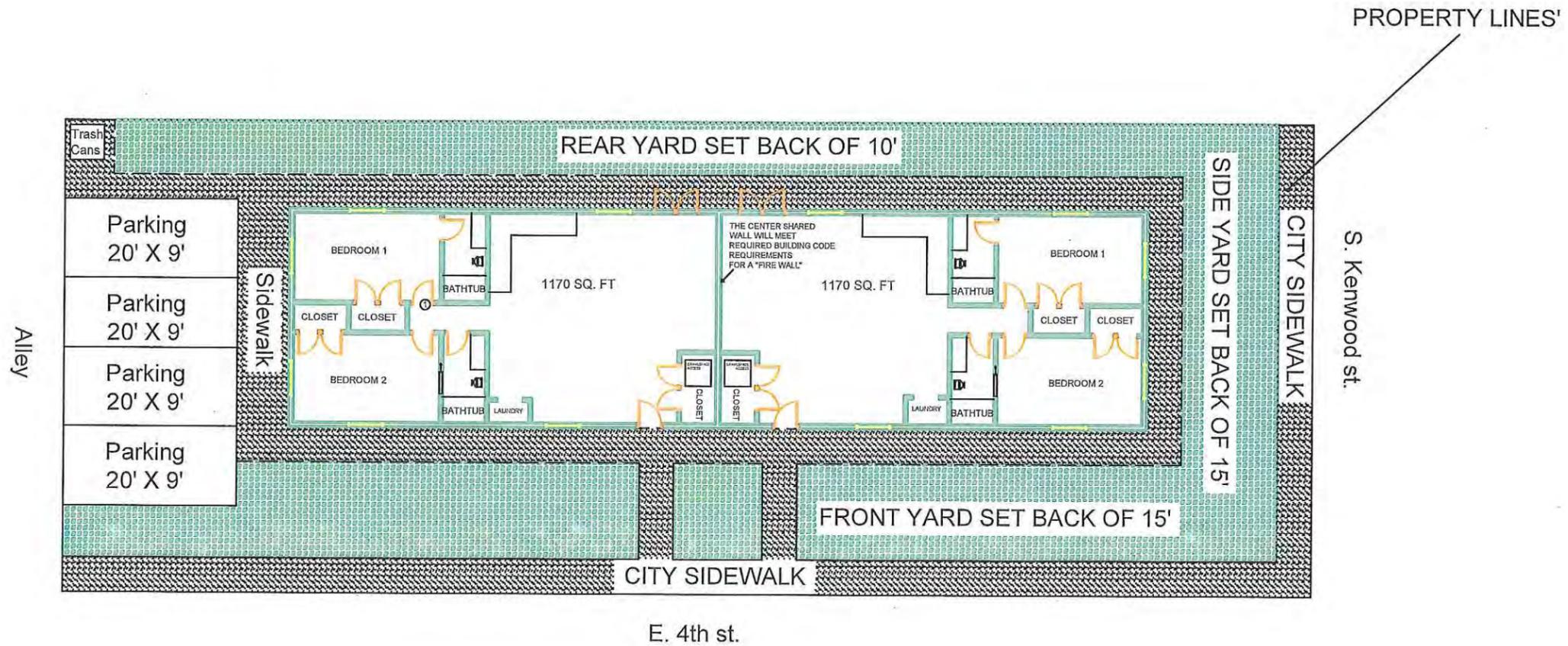
FOR OFFICE USE ONLY:

DATE SUBMITTED:

1/27/16

REC'D BY:

CC

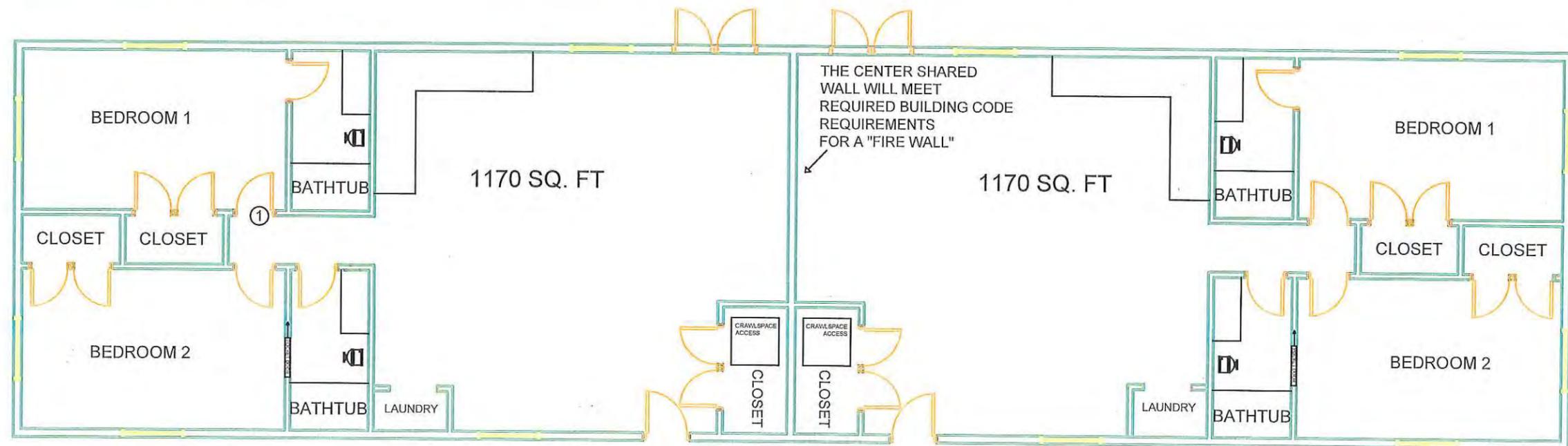


CASPER ELECTRIC
 3150 E. YELLOWSTONE
 CASPER, WY 82609
 307-237-3003, FAX 237-3009

SITE PLAN

1536 E. 4TH ST.
 CASPER, WY 82601

DESIGNED	M. RICH	SCALE	1/8"=1'
CHECKED	B. HANSULD		REV
APPROVED			
DATE			



CASPER ELECTRIC
 3150 E. YELLOWSTONE
 CASPER, WY 82609
 307-237-3003, FAX 237-3009

FLOOR PLAN

1536 E. 4TH ST.
 CASPER, WY 82601

DESIGNED	M. RICH	SCALE : 1/8"=1'
CHECKED	B. HANSULD	REV
APPROVED		

MAR - 9 2016

Dee Ann Hardy

From: Ann Barger <annbarger9@yahoo.com>
Sent: Wednesday, March 09, 2016 12:38 PM
To: Dee Ann Hardy
Subject: 1536 East 4th Street

I am against the re zoning of Lot 7, Block 84 Butler's Addition because at this point anything within the new zone law can be constructed. I'm concerned about a 2 story building on a hill, parking, another 1 or 2 trash bins in the alley and all that on a small lot. I would like to keep the integrity of the neighborhood to single dwelling homes.

Thank you,

Ann Barger
327 So. Fenway
Casper, Wy 82601
Sent from my iPad

March 11, 2016

MEMO TO: Bob King, 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-16-007-R** – Petition to vacate and replat Tract B of Falcon Crest III and Tract B and Tract C of Falcon Crest IV, to create McKinley Heights, comprising 1.71-acres, more or less, generally located at East 26th and South McKinley Streets. Applicant: David and Carlos Iparraguirre.

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 with the following three (3) conditions:

1. Curb cuts shall be minimized and limited to one common curb cut for each set of twin homes with a maximum width of twenty-four (24) feet along South McKinley Street.
2. On the final plat, Owner shall define shared points of access with dedicated shared access easements.
3. Owner shall repair any damaged or deficient sidewalks along the South McKinley Street and East 26th Street frontage of the subject property, as directed by the City Engineer.

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 comments regarding the proposed replat. The Commission is responsible for reviewing plats, and making a recommendation to the City Council to approve, approve with conditions, deny, or table the proposal.

Summary:

David and Carlos Iparraguirre have applied to replat 1.71-acres, described as Tract B of Falcon Crest III Addition and Tract B and Tract C of Falcon Crest IV Addition, to create the McKinley Heights Subdivision. The property is currently undeveloped, and is zoned R-4 (High Density Residential) following a zone change approved by the Planning & Zoning Commission in October of 2014. Surrounding zoning consists of R3 (One to Four Unit Residential) and PUD (Planned Unit Development) to the southwest. Land uses in the immediate area are predominately single-family and multi-family residential, with outside and inside commercial storage southwest of the subject property. South of the subject property is platted, but undeveloped County land. Land immediately east of the property is owned by the City of Casper and dedicated as a floodway area. The proposed plat is creating sixteen (16) residential lots with the intent to build twin homes. The proposed lots range in size from 4,000 square feet up to 6,325 square feet. The minimum lot size in the R-4 zoning district for twin homes is 4,000 square feet per dwelling unit.

South McKinley Street functions as a major collector street to afford maximum transportation movements along this north/south corridor. Per Section 16.16.020(C)(6) of the Casper Municipal Code, residential lots shall not front (access) onto arterial or collector streets without the approval of the Planning & Zoning Commission.

