

AGENDA
PLANNING AND ZONING MEETING
May 19, 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: April 21, 2016 Meeting**
- III. PUBLIC HEARINGS:**

- A. **PLN-16-019-C** – (*Tabled April 21, 2016*) Petition for a Conditional Use Permit for the construction of an oversized detached accessory building (garage) in an R-1 (Residential Estate) zoning district. Said garage consists of a 2,196 square foot addition to an existing detached garage, for a total footprint of 2,580 square feet. Per the Municipal Code, the maximum size of an accessory building (garage) is 1,500 square feet. The subject property is located on Lots 72 and 73, Sunrise Hills No 8 Addition, at 6200 South Chestnut Street. Applicant: Rick and Judy Binks.
- B. **PLN-16-022-R** – Petition to vacate and replat Lots 5 and 6, Harmony Hills Addition No. 2 – Phase 2, and Lot 4A, Harmony Hills Addition No. 2 – Phase 2, Lots 3A and 4A, to create Harmony Hills Addition No. 2 Phase 2A, comprising 0.46-acres, more or less, generally located at the southeast intersection of Wyoming Boulevard and Tranquility Way. Applicant: Harmony Hills Holdings, LLC.
- C. **PLN-16-023-R** – Petition to vacate and replat of Eastward Heights VIII, Lots 11-15, to create Eastward Heights VIII, Lot 16, comprising 0.260-acres, more or less, located at 1460, 1462, 1464, 1466 Missouri Avenue. Applicant: Langdon Investments, LLC.
- D. **PLN-16-024-C** – Petition for a Conditional Use Permit for an accessory building (garage), with 19’ high walls, in excess of the 12’ maximum wall height permitted; in an R-2 (One Unit Residential) zoning district on Lot 8, Block 7, Pineview Meadows Addition No. 2, Subdivision No. 1, located at 2850 East 5th Street. Applicant: Jon Cardenas.
- E. **PLN-16-025-Z** - Petition for a Zone Change of Casper Block 122, Lot 1-3 Commercial, and Casper Block 122 Lot 4-5 All, located at 901 and 909 South Cedar Street, from OYDSPC (Old Yellowstone District and South Poplar Corridor) to C-2 (General Business). Applicant: Chetan Patel.

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, APRIL 21, 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, April 21, 2016, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Bob King
 Randy Hein
 James Holloway
 Susan Frank
 Fred Feth
 Don Redder

Absent Members: Ryan Waterbury

Others present: V.H. McDonald, City Manager
 Craig Collins, City Planner
 Aaron Kloke, Planner I
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Assistant City Attorney
 Jason Knopp, City Engineer
 Steve Cathey, Council Liaison
 Carlos and David Iparraguirre, 2990 Pheasant Drive
 Ryan Welsh, WLC, 200 Pronghorn
 Kenneth Whipple, 1220 Morado Drive
 Bryn Whipple, 1220 Morado Drive
 David Gallup, 2707 Palmer
 Neville Tuft, 6208 Cornado Drive
 Alan Palmer, 19814 East 59th Drive, Aurora, CO
 Irene Cooke, Verizon Wireless, 1599 Co. Rd. 5221,
 Tabernash, CO
 Duane Reimer, 2012 Linda Vista Drive
 Peter Nicolaysen, 140 North Center Street
 Jerry Davis, 4954 Country Club Road
 Jeremy Scribner, 6117 Coronado Drive
 Ed Santos, 6791 Colfax Street, Coeur d'Alene, ID
 Bunky Loucks, 1555 West Coffman Avenue
 Kevin Eberle, 4130 Kodiak
 Bob Bailey, 2800 Ardon Lane
 Bob Sutter 1907 Rustic Drive
 Richard Binks, 6200 South Chestnut Street

John Spaulding, 1561 South Jackson Street
Joe McQuade, 6230 South Jackson Street
Matthew Dodds, 1531 West 60th Street

II. MINUTES OF THE PREVIOUS MEETING

Chairman King asked if there were additions or corrections to the minutes of the March 17, 2016 Planning & Zoning Commission meeting.

There being none, Chairman King called for a motion to approve the minutes of the March 17, 2016 Planning & Zoning Commission.

Mr. Holloway made a motion to approve the minutes of the March 17, 2016 meeting. The motion was seconded by Mr. Redder. All those present voted aye. 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-16-007-R from the table for consideration.

Mr. Feth made a motion to remove case PLN-16-007-R from the table for consideration. The motion was seconded by Ms. Frank. All those present voted aye. Motion passed.

PLN-16-007-R – *(Tabled March 17, 2016)* 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.

Aaron Kloke, Planner I, presented the staff report and stated that the original staff report, considered at the March 17, 2016 Planning and Zoning Commission meeting, provided a recommendation that included three (3) suggested conditions of approval. Those conditions were as follows:

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.

Based on the revised plat that has been submitted for the Commission's consideration, staff is now providing an amended/updated list of suggested conditions for the Planning and Zoning Commission's consideration. The Planning Commission's decision, along with any recommended conditions of approval, will be forwarded to the City Council for final consideration.

1. 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.
2. The ingress/egress private driveway providing access to the lots fronting South McKinley Street shall be designated as one-way only and appropriate signage shall be installed at the Owner's sole cost and expense.
3. The private driveway shall be paved to City standard specifications.

Mr. Kloke entered seven (7) 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.

Carlos and David Iparraguirre, 2990 Pheasant Drive, spoke in favor of this case.

There was discussion on:

- Narrow drive,
- Emergency vehicles access,
- Parking,
- Adding a fourth (4th) condition requiring a 24' wide driveway.

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

There being no one to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-007-R, regarding the

proposed McKinley Heights Subdivision and forward a “do pass” recommendation to City Council.

Mr. Holloway made a motion to approve case PLN-16-007-R, replat creating McKinley Heights Subdivision and forward a “do pass” recommendation to Council with Conditions #1-3 listed in the staff report and a 4th Condition of a 24’ wide driveway. The motion was seconded by Mr. Hein. All those present voted aye. Motion carried.

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-16-016-S – Planned Unit Development (PUD) sub-area plan approval for Lots 6, 7, 11, 12, & 13, Block 5, The Heights Addition (a portion of the McMurry Business Park PUD). Said sub-area plan establishes, as the proposed use of the property, a 16,578 square foot (footprint), single-story church. The current address of the property is 1075 Morado. Applicant: Corporation of the Presiding Bishop of Jesus Christ of Latter-Day Saints.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the sub-area plan meets the minimum requirements of the McMurry Business Park Planned Unit Development (PUD) Guidelines and the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the sub-area plan and forward it to the City Council with a “do pass” recommendation. Staff has provided two (2) recommended conditions of approval for the Planning and Zoning Commission’s consideration.

1. The Owner shall provide standard City curb, gutter and sidewalk along both Morado Drive frontages of its property.
2. Pursuant to the approved McMurry Business Park PUD Guidelines, prior to the commencement of construction/development, Owner shall obtain City approval of a detailed site plan for the site.

Mr. Kloke entered seven (7) 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.

Ryan Welsh, WLC, 200 Pronghorn, spoke in favor of this case, and advised he would answer questions.

Chairman King asked if the Conditions listed in the staff report were acceptable.

Mr. Welsh stated that the applicant did not agree with Condition #1.

There was discussion on:

- Drainage of the proposed site,
- Increased traffic in the area,
- Pedestrians and walkability,
- Curb, gutter and sidewalks standard within the City.

Mr. Kloke, entered six (6) photos provided by Mr. Welsh as exhibit “H.”

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

Kenneth Whipple, 1220 Morado Drive, spoke in favor of this case.

Bryn Whipple, 1220 Morado Drive, spoke in favor of this case.

David Gallup, 2707 Palmer, spoke in favor of this case.

Neville Tuft, 6208 Coronado, spoke in favor of this case.

Allan Palmer 19814 E 59th Drive, Aurora, Co spoke in favor of this case, and stated the green space around the church is private property and not a park.

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-16-016-S, regarding the sub-area plan and forward a “do pass” recommendation to City Council.

Ms. Frank made a motion to approve case PLN-16-016-S, a sub-area plan for the proposed church, with Conditions #1-2 listed in the staff report and forward a “do pass” recommendation to council. The motion was seconded by Mr. Holloway. All those present voted aye with the exception of Mr. Redder who voted nay. 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-16-017-C – Petition for a Conditional Use Permit for the construction of a 90’ tall cell tower/light pole in an ED (Education District) zoning district, located at Kelly Walsh High School football field. Said cell tower/light pole, located at the northwest corner of the stadium, will be 90’ in height to accommodate both light fixtures and

cellular antennas. Verizon will also replace the other three (3) existing, 69' tall stadium light poles with new light poles. Kelly Walsh High School is located at 3500 East 12th Street, Kelly Walsh Senior High School Addition to the City of Casper. Applicant: Natrona County School District No. 1.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the 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, staff recommends that the Planning and Zoning Commission articulate its findings, and further recommends that the Planning and Zoning Commission include, at a minimum, the following recommended conditions of approval.

1. The cell tower/light pole shall be completed and in place within one (1) year from the date of approval of the Conditional Use Permit. If said cell tower/light pole is not completed and in place within a year, the Conditional Use Permit shall become null and void.
2. A detailed site plan shall be approved by the City prior to the commencement of construction.

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.

Irene Cook, Verizon Wireless, 1599 Co. Rd. 5221, Tabernash, CO, spoke in favor of this case. She discussed the need for a cell tower in this area and the replacement and relocation of light poles on the Kelly Walsh High School stadium playing field.

Duane Reimer, 2012 Linda Vista Drive, explained that moving the light poles back from the playing surface would implement the latest technology in lighting. The lighting would be what is called focused and not flood lighting. This is a brighter light that does not bleed into the neighborhood.

Mr. Kloke entered the two (2) pages of materials provided by Irene Cooke as exhibit "G."

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

There being no one to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-017-C, Conditional Use Permit for the construction of a 90' tall cell tower/light pole in an ED (Education District) zoning district, located at 3500 East 12th Street, Kelly Walsh Senior High School.

Mr. Redder made a motion to approve case PLN-16-017-C for the construction of a 90' tall cell tower/light pole in an ED (Education District) zoning district, located at 3500 East

12th Street, Kelly Walsh Senior High School, with Conditions #1-2, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Feth. All those present voted aye. Motion carried.

Mr. Holloway recused himself from the next case and left the room at 7:48 p.m.

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-16-018-C – Petition for a Conditional Use Permit for the construction of a 39,000 square foot indoor training and shooting center, including a 10,000 square foot retail store, in a C-1 (Neighborhood Convenience) zoning district, located on Lot 5, Block 2, Village Addition Commercial, 580 Landmark Drive. Applicant: East Valley Investments, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the 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, staff recommends that the Planning and Zoning Commission articulate its findings, and further recommends that the Planning and Zoning Commission include, at a minimum, the following recommended conditions of approval.

1. The indoor training and shooting center shall be completed within one (1) year from the date of approval of the Conditional Use Permit. If said indoor training and shooting center is not completed within a year the Conditional Use Permit shall become null and void.
2. A detailed site plan shall be submitted to the City for review and approval. Special emphasis shall be given to providing adequate buffering from the adjacent multi-family residential development immediately to the south.
3. Construction materials and methods shall include adequate abatement of noise, noxious fumes, lead exposure, and structural barriers/backstops to prevent projectiles from exiting the facility.
4. The owner/operator of the facility shall comply with all federal, state and local regulations regarding the sale and discharge of weapons within the City of Casper limits.

Mr. Kloke entered five (5) 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.

Peter Nicolaysen, 140 North Center Street, spoke in favor of this case.

Mr. Kloke entered the nine (9) page materials provided by Mr. Nicolaysen as exhibit "F."

Jerry Davis, 4954 Country Club Road, spoke in favor of this case.

Jeremy Scribner, 6117 Coronado Drive, spoke in favor of this case.

Ed Santos, 6791 Colfax Street, Coeur d' Alene, ID, spoke in favor of this case.

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

Bunky Loucks, 1555 West Coffman Avenue, spoke in favor of this case.

Kevin Eberle, 4130 Kodiak, spoke in favor of this case.

Bob Bailey, 2800 Ardon Lane, spoke in favor of this case.

Bob Sutter, 1907 Rustic Drive, spoke in favor of 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-16-018-C, Conditional Use Permit for the construction of a 39,000 square foot indoor training and shooting center, including a 10,000 square foot retail store, in a C-1 (Neighborhood Convenience) zoning district, located on Lot 5, Block 2, Village Addition Commercial, 580 Landmark Drive.

Mr. Redder made a motion to approve case PLN-16-018-C for the construction of a 39,000 square foot indoor training and shooting center, including a 10,000 square foot retail store, in a C-1 (Neighborhood Convenience) zoning district, located on Lot 5, Block 2, Village Addition Commercial, 580 Landmark Drive, with Conditions #1-4, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Hein. All those present voted aye. Motion carried.

Mr. Holloway returned to the meeting at 8:26 p.m.

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-16-019-C – Petition for a Conditional Use Permit for the construction of an oversized detached accessory building (garage) in an R-1 (Residential Estate) zoning

district. Said garage consists of a 2,196 square foot addition to an existing detached garage, for a total footprint of 2,580 square feet. Per the Municipal Code, the maximum size of an accessory building (garage) is 1,500 square feet. The subject property is located on Lots 72 and 73, Sunrise Hills No 8 Addition, at 6200 South Chestnut Street. Applicant: Rick and Judy Binks.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the 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, staff recommends that the Planning and Zoning Commission articulate its findings, and further recommends that the Planning and Zoning Commission include, at a minimum, the following recommended conditions of approval.

1. The accessory building (garage) shall be similar in design to the principal residential structure and surrounding neighborhood buildings, with comparable exterior residential siding materials and a similar roof pitch.
2. The maximum wall height of the structure shall be twelve (12) feet.
3. The accessory building (garage) shall be completed within one (1) year from the date of approval of the Conditional Use Permit. If said accessory building is not completed within a year, the Conditional Use Permit shall become null and void.

Mr. Kloke entered eight (8) 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.

Richard Binks, 6200 South Chestnut Street, spoke in favor of this case and introduced his contractor John Spaulding, 1561 South Jackson Street.

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

Joe McQuade, 6230 South Chestnut Street, spoke in opposition to this case. He indicated that after reviewing the public notice list for this case he did not think all of the neighbors had been notified.

Matthew Dodds, 1531 West 60th Street, spoke in opposition to this case.

Mr. Collins, City Planner, stated that it appeared that there may have been an error with Public Notice. He advised that the Planning and Zoning Commission should table this case to allow for proper notification as a precaution.

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-16-019-C, Conditional

Use Permit for the construction of an oversized detached accessory building (garage) in an R-1 (Residential Estate) zoning district. Said garage consists of a 2,196 square foot addition to an existing detached garage, for a total footprint of 2,580 square feet, located on Lots 72 and 73, Sunrise Hills No 8 Addition, at 6200 South Chestnut Street.

Mr. Holloway made a motion to table case PLN-16-019-C allow time for public notification. The motion was seconded by Ms. Frank. All those present voted aye. Motion carried.

COUNCIL ACTIONS:

Replat creating Heritage Hills Addition No. 4.

Replat creating Mesa Del Sol II, Lots 32B and 33B.

Annexation, plat and zoning creating La Hacienda Addition.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

Chairman King stated that on March 30, 2016 the Casper Historic Preservation Commission held a public meeting to discuss the listing of Downtown Casper in the National Register of Historic Places, attendees from the Commission were himself and Mr. Redder. He advised that on April 13, 2016, Chairman King, Mr. Redder, Mr. Holloway, and Mr. Feth attended the interviews for the Comprehensive Plan consultant.

B. Community Development Director:

There were none.

Other Communications:

C. There were none.

D. Council Liaison:

There were none.

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 8:56 p.m.

Chairman

Secretary

May 13, 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-16-019-C** – (*Tabled April 21, 2016*) Petition for a Conditional Use Permit for the construction of an oversized detached accessory building (garage) in an R-1 (Residential Estate) zoning district. Said garage consists of a 2,196 square foot addition to an existing detached garage, for a total footprint of 2,580 square feet. Per the Municipal Code, the maximum size of an accessory building (garage) is 1,500 square feet. The subject property is located on Lots 72 and 73, Sunrise Hills No 8 Addition, at 6200 South Chestnut Street. Applicant: Rick and Judy Binks.

Recommendation:

Staff's recommends that the Planning and Zoning Commission remove this item from the table, and acknowledge the withdrawal of Case # PLN-16-019-C by the applicant.

Summary:

The Owners of the property located at 6200 South Chestnut Street applied for a Conditional Use Permit for the construction of an oversized detached accessory building in an R-1 (Residential Estate) zoning district. At the public hearing on April 21, 2016 it was brought to the Commission's attention that there was an error in the legal publication, and as a result, the Commission tabled the case to allow for proper notification of neighbors within three hundred (300) feet of the subject property.

On April 25, 2016 staff received correspondence from Rick and Judy Binks requesting to withdraw the Conditional Use Permit application from consideration.

May 13, 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-16-022-R** – Petition to vacate and replat Lots 5 and 6, Harmony Hills Addition No. 2 – Phase 2, and Lot 4A, Harmony Hills Addition No. 2 – Phase 2, Lots 3A and 4A, to create Harmony Hills Addition No. 2 Phase 2A, comprising 0.46-acres, more or less, generally located at the southeast intersection of Wyoming Boulevard and Tranquility Way. Applicant: Harmony Hills Holdings, 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 replat and forward it to the City Council with a “do pass” recommendation.

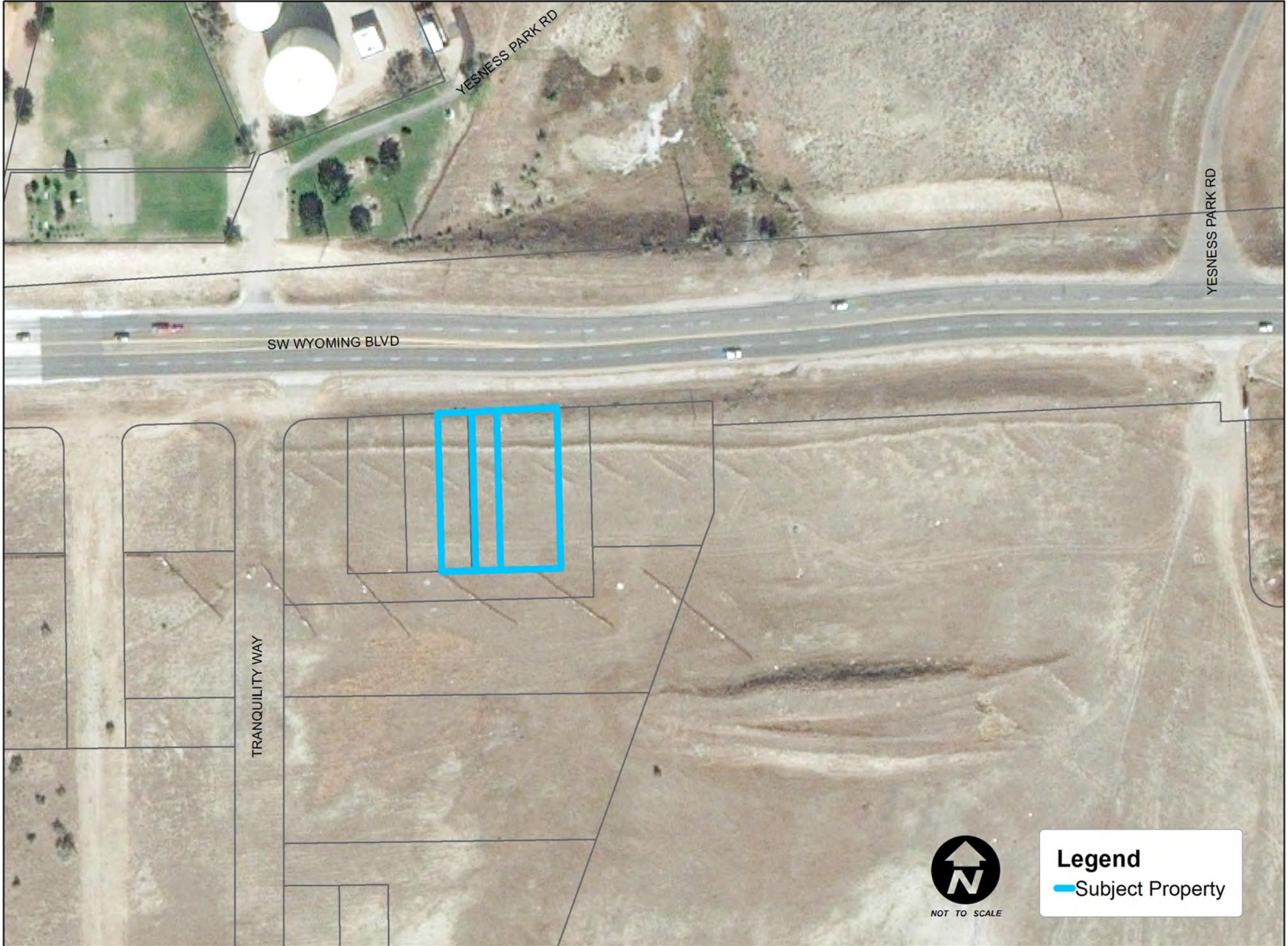
Code Compliance:

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 on this case. The Commission is responsible for reviewing replats, and making a recommendation to the City Council to approve, approve with conditions, or deny the proposal. Alternatively, if the Planning and Zoning Commission finds it necessary, it may also continue the replat to a date certain, or table the proposal.