Staff's first recommended condition of approval, which restricts the number and placement of curb cuts on South McKinley Street, should be considered by the Commission to be contingent upon the Commission's approval to allow vehicular access on to South McKinley Street. Should the Planning & Zoning Commission choose to approve residential vehicular access onto South McKinley Street, the recommended conditions listed above require the applicant to limit access points, or curb cuts, to the proposed pairs of residential units by sharing access, with a driveway that is no wider than twenty-four (24) feet, and by providing shared access easements clearly delineated on the plat. However, if the Commission chooses to prevent vehicular access to South McKinley Street, the applicants have the alternate option to plat and dedicate an alley, along the east side of the subject property, thereby providing rear vehicular access to the twin homes. This would require that the Planning and Zoning Commission amend the recommended conditions above, and formulate new conditions, which staff can assist with if necessary. Should the Commission decide to prevent vehicular access onto South McKinley Street, forcing the reconfiguration of the plat, the Commission may wish to table the proposal and direct the applicant to bring back the new plat layout for review and approval since the change could be considered a major amendment. If the Planning and Zoning Commission supports the proposed layout and votes to approve the proposed plat with the conditions listed above, it will officially be considered a waiver of the prohibition on residential lots having direct vehicular access to a collector street.

McKinley Heights Subdivision



Alta Vista Park

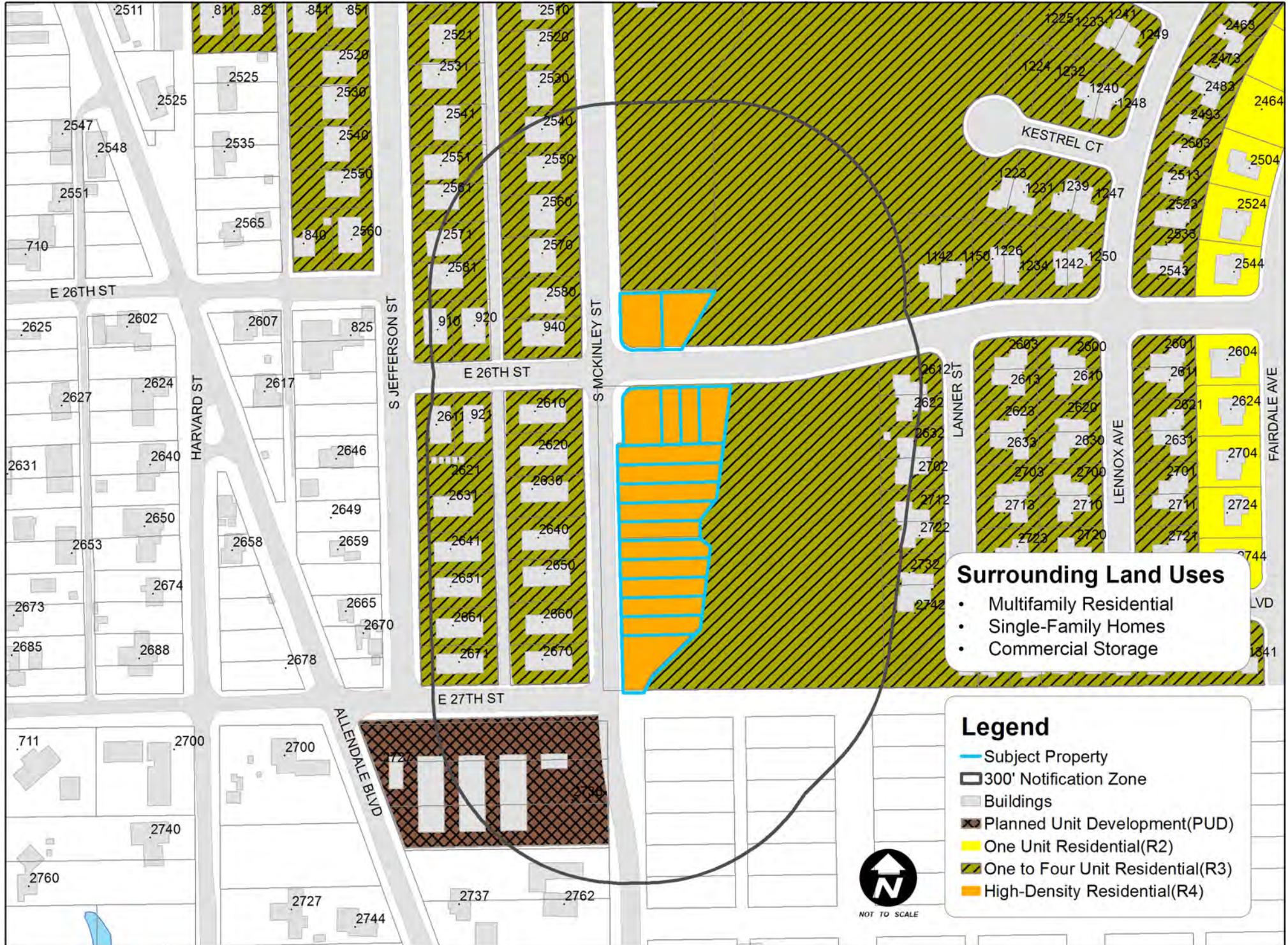
Legend

- Subject Property
- ▭ Buildings



NOT TO SCALE

McKinley Heights Subdivision



McKinley Heights Subdivision

Facing east from South McKinley Street



Facing north from corner of South McKinley Street & East 26th Street



Facing southeast from South McKinley Street



FINAL PLAT OF
"MCKINLEY HEIGHTS"
TO THE CITY OF CASPER, WYOMING

BEING A VACATION AND REPLAT OF TRACT B OF FALCON CREST III, AND TRACT B AND TRACT C OF FALCON CREST IV, SITUATED IN AND BEING A PORTION OF THE SE1/4SW1/4, SECTION 15, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

SCALE: 1"=40'

AFFIX RECORDING LABEL HERE



VICINITY MAP
1" = 600'

CERTIFICATE OF DEDICATION

Carlos Iparraguirre and David Iparraguirre hereby certify that they are the owners and proprietors of the foregoing Parcels being all of Tract B, Falcon Crest III, an addition to the City of Casper as recorded as Instrument No. 823975, and being all of Tract B and Tract C, Falcon Crest IV, an addition to the City of Casper as recorded as Instrument No. 823979 in the office of the County Clerk of Natrona County, Wyoming and located in and being a portion of the SE1/4SW1/4, Section 15, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, being more particularly described by metes and bounds as follows:

Parcel 1: Beginning at a brass cap at the southeast corner of The McKinley Addition, an addition to the City of Casper as recorded as Instrument No. 370810 in the office of the County Clerk of Natrona County, Wyoming; thence along the west line of Tract A of Falcon Crest III, S29°57'02"W, 105.33 feet to a brass cap; thence along the north right-of-way line of East 26th Street, S88°37'34"W, 75.34 feet to a brass cap; thence 31.42 feet along a non-tangent curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of N46°22'26"W, and a chord length of 28.28 feet to a brass cap in the east right-of-way line of South McKinley Street; thence along the east right-of-way line of South McKinley Street, N1°22'26"W, 70.04 feet to a brass cap in the south line of said The McKinley Addition; thence along the south line of The McKinley Addition, N80°39'02"E, 150.10 feet to the Point of Beginning.

Parcel 2: Beginning at a brass cap at the northwest corner of Tract A of Falcon Crest IV; thence along the west line of said Tract A for the next 7 calls, S7°11'14"W, 178.79 feet to a brass cap; thence S37°33'30"W, 43.35 feet to a brass cap; thence S0°28'16"E, 29.32 feet to a brass cap; thence S52°44'02"E, 20.80 feet to a brass cap; thence S7°08'59"W, 131.00 feet to a brass cap; thence S45°20'22"W, 106.57 feet to a brass cap; thence S28°04'46"W, 26.33 feet to a brass cap at the southwest corner of said Tract A and a point in the north section line of Section 22; thence along the north section line of said Section 22, S89°29'26"W, 32.72 feet to a brass cap in the east right-of-way line of South McKinley Street; thence along the east right-of-way line of said South McKinley Street for the next 4 calls, N1°23'03"W, 239.91 feet to a brass cap; thence N1°23'13"W, 149.77 feet to a brass cap; thence N88°26'45"E, 10.03 feet to a brass cap; thence N1°23'10"W, 69.91 feet to a brass cap; thence 31.42 feet along a non-tangent curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of N43°37'34"E, and a chord length of 28.28 feet to a brass cap in the south right-of-way line of East 26th Street; thence along the south right-of-way line of East 26th Street, N88°37'34"E, 151.77 feet to the Point of Beginning.

The above described Parcels contain 1.71 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the foregoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "MCKINLEY HEIGHTS", an addition to the City of Casper, Wyoming. The above named owner and proprietor does hereby dedicate all streets and roads shown hereon to the use of the public and grants 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, along or across the strips of land marked as utility easements as shown on this plat.

OWNER

Carlos Iparraguirre
2976 Silver Ridge Trail
Medina, Ohio 44256

Carlos Iparraguirre - Owner

STATE OF WYOMING)
NATRONA COUNTY)

The foregoing instrument was acknowledged before me this

_____ day of _____, 2016, by:

Carlos Iparraguirre - Owner

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS _____ DAY OF _____, 2016.

ATTEST: _____
SECRETARY

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. _____, DULY PASSED, ADOPTED AND APPROVED
THIS _____ DAY OF _____, 2016.

ATTEST: _____
CITY CLERK

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.

OWNER

David Iparraguirre
2976 Silver Ridge Trail
Medina, Ohio 44256

David Iparraguirre - Owner

STATE OF WYOMING)
NATRONA COUNTY)

The foregoing instrument was acknowledged before me this

_____ day of _____, 2016, by:

David Iparraguirre - Owner

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

I, Paul A. Heintz, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of "MCKINLEY HEIGHTS" as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Casper regulations governing the subdivision of land.

STATE OF WYOMING)
NATRONA COUNTY)

The foregoing instrument was acknowledged before me this

_____ day of _____, 2016, by:

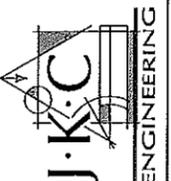
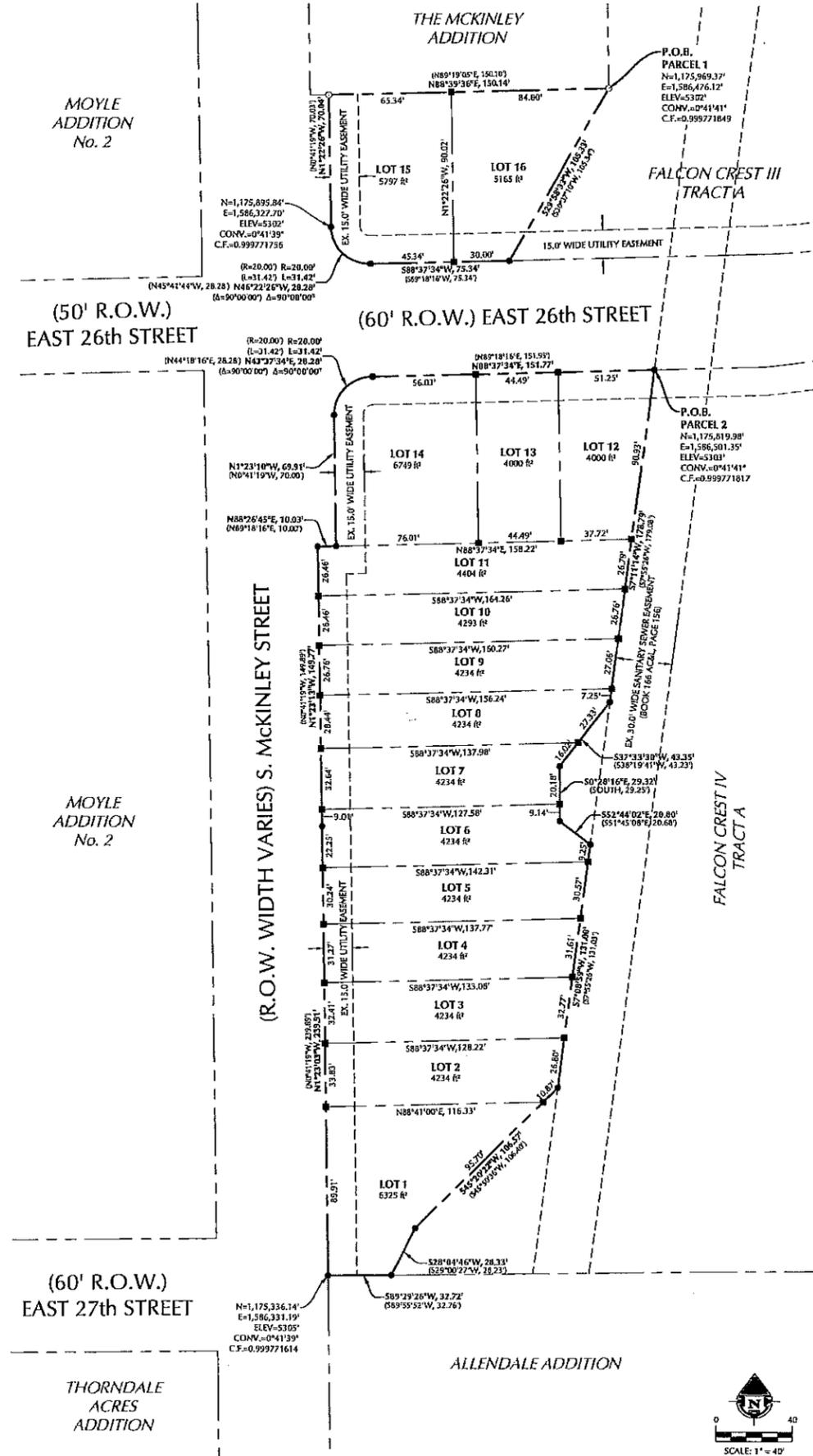
Paul A. Heintz, P.L.S.

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

NOTARY PUBLIC

NOTES

1. ERROR OF CLOSURE
PARCEL 1= 1:86,446
PARCEL 2= 1:174,813
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983
3. DISTANCES: U.S. SURVEY FOOT (GROUND)
4. COORDINATES LISTED RELATE TO THE CITY OF CASPER DATUM
5. ELEVATIONS LISTED REFER TO NAVD88, GEOID09 AND ARE NOT INTENDED FOR USE AS BENCHMARKS



ENGINEERING • SURVEYING • GIS MAPPING
CONSTRUCTION MANAGEMENT
1111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672

FINAL PLAT OF
"MCKINLEY HEIGHTS"
TO THE CITY OF CASPER, WYOMING
BEING A VACATION AND REPLAT OF TRACT B OF FALCON CREST III, AND TRACT B AND TRACT C OF FALCON CREST IV, SITUATED IN AND BEING A PORTION OF THE SE1/4SW1/4, SECTION 15, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING



LEGEND

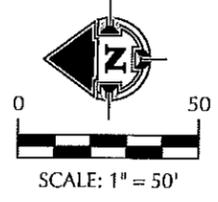
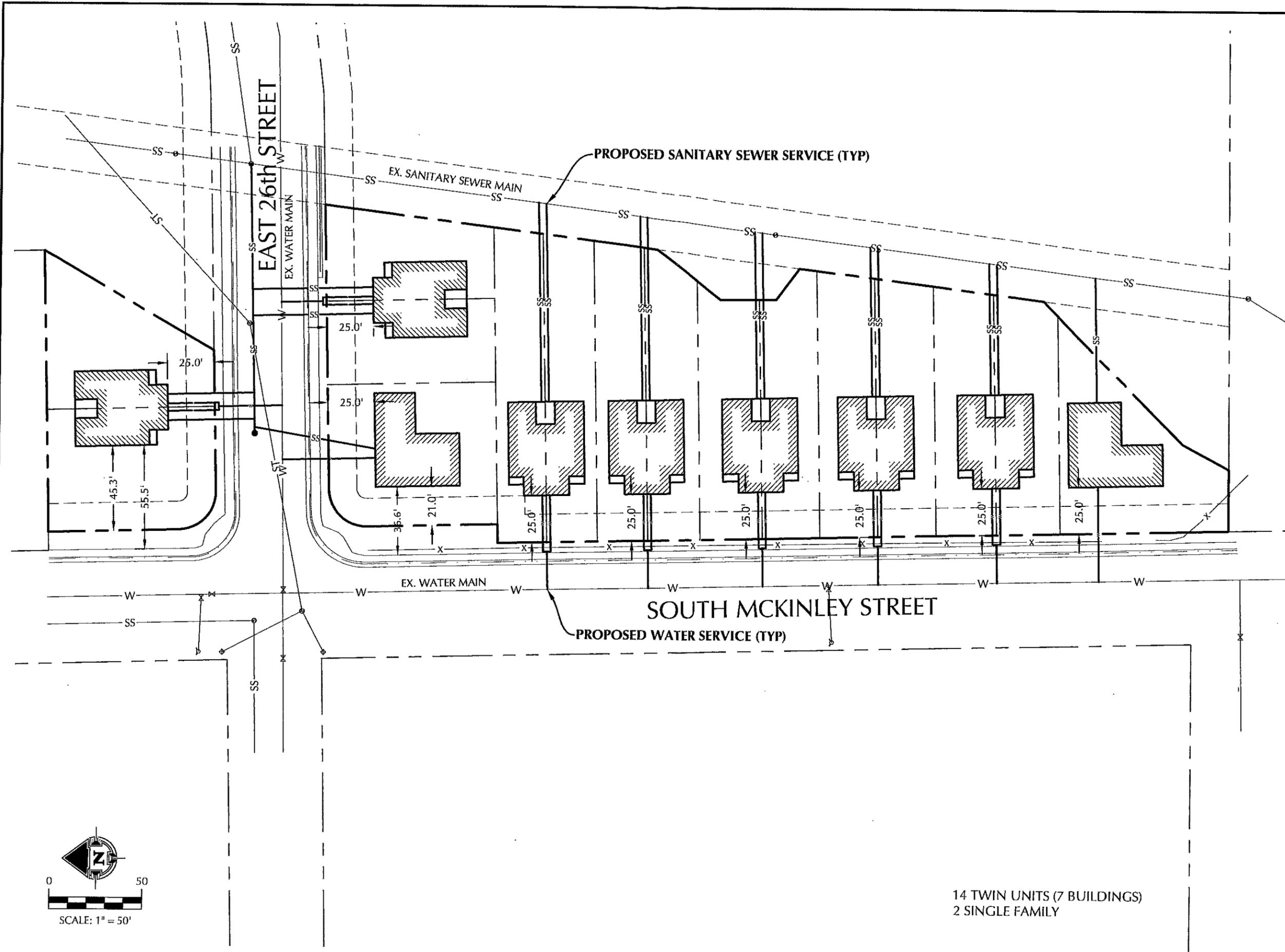
- RECOVERED BRASS CAP
- RECOVERED A.C. SET BRASS CAP
- SET 5/8" REBAR WALL/ALUMINUM CAP
- PLAT BOUNDARY
- LOT LINES
- EASEMENT LINES
- MEASURED LINES
- RECORD