Summary:

Harmony Hills Holdings, LLC has applied to replat three (3) existing lots to create Harmony Hills Addition No. 2 Phase 2A, consisting of three (3) newly configured lots. The property involved in the replat comprises 0.46-acres, more or less, and is the location of a newly constructed, multi-tenant, strip-retail building at the southeast intersection of Wyoming Boulevard and Tranquility Way. The property is zoned C-2 (General Business) and there is no minimum lot size requirement in the C-2 zoning district. The newly configured lots are between 4,142 square feet and 10,117 square feet in area. The reason for the replat is to accommodate changes to the interior walls/partitions that were made during construction that did not align with the original plat configuration.

Harmony Hills Addition No. 2 Phase 2A



YESNESS PARK RD

YESNESS PARK RD

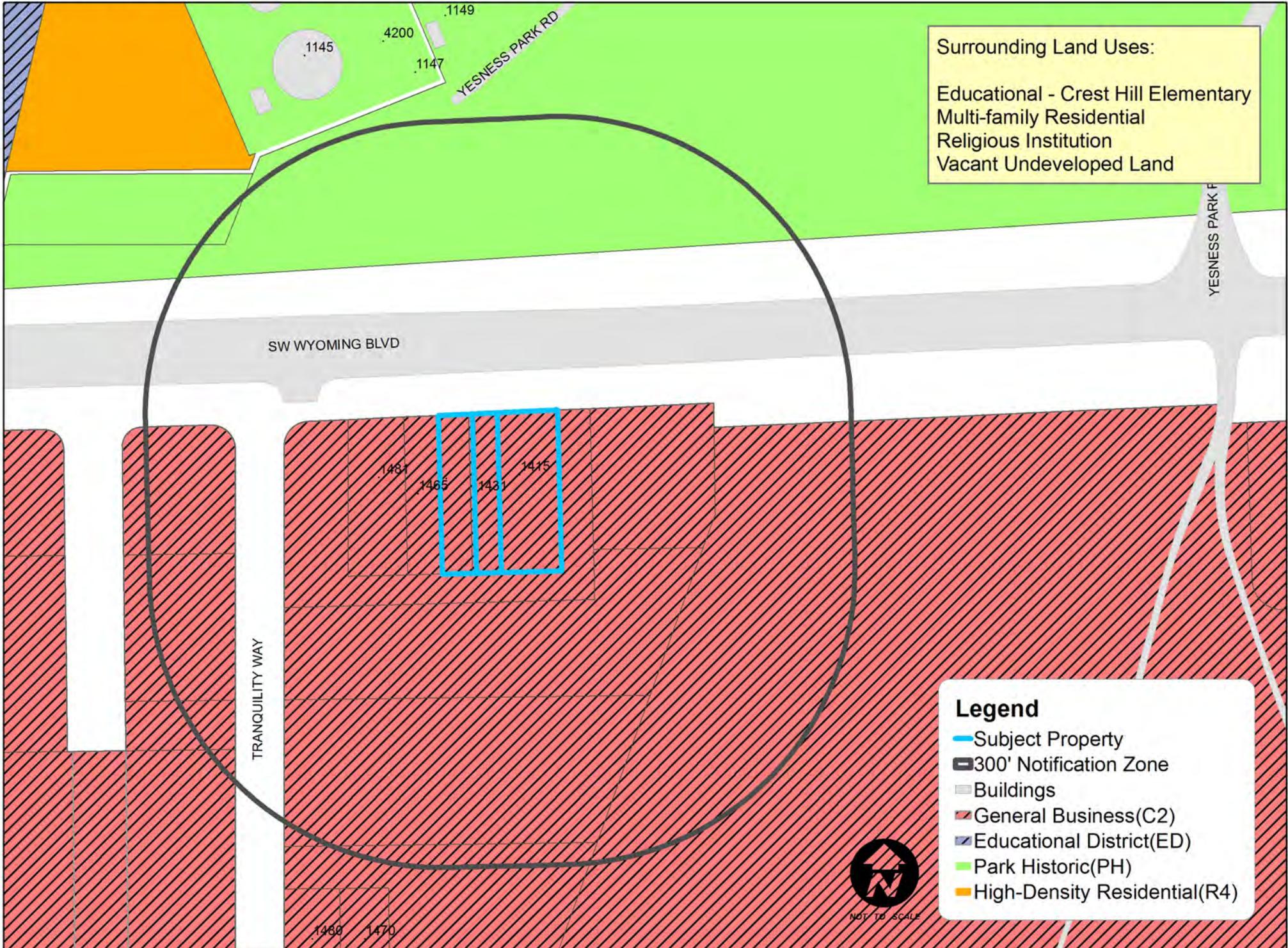
SW WYOMING BLVD

TRANQUILITY WAY



Legend
— Subject Property

Harmony Hills Addition No. 2 Phase 2A



Harmony Hills Addition No. 2 Phase 2A

Facing south from Wyoming Boulevard



CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA }SS

THE UNDERSIGNED, HIGH PLAINS INVESTMENTS, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF A PARCEL OF LAND SITUATE IN THE NE1/4 AND NW1/4 OF SECTION 29, T.33N., R.78W., 6TH P.M. BEING A VACATION AND REPLAT OF A PORTION OF LOTS 20 AND 21 OF SUNRISE HILLS NO. 3 ADDITION TO THE CITY OF CASPER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 29, MONUMENTED BY A BRASS CAP;
 THENCE N81°24'03"W, A DISTANCE OF 2731.85 FEET TO THE SOUTHWEST CORNER OF THE PARCEL LOCATED ON THE EAST LINE OF TRANQUILITY WAY, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;
 THENCE N09°00'00"E, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF TRANQUILITY WAY, A DISTANCE OF 165.22 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;
 THENCE ALONG THE WEST LINE OF THE PARCEL, THE EAST LINE OF TRANQUILITY WAY AND A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°24'14", A DISTANCE OF 38.14 FEET, HAVING A CHORD BEARING OF N43°42'07"E, A DISTANCE OF 34.55 FEET TO THE END OF CURVE, LOCATED ON THE SOUTH LINE OF WYOMING BOULEVARD, MONUMENTED BY A BRASS CAP;
 THENCE N87°24'14", ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF WYOMING BOULEVARD, A DISTANCE OF 289.21 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;
 THENCE S01°27'27"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 195.27 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;
 THENCE S88°32'33"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 317.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.397 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAN, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "HARMONY HILLS ADDITION NO. 2 - PHASE 2" AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OF ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AND "PUBLIC ACCESS EASEMENT" AS SHOWN ON THIS PLAN. ALL ROADS AS SHOWN ON THIS PLAN HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

HIGH PLAINS INVESTMENTS, LLC
 421 SOUTH CENTER STREET
 CASPER, WYOMING 82601

LISA BURIDGE - PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURIDGE, PRESIDENT OF HIGH PLAINS INVESTMENTS, LLC, THIS 15th DAY OF July, 2015.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES July 29, 2017.



NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
 THIS 21st DAY OF May, 2015.

ATTEST: Liz Becher SECRETARY
 CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 15-180 DULY PASSED,
 ADOPTED AND APPROVED THIS 11th DAY OF July, 2015.

ATTEST: Vicki Dault CITY CLERK
 INSPECTED AND APPROVED THIS 15th DAY OF July, 2015.

INSPECTED AND APPROVED THIS 15th DAY OF July, 2015.

INSPECTED AND APPROVED THIS 15th DAY OF July, 2015.

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING
 THIS DAY OF July, 2015.

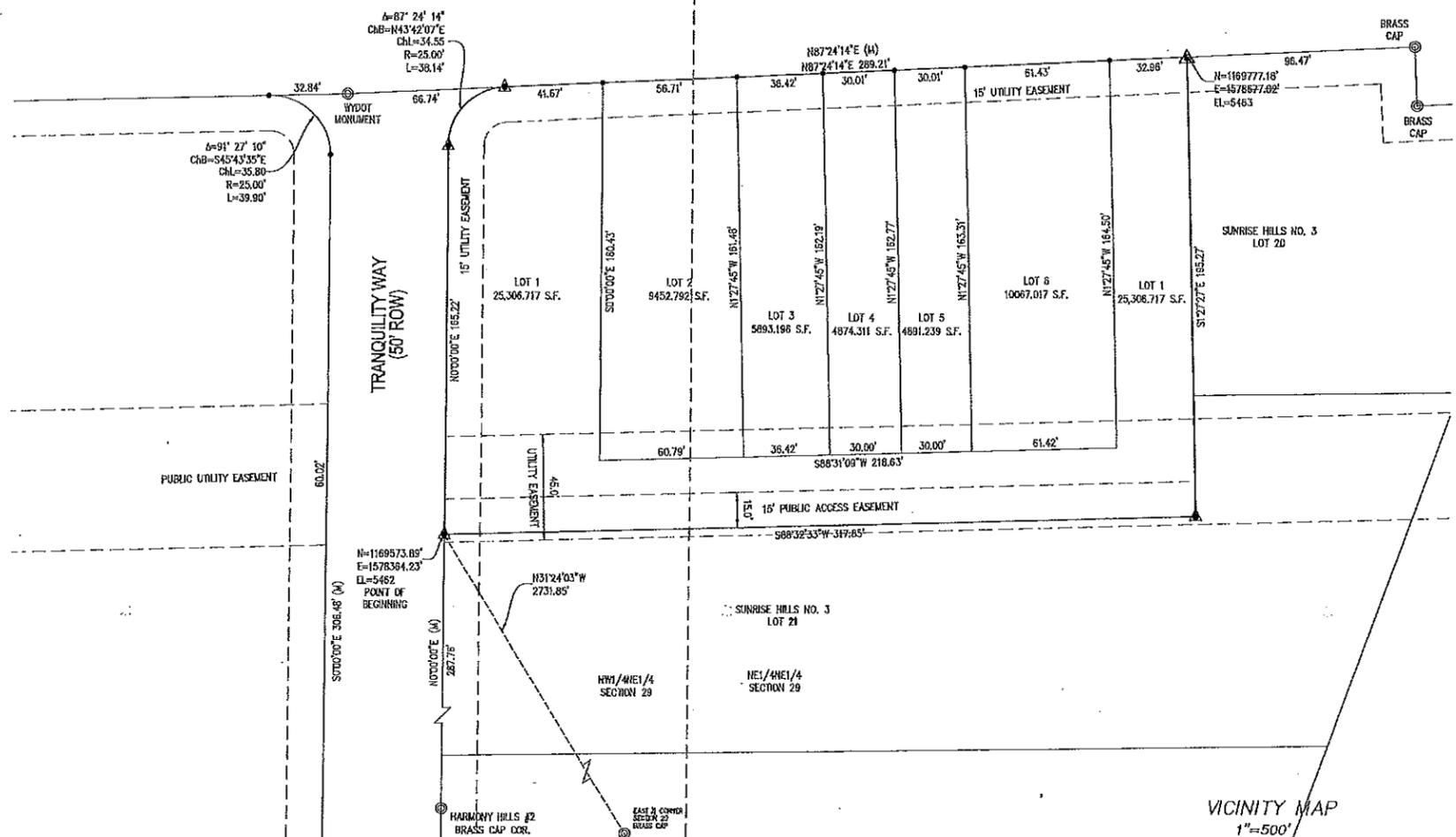
INSTRUMENT NO. 996239
 My term of office expires January 7, 2019

VACATION AND REPLAT OF A PORTION OF
 LOTS 20 & 21
 OF SUNRISE HILLS NO. 3
 AS
HARMONY HILLS ADDITION NO. 2 - PHASE 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE NE1/4 & NW1/4
 OF SECTION 29 T.33N., R.78W., 6TH P.M.
 NATRONA COUNTY WYOMING
 APRIL, 2015
 W.O. #14-051



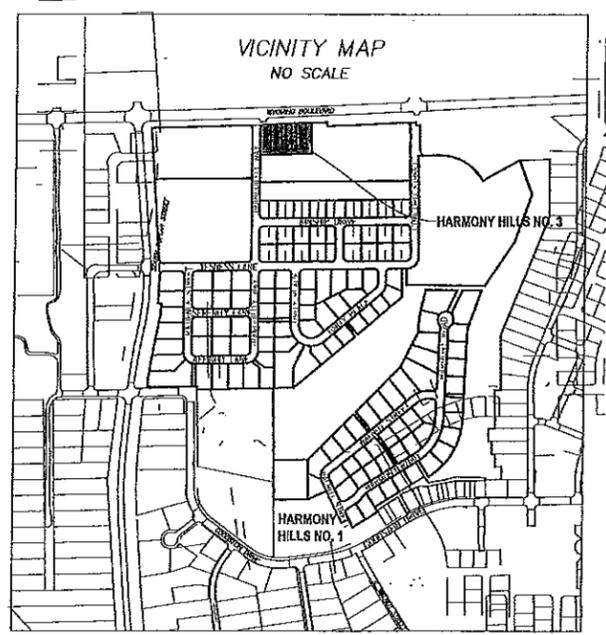
WYOMING BOULEVARD



SCALE: 1" = 80'

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

VICINITY MAP
 1"=500'



NOTES

1. ERROR OF CLOSURE EXCEEDS 1:784,651.
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 00°40'25.215", AND THE COMBINED FACTOR IS 0.9977156.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 80 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF NATRONA }SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 6528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN SEPTEMBER 2014, 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 10th DAY OF JUNE, 2015.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES March 28, 2016.

Notary Public



Jason E. Jones - Notary Public
 County of Natrona
 State of Wyoming
 My Commission Expires March 28, 2016

W:\Land\2014\Engr\Draw\14-051 Harmony Hills Survey\Plan\Hills #2-Phase 2-15.dwg, B1

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA } SS

THE UNDERSIGNED, HARMONY HILLS HOLDINGS, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF A PARCEL OF LAND SITUATE IN THE NE¼ & NW¼ OF SECTION 29, T.33N., R.79W., 6TH P.M. BEING A VACATION AND REPLAT OF LOTS 3 AND 4, HARMONY HILLS ADDITION NO. 2 - PHASE 2 TO THE CITY OF CASPER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE NORTHEAST CORNER OF LOT 2, HARMONY HILLS ADDITION NO. 2 - PHASE 2, MONUMENTED BY AN ALUMINUM CAP AND BEING THE POINT OF BEGINNING;

THENCE N87°24'14"E, ALONG THE NORTH LINE OF THE PARCEL, A DISTANCE OF 66.43 FEET TO THE NORTHEAST CORNER OF THE DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 5, HARMONY HILLS ADDITION NO. 2 - PHASE 2, MONUMENTED BY AN ALUMINUM CAP;

THENCE S01°27'45"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 162.77 FEET TO THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 5, HARMONY HILLS ADDITION NO. 2 - PHASE 2, MONUMENTED BY AN ALUMINUM CAP;

THENCE S88°31'09"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 66.42 FEET TO THE SOUTHWEST CORNER OF THE PARCEL BEING DESCRIBED, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2, HARMONY HILLS ADDITION NO. 2 - PHASE 2, MONUMENTED BY AN ALUMINUM CAP;

THENCE N01°27'45"W, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 161.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.247 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

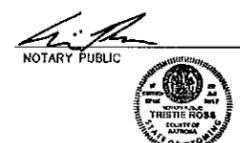
THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "HARMONY HILLS ADDITION NO. 2 - PHASE 2 LOTS 3A & 4A" AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AND "PUBLIC ACCESS EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AS SHOWN ON THIS PLAT HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

HARMONY HILLS HOLDINGS, LLC
 421 SOUTH CENTER STREET
 CASPER, WYOMING 82501

Lisa Burridge
 LISA BURRIDGE - PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, PRESIDENT OF HARMONY HILLS HOLDINGS, LLC, THIS 15th DAY OF March, 2016.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES July 29, 2017



APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 28th DAY OF March, 2016.

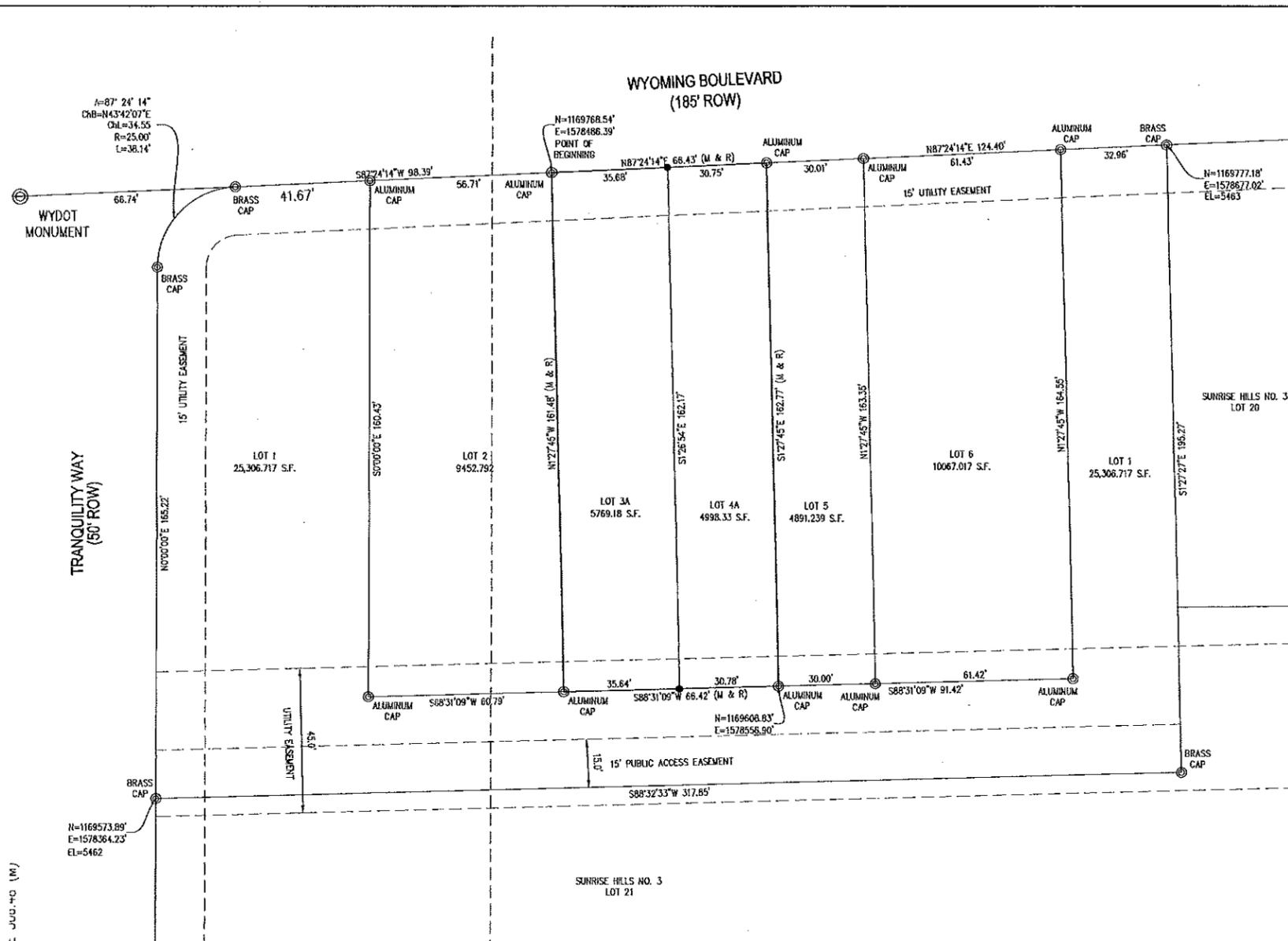
Liz Beecher
 LIZ BEECHER
 COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 24th DAY OF March, 2016.