DATE: 3/7/2016
PROJECT #: 15-72
DRAWN BY: SAS
SHEET TITLE:
RECORD OF SURVEY
SHEET NUMBER
1 OF 1

MAR - 9 2016

S:\LANDS\15-72\DWG\PLAT\15-72-PLAT.dwg SAVED: 3/9/16 3:16 PM BY: JOHN

S:\LAND2015\15-72\DWG\DESIGN\15-72_DESIGN.dwg SAVED: 3/7/16 PRINTED: 3/9/16 BY: SHANNON

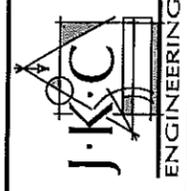


14 TWIN UNITS (7 BUILDINGS)
2 SINGLE FAMILY

REVISION TABLE	
NUMBER	DESCRIPTION

DATE: 3/7/2016
PROJECT #: 15-72
DRAWN BY: JRB
SHEET TITLE: UTILITY PLAN
SHEET NUMBER 1 OF 1

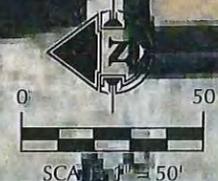
UTILITY LAYOUT
PRENLEY HEIGHTS TWIN HOMES
CITY OF CASPER, WYOMING



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CONSTRUCTION MANAGEMENT
111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672

MAR - 9 2016

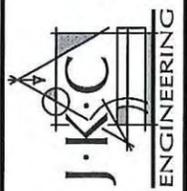
S:\LAND2015\15-72\DWG\DESIGN\15-72_RENDER.dwg SAVED:3/7/16 PRINTED:3/9/16 BY:SHANNON



REVISION TABLE		DESCRIPTION
NUMBER	DATE	DESCRIPTION
1		

DATE: 3/7/2016
 PROJECT #: 15-72
 DRAWN BY: JRB
 SHEET TITLE:
SITE PLAN
 SHEET NUMBER
1 OF 1

CONCEPTUAL LAYOUT
MCKINLEY HIEGHTS TWIN HOMES
 CITY OF CASPER, WYOMING



ENGINEERING • SURVEYING • GIS MAPPING
 CONSTRUCTION MANAGEMENT
 111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
 Ph: 307-265-4601 • Fax: 307-265-4672

PLAT OF
"FALCON CREST III"
 AN ADDITION TO THE CITY OF CASPER, WYOMING
 A SUBDIVISION OF A PORTION OF THE
 NE1/4SW1/4 AND SE1/4SW1/4, SECTION 15
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE: 1"=100'

CERTIFICATE OF DEDICATION
 Falcon Crest Development, Inc., and Kevin Christopherson, hereby certify that they are the owners and proprietors of the foregoing subdivision located in and being portions of the NE1/4SW1/4 and SE1/4SW1/4, Section 15, 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 the Parcel being described and also a point in the southerly line of said SE1/4SW1/4, Section 15 and from which point the southeasterly corner of said SE1/4SW1/4, Section 15 bears N.89°55'52"E., 279.08 feet; thence along the southerly line of said Parcel and SE1/4SW1/4, Section 15, S.89°55'52"W., 401.00 feet to a point; thence along the westerly line of said Parcel and into said SE1/4SW1/4, Section 15, N.0°31'45"W., 99.88 feet to a point; thence N.45°08'38"E., 71.29 feet to a point; thence N.0°31'45"W., 402.00 feet to a point; thence S.89°40'42"W., 36.29 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 200.00 feet and through a central angle of 11°27'50", southwesterly, 40.02 feet and the chord of which bears S.83°56'47"W., 39.95 feet to a point of tangency; thence S.78°12'52"W., 286.15 feet to a point of curve, thence along the arc of a true curve to the right, having a radius of 350.00 feet and through a central angle of 11°05'24", southwesterly, 67.74 feet and the chord of which bears S.83°45'34"W., 67.64 feet to a point of tangency; thence S.89°18'16"W., 270.57 feet to a point in and intersection with the westerly line of said SE1/4SW1/4, Section 15 and the centerline of 60 feet wide South McKinley Street; thence along the westerly line of said Parcel and SE1/4SW1/4, Section 15 and the centerline of said South McKinley Street, N.0°41'19"W., 150.04 feet to a point and southwesterly corner of McKinley Addition to the City of Casper, Wyoming; thence along the northerly line of said Parcel and the easterly line of said McKinley Addition, N.89°19'05"E., 190.02 feet to a point; thence along the westerly line of said Parcel and the easterly line of said McKinley Addition, N.0°40'55"W., 335.03 feet to a point; thence N.35°53'12"E., 82.02 feet to a point; thence N.0°42'39"W., 307.16 feet to a point in and intersection with the northerly line of said SE1/4SW1/4, Section 15; thence along the northerly line of said SE1/4SW1/4, Section 15, N.89°56'23"W., 80.14 feet to a point and southeasterly corner of Claremont Addition No. 2 to the City of Casper, Wyoming; thence along the westerly line of said Parcel and the easterly line of Claremont Addition No. 2 and into the NE1/4SW1/4, Section 15, N.0°40'56"W., 20.28 feet to the northwesterly corner of said Parcel and southwesterly corner of the Replat of Alta Vista Addition to the City of Casper, Wyoming; thence along the northerly line of said Parcel and the southerly line of said Replat of Alta Vista Addition, S.89°55'01"E., 809.78 feet to the northwesterly corner of said Parcel and the southwesterly corner of 50 feet wide South Lennox Street; thence along the easterly line of said Parcel, S.0°31'45"E., 170.01 feet to a point; thence S.89°55'56"E., 125.38 feet to a point; thence along the arc of a true curve to the left, having a radius of 875.00 feet and through a central angle of 42°31'25", southwesterly, 649.40 feet and the chord of which bears S.21°30'31"W., 634.66 feet to a point of tangency; thence S.0°31'07"E., 445.60 feet to a point; thence N.89°40'42"E., 100.00 feet to a point; thence S.0°31'45"E., 151.65 feet to the Point of Beginning and containing 19.864 acres, more or less.

The subdivision 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 subdivision shall be known as "FALCON CREST III" in addition to the City of Casper, Wyoming. All streets as shown hereon are hereby 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, lines and ditches as required for the proper development of said subdivision.

FALCON CREST DEVELOPMENT, INC.
 1727 East Second Street
 Casper, WY 82601

STONE CREST DEVELOPMENT
 307 East 17th Street
 Cheyenne, WY 82001

KEVIN CHRISTOPHERSON
 P.O. Box 880
 Casper, WY 82602

LISA A. BURRIDGE, PRESIDENT
 ROBERT G. GERINGER, PRESIDENT
 KEVIN CHRISTOPHERSON

ACKNOWLEDGMENTS

State of Wyoming, ss
 County of Natrona, ss
 The foregoing instrument was acknowledged before me by Lisa A. Burrige on this 5th day of JUNE, 2007.
 Witness my hand and official seal.
 My commission expires: 4/02/2011

State of Wyoming, ss
 County of Natrona, ss
 The foregoing instrument was acknowledged before me by Robert G. Geringer on this 6th day of JUNE, 2007.
 Witness my hand and official seal.
 My commission expires: 4/02/2011

State of Wyoming, ss
 County of Natrona, ss
 The foregoing instrument was acknowledged before me by Kevin Christopherson on this 4th day of JUNE, 2007.
 Witness my hand and official seal.
 My commission expires: 4/02/2011

APPROVALS

APPROVED: Planning and Zoning Commission of Casper, Wyoming this 27th day of February, 2007 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.
 Approved: City Council of the City of Casper, Wyoming by Ordinance No. 22-07 duly passed, adopted and approved on the 15th day of May, 2007.
 Attest: V.A. McDaniel
 City Clerk

INSPECTED AND APPROVED on the 13th day of JUNE, 2007.
 INSPECTED AND APPROVED on the 12th day of JUNE, 2007.
 INSPECTED AND APPROVED on the 14th day of JUNE, 2007.

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 23rd day of JULY, 2007.

NATRONA COUNTY CLERK, WYOMING
 Renea Vitto
 Jul 23, 2007 02:21:54 PM
 Pages: 1 Fees: \$50.00
823975

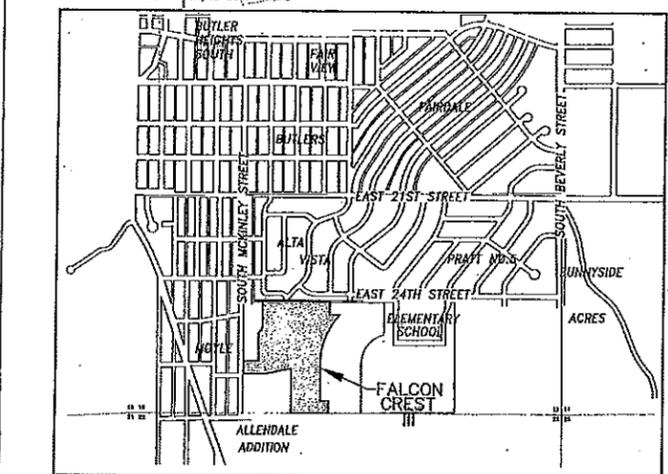
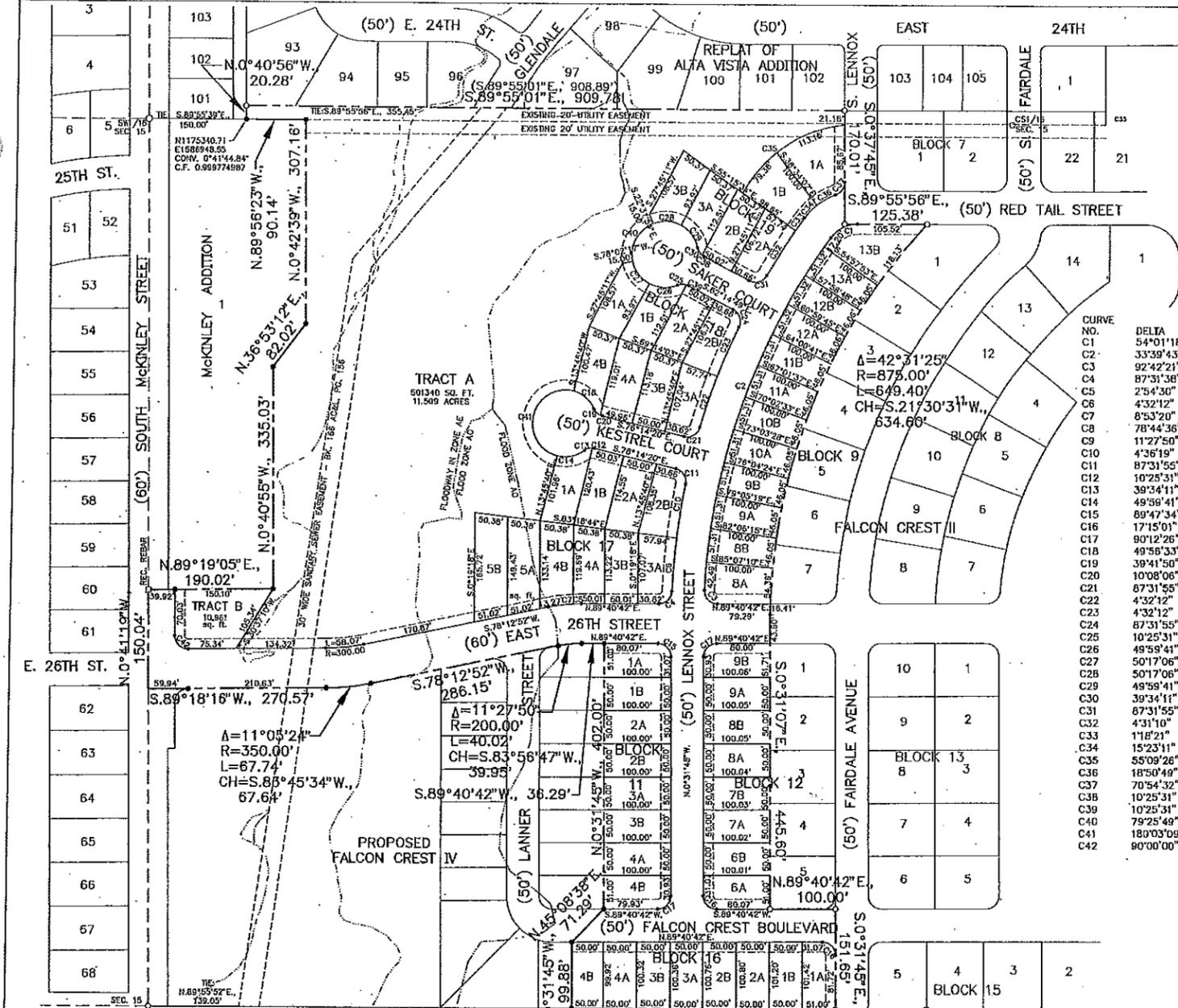
My term of office expires
 January 5, 2011

CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BRG. & DIST.
C1	54°01'18"	50.00'	47.14'	S.63°03'25"W., 45.42'
C2	33°39'43"	975.00'	572.82'	S.19°12'55"W., 564.62'
C3	92°42'21"	20.00'	32.36'	S.43°58'07"E., 28.94'
C4	87°31'38"	20.00'	30.55'	N.45°54'53"E., 27.67'
C5	2°54'30"	250.00'	12.69'	S.88°13'27"W., 12.69'
C6	4°32'12"	1025.00'	81.16'	S.4°25'10"W., 81.14'
C7	8°53'20"	250.00'	37.33'	S.82°29'32"W., 37.30'
C8	78°44'36"	20.00'	27.49'	S.38°50'34"W., 25.37'
C9	11°27'50"	200.00'	40.02'	S.83°56'47"W., 39.95'
C10	4°36'19"	1025.00'	82.39'	S.8°59'26"W., 82.35'
C11	87°31'55"	20.00'	30.68'	N.32°28'23"W., 27.67'
C12	10°25'31"	20.00'	3.64'	N.61°27'05"W., 3.63'
C13	39°34'41"	20.00'	13.81'	S.73°33'34"W., 13.54'
C14	49°58'41"	50.00'	43.63'	N.78°45'49"E., 42.26'
C15	89°47'34"	20.00'	31.34'	S.45°25'31"E., 28.23'
C16	17°15'01"	70.00'	21.08'	S.81°41'48"E., 21.00'
C17	90°12'26"	200.00'	31.49'	N.44°34'28"E., 28.34'
C18	49°58'33"	50.00'	43.88'	N.51°12'55"E., 42.22'
C19	39°41'50"	20.00'	13.85'	S.46°05'34"E., 13.58'
C20	10°08'06"	20.00'	3.54'	S.71°10'17"E., 3.53'
C21	87°31'55"	20.00'	30.55'	N.59°59'42"E., 27.67'
C22	4°32'12"	1025.00'	81.16'	S.18°29'51"W., 81.14'
C23	4°32'12"	1025.00'	80.85'	S.2°30'32"W., 80.83'
C24	87°31'55"	20.00'	30.55'	N.18°28'51"W., 27.67'
C25	10°25'31"	20.00'	3.64'	N.67°27'34"W., 3.63'
C26	49°58'41"	50.00'	43.63'	S.87°14'39"E., 42.26'
C27	50°17'06"	50.00'	43.88'	S.37°06'16"E., 42.49'
C28	50°17'06"	50.00'	43.88'	N.87°23'22"W., 42.49'
C29	49°58'41"	50.00'	43.83'	N.37°14'58"W., 42.28'
C30	39°34'41"	20.00'	13.81'	S.32°02'13"E., 13.54'
C31	87°31'55"	20.00'	30.55'	N.33°59'14"E., 27.67'
C32	4°31'10"	1025.00'	80.85'	S.32°28'51"W., 80.83'
C33	11°18'21"	1025.00'	23.36'	S.35°23'56"W., 23.36'
C34	15°23'11"	100.00'	26.85'	S.43°44'22"W., 26.77'
C35	58°09'26"	200.00'	192.53'	S.58°16'10"W., 185.19'
C36	18°50'49"	100.00'	32.89'	S.69°51'22"W., 32.75'
C37	70°54'32"	20.00'	24.75'	N.34°49'31"E., 23.20'
C38	10°25'31"	20.00'	3.64'	S.57°02'04"E., 3.63'
C39	10°25'31"	20.00'	3.64'	N.67°27'34"W., 3.63'
C40	79°25'49"	50.00'	69.32'	S.27°45'11"W., 63.90'
C41	18°03'09"	50.00'	157.13'	S.13°47'14"W., 100.00'
C42	80°00'00"	20.00'	31.42'	S.45°41'44"E., 28.28'

LEGEND

- SET BRASS CAP
- RECOVERED BRASS CAP
- RECOVERED CORNER (AS NOTED)
- BOUNDARY
- - - EASEMENT
- MEASURED

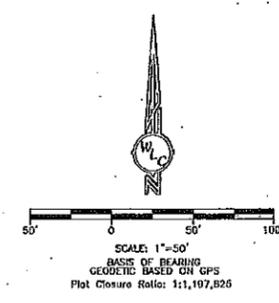
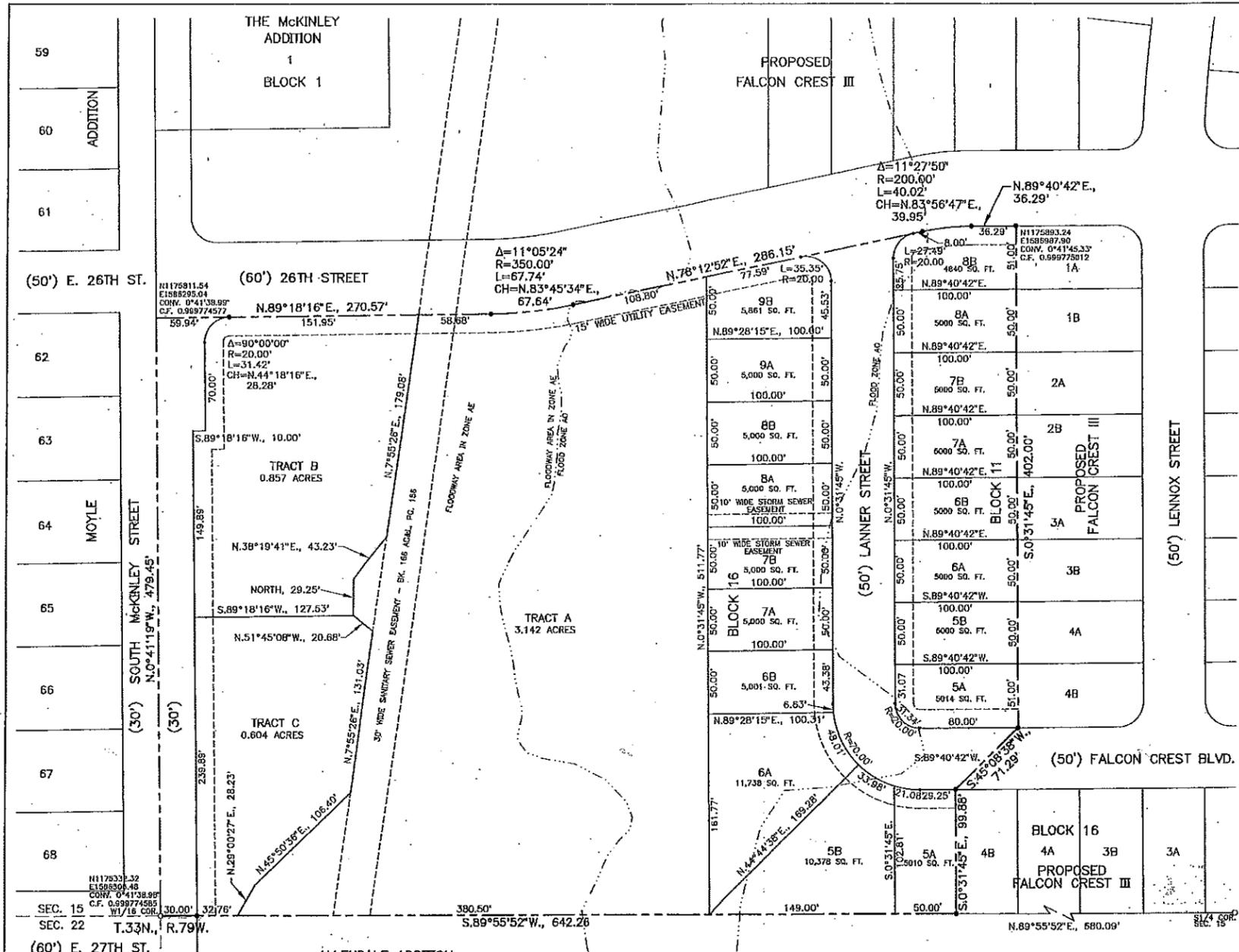