[Signature]
 CITY ENGINEER

MINOR BOUNDARY ADJUSTMENT AND
 VACATION AND REPLAT OF
 LOTS 3 & 4
 HARMONY HILLS ADDITION NO. 2 - PHASE 2
 AS
**HARMONY HILLS ADDITION NO. 2
 PHASE 2, LOTS 3A & 4A**

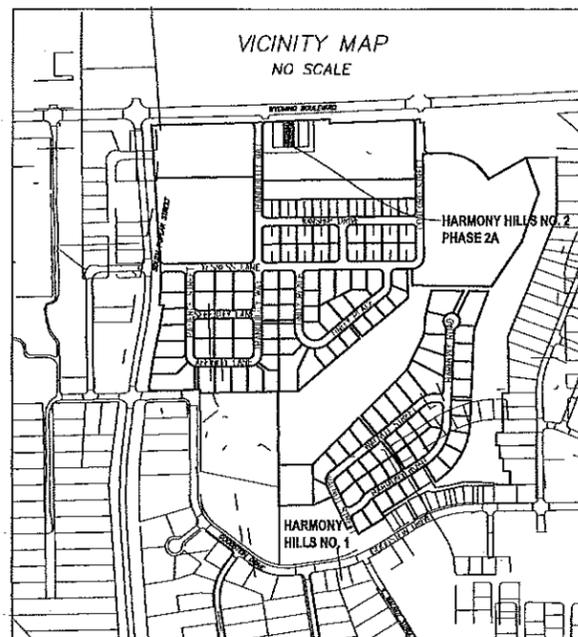
AN ADDITION TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE NE¼ & NW¼ OF
 SECTION 29 T.33N., R.79W., 6TH P.M.
 NATRONA COUNTY WYOMING
 FEBRUARY 2016
 W.O. #14-051



SCALE: 1" = 20'

LEGEND

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



NOTES

1. ERROR OF CLOSURE EXCEEDS 1:107,851.
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 00°40'26.37", AND THE COMBINED FACTOR IS 0.99975906.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5520, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2016, 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.



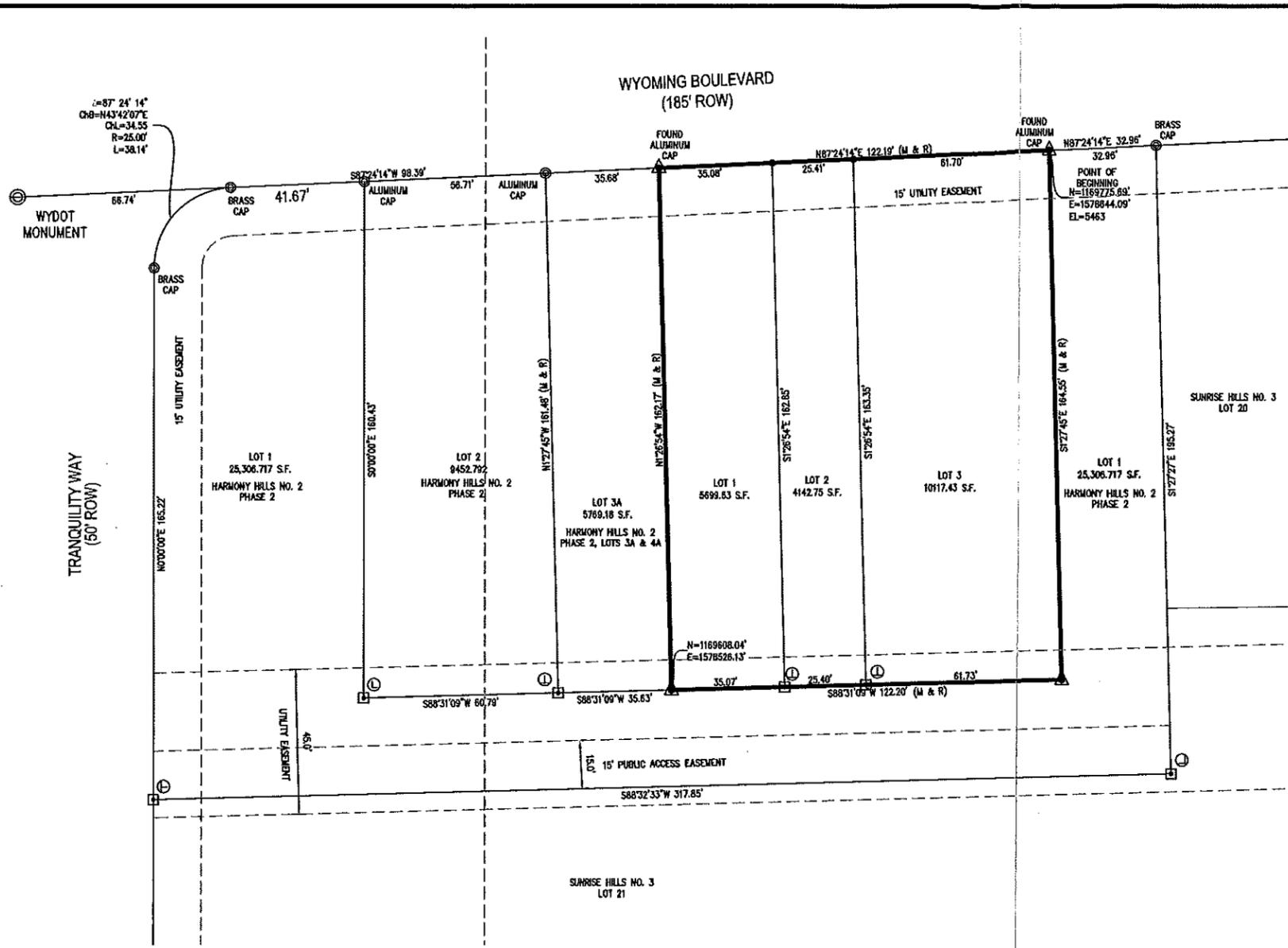
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
 THIS 14TH DAY OF MARCH, 2016.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES March 28, 2016

Laura J. Jones
 LAURA J. JONES
 NOTARY PUBLIC



Me (Lead 2014) (Eng. Draw) (V4-05) Harmony Hills Survey Plats Harmony Hills 2-Phase 2A Harmony Hills 2-Phase 2 Lots 3A & 4A.dwg, B11
 E JUN 10 10:11 AM



CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA } ss

THE UNDERSIGNED, HARMONY HILLS HOLDINGS, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF A PARCEL OF LAND SITUATE IN THE NE¼ & NW¼ OF SECTION 29, T.33N., R.79W., 6TH P.M. BEING A VACATION AND REPLAT OF LOTS 5 & 6, HARMONY HILLS ADDITION NO. 2 - PHASE 2 AND LOT 4A, HARMONY HILLS ADDITION NO. 2 - PHASE 2, LOTS 3A & 4A, TO THE CITY OF CASPER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S01°27'45"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF LOT 1, HARMONY HILLS NO. 2 - PHASE 2, A DISTANCE OF 184.55 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE S88°31'09"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 122.20 FEET TO THE SOUTHWEST CORNER OF THE PARCEL BEING DESCRIBED, ALSO BEING THE SOUTHEAST CORNER OF LOT 3A, HARMONY HILLS ADDITION NO. 2 - PHASE 2, LOTS 3A & 4A, MONUMENTED BY A BRASS CAP;

THENCE N01°26'54"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SAID LOT 3A, A DISTANCE OF 182.17 FEET TO THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3A, MONUMENTED BY A BRASS CAP;

THENCE N87°24'14"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF WYOMING BOULEVARD, A DISTANCE OF 122.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.46 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, 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 OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "HARMONY HILLS ADDITION NO. 2 - PHASE 2A" AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WARES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. THE STRIP OF LAND MARKED "15' PUBLIC ACCESS EASEMENT" IS DEDICATED TO THE USE OF THE PUBLIC AS A PUBLIC ACCESS TO ALL FACILITIES WITHIN THIS SUBDIVISION. ALL ROADS AS SHOWN ON THIS PLAT HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.



- LEGEND**
- ▲ SET BRASS CAP
 - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
 - FOUND MONUMENT AS NOTED
 - Ⓛ GROUND CORNER MARKINGS IN CONCRETE PARKING LOT - MARKINGS AS SHOWN

HARMONY HILLS HOLDINGS, LLC
 421 SOUTH CENTER STREET
 CASPER, WYOMING 82601

LISA BURRIDGE - MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, MEMBER OF HARMONY HILLS HOLDINGS, LLC, THIS _____ DAY OF _____, 2016.

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 _____ 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

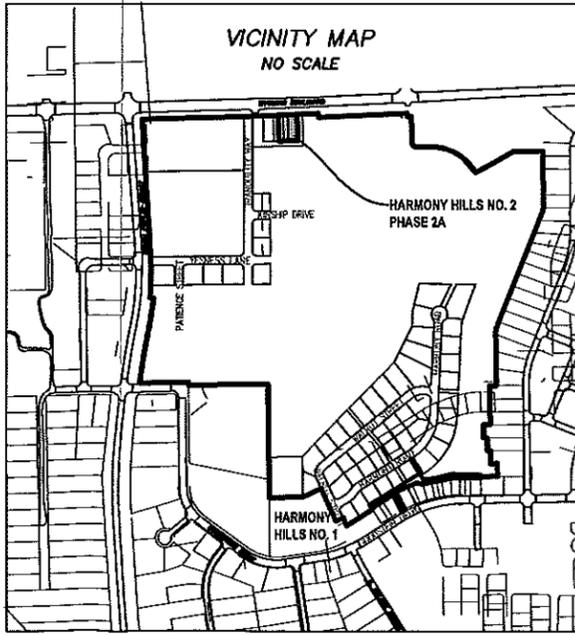
INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016. _____ CITY ENGINEER

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016. _____ CITY SURVEYOR

VACATION AND REPLAT OF
 LOTS 5 & 6
 HARMONY HILLS ADDITION NO. 2 - PHASE 2
 AND LOT 4A, HARMONY HILLS ADDITION
 NO. 2 - PHASE 2, LOTS 3A & 4A
 AS
**HARMONY HILLS ADDITION NO. 2
 PHASE 2A**

AN ADDITION TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE NE¼ & NW¼
 OF SECTION 29 T.33N., R.79W., 6TH P.M.
 NATRONA COUNTY WYOMING
 MARCH 2016
 W.O. #14-051

MAY - 9 2016



NOTES

1. ERROR OF CLOSURE EXCEEDS 1:88,973.
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 00°40'27.812", AND THE COMBINED FACTOR IS 0.99975916.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

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 FEBRUARY, 2016, 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



M:\Land 2014\Eng_Dwg\14-051 Harmony Hills Survey Plat\Harmony Hills 2-Phase 2A\Harmony Hills 2-Phase 2A.dwg, BB

May 13, 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-16-023-R** – Petition to vacate and replat Eastward Heights VIII, Lots 11-15, to create Eastward Heights VIII, Lot 16, comprising 0.260-acres, more or less, located at 1460, 1462, 1464, 1466 Missouri Avenue. Applicant: Langdon Investments, 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 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, or deny the proposal. Alternatively, if the Planning and Zoning Commission finds it necessary, it may also continue the replat to a date certain, or table the proposal.

Summary:

Langdon Investments, LLC has applied to combine five (5) existing lots into a single lot, to be known as Eastward Heights VIII. The subject property is occupied by a multi-tenant residential structure, is located at 1460-1466 Missouri Avenue, and comprises 0.260-acres, more or less. The zoning of the subject property is R-4 (High Density Residential) and the minimum lot size for a four (4) unit multi-family structure in the R-4 (High Density Residential) district is 6,000 square feet. As the property is currently configured, the four (4) dwelling units are each situated on their own lots of record and could be sold individually as “townhomes.” Legal access is currently being provided to each of the townhomes via a public access easement along the south boundary of the property. The replat proposes to dissolve the individual lots, which will change the classification of the structure from townhouses to a multi-family dwelling, commonly referred to as a four-plex, which is allowed under the current R-4 (High Density Residential)

zoning district. Given that the new single-lot configuration has frontage on Missouri Avenue, there is no longer a need for a public access easement, and it is being dissolved with the replat.

Eastward Heights VIII



Legend
— Subject Property

Eastward Heights VIII



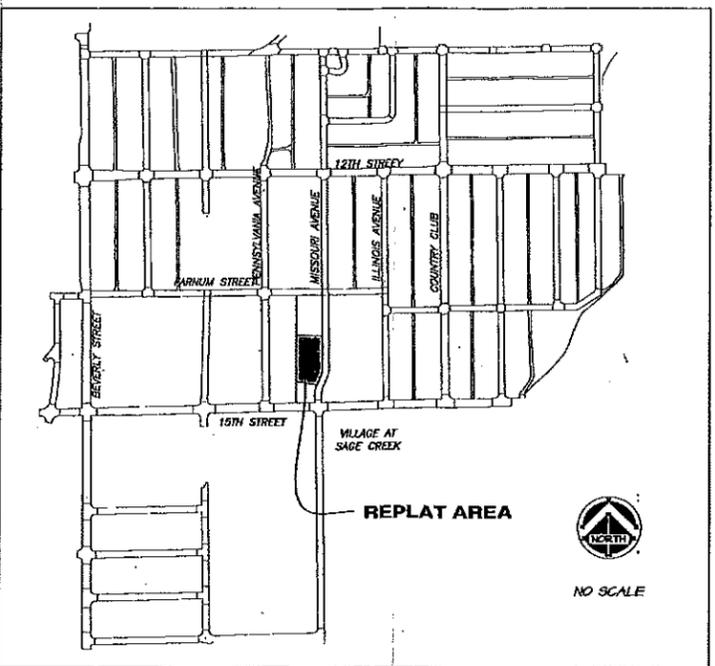
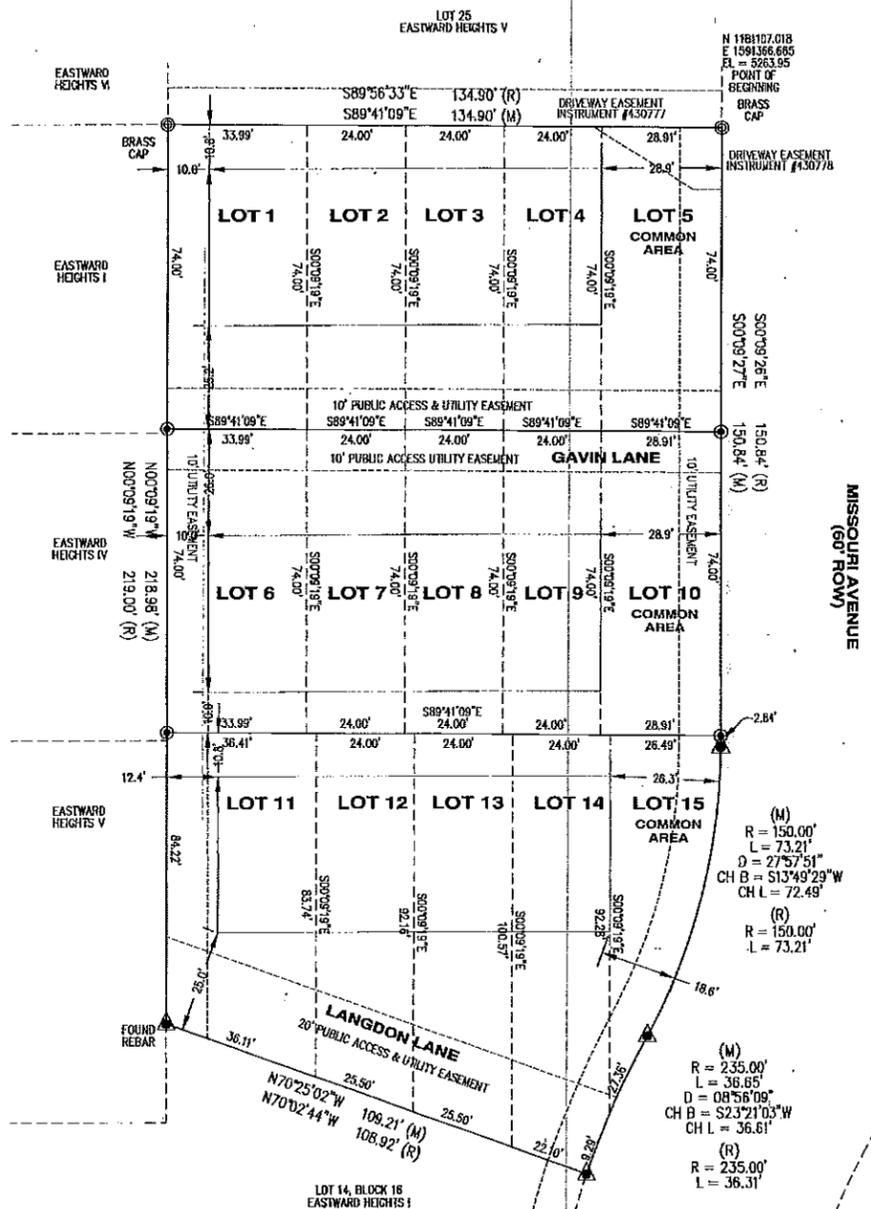
Eastward Heights VIII

Facing northwest from S Missouri Avenue

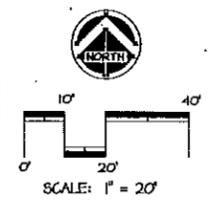


Facing west from S Missouri Avenue





VICINITY MAP



APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
 THIS 22nd DAY OF May, 2007.
 ATTEST: *Carol Ottobrisio*
 SECRETARY

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 07-0001, SUB-PASSED,
 ADOPTED AND APPROVED THIS 5th DAY OF June, 2007.
 ATTEST: *W.A. DeWitt*
 CITY CLERK

INSPECTED AND APPROVED THIS 19th DAY OF June, 2007.
Hal H. Hutchinson
 CITY ENGINEER

INSPECTED AND APPROVED THIS 19th DAY OF JUNE, 2007.
William R. Fehringer
 COUNTY SURVEYOR

INSPECTED AND APPROVED THIS 25th DAY OF June, 2007.
Renae Vitto
 COUNTY CLERK

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 27th DAY OF June, 2007.
 INSTRUMENT NO. 821997
Renae Vitto
 COUNTY CLERK

NOTES

- ERROR OF CLOSURE EXCEEDS 1:98,505.
- BASIS OF BEARINGS IS THE WEST LINE OF THE PARCEL BEING N00°09'19"W. NGVD = 1928.
- THE CONVERGENCE ANGLE AT THE NORTHEAST CORNER IS 0°42'26.53", AND THE COMBINATION SCALE FACTOR IS 0.9977747.