CERTIFICATE OF SURVEYOR

STATE OF WYOMING, ss
 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 January, 2007 through February, 2007 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 31st day of MAY, 2007.
 My commission expires: 4/02/2011

Survey & Plat By:
WLC Engineering, Surveying & Planning
 200 Pronghorn Casper, Wyoming 82601 (307) 266-2524
 W.O. No. 12830 Date: 5-30-07 Acad. Dwg. FALCONIII.PHASE2PLAT



PLAT OF
"FALCON CREST IV"
 AN ADDITION TO THE CITY OF CASPER, WYOMING
 A SUBDIVISION
 OF A PORTION OF THE
 SE1/4SW1/4, SECTION 15
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE: 1"=50'

CERTIFICATE OF DEDICATION

Falcon Crest Development, Inc., Stone Crest Development and Kevin Christopherson, hereby certify that they are the owners and proprietors of the foregoing subdivision located in and being a portion of the SE1/4SW1/4, Section 15, 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 southwesterly corner of the Parcel being described and also the southwesterly corner of said SE1/4SW1/4, Section 15 and a point in the centerline of 60 feet wide McKinley Street and the southeasterly corner of Moyle Addition to the City of Casper, Wyoming; thence along the westerly line of said Parcel and SE1/4SW1/4, Section 15 and the easterly line of said Moyle Addition, N.0°41'19"W., 479.45 feet to the northwesterly corner of said Parcel; thence along the northerly line of said Parcel and into said SE1/4SW1/4, Section 15 and along the southerly line of proposed East 26th Street, N.89°18'16"E., 270.57 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 350.00 feet and through a central angle of 11°05'24", northeasterly, 67.74 feet and the chord of which bears N.83°45'34"E., 67.64 feet to a point of tangency; thence N.78°12'52"E., 286.15 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 200.00 feet and through a central angle of 11°27'50", northeasterly, 40.02 feet and the chord of which bears N.83°56'47"E., 39.95 feet to a point of tangency; thence N.89°40'42"E., 36.29 feet to the northwesterly corner of said Parcel; thence along the easterly line of said Parcel and the westerly line of proposed Falcon Crest III, on Addition to the City of Casper, Wyoming, S.0°31'45"E., 402.00 feet to a point; thence S.46°08'38"W., 71.29 feet to a point; thence S.0°31'45"E., 99.88 feet to the southeasterly corner of said Parcel and a point in and intersection with the southerly line of said SE1/4SW1/4, Section 15; thence along the southerly line of said Parcel and SE1/4SW1/4, Section 15, S.69°55'52"W., 642.26 feet to the Point of Beginning and containing 7.887 acres, more or less.

The subdivision 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 subdivision shall be known as "FALCON CREST IV" on Addition to the City of Casper, Wyoming. All streets as plotted within this subdivision are hereby dedicated to the use of the public and easements as plotted within this subdivision are hereby reserved as utility easements for purposes of construction, operation and maintenance of utility lines ditches and conduits as necessary for the proper development of the subdivision.

FALCON CREST DEVELOPMENT, INC. STONE CREST DEVELOPMENT KEVIN CHRISTOPHERSON
 1727 East Second Street 307 East 17th Street P.O. Box 880
 Casper, WY 82501 Cheyenne, WY 82001 Casper, WY 82602

Lisa A. Burridge, PRESIDENT *Robert G. Garinger*, PRESIDENT *Kevin Christopherson*

ACKNOWLEDGMENTS

State of Wyoming) ss
 County of Natrona)
 The foregoing instrument was acknowledged before me by Lisa A. Burridge on this 5th day of JUNE, 2007.
 Witness my hand and official seal.
 My commission expires: 4/22/2011

State of Wyoming) ss
 County of Natrona)
 The foregoing instrument was acknowledged before me by Robert G. Garinger on this 6th day of JUNE, 2007.
 Witness my hand and official seal.
 My commission expires: 4/22/2011

State of Wyoming) ss
 County of Natrona)
 The foregoing instrument was acknowledged before me by Kevin Christopherson on this 4th day of JUNE, 2007.
 Witness my hand and official seal.
 My commission expires: 4/22/2011

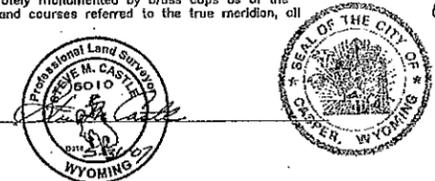
CERTIFICATE OF SURVEYOR

STATE OF WYOMING) ss
 COUNTY OF NATRONA)
 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 January, 2007 through February, 2007 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.

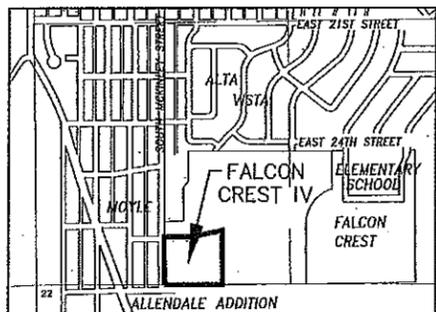
Wyoming Registration No. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 31st day of MAY, 2007.

My commission expires: 4/22/2011



- LEGEND**
- SET BRASS CAP
 - RECOVERED BRASS CAP
 - BOUNDARY
 - - - EASEMENT
 - MEASURED & RECORD BEARING & DISTANCE



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.

Survey & Plat By:
WLC Engineering, Surveying & Planning
 200 Pronghorn Casper, Wyoming 82601 (307) 266-2524
 W.O. No.: 22830 Date: 5-31-07 Acad. Dwg.: FALCONCRESTIV

INSPECTED AND APPROVED on the 13th day of JUNE, 2007.
 INSPECTED AND APPROVED on the 12th day of JUNE, 2007.
 INSPECTED AND APPROVED on the 14th day of JUNE, 2007.
 Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 23rd day of JULY, 2007.

823979
 NATRONA COUNTY CLERK, WYOMING
 Renee Villa, County Clerk
 My term of office expires January 6, 2011

March 11, 2016

MEMO TO: Bob King, 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-16-009-R** – Petition to vacate and replat Lots 31A-33A of Mesa Del Sol II, to create Mesa Del Sol II, Lots 32B and 33B, comprising 0.388 acres, more or less, generally located on the east side of Casa Grande Drive. Applicant: Senergyone Development, Inc.

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:

Senergyone Development, Inc. has applied to vacate and replat Lots 31A – 33A of Mesa Del Sol II to create Mesa Del Sol II, Lots 32B & 33B. The subject property is located east of Casa Grande Drive, involves 0.388 acres, more or less, and is zoned R-4 (High Density Residential). The purpose of this replat is to split a lot to turn three lots into two, to achieve two larger lots than originally proposed. Lots 31A – 33A of Mesa Del Sol II are between 5,470 and 6,002 square feet in size. The proposed lots, 32B and 33B, are to be 8,470 and 8,423 square feet in size. 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 proposed replat appears to meet or exceed all minimum requirements of the Casper Municipal Code.