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 APRIL, 2007, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS THE FIELD SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COURSES REFERRED TO ARE TRUE. 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 21st DAY OF June, 2007.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES June 3, 2010.
David R. Adams
 NOTARY PUBLIC

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA } SS

NATRONA COUNTY CLERK, WYOMING
 Renae Vitto
 Jun 27, 2007 04:09:38 PM
 Pages: 1 Fee: \$50.00
821997
 CITY OF CASPER

THE UNDERSIGNED, DAVID A. & MARY ANN WOODWARD, LANGDON INVESTMENTS, LLC AND ALAN KOHL, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND. A PARCEL OF LAND SITUATE IN THE SW1/4SW1/4 OF SECTION 11, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS LOTS 11, 12 & 13, BLOCK 16, EASTWARD HEIGHTS I ADDITION TO THE CITY OF CASPER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL, ALSO BEING THE SOUTHEAST CORNER OF EASTWARD HEIGHTS V ADDITION, BEING THE POINT OF BEGINNING AND MONUMENTED BY A BRASS CAP;
- THENCE S00°09'27"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF MISSOURI AVENUE, A DISTANCE OF 150.84 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;
- THENCE ALONG THE WEST LINE OF MISSOURI AVENUE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 27°57'51", A DISTANCE OF 73.21 FEET, HAVING A CHORD BEARING OF S13°49'29"W, A DISTANCE OF 72.49 FEET TO A POINT OF REVERSE CURVATURE MONUMENTED BY A BRASS CAP;
- THENCE CONTINUING ALONG THE WEST LINE OF MISSOURI AVENUE AND A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET, THROUGH A CENTRAL ANGLE OF 08°56'09", A DISTANCE OF 38.65 FEET, HAVING A CHORD BEARING OF S23°21'03"W, A DISTANCE OF 36.61 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, ALSO BEING THE NORTHEAST CORNER OF LOT 14, BLOCK 16, EASTWARD HEIGHTS I, MONUMENTED BY A BRASS CAP;
- THENCE N70°25'02"W, ALONG THE NORTH LINE OF SAID LOT 14 AND THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 109.21 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE NORTHWEST CORNER OF SAID LOT 14, MONUMENTED BY A BRASS CAP;
- THENCE N00°09'19"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF PORTIONS OF EASTWARD HEIGHTS V AND M, A DISTANCE OF 218.98 FEET TO THE NORTHWEST CORNER OF THE PARCEL AND THE SOUTHWEST CORNER OF LOT 25, EASTWARD HEIGHTS V, MONUMENTED BY A BRASS CAP;
- THENCE S89°41'09"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SAID LOT 25, A DISTANCE OF 134.90 FEET TO THE POINT OF BEGINNING.
- THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.72 ACRES, (31,286.28 S.F.), MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS 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 "EASTWARD HEIGHTS VIII" 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. ALL ROADS AND STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

DAVID A. WOODWARD AND MARY ANN WOODWARD
 1810 MIRACLE DRIVE
 CASPER, WYOMING 82509
David A. Woodward
 MARY ANN WOODWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID A. AND MARY ANN WOODWARD THIS 18th DAY OF June, 2007.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 5/13/07.
David M. Adams
 NOTARY PUBLIC

LANGDON INVESTMENTS, LLC
 1350 NEWPORT
 CASPER, WYOMING 82509
Dennis R. Langdon
 DENNIS R. LANGDON - OWNER
Judy D. Langdon
 JUDY D. LANGDON - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DENNIS R. & JUDY D. LANGDON THIS 18th DAY OF June, 2007.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Sep 21, 2010.
Phonda L. Munday
 NOTARY PUBLIC

ALAN L. KOHL TRUST, DATED DECEMBER 1, 2000
 5460 N. BLUE BONNETT ROAD
 TUCSON, AZ 85745
Alan Kohl, Trustee by Judy D. Langdon
 ALAN KOHL - TRUSTEE POA for Alan Kohl, Trust

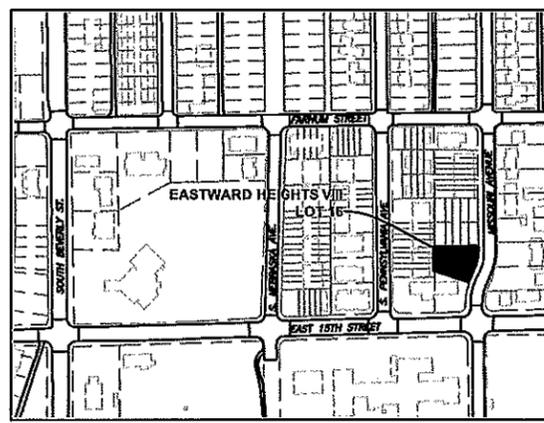
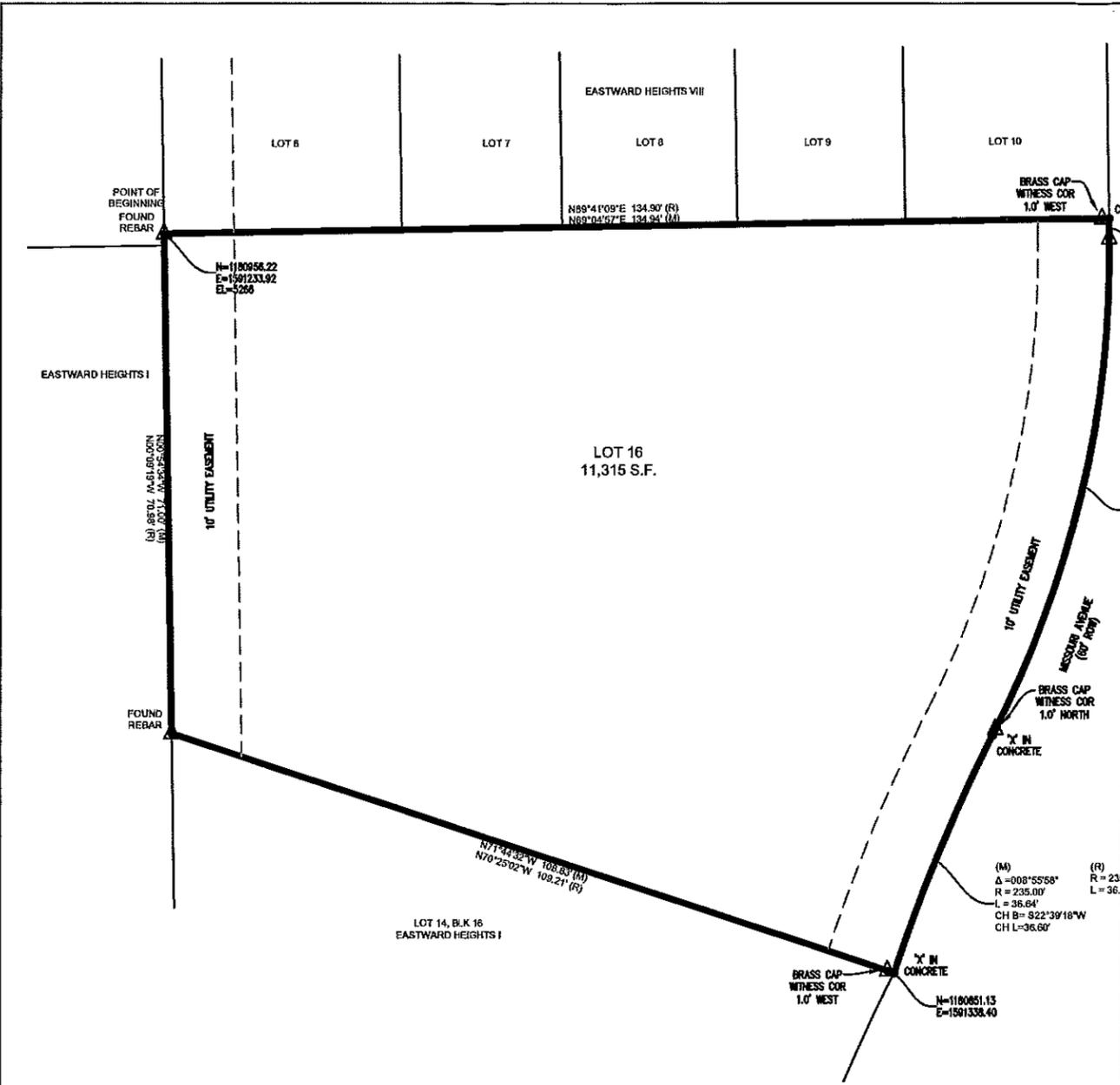
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALAN KOHL, TRUSTEE THIS 18th DAY OF June, 2007.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Sep 21, 2010.
Phonda L. Munday
 NOTARY PUBLIC

REPLAT OF
 LOTS 11 - 13, BLOCK 16, EASTWARD HEIGHTS I ADDITION
 AS
EASTWARD HEIGHTS VIII

TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE
 SW1/4SW1/4 OF SECTION 11
 T.33N., R.79W., 6TH P.M.
 NATRONA COUNTY WYOMING





VICINITY MAP
NO SCALE

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA } ss

THE UNDERSIGNED, LANGDON INVESTMENTS, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND BEING LOTS 11 - 15, EASTWARD HEIGHTS VIII TO THE CITY OF CASPER, WYOMING, SITUATE IN THE SW1/4 OF SECTION 11, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 11, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N89°04'57\"/>

THENCE S00°26'48\"/>

THENCE ALONG THE EAST LINE OF THE PARCEL AND SAID LOT 15, AND THE WEST LINE OF MISSOURI AVENUE, A DISTANCE OF 2.87 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE EAST LINE OF THE PARCEL AND SAID LOT 15, AND THE WEST LINE OF MISSOURI AVENUE, AND A CURVE TO LEFT HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 27°57'41\", A DISTANCE OF 73.20 FEET, WITH A CHORD BEARING OF S13°03'04\"/>

THENCE N71°42'32\"/>

THENCE N00°54'34\"/>

THE ABOVE DESCRIBED PARCEL CONTAINS 0.260 ACRES (11,315 S.F.), MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PLAT OF LAND, SET AS FOLLOWS FOR THE CITY OF CASPER, WYOMING, IS HEREBY CERTIFIED AS BEING CORRECT AND ACCURATE BY THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5326, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN APRIL, 2016, 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 1983/08, CITY OF CASPER GIS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LANGDON INVESTMENTS, LLC
8250 VICIUE COURT
CASPER, WYOMING 82609

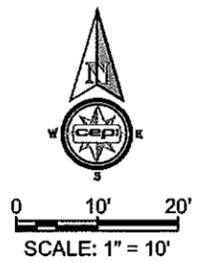
DENNIS LANGDON - MANAGING MEMBER
LANGDON INVESTMENTS, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DENNIS LANGDON, MANAGING MEMBER OF LANGDON INVESTMENTS, LLC, THIS _____ DAY OF _____, 2016.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

- LEGEND**
- ▲ SET BRASS CAP
 - SET MONUMENT 5/8\"/>



- NOTES**
1. ERROR OF CLOSURE EXCEEDS 1:64,840.
 2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/08.
 3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°42'25.290\", AND THE COMBINED FACTOR IS 0.99778.
 4. ALL DISTANCES ARE GROUND.
 5. ELEVATIONS SHOWN HEREON ARE BASED ON NAD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA } ss

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5326, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN APRIL, 2016, 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 1983/08, 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

APPROVALS

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

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.

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.

_____ CITY ENGINEER
_____ CITY SURVEYOR

VACATION AND REPLAT OF
EASTWARD HEIGHTS VIII
LOTS 11 - 15
AS
EASTWARD HEIGHTS VIII, LOT 16

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE SW1/4
SECTION 11 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING
W.O. #16-139

MAY - 9 2016

C:\Users\jfehringer\Desktop\16-139 EASTWARD HTS VII EASTWARD HTS VII REPLAT.dwg, 5/9/2016, 8:11

May 13, 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-16-024-C** – Petition for a Conditional Use Permit for an accessory building (garage), with 19' high walls, in excess of the 12' maximum wall height permitted; in an R-2 (One Unit Residential) zoning district on Lot 8, Block 7, Pineview Meadows Addition No. 2, Subdivision No. 1, located at 2850 East 5th Street. Applicant: Jon Cardenas.

Recommendation:

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 below, staff recommends that the Planning and Zoning Commission articulate its findings and further recommends that the Planning and Zoning Commission include, at a minimum, the following recommended condition of approval.

1. Per Section 17.12.121(F)(6) of the Casper Municipal Code, the accessory building, once completed, shall be similar in exterior design, with comparable exterior residential materials and roof pitch, to the principal residential building and surrounding neighborhood residential structures. In addition, vertical metal siding is expressly prohibited.

Code Compliance:

Staff has complied with all requirements of Section 17.12.240 of the Casper Municipal Code pertaining to Conditional Use Permits, 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. Staff has not received any public comments regarding this application.

Section 17.12.240(G) of the Casper Municipal Code states that no conditional use permit shall be granted unless the Commission finds the following:

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

When making the decision for a Conditional Use Permit, the Commission shall consider the scale of the operation and relationship to other similar issues as expressed in the six (6) considerations outlined in Section 17.12.240(H) as listed below.

- a. Area and height to be occupied by buildings or other structures.
- b. Density of the proposed use in terms of units per acre and the number of offices, employees, occupants, or all three.
- c. Volume of business in terms of the number of customers per day.
- d. Increased traffic congestion or hazard caused by the use which may be over and above normal traffic for the area, as determined by the City Engineer and Community Development Director.
- e. Location of use with respect to the same or similar uses within a three hundred foot (300') radius of the perimeter of the described property.
- f. Any other criteria affecting public health, safety, and welfare, as provided for by written rules of the Commission.

Pursuant to Section 17.12.240(I) of the Casper Municipal Code, the Commission may impose reasonable conditions on a Conditional Use Permit, including, but not limited to, time limitations, requirements that one or more things be done before construction is initiated, or conditions of an ongoing nature. By way of illustration, not limitation, the following limitations or modifications can be placed upon a Conditional Use Permit, to the extent that such conditions are necessary to insure compliance with the criteria of Section 17.12.240(G) and (H):

1. Size and location of site;
2. Street and road capacities in the area;
3. Ingress and egress to adjoining public streets;
4. Location and amount of off-street parking;
5. Internal traffic circulation systems;
6. Fencing, screening, and landscaped separations;
7. Building bulk and location;
8. Usable open space;
9. Signs and lighting; and,
10. Noise, vibration, air pollution and other environmental influences.

Summary:

Jon Cardenas, as property owner, has applied for a Conditional Use Permit to allow for the construction of a second story on an existing detached garage, resulting in 19' high walls, which is in excess of the 12' maximum wall height permitted. The subject property is zoned R-2 (One Unit Residential) zoning district, and is located at 2850 East 5th Street. Surrounding land uses in the immediate area are all single-family residential. Section 17.12.121(G) of the Casper

Municipal Code states that a Conditional Use Permit is required for detached accessory buildings that exceed twelve (12) feet in exterior wall height.

The existing garage is a flat-roofed, cinder block structure approximately 27'x 25' in size and eleven (11) feet in height. The applicant intends to add eight (8) foot sidewalls on top of the existing structure. The applicant has submitted a written letter explaining that the exterior materials are proposed to be lap siding with "Bridger steel metal" on some parts of the walls. Staff has included a condition of approval based on the requirements of Section 17.12.121(F)(6) of the Casper Municipal Code that requires that exterior residential materials must be similar in design to the principal and/or surrounding residential neighborhood buildings and expressly prohibits vertical metal siding.

For illustrative purposes, staff has provided a sample motion to approve the Conditional Use Permit immediately below, in order to assist the Planning and Zoning Commission with making a motion if the Commission desires to approve the request.

Illustrative Motion:

That case number **PLN-16-024-C**, a Conditional Use Permit to allow for the construction of a second story on an existing detached garage, resulting in 19' high walls, in excess of the 12' maximum wall height permitted, be granted with recommended Condition #1, listed under the "recommendation section" of this staff report, for the following reasons:

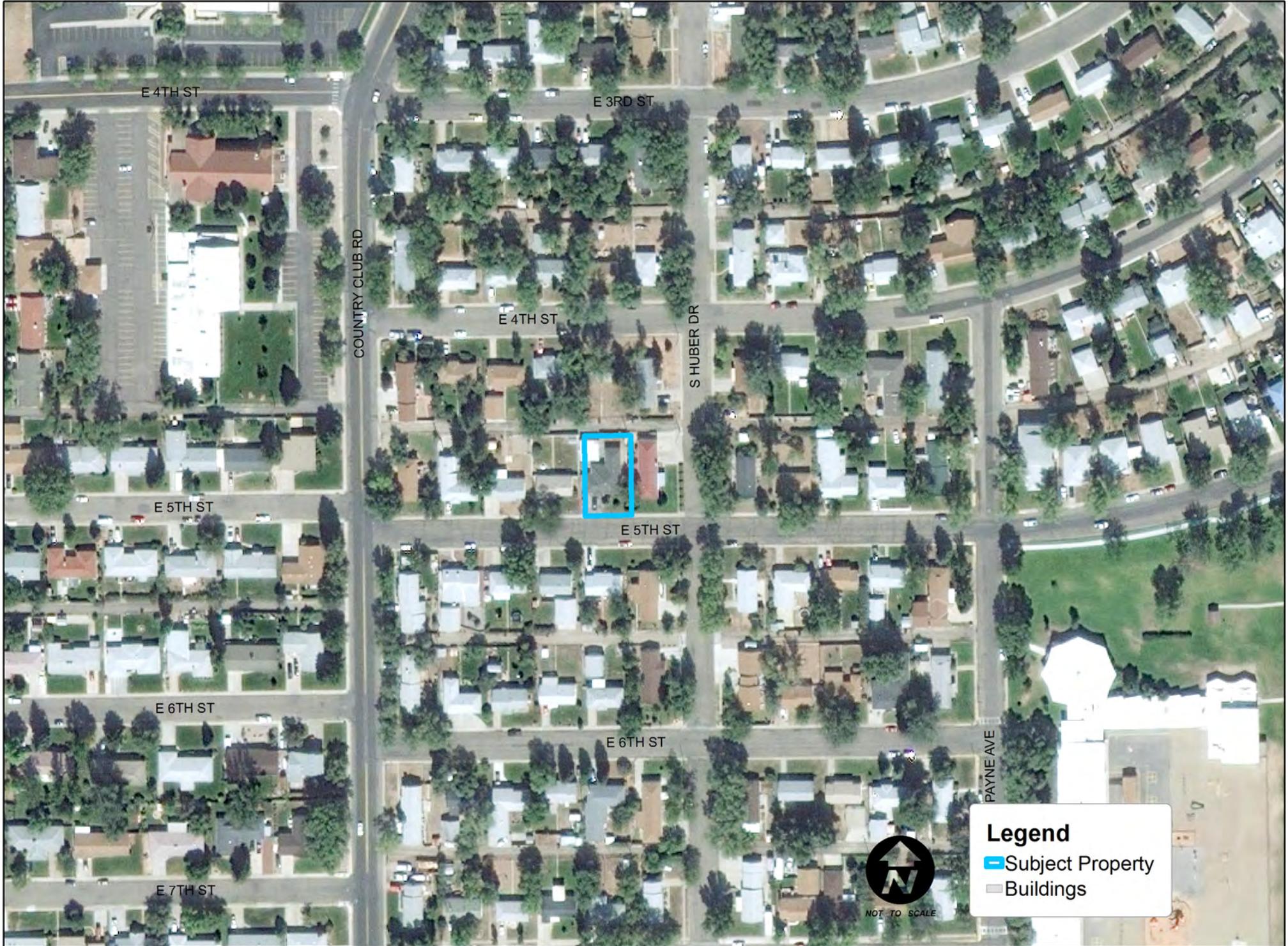
1. The Conditional Use is consistent with the spirit, purpose, and intent of this Title; will not substantially impair the appropriate use of neighboring property; and will serve the public need, convenience, and welfare;
2. The Conditional Use is designed to be compatible with adjacent land uses and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

Furthermore, the Planning and Zoning Commission finds that:

- a. The footprint of the garage will not increase and the increased height of the detached garage is compatible with the character of the surrounding neighborhood.
- b. The proposed use, as a detached garage, is a permitted accessory use in the R-2 (One Unit Residential) zoning district, and will not affect the area's density or be detrimental to the neighborhood.
- c. The volume of business is not applicable because the property is not being proposed to be used as a business.
- d. There will not be unreasonable congestion or a traffic hazard caused by the proposed oversized accessory building, as determined by the City Engineer and the Community Development Director.

- e. To the best of the planning staff's knowledge, there has not been any conditional use permits issued for oversized accessory buildings within three hundred (300) feet of the subject property.
- f. There are no other criteria, affecting public health, safety, and welfare, as provided for by written rules of the Commission.

2850 East 5th Street

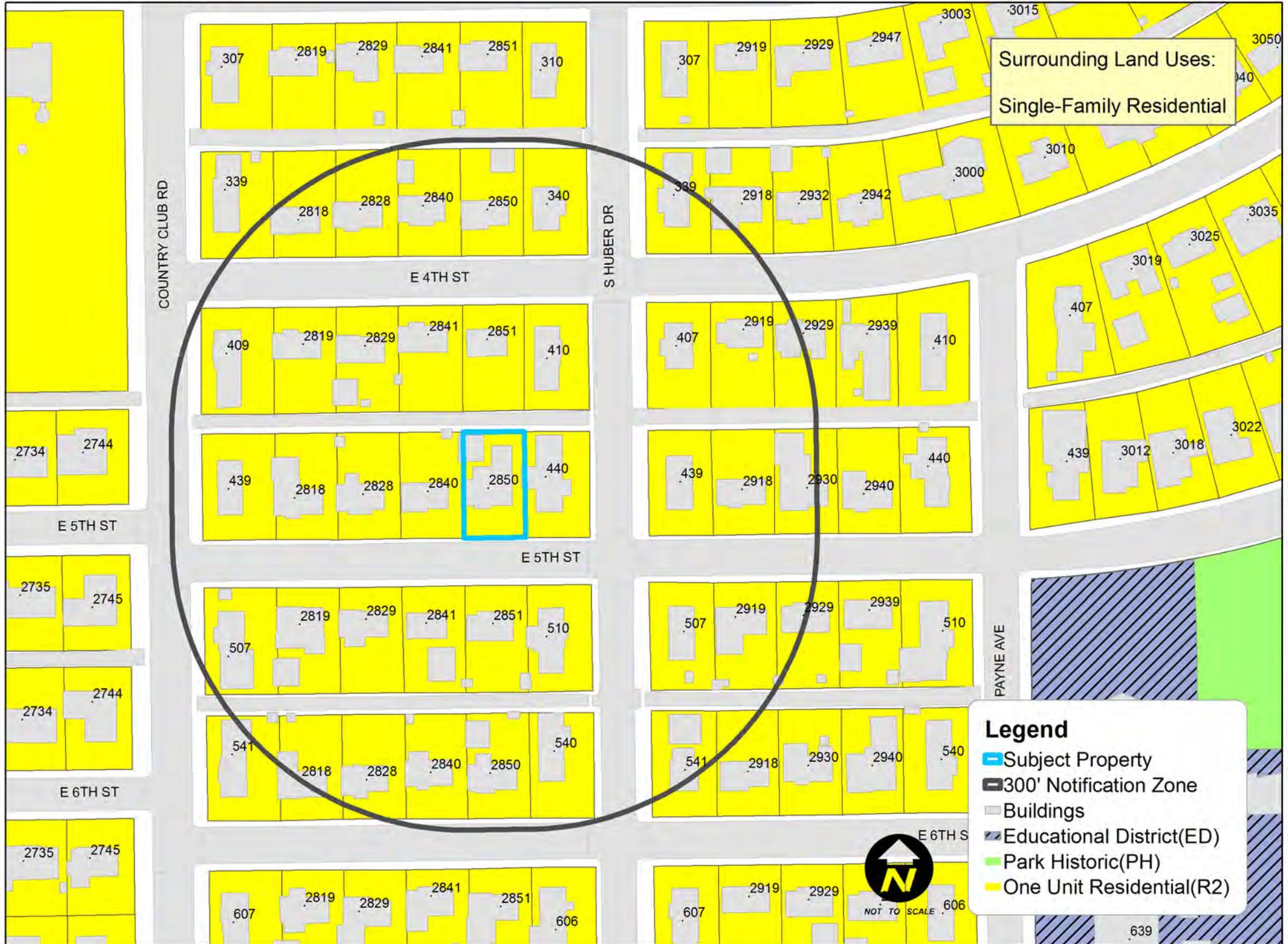


Legend

- Subject Property
- Buildings



2850 East 5th Street



2850 East 5th Street

Facing north from East 5th Street

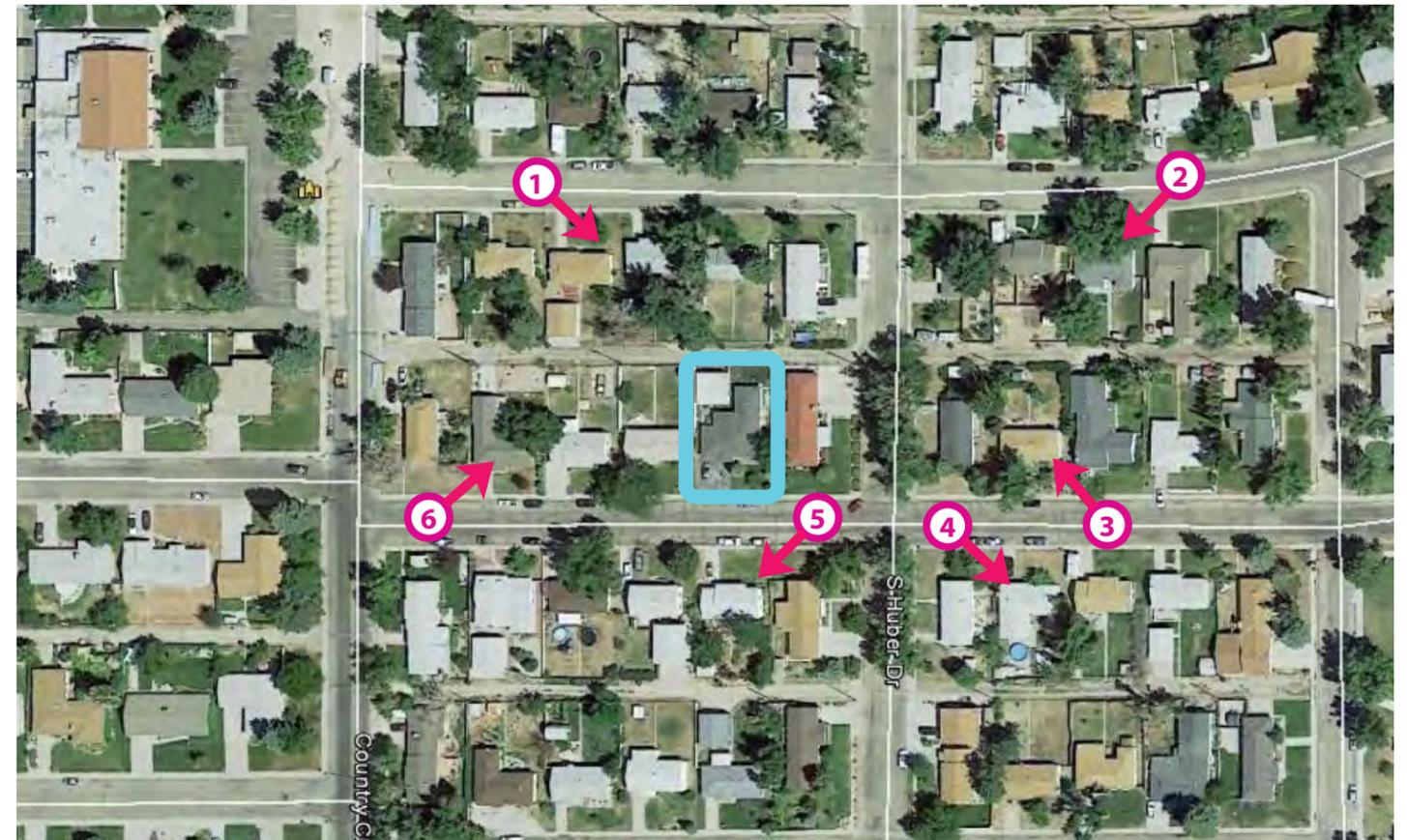


Facing south from alley

Facing southeast from alley



2850 East 5th Street - Subject Property & Neighborhood Context





City of Casper Planning Division

Conditional Use Permit Application

OWNER'S INFORMATION:

NAME: Jan Cardenas
ADDRESS: 2850 E 5th st
TELEPHONE: 267-7645 EMAIL: _____

LOCATION OF REQUEST:

ADDRESS: 2850 E. 5th st
LEGAL DESCRIPTION: lot 8, Block 7, Pineview meadows
Number of Lots: 1 Size of Lots: 65'x110' 7,150 sqft
Current Zoning: Residential Current Use: Single family home
Purpose for which the property is proposed to be used: Extra Day living space
Above detached garage / Man cave NO Plumbing
Prior restrictions placed on the property: 11' side walls

Floor area square footage: 695 Number of Occupants or Employees: N/A
Building Footprint: _____ Number of off-street parking spaces: N/A

A PLOT PLAN IS REQUIRED SHOWING: (WHERE APPROPRIATE)

- | | | |
|-------------------------------|--------------------------------|-------------------------------------|
| lot size and dimensions | size and location of buildings | off-street parking spaces |
| routes for ingress and egress | internal traffic control | fencing, screening, and landscaping |
| signs and lighting | setback distances | |

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: Jan Cardenas

DATE: 4/14/2016

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
 - \$275 APPLICATION FEE (NON-REFUNDABLE)
 - PLOT PLAN

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

Variance application for 2850 East 5th St.

To Whom It May Concern:

Proposed structure to be built on top of existing 27'4" x 25' 5"

cinder block detached garage at 2850 east 5th St. Existing structure has a flat roof that would be turned into the floor. Proposed new structure with 8' sidewalls on top of existing structure, two gable ends on the north and south of the building, 1' overhangs on the roof. Vaulted inside, with windows, new lap siding and Bridger steel metal on some of the new structure walls and existing structure walls. Metal roof, stairs to be inside existing detached garage up to new area. All work to be performed by Travis Briggs/Crowing Rooster Custom Contracting owner, licensed and insured General Contractor in the city of Casper license number GL1-CL-16-104. All work shall comply with setbacks as required and all codes set forth by the city of Casper, upon approval will be drawn and designed by a structural engineer. No plumbing, just a dry structure, sort of a man cave for the owner. Attached are photos of two other projects similar to this.

South side

2850 E 5th St

6/12 pitch

Proposed New Structure

96" top of wall to peak

Overhang
clear height

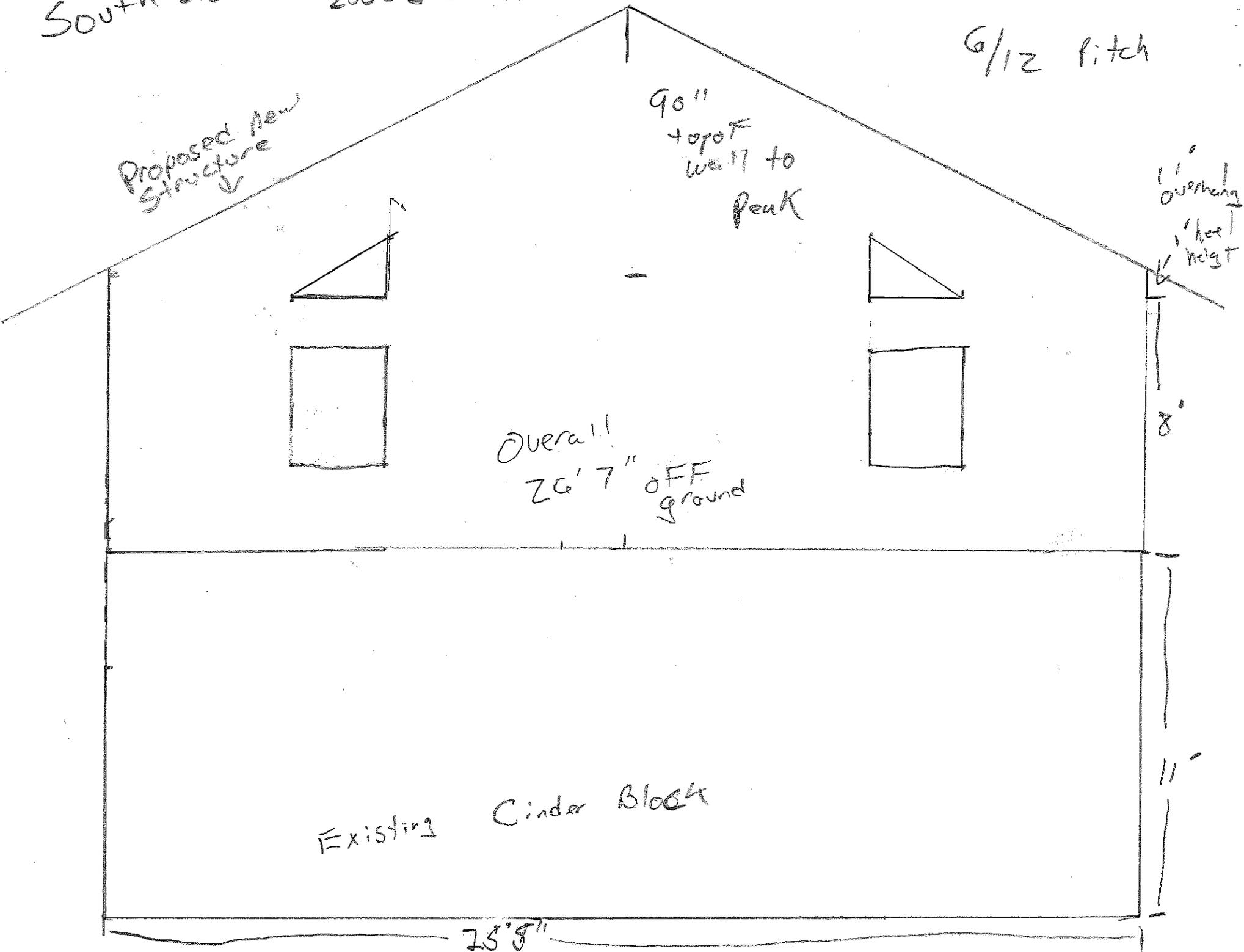
8'

Overall
26' 7" OFF ground

Existing Cinder Block

11'

25' 8"



2850 E Street

N

6/12 pitch

90" top of wall to peak

overhang
8' height

8'

10'

8'

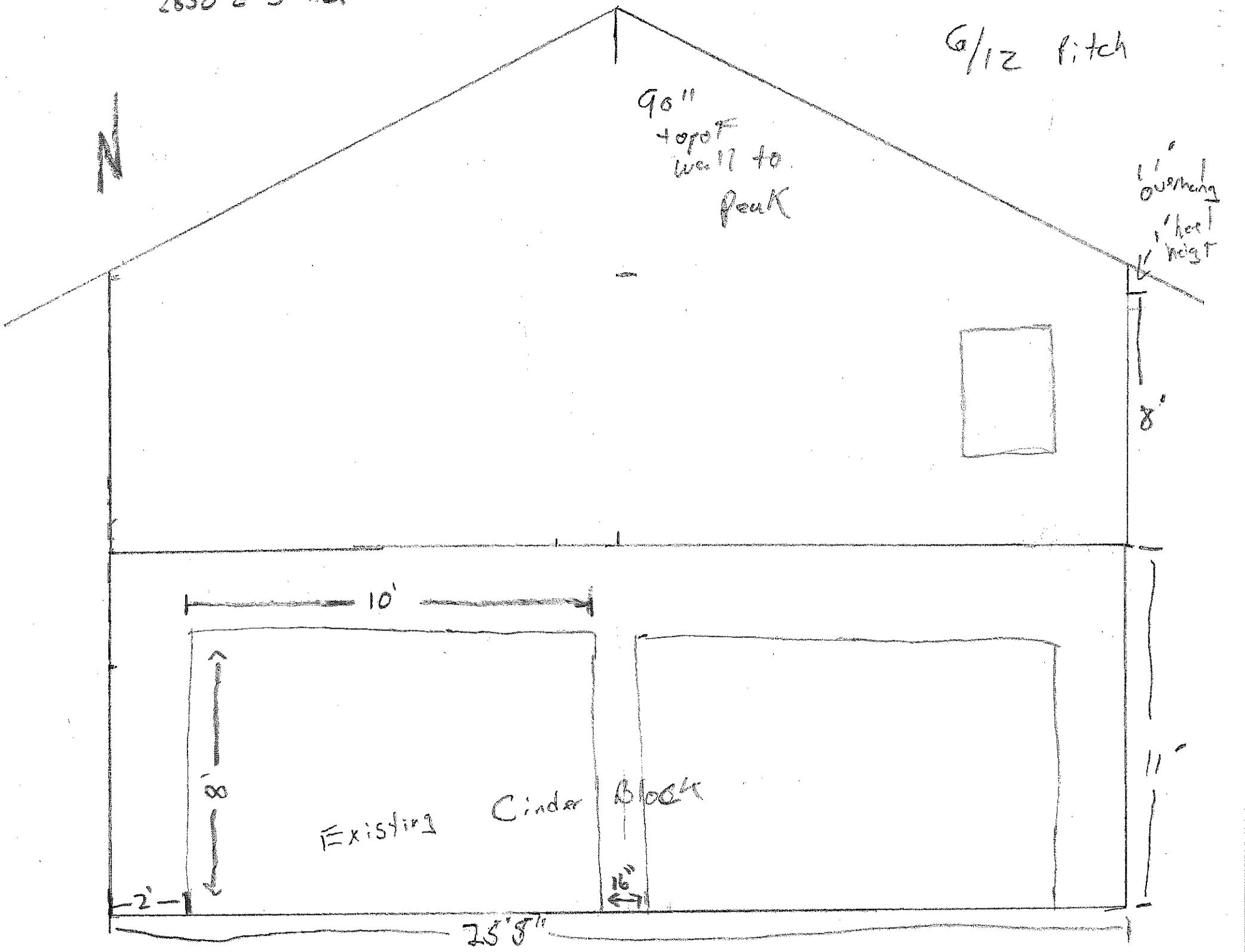
Existing Cinder Block

16"

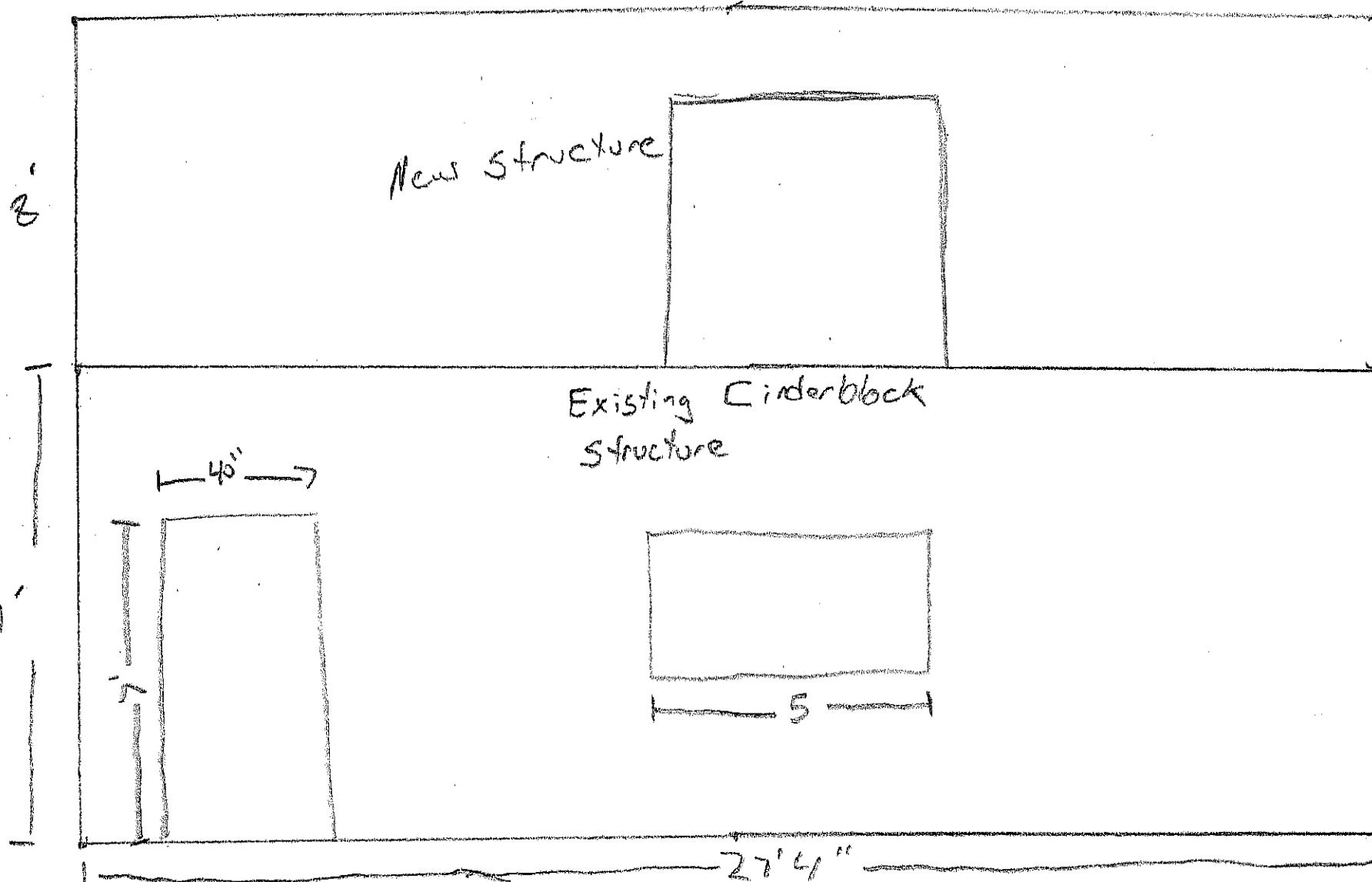
2'