Mesa Del Sol II - Lots 32B and 33B



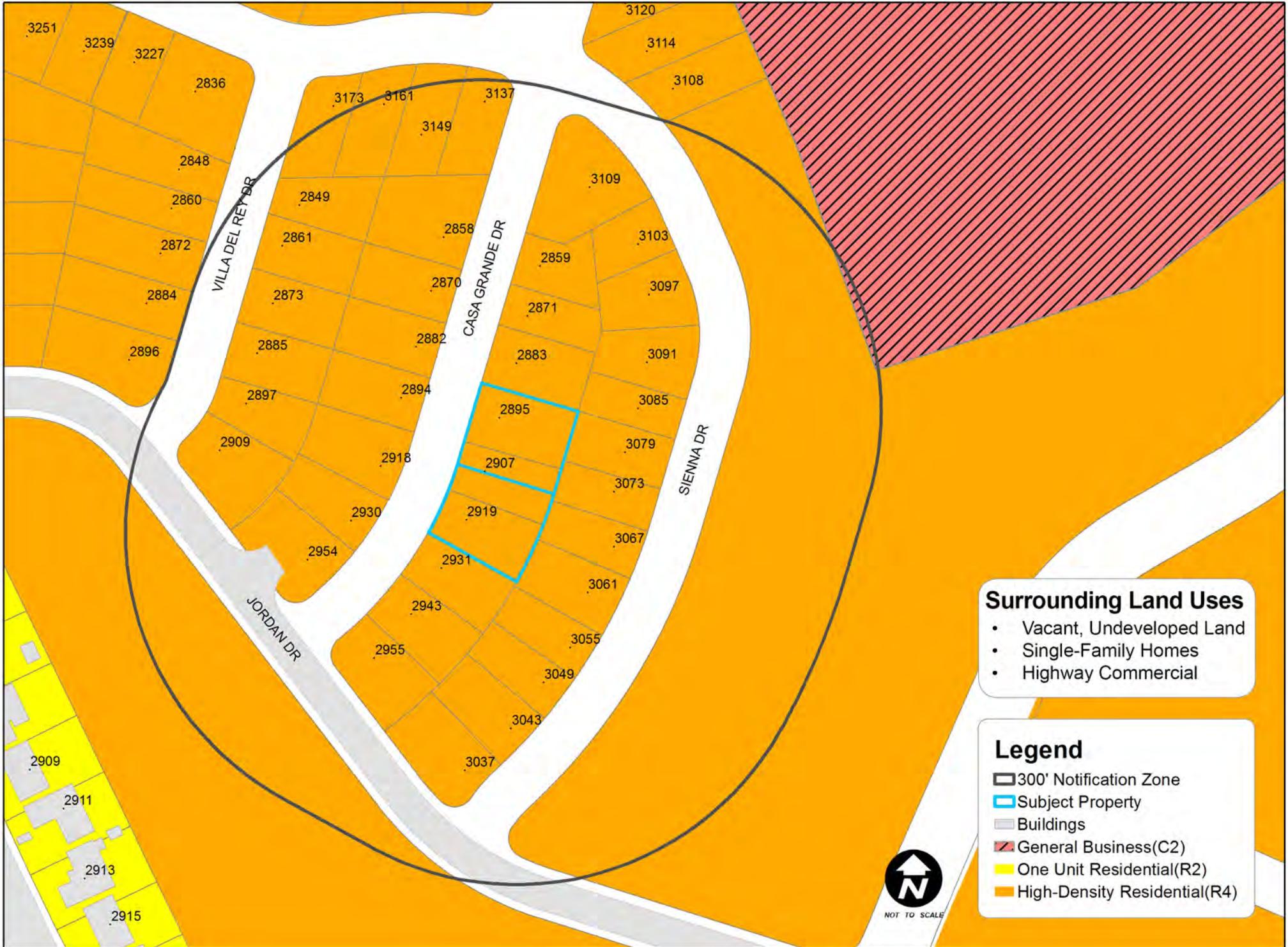
Meadowlark Park

Legend

- Subject Property
- Buildings



Mesa Del Sol II - Lots 32B and 33B



- ### Surrounding Land Uses
- Vacant, Undeveloped Land
 - Single-Family Homes
 - Highway Commercial

- ### Legend
- ◻ 300' Notification Zone
 - ◻ Subject Property
 - ◻ Buildings
 - ▨ General Business(C2)
 - ◻ One Unit Residential(R2)
 - ◻ High-Density Residential(R4)

Mesa Del Sol II - Lots 32B and 33B

Facing southeast from Casa Grande Drive

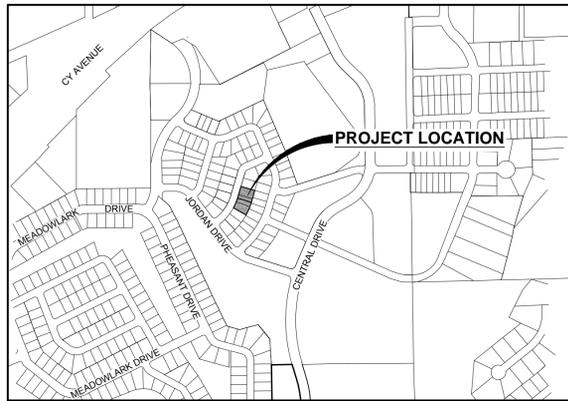


Facing east from Casa Grande Drive



FINAL PLAT OF MESA DEL SOL II LOTS 32B AND 33B TO THE CITY OF CASPER

A VACATION AND REPLAT OF LOTS 31A-33A OF MESA DEL SOL II, 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



**LOCATION MAP
CASPER, WYOMING**

CERTIFICATE OF DEDICATION

THE UNDERSIGNED, RANDALL S. HALL, PRESIDENT, SENERGYONE DEVELOPMENT, INC., HEREBY CERTIFIES THAT THEY ARE THE OWNER AND PROPRIETOR OF THE ABOVE OR FOREGOING LOTS 31A-33A OF MESA DEL SOL II, 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 NORTHEAST CORNER OF LOT 30A OF MESA DEL SOL II, MONUMENTED WITH A 2" ALUMINUM CAP MARKED LS 584, THENCE N 61°01'55"W. FOR A DISTANCE OF 100.03 FEET ALONG THE NORTHERLY LINE OF SAID LOT 30A OF MESA DEL SOL II AND THE SOUTHERLY LINE OF SAID PARCEL TO A POINT MONUMENTED WITH A 2" ALUMINUM CAP MARKED LS 584, SAID POINT BEING THE BEGINNING OF A NON-TANGENTIAL CURVE, ALONG SAID CURVE 78.40 FEET AND TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°34'59", HAVING A RADIUS OF 356.97 FEET, AND WHOSE LONG CHORD BEARS N 22°40'18"E. FOR A CHORD DISTANCE OF 78.24 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CASA GRANDE DRIVE AND THE WESTERLY LINE OF SAID PARCEL TO A POINT MONUMENTED WITH A 2" ALUMINUM CAP MARKED LS 584; THENCE N 16°22'56"E. FOR A DISTANCE OF 79.48 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CASA GRANDE DRIVE AND THE WESTERLY LINE OF SAID PARCEL TO A POINT MONUMENTED WITH A 2" ALUMINUM CAP MARKED LS 584; THENCE S 73°38'05"E. FOR A DISTANCE OF 100.03 FEET ALONG THE SOUTHERLY LINE OF LOT 34A OF MESA DEL SOL II AND THE NORTHERLY LINE OF SAID PARCEL TO A POINT MONUMENTED WITH A 2" ALUMINUM CAP MARKED LS 584; THENCE S 16°22'55"W. FOR A DISTANCE OF 79.52 FEET ALONG THE WESTERLY LINE OF LOTS 20 AND 21 OF THE AMENDED PLAT OF MESA DEL SOL AND THE EASTERLY LINE OF SAID PARCEL TO A POINT MONUMENTED WITH A 2" ALUMINUM CAP MARKED LS 584, SAID POINT BEING THE BEGINNING OF A CURVE, ALONG SAID CURVE 100.36 FEET AND TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°35'00", HAVING A RADIUS OF 456.96 FEET, AND WHOSE LONG CHORD BEARS S 22°40'24"W. FOR A CHORD DISTANCE OF 100.16 FEET ALONG THE WESTERLY LINE OF LOTS 21, 22, AND 23 OF THE AMENDED PLAT OF MESA DEL SOL AND THE EASTERLY LINE OF SAID PARCEL TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.388 ACRES (16893 S.F.), MORE OR LESS.

THE SUBDIVISION OF THE FOREGOING DESCRIBED LAND 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 THE "MESA DEL SOL II, LOTS 32B AND 33B", 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 _____, 2016.

BY: _____
RANDALL S. HALL, PRESIDENT, SENERGYONE DEVELOPMENT, INC.

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, BY RANDALL S. HALL, PRESIDENT, SENERGYONE DEVELOPMENT, INC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS

APPROVED: PLANNING AND ZONING COMMISSION CASPER, WYOMING

THIS _____ DAY OF _____, 2016 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 _____

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2016.

CITY ENGINEER _____

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2016.

CITY SURVEYOR _____

LEGEND

- RECOVERED ALUMINUM CAP (PLS 584)
- SET ALUMINUM CAP (PLS 584)
- _____ PROPERTY LINE (PROPOSED)
- _____ PROPERTY LINE (ADJACENT AND EXISTING)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- (S73°38'05"E, 100.03') RECORD BEARING AND DISTANCE

NOTES

1. PLAT CLOSURE RATIO: 1:370.422
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
5. COORDINATES, EAST CENTRAL ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD88.
6. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED AS BENCHMARKS.
7. UNUSED SERVICES MUST BE CAPPED AT THE MAIN.

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 PLAT OF **MESA DEL SOL II, LOTS 32B AND 33B**, 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 _____, 2016, BY **ROBERT L. ST. CLAIRE**.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



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

PROJECT NO. 130015

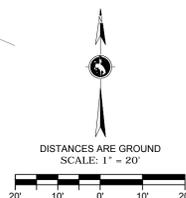
OWNER:
SENERGYONE DEVELOPMENT, INC.
550 S. POPLAR
CASPER, WY 82601

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

DATE DRAWN:
02.10.2016

DRAWN BY:
CAO

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	100.36	456.96	12°35'00"	S22°40'24"W	100.16
C2	78.40	356.97	12°34'59"	N22°40'18"E	78.24
C3	4.54	356.97	0°43'44"	N16°44'41"E	4.54
C4	5.80	456.96	0°43'38"	S16°44'44"W	5.80
C5	73.85	356.97	11°51'14"	N23°02'10"E	73.72
C6	94.56	456.96	11°51'23"	S23°02'13"W	94.39



FINAL PLAT OF MESA DEL SOL II TO THE CITY OF CASPER

A VACATION AND REPLAT OF LOTS 28-36 AND LOTS 39-47 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