25' 8"

11'

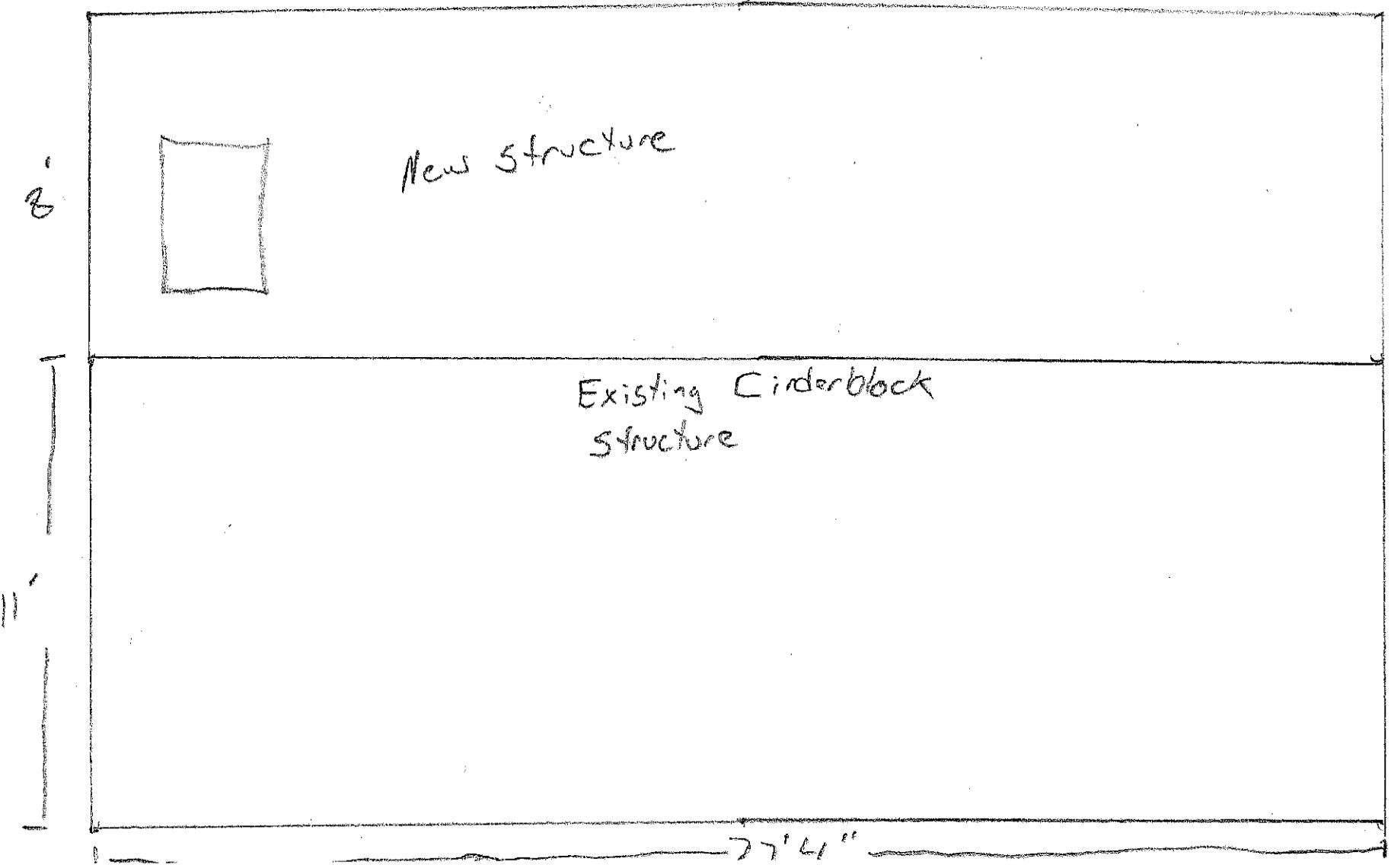


2850 E 5th St



2850 East 5th St.

West side



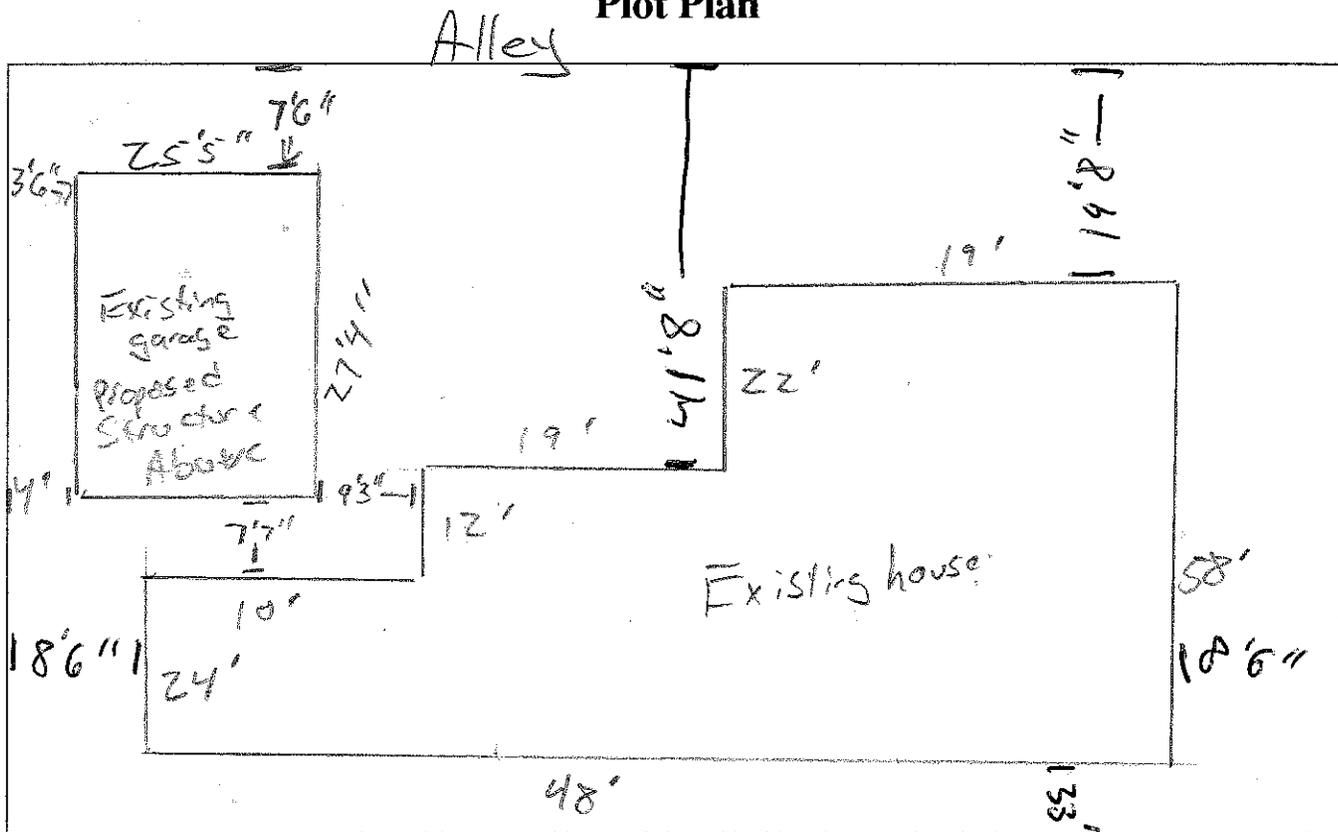
2850 East 5th St.

PLOT PLAN FOR NEW STRUCTURES, ADDITIONS AND DETACHED ACCESSORY BUILDINGS

All structures, which includes additions and detached garages, carports, storage buildings, sheds, etc., over 120 square feet require a building permit. A building permit application requires that the following information be provided, in addition to a plot plan that illustrates the front, side, and rear yard setbacks. Note: The front yard setback is measured from the **property line** which may or may not be the sidewalk.

1. Type of foundation: Spread Footings Monolithic Slab Other (specify) _____
2. Type of exterior siding: Lap T-III Masonry Other (specify) _____
Note: Vertical metal siding is expressly prohibited.
3. Wall height to the lowest adjacent ground level: 11' Add 8'
Note: Wall heights taller than 12' require a Conditional Use Permit.
4. Type of roofing material: Asphalt Metal Other (specify) _____
5. Roof pitch: Sloped Flat Other (specify) _____

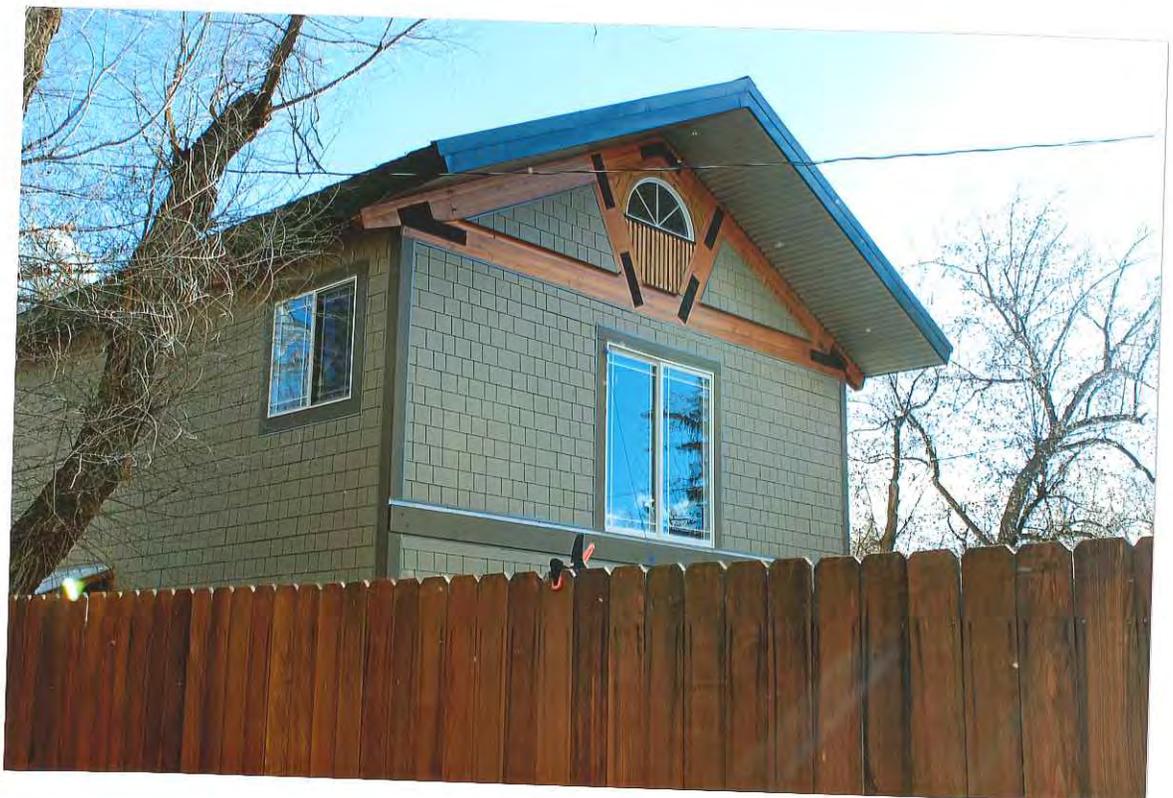
Plot Plan

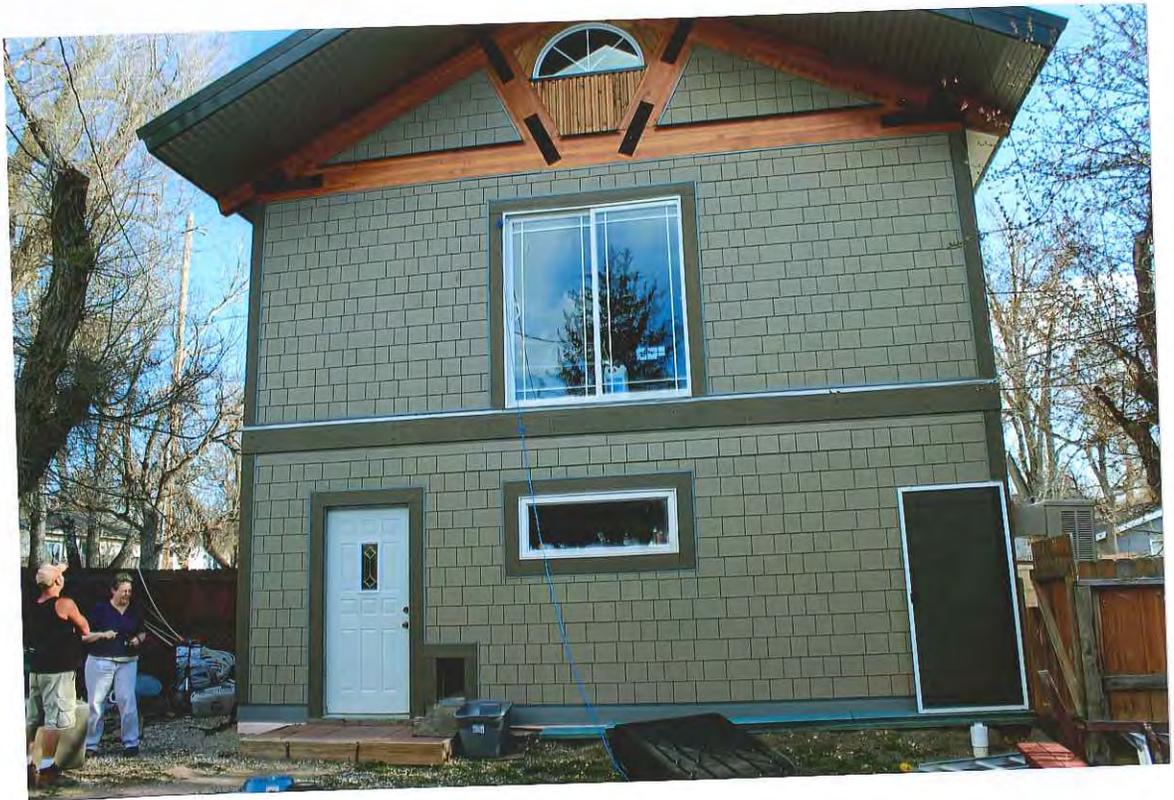


5th St
--Front Property Line--

(Indicate street name and for corner lot, indicate both street names)









May 13, 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-16-025-Z** – Petition for a Zone Change of Casper Block 122, Lot 1-3 Commercial, and Casper Block 122 Lot 4-5 All, located at 901 and 909 South Cedar Street, from OYDSPC (Old Yellowstone District and South Poplar Corridor) to C-2 (General Business). Applicant: Chetan Patel.

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 Casper Area Comprehensive Land Use Plan and the West Central & South Poplar Street Corridor Plan, staff recommends that the Planning and Zoning Commission approve the zone change of Lots 1-5, Block 122, Casper Addition located at 901 and 909 South Cedar 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 Casper Area Comprehensive Land Use Plan or the West Central & South Poplar Street Corridor 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) public comment regarding this case.

Summary:

Chetan Patel has applied for a zone change for Lots 1 - 5, Block 122, Casper Addition, located at 901 and 909 South Cedar Street, from OYDSPC (Old Yellowstone District and South Poplar Street Corridor) to C-2 (General Business). The subject property consists of five (5) lots that amount to 17,801 square feet, more or less, and is located at the southeast corner of South Cedar Street and West Collins Drive. Properties surrounding the subject property are zoned OYDSPC

(Old Yellowstone District and South Poplar Street Corridor) to the north and west, and C-2 (General Business) and R-4 (High-Density Residential) to the east. Land uses in the surrounding area are primarily single-family residences along South Cedar Street and Chestnut Street to the south and west, with commercial uses to the east along Collins Drive. North of the property, across Collins Drive is vacant, undeveloped land. The subject property was formerly occupied as a convenience store, gas station, and car wash; however, the structure and property have been vacant and not used as a convenience store, gas station, or car wash since at least 1999 according to the City Finance Department (Public Utilities Billing) based on evidence that the subject property has not had any water service since that time. The applicant's intent is to establish a convenience store, gas station, and car wash on the property. Under Section 17.94.030 of the Casper Municipal Code, which lists prohibited uses in the OYDSPC redevelopment area, the third prohibited use on the list is "Automobile-oriented sales or services," and the fourth prohibited use on the list is "car wash (stand-alone)." Furthermore, the twenty-first prohibited use on the list are "truck/car stops."

The applicant claims that the use of the subject property as a convenience store, gas station, and car wash should be permitted under the current OYDSPC form-based code. Section 17.94.040 of the OYDSPC form-based code states that "all uses in existence on the date the Old Yellowstone and South Poplar Street form-based code is adopted shall be considered conforming. This means that existing businesses can remain as long as the owners choose." In addition, it states that any prohibited uses, including "automobile-oriented sales or services," "car wash (stand-alone)" and "truck/car stop," would not be allowed to establish in the district as new uses after the adoption of the form-based code. The OYDSPC form-based code was adopted in June 2008, and at that time neither a car wash, a convenience store, nor a gas station had been in business or established at the subject property, or in the past for at least nine (9) years prior, or since 1999, according to the City's water records. City staff informed the applicant of the applicable code provisions that would prevent the establishment of the type of business he wishes to on the subject property, leading the applicant to request a zone change to C-2 to remove the area from the Old Yellowstone District and South Poplar Street Corridor redevelopment area and allow for the proposed convenience store, gas station, and car wash.

The 2000 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 Casper Area 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 Casper Area 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 Comprehensive Land Use Plan 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 C-2 (General Business) could be supported by the following vision, principle and goal:

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.

The Casper Area Comprehensive Plan outlines the need to develop neighborhood-specific plans for distinctive districts (page 125 of the Casper Area Comprehensive Plan). These plans are encouraged to build on the overall Vision and Goals of the Casper Area Comprehensive Plan while also recognizing and reinforcing each district's identity, as determined by the public. While the Casper Area Comprehensive Plan applies, in general, to each district, the Comprehensive Plan itself recognizes that modifications must be made through each district's specific neighborhood plan.

In conformance with the directive of the Comprehensive Plan to develop neighborhood specific plans, the West Central & South Poplar Street Corridor Plan was adopted by the City Council in June 2008. This plan was the culmination of an eighteenth-month, intensive planning effort. The scope of the West Central & South Poplar Street Corridor Plan is what is now zoned the Old Yellowstone District and the South Poplar Street Corridor (OYDSPC), and includes the subject property for this case. This redevelopment planning effort focused on establishing a new pattern of land uses and supportive transportation and infrastructure improvements targeted at achieving the goals of the 2000 Casper Area Comprehensive Plan and the 2002 Urban Renewal Plan, which this Plan was built upon.

The West Central & South Poplar Street Corridor Plan reviewed standard zoning classifications for their potential as an appropriate use in the redevelopment of the project area as a new mixed-use neighborhood. The Plan reviewed the R-5 (Mixed Residential), PUD (Planned Unit Development), C-2 (General Business), and C-3 (Central Business) zoning districts, and determined that none of these zoning districts were easily applicable or suitable to achieve the goals of the Plan (page 9). A more workable option was suggested to create a new zoning district which specifically addressed mixed land uses with performance and/or design standards, also known as a form-based zoning code, with supporting architectural and site design standards.