CERTIFICATE OF DEDICATION

THE UNDERSIGNED, RANDALL S. HALL (MESA NO. 3, LLC), HEREBY CERTIFIES THAT THEY ARE THE OWNER AND PROPRIETOR OF THE ABOVE OR FOREGOING MESA DEL SOL II A RESUBDIVISION OF LOTS 28-36 AND LOTS 39-47, 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; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 47 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION, MONUMENTED WITH A 2" ALUMINUM CAP MARKED PLS 14558, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N.52°30'22"E., 25.09 FEET ALONG THE WESTERLY LINE OF SAID PARCEL AND THE EASTERLY LINE OF LOT 46 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 31°48'26", HAVING A RADIUS OF 212.50 FEET, AND WHOSE LONG CHORD BEARS N.32°39'23"E., 118.34 FEET ALONG THE WESTERLY LINE OF SAID PARCEL AND THE EASTERLY LINE OF LOTS 46 AND 48 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE N.10°22'53"E., 247.20 FEET ALONG THE WESTERLY LINE OF SAID PARCEL AND THE EASTERLY LINE OF LOTS 49-53 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION TO A POINT MONUMENTED WITH A 2" ALUMINUM CAP MARKED PLS 14559; THENCE N.82°54'04"E., 104.84 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF LOTS 59 AND 35 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION TO A POINT; THENCE S.10°22'17"W., 88.48 FEET ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY RIGHT-OF-WAY LINE OF CASA GRANDE DRIVE TO A POINT; THENCE S.73°31'05"E., 142.07 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL AND ACROSS THE RIGHT-OF-WAY OF CASA GRANDE DRIVE THE SOUTHERLY LINE OF LOT 37 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION TO A POINT; THENCE S.65°43'31"E., 21.16 FEET ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF LOT 17 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION TO A POINT; THENCE S.10°22'53"E., 161.88 FEET ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF LOTS 10-21 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 34°54'00", HAVING A RADIUS OF 458.95 FEET, AND WHOSE LONG CHORD BEARS S.33°49'59"W., 274.08 FEET ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF LOTS 22-27 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE S.52°30'22"W., 21.70 FEET ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF LOT 27 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION TO A POINT; THENCE N.47°28'08"W., A DISTANCE OF 258.29 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY RIGHT-OF-WAY LINE OF JORDAN DRIVE TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 2.568 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 SURVEYED AS THE "MESA DEL SOL II", TO THE CITY OF CASPER, WYOMING, THAT ALL UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CASPER AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

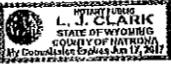
EXECUTED THIS 22nd DAY OF June, 2015.

BY: *[Signature]*
 RANDALL S. HALL, MESA No. 3, LLC

STATE OF WYOMING)
) SS
 COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF June, 2015, BY RANDALL S. HALL.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES: June 17, 2017

APPROVALS

APPROVED: PLANNING AND ZONING COMMISSION CASPER, WYOMING
 THIS 26th DAY OF May, 2015 AND FORWARDED TO THE CITY COUNCIL OF CASPER, WYOMING WITH RECOMMENDATION THAT SAID PLAT BE APPROVED.

APPROVED: *[Signature]*
 COMMISSION CHAIRMAN

APPROVED: CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY RESOLUTION NUMBER 15-181, DULY PASSED, ADOPTED AND APPROVED ON THIS 16th DAY OF June, 2015.

BY: *[Signature]*
 MAYOR

INSPECTED AND APPROVED ON THIS 8th DAY OF July, 2015.

BY: *[Signature]*
 CITY ENGINEER

INSPECTED AND APPROVED ON THIS 19th DAY OF June, 2015.

BY: *[Signature]*
 CITY SURVEYOR

LEGEND

- RECOVERED ALUMINUM CAP (AS NOTED)
- SET ALUMINUM CAP (PLS 584)
- ◆ SET BRASS CAP (PLS 684)
- PROPERTY LINE (PROPOSED)
- PROPERTY LINE (ADJACENT AND EXISTING)
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE

NOTES

1. PLAT CLOSELINE RATIO: 1:100,000
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 AND ELEVATIONS REFER TO NAVD83.
5. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

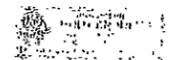
I, ROBERT L. SL CLAIRE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF MESA DEL SOL II, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.



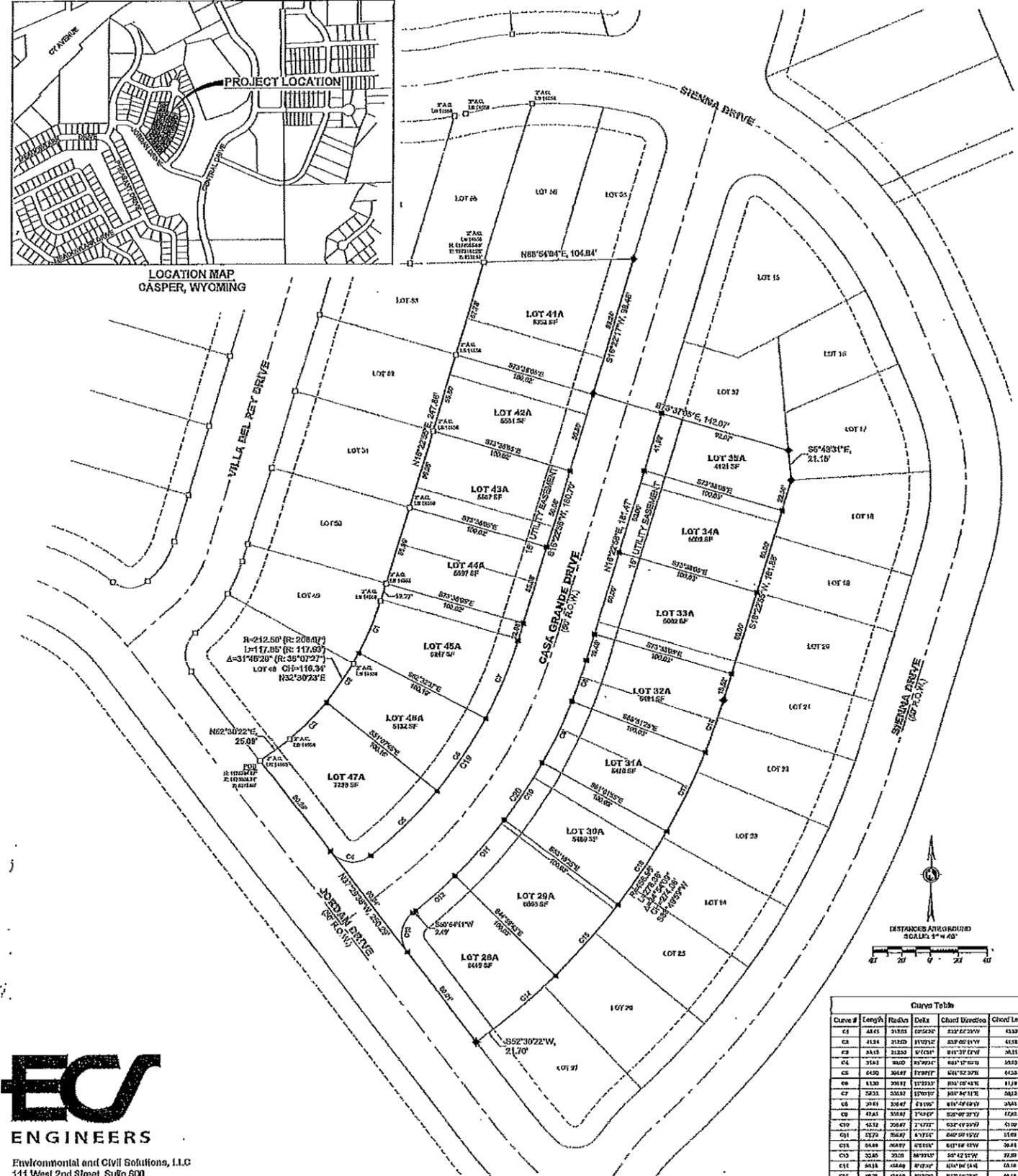
STATE OF WYOMING)
) SS
 COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF June, 2015, BY ROBERT L. SL CLAIRE.

WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC
 MY COMMISSION EXPIRES: October 22, 2017



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	28.45	212.50	31.48	S22°39'23"E	45.30
C2	41.24	212.50	57.02	S22°39'23"E	65.08
C3	24.15	212.50	31.48	S22°39'23"E	45.11
C4	31.61	212.50	40.79	S22°39'23"E	58.03
C5	64.90	212.50	81.57	S22°39'23"E	116.06
C6	113.00	212.50	152.93	S22°39'23"E	211.78
C7	58.33	212.50	76.47	S22°39'23"E	135.12
C8	21.61	212.50	25.16	S22°39'23"E	45.11
C9	47.61	212.50	56.37	S22°39'23"E	100.22
C10	55.12	212.50	65.77	S22°39'23"E	116.06
C11	52.71	212.50	63.17	S22°39'23"E	116.06
C12	24.88	212.50	31.48	S22°39'23"E	45.11
C13	32.35	212.50	40.79	S22°39'23"E	58.03
C14	65.14	212.50	81.57	S22°39'23"E	116.06
C15	113.23	212.50	152.93	S22°39'23"E	211.78
C16	41.81	212.50	57.02	S22°39'23"E	65.08
C17	61.61	212.50	81.57	S22°39'23"E	116.06
C18	51.61	212.50	76.47	S22°39'23"E	100.22
C19	18.97	212.50	25.16	S22°39'23"E	45.11
C20	31.61	212.50	40.79	S22°39'23"E	58.03
C21	31.61	212.50	40.79	S22°39'23"E	58.03
C22	18.97	212.50	25.16	S22°39'23"E	45.11
C23	31.61	212.50	40.79	S22°39'23"E	58.03

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 REVIEW: ROBERT L. SL CLAIRE, P.L.S.

DATE DRAWN:
 04.22.2015

DRAWN BY:
 CAO