The West Central & South Poplar Street Corridor Plan, much like the Casper Area Comprehensive Plan, provides maps which visibly depict the future desired urban form and land use of areas within the district (figure 8, page 25). These designated future land uses were determined based on extensive public input and community visioning, market research and analysis, and best practice planning principles of the time. In the case of this Plan, it identifies the subject property as "Corridor Mixed Use." This land use classification was designated to

focus on “a horizontal and vertical mix of retail, office, restaurant, personal and business service and residential ownership and rental uses” (page 21).

Adopting a new form-based zoning code and rezoning the study area was determined to be a short term, and immediate goal of the Plan (page 55). This was determined to be the best option in order to implement the designated future land uses and begin the redevelopment process. As stated above, in June 2008, the Old Yellowstone District and South Poplar Street Corridor (OYDSPC) form-based Code was approved by City Council, with the physical scope of the code being based on the same area as the West Central & South Poplar Street Corridor Plan.

Page 19 of the Plan outlines the extensive public involvement process that the City put forth to obtain public input and eventually wide-spread public support and buy-in. The applicant, along with all property owners in the area, had ample opportunity at the time to participate in the planning process that set the stage for the eventual rezoning of this redevelopment area. At the time the Old Yellowstone District and South Poplar Street Corridor (OYDSPC) form-based code was approved by the Planning and Zoning Commission in March 2008 and adopted by City Council in June 2008, there was an additional extensive public process including all required notifications of property owners, pursuant to both state and local laws. In reviewing the list of property owner notifications that occurred in 2008, Mr. Chetan Patel, the current applicant, was properly notified by first class mail of the zone change; however, after reviewing the list of legal exhibits, staff found no indication that Mr. Patel objected, commented, sent correspondence or otherwise participated in the multiple public hearings or meetings at that time.

Throughout this process, significant public discourse took place regarding the uses that would be allowed and/or prohibited in the proposed code. As illustrated in a staff report to the Planning and Zoning Commission dated March 20, 2008, it was recommended that some land uses simply are not compatible with the intent and purpose of the OYDSPC Plan. As a result, a list of prohibited uses was developed, including “Automobile-oriented sales or services,” “car washes (stand-alone)” and “truck/car stops,” but with clarification that existing uses in the District may stay, and even expand to adjoining properties in conformance with the approved design guidelines. While fourteen (14) automobile oriented businesses did exist in the OYDSPC area at the adoption of the OYDSPC form-based code, this “grandfathering” provision did not apply to the subject property, as none of the uses or businesses that the applicant wishes to establish on the property today (convenience store, gas station, car wash) were in use or established at that time.

On page 5 of the West Central & South Poplar Street Corridor Plan, in the introduction section, the primary goals of the redevelopment effort are listed. Among those goals, and a central theme throughout the plan, is to move away from an automobile dominated development pattern and create a commercially-diverse business experience and a walkable environment. This is the primary reason that automobile oriented businesses are prohibited from establishing in the area and only those that existed at the time of adoption were allowed to continue. The Plan, on page

9, suggests that over time the automobile oriented businesses “possess strong potential for adaptive reuse as retail shops, personal service, restaurant and/or entertainment type uses.”

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 size of a 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.

The proposed C-2 (General Business) zoning district allows for the development of any and all of the following permitted uses:

- A. Animal clinics and animal treatment centers;
- B. Apartments located within a business structure;
- C. Arcades/amusement centers;
- D. Assisted living;
- E. Automobile park, sales area or service center;
- F. Automobile service stations;**
- G. Banks, savings and loans, and finance companies;
- H. Bars, taverns, retail liquor stores, and cocktail lounges;
- I. Bed and breakfast;
- J. Bed and breakfast homestay;
- K. Bed and breakfast inn;
- L. Business, general retail;
- M. Chapels and mortuaries;
- N. Churches;
- O. Clubs or lodges;
- P. Convenience establishment, medium volume;**
- Q. Dance studios;

- R. Day care, adult;
- S. Child care center;
- T. Family child care center - zoning review;
- U. Family child care home;
- V. Family child care home - zoning review;
- W. Electrical, television, radio repair shops;
- X. Grocery stores;
- Y. Group homes;
- Z. Homes for the homeless (emergency shelters);
- AA. Hotels, motels;
- BB. Neighborhood groceries;
- CC. Offices, general and professional;
- DD. Pet shops;
- EE. Medical laboratories, clinics, health spas, rehabilitation centers, real estate brokers, insurance agents;
- FF. Parking garages and/or lots;
- GG. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities;
- HH. Pawn shops;
- II. Personal service shops;
- JJ. Pharmacies;
- KK. Printing and newspaper houses;
- LL. Reception centers;
- MM. Recreation centers;
- NN. Restaurants, cafes, and coffee shops;
- OO. Retail business;
- PP. Sundry shops and specialty shops;
- QQ. Theaters, auditoriums, and other places of indoor assembly;
- RR. Thrift shops;
- SS. Vocational centers, medical and professional institutions;
- TT. Neighborhood assembly uses;
- UU. Regional assembly uses;
- VV. Branch community facilities;
- WW. Neighborhood grocery;
- XX. Conventional site-built and modular single and multifamily dwellings, and "manufactured homes" meeting the definition and standards set forth in Section 17.08.010.

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 such as the Casper Municipal Code, as well as its compliance with the Casper Area Comprehensive Land Use Plan and the West Central & South Poplar Street Corridor Plan. As staff has attempted to explain in the summary above, the requested zone change is complex, in that it may meet certain goals, policies and visions of the Comprehensive Land Use Plan, however, it doesn't meet the

Land Use Plan of the West Central & South Poplar Street Corridor Plan, and a zone change of the property has the potential to be considered a spot zone. Additionally, the Planning and Zoning Commission should consider the possibility of setting a negative precedent of undermining the redevelopment of the Old Yellowstone District and South Poplar Street Corridor by making the area less cohesive and disjointed after the public process and visioning has already occurred, public buy-in has been obtained, and the City Council has supported both the plan and the zoning to implement the public's vision for the redevelopment of the area.

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:

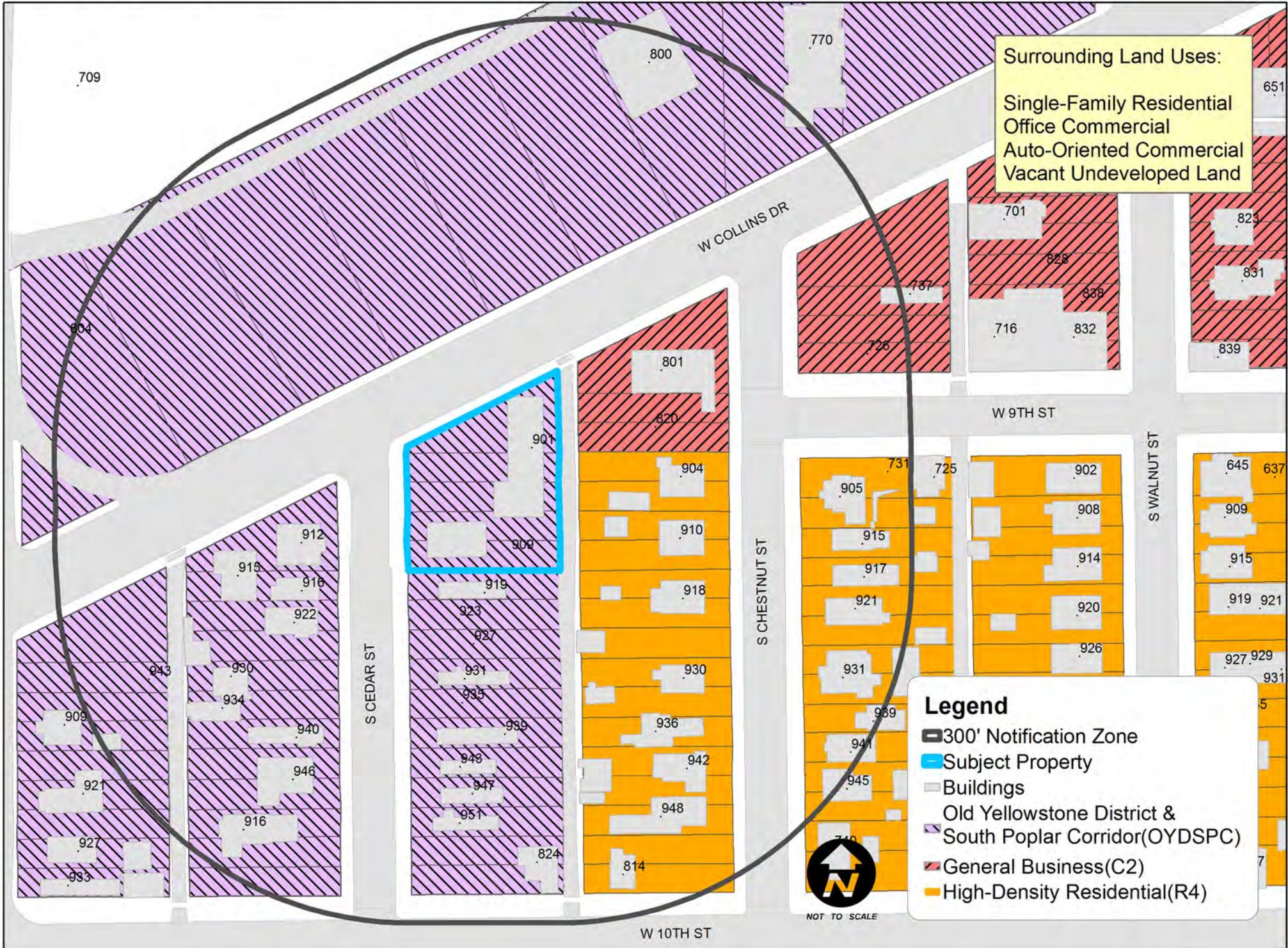
“Some goals may appear to conflict with one another, particularly in the context of a specific situation or when viewed from a different perspective than the context within which the Policy Framework was written. Framework goals do not exist in isolation. They relate to one another. It is in the implementation 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 of factors affecting growth and development in a complex urban setting.”

901 and 909 South Cedar Street, Lots 1-5, Block 122, Casper Addition



Legend
■ Subject Property

901 and 909 South Cedar Street, Lots 1-5, Block 122, Casper Addition



901 and 909 S Cedar Street, Lots 1 - 5, Block 122, Casper Addition Facing southeast from W Collins Drive



Facing east from Cedar Street

Facing southeast from Cedar Street



Materials Submitted by Applicant

(27 Pages)

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Greybull, WY 82426
(307) 765-4518

Philip Abromats, Esq.
pabromats@outlook.com

Letitia Abromats, Esq.
labromats@hotmail.com

April 14, 2016

Community Development Department
Planning Division
200 N. David, Room 203
Casper, Wyoming 82601
Attention: Craig Collins

RE: Collins Car Wash at 901 S. Cedar Street and 909 S. Cedar Street, Casper, Wyoming

Dear Planning and Zoning Commission:

Please find attached: (1) Zone Change Application; (2) Memorandum on why Mr. Patel believes that the intended use of the referenced property is in conformity with the existing zoning regulation; (3) Table of Exhibits and Exhibits Nos. 1-18; and a check for the \$300 application fee.

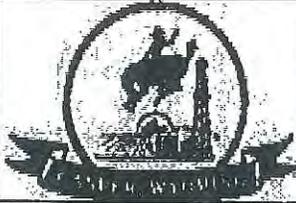
If you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,



Letitia Abromats

Enc. 22



City of Casper Planning Division

Zone Change Application

OWNER/PETITIONER'S INFORMATION:

NAME: Letitia Abromats, Esq. on behalf of Chetan Patel
ADDRESS: 750 U.S. Highway 14, Greybull, Wyoming 82426
TELEPHONE: (307) 765-4518 EMAIL: labromats@abromatslaw.com

PETITION THE CITY TO REZONE THE FOLLOWING DESCRIBED REAL PROPERTY:

LEGAL DESCRIPTION: Casper Blk 122 Lot 1-3 Commercial; Casper Blk 122 Lot 4-5 All
STREET ADDRESS: 901 S. Cedar Street; 909 S. Cedar Street
FROM EXISTING ZONING DISTRICT: Old Yellowstone District and South Poplar Corridor
TO PROPOSED ZONING DISTRICT: C-2 General Business

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):

Corrected Zone Change Application. Please see attached Memorandum and Table of
Attachments Mr. Patel is seeking authorization to operate the above property as a convenience
store/gas station/car wash. He believes that the zoning ordinance authorizes him to do so, as
explained in the Memorandum.

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: Agent Letitia Abromats

SIGNATURE OF PROPERTY OWNER: _____

DATE: April 20, 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:
REC'D BY: _____

MEMORANDUM

TO: Casper City Planning Commission

FROM: Letitia Abromats, Esq.

DATE: April 13, 2016

RE: 901 S. Cedar Street; 909 S. Cedar Street

BACKGROUND FACTS

In 1999, Chetan Patel purchased the property that was commonly known as Collins Car Wash. The property is located at 901 S. Cedar Street and 909 S. Cedar Street, Casper, Wyoming. The legal description of the property is Casper Blk 122 Lots 1-5. The property consisted of a convenience store, gasoline pumps and underground tanks, and four car wash stalls attached to the convenience store. After purchasing the property, Mr. Patel invested a considerable amount of money in renovations, including, but not limited to, upgrades in the underground tanks, installation of a canopy for the gas pumps, new doors and windows, and new sheetrock in the convenience store part of the building. Mr. Patel's intention was to sell the property or to open it himself.

At some point, a potential buyer contacted Mr. Patel and informed him that employees of the City of Casper planning and zoning office had told him that the property could not be opened up as a car wash because there had been a zoning change and a car wash is prohibited. It is unclear if the persons in the planning and zoning office understood everything that was located on the property or if they thought it was a stand-alone car wash.

Mr. Patel contacted the planning and zoning office and was told the same thing. Mr. Trembath, the Casper city attorney, suggested that Mr. Patel apply for a zoning change. Hence, this application. However, for the reasons discussed below, it is not clear that a zone change is necessary, as Mr. Patel continues to assert that his business property is in compliance with the zoning ordinance.

DISCUSSION

It is Mr. Patel's position that his property, a convenience store/gas station with attached car wash bays, is a conforming use under the new zoning ordinance. But in the alternative, should the commission conclude that it is not a conforming use, Mr. Patel requests a zone change so that he can operate his business as a convenience store/gas station/car wash. The following discussion is not intended to be a full briefing of the law on this issue, but to allow the Commission to have a broad overview of Mr. Patel's position in this matter.

- I. Mr. Patel's business property conforms to Old Yellowstone District and South Poplar Street form-based code because it is in the same form as it was when the zoning ordinance was adopted.

All uses in existence on the date the Old Yellowstone District and South Poplar Street form-based code is adopted shall be considered conforming. This means that existing businesses can remain as long as the owners choose; they can be sold to new owners; they can be rebuilt (according to the West Central and South Poplar Street Corridor Plan design guidelines, dated September, 2007), as may be amended from time to time, if destroyed by fire or other catastrophe; and, they can expand to include adjoining properties. The prohibited uses, however, would not be allowed to establish in the district as new uses after the adoption of the form-based code.

Casper Municipal Code Chapter 17.94.040 (emphasis added).

Mr. Patel purchased the property formerly known as the Collins Car Wash in 1999. Collins Car Wash was built in 1965, according to the Property Tax and Assessment Information. At the time of Mr. Patel's purchase, the property consisted of a convenience store/gas station with four car wash bays attached to the convenience store. His plan was to make upgrades and either operate the business himself or sell the business. At the time of the adoption of the Old Yellowstone District and South Poplar Street form-based code, Mr. Patel was busy upgrading the property. He did not make any material changes to the building or grounds that changed the business's use or that changed the basic structure of the building. As demonstrated by the language of the ordinance, the business was therefore designated as conforming.

Additionally, the zoning ordinance allows the sale of the property to new owners for the same use that was designating as conforming. Accordingly, Mr. Patel should be allowed to sell the business as a convenience store/gas station with the attached car wash bays being fully operative.

II. Mr. Patel's property does not fall into any of the prohibited uses.

The name of the business, Collins Car Wash, may be part of the problem that is clouding the issue. One of the prohibited uses in the Old Yellowstone District and South Poplar Corridor is stand-alone car washes.

"Car wash (stand-alone)" meaning a freestanding structure where motor vehicles are washed. Car washes that are accessory to other principle uses are allowed[.]

Casper Municipal Code Chapter 17.94.030(A)(4).

As discussed above, the car wash portion of Collins Car Wash is accessory to another principal use, namely a convenience store/gas station. Therefore, it is not a prohibited use.

III. The Casper Zoning Ordinance is a form-based ordinance, where the primary emphasis is on physical form and NOT land use.

“Form based-zoning” means this zoning approach places primary emphasis on the physical form of the area; building type, building placement, building dimensions, location of off-street parking facilities and secondary emphasis on land use. This is predicated on the notion that over time, traditional building types such as the commercial block, stacked flat, courtyard, rowhouse, villa, etc., have proven to be very adaptable to a wide array of commercial and residential uses and that the essential characteristics and quality of “place” are defined by the aspects of physical form more than use.

Casper Municipal Code Chapter 17.94.050(A)(18).

This language in the Casper Zoning Ordinance indicates that the policy of the City of Casper is to cause new construction and renovations to conform to a more unified, efficient, and useful physical form. With the exception of the specifically “prohibited” uses, as discussed above, it appears that the City of Casper’s policy is not one of prohibition, but of moving the city toward increased usefulness of its buildings, but requiring forms that can be used in more ways, thus preventing the issues that plague many communities with buildings that end up having to be boarded up and becoming a blight on the neighborhoods they sit in.

For that reason, it would seem that the City’s policy would encourage Mr. Patel’s being able to either open the business himself or sale the building to someone who can open it as a convenience store/gas station/car wash. Currently, the building has been boarded up due to the prohibitions that have been placed upon Mr. Patel through the City of Casper’s Planning Office’s communications to Mr. Patel and potential buyers of Mr. Patel’s property. It would seem that this is just the thing that the form-based zoning policy is trying to avoid.

IV. Mr. Patel did not abandon the use of the building or property.

At no time was it his intention to abandon the property or to discontinue its use as a convenience store/gas station/car wash. Between the time of purchasing the property in 1999 and 2001, Mr. Patel redid all the underground piping replaced the submersible pump in the gasoline tanks, installed the new canopy, and built the convenience store. Since the time of the adoption of the Yellowstone District and South Poplar Street Corridor zoning regulations, Mr. Patel has made no changes to the form of the building or the property.

Additionally, he has maintained his certification with the Wyoming Department of Environmental Quality and maintained the premises in compliance with the department’s regulations.

The Wyoming Supreme Court has pointed out “that the twin concepts of abandonment or discontinuation of use” under the general zoning law apply to “nonconforming uses,” not conforming uses. *Lawrence v. City of Rawlins*, 2010 WY 7, ¶ 25. In this case, Mr. Patel’s property is conforming because: (1) the ordinance designated it as conforming; (2) it is not

prohibited according to the ordinance; and (3) because all the changes to the building's form were done prior to the adoption of the ordinance.

Furthermore, the ordinance itself does not say anything about abandonment or discontinuance of use. This issue is simply not addressed in the Old Yellowstone District and South Poplar Street Corridor zoning ordinance. *Id.* (referencing the City of Rawlins ordinance). Accordingly, Mr. Patel could not have been put on notice that any delay in opening his business would be at issue.

- V. Mr. Patel does not believe he is in need of a zone change, because his property, in its current form, is in compliance with the zoning ordinance.

Mr. Patel is seeking this zone change upon the advice of the Casper City Attorney, Mr. Trembath. However, as discussed above, Mr. Patel's position is that he does not need a zone change since he is in full compliance with the requirements of the ordinance. It is his hope that once he has the opportunity to make the Commission aware of the details of his property's form and past history, that any concerns that may have existed on the part of the City will be extinguished and that Mr. Patel can sell his property or open it for business himself, without any hindrance from the City.

Mr. Patel requests that if the Commission has any need of additional information, that it will let him know so that he can produce satisfactory documentary evidence that will answer any possible questions.

In the event the Commission believes a zone change is necessary, Mr. Patel requests one that would allow him to operate a convenience store/gas station/car wash on the property.

CONCLUSION

Mr. Patel is submitting a zone change application upon the advice of the City of Casper's attorney, more for the purpose of getting the issues in front of the Commission rather than for a zone change. However, if the Commission believes a zone change is necessary, one that would allow the business activities as discussed above would be desirable.

TABLE OF EXHIBITS

1. Property Tax and Assessment Information for use in proof of ownership of 901 S. Cedar Street and 909 S. Cedar Street, also known as Casper Block 122, Lots 1-5, Natrona County, State of Wyoming. This property is also known as Collins Car Wash.
2. NRCG GeoSMART map illustrating Casper Block 122, Lots 1-5, Natrona County, State of Wyoming
3. Statement showing work being done on the Collins Car Wash property by Chetan Patel as early as 1999.
4. Invoice for Canopy installed in 2000. The Canopy was to be over the gas pumps.
5. Invoice for trusses installed for the conversion of a portion of the building from car wash bays to a convenience store in 2000.
6. Letter from Department of Environmental Quality regarding gas pumps in 2000.
7. Agreement between Konings Real Estate and Chetan Patel indicating the existence of a convenience store in 2001.
8. Letter from the Department of Environmental Quality indicating Chetan Patel's continued compliance with Wyoming state regulations as late as late as 2015.
9. Photograph of interior of convenience store section.
10. Photograph of interior of convenience store section.
11. Photograph of interior of convenience store section.
12. Photograph of new roof installed in convenience store section.
13. Photograph of exterior view of back of building showing convenience store section and four car wash bays.
14. Photograph of canopy.
15. Photograph of exterior view of convenience store section.
16. Photograph of neighboring businesses.
17. Photograph of neighboring businesses.
18. Photograph of neighboring businesses.

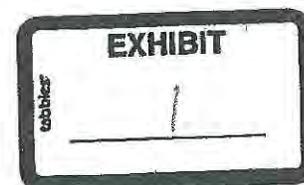
Property Tax and Assessment Information

Owners: PATEL, CHETAN
 Owners Address: 1021 RUSSELL AVE
 WORLAND WY 82401
 Parcel Number: 33790930801400
 Property Address: 901 S CEDAR ST
 Building ID: 1
 Legal Description: CASPER BLK 122 LOT 1-3 COMMERCIAL
 Class: Commercial

ASSESSOR INFORMATION		TREASURER INFORMATION	
Account Number:	R0014570	Bill Number:	32284
Land Size Square Feet:	11743	General Tax:	\$981.39
Living Area Square Feet:	2263	Special Purpose1:	\$0.00
Land Size Acres:	0.269582	Special Purpose2:	\$0.00
Year Built:	1965	Special Purpose3:	\$0.00
Description:	Car Wash - Self Service	Total Tax:	\$981.39
Market Value Land:	\$82,201.00	2015 PAYMENTS:	
Market Value Building:	\$59,532.00	1st Installment:	Due
Market Value Personal:	\$0.00	2nd Installment:	Due
		Payment Status:	CURRENT
Market Value Total:	\$141,733.00		

Version: 10.1.2.11

The information that is supplied by the Natrona County Treasurer's and the Natrona County Assessor's office is public information and must be used with the understanding that the data was collected for the use and purpose of determining property tax information and property assessments. Neither the Natrona County Treasurer's office nor the Natrona County Assessor's office will be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of this data. The Natrona County Treasurer's office and the Natrona County Assessor's office assumes no liability whatsoever associated with the use or misuse of this public information data.



Property Tax and Assessment Information

Owners: PATEL, CHETAN
 Owners Address: 1021 RUSSELL AVE
 WORLAND WY 82401
 Parcel Number: 33790930801300
 Property Address: 909 S CEDAR ST
 Building ID:
 Legal Description: CASPER BLK 122 LOT 4 & 5 ALL
 Class: Res Vacant Land

ASSESSOR INFORMATION	TREASURER INFORMATION
Account Number: R0014569	Bill Number: 32283
Land Size Square Feet: 6500	General Tax: \$180.04
Living Area Square Feet: 0	Special Purpose1: \$0.00
Land Size Acres: 0.149219	Special Purpose2: \$0.00
Year Built: 0	Special Purpose3: \$0.00
Description:	
	Total Tax: \$180.04
Market Value Land: \$26,000.00	2015 PAYMENTS:
Market Value Building: \$0.00	1st Installment: Due
Market Value Personal: \$0.00	2nd Installment: Due
Market Value Total: \$26,000.00	Payment Status: CURRENT

Version: 10.1.2.11

The information that is supplied by the Natrona County Treasurer's and the Natrona County Assessor's office is public information and must be used with the understanding that the data was collected for the use and purpose of determining property tax information and property assessments. Neither the Natrona County Treasurer's office nor the Natrona County Assessor's office will be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of this data. The Natrona County Treasurer's office and the Natrona County Assessor's office assumes no liability whatsoever associated with the use or misuse of this public information data.



**NRGC
GeoSMART**

0 100 200 300 400 ft

Natrona Regional Geospatial Cooperative
CITY OF CASPER
200 N DAVID ST
CASPER WY 82601

All data, information, and maps are provided without warranty or any representation of accuracy, timelines or completeness even though the Natrona Regional Geospatial Cooperative (NRGC) has used reasonable efforts to make its data as accurate as possible. Maps and data are to be used for reference purpose only and the NRGC shall assume no liability for the use, misuse, accuracy or completeness of this information.

EXHIBIT
2

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox India, OpenStreetMap contributors, and the GIS User Community

BUILDING & DESIGN

THE REMODEL PEOPLE

4060 CRYSTIE LANE
CASPER, WY 82609

MIKE COOPER
234-3724/259-0696

GUY COOPER
234-4364/267-0992

STATEMENT

Invoice # 9962-01

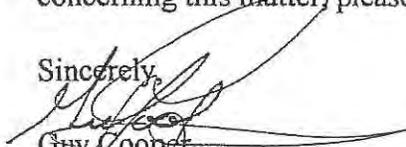
Date: December 14, 1999

Address: Chetan Patel
2500 Bighorn Ave.
Worland, Wyoming 82401

Re: Work done to date on the Collins Dr. project.

Base price for excavation. _____	\$ 1,200.00
Haul exiting surface debris. _____	125.00
Form and pour footing and foundation. _____	3,575.00
Unearth, remove and haul debris from job site. _____	<u>1,200.00</u>
Total line items. _____	6,100.00
Less Advance Payment. _____	- <u>1,910.00</u>
Balance Due. _____	4,190.00

Thank you for considering Building & Design for your project if you have further questions concerning this matter, please do not hesitate to contact me.

Sincerely,

Guy Cooper
Building & Design



OVER 30 YEARS EXPERIENCE

REFERENCES UPON REQUEST



TFC CANOPY
1107 N. Taylor Rd. Garrett, IN 46738
219-357-6665

INVOICE

Invoice Number: 990701

Date: 1-24-00

To: JBC, INC.

Ship To: CASPER, WY
 (if a different address)

SALESPERSON	ORDER NO.	DATE SHIPPED	SHIPPED VIA	F.O.B.	TERMS
		1-24-00	AIRBORNE		20%

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	NET PRICE OF CANOPY \$14,398.90		
	20% DOWNPAYMENT DUE \$2,879.78		



SUBTOTAL:	
SALES TAX RATE %:	
SALES TAX:	
SHIPPING & HANDLING:	
TOTAL DUE:	
20% DOWNPAYMENT DUE:	2,879.78

THANK YOU FOR YOUR ORDER!
TFC Canopy



TFC CANOPY
1107 N. Taylor Rd. Garrett, IN 46738
219-357-6665

INVOICE

Invoice Number: 990701
 Date: 1-24-00

To: JBC, INC.	Ship To: CASPER, WY (if a different address)
----------------------	--

SALESPERSON	ORDER NO.	DATE SHIPPED	SHIPPED VIA	F.O.B.	TERMS
		1-24-00	AIRBORNE		20%

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	NET PRICE OF CANOPY \$14,398.90		
	20% DOWNPAYMENT DUE \$2,879.78		
	SUBTOTAL:		
	SALES TAX RATE %:		
	SALES TAX:		
	SHIPPING & HANDLING:		
	TOTAL DUE:		
	20% DOWNPAYMENT DUE:		2,879.78

THANK YOU FOR YOUR ORDER!
TFC Canopy

Wyoming Truss Mfg. Co.
 7090 Barton Dr.
 P.O. Box 50338
 Casper, WY. 82605-0338
 Ph 307-577-6334 Fax 307-577-6335

Invoice

DATE	INVOICE #
2/25/00	2026

BILL TO
Worland, WY

SHIP TO

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			2/25/00	WTM		W.O.#020700B

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
14	Trusses	40' 7" 4 0.25/12 pitch	146.17	2,046.38T
2	Trusses	40' 7" 4 0.25/12 pitch	100.435	200.87T
38	Trusses	30' 7" 4 0.25/12 pitch	74.05447	2,814.07T
1	Trusses	30' 7" 4 0.25/12 pitch	64.76	64.76T
		Sales Tax	5.00%	256.30



			Total	\$5,382.38
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The State
of Wyoming



Jim Geringer, Governor

Department of Environmental Quality

Herschler Building • 122 West 25th Street • Cheyenne, Wyoming 82002

ADMIN/OUTREACH (307) 777-7758 FAX 777-3610	ABANDONED MINES (307) 777-6145 FAX 777-6462	AIR QUALITY (307) 777-7391 FAX 777-5616	INDUSTRIAL SITING (307) 777-7369 FAX 777-6937	LAND QUALITY (307) 777-7756 FAX 777-5864	SOLID & HAZ. WASTE (307) 777-7752 FAX 777-5973	WATER QUALITY (307) 777-7781 FAX 777-5973
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April 14, 2000

Mr. Chetan Patel
1021 Russell Avenue
Worland, WY 82401

RE: Collins Car Wash - Underground Storage Tank Facility 0-002221

Dear Mr. Patel:

The fiberglass reinforced plastic tanks at Collins Car Wash met the requirement for cathodic protection when they were installed on September 1, 1989. Chapter 17, Section 14(a)(i) requires that you convert to a monthly monitoring technique after the tenth anniversary of the date when the tank met the cathodic protection requirements for the first time. According to our records, you are still using Inventory Control and Tank Tightness Testing as your method of leak detection for this tank. This is a violation of Chapter 17(a)(i), Wyoming Water Quality Rules and Regulations.

Within sixty(60) days of the date of this letter, you must convert this system to one of the following systems of leak detection for the tank:

1. Statistical Inventory Reconciliation (SIR): this method does not require installation of additional equipment, but it requires that you submit your inventory control records to an outside vendor for statistical reconciliation. This must be maintained monthly as long as the tank remains in place unless replaced with another monthly monitoring technique. This method also serves to test the lines, but does not take the place of Automatic Line Leak Detectors. It does eliminate the need to pressure test the lines on an annual basis.
2. Automatic Tank Gauging (ATG): This method requires the installation of automatic equipment for leak detection on the tank. This method does not test the lines unless the ATG is equipped with line sensors.
3. Vapor Monitoring Wells: Requires the installation of vapor monitoring wells in the tank basin and along the length of any long pipe runs. Applicable only if the tank basin is above groundwater. Cannot be used if the site is already a contaminated site.
4. Groundwater Monitoring Wells: Requires the installation of groundwater monitoring wells in the tank basin and is applicable only if the depth to groundwater is less than 20 feet. Cannot be used if the site is already a contaminated site.



Konings Real Estate

3211 Energy Lane, #205
P.O. Box 392
Casper, WY 82602

Phone (307) 234-7530
FAX (307) 265-6618.

Sept. 25, 2001

I, Chetan Patel, authorize Phil Konings of Konings Real Estate to handle the sale of my Convenience Store & Car Wash located on W. Collins Street in Casper, WY.

I agree to pay him 6% Commission on the sales price.


_____ 9/25/01
Chetan Patel Date

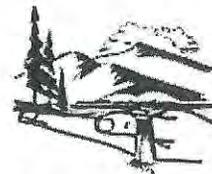

_____ 9/25/01
Phil Konings Date





Department of Environmental Quality

To protect, conserve, and enhance the Quality of Wyoming's environment for the benefit of current and future generations



Matthew H. Mead, Governor

Todd Parfitt, Director

November 5, 2015

Chetan Patel
1021 Russell Avenue
Worland, WY 82401

RE: Letter of Compliance for Notice of Violation Docket Number 5539-15
Collins Car Wash, Storage Tank Facility Number 0-002221
Located at 841 West Collins, Casper, WY

Dear Mr. Patel:

It appears that a Letter of Compliance for Notice of Violation (NOV) Docket Number 5539-15 has not been issued. Notice of Violation Docket Number 5539-15 was issued to you for: 1) failure to drain and cap underground piping that is connected to an underground storage tank (UST) that is in temporarily out of use status, 2) failure have licensed Class A and B Storage Tank Operators, and 3) failure to pay annual tank fees. Since the Nov was issued, 1) you have drained and capped the underground piping, 2) obtained a Class A and Class B Storage Tank Operator's license, and 3) you have paid the past due annual tank fees. The violations outlined in NOV Docket Number 5539-15 have been resolved and it appears that the facility is now in compliance with Wyoming Water Quality Rules and Regulations, Chapter 17, and the Storage Tank Act of 2007.

If you have any questions regarding this matter please feel free to contact me at (307)777-7097, or my email address is oma.gilbreth@wyo.gov.

Sincerely,

Oma K. Gilbreth IV
Storage Tank Program Compliance Supervisor
Solid and Hazardous Waste Division

cc. Facility File 0-00221
EQC





EXHIBIT
9





EXHIBIT
10

tabbles

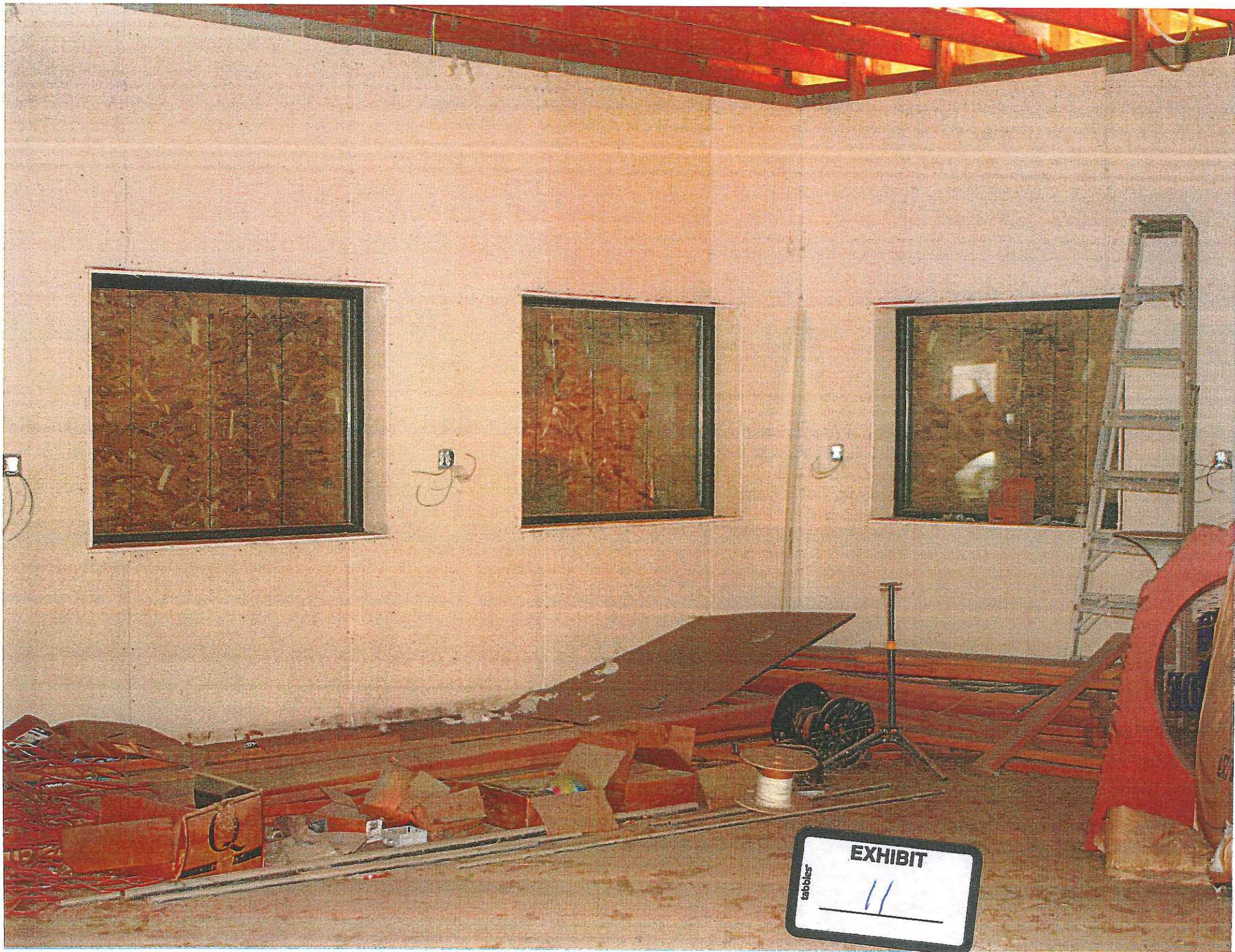


EXHIBIT
11



tabbler
EXHIBIT
12



100%
5/10/12

EXHIBIT
13

embler



EXHIBIT
14



EXHIBIT

15

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KB Mec
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MECHANICS

KB MECHANICS
277 7594

EXHIBIT
16





Comtronix
COMMUNICATION ELECTRONICS, INC.

Quality
Electronics

BEVERAGE

EXHIBIT
17



EXHIBIT
18

Letter from Attorney in Response to Applicant Materials
(1 Pages)

April 22, 2016

MEMO TO: Bob King, Chairman
Members, Planning and Zoning Commission

FROM: Wallace Trembath, Assistant City Attorney

SUBJECT: **PLN-16-025-Z** - Petition for a Zone Change of Casper Block 122, Lot 1-3 Commercial, and Casper Block 122 Lot 4-5 All, located at 901 and 909 South Cedar Street, from OYDSPC (Old Yellowstone District and South Poplar Corridor) to C-2 (General Business). Applicant: Chetan Patel.

This memorandum is to clarify the record concerning statements made in an April 14, 2016, letter from Abromats Law Office to the Community Development Department (“CDD”) about the above referenced case. At least three separate times in the letter and accompanying documents, Letitia Abromats, as the attorney for Chetan Patel, alleged that Patel was acting upon my advice as legal counsel of the City of Casper, Wyoming. While it is true that I had some conversations with Patel’s attorney (as further described below), I did not offer legal advice to Patel or his attorney.

Patel and Abromats had several contacts with the CDD regarding the Collins Car Wash property. On multiple occasions, the CDD informed them that Patel’s proposed use is not permitted in the Old Yellowstone District (OYD). In late October 2015, Abromats threatened a lawsuit against the City of Casper. Immediately thereafter, the CDD temporarily ceased speaking with Patel or his attorney, and referred them to the City Attorney’s Office.

Abromats then contacted me. We had a few conversations about the procedural options available to Patel under the Casper Municipal Code, and the timelines for each. Abromats indicated that she would discuss the options with her client and likely, immediately pursue the zone change option. We also discussed her client’s contention that the proposed use is permitted by right under the form based code in the OYD. I let her know that we disagree with her client’s position. Since that issue is not properly before the Planning and Zoning Commission, I will refrain from further comments about it at this time.

Lastly, the letter refers to me several times as the Casper City Attorney. My official job title is Assistant City Attorney II. William C. Luben is the City Attorney for the City of Casper.

Sincerely,

Wallace Trembath III

Public Comment from Carolyn and Phillip Winburn

(1 Page)

Carolyn Winburn
905 S. Chestnut
Casper, WY 82604

4/27/2016

APR 29 2016

Dear City Counsel,

I am writing about the post card we received about a business that is coming to the next block over on S. Cedar. There are pro's and con's. It depends on the business. Right now the business's that are surrounding are not all great. Select car lot is okay. Even if someone parks next to our lot, they are only there for just a short time. We realize that on any city street anyone can park but it's when people from a business are parking next to our lot for hours and that has happened, and when we have family and friends coming over they can't park by our house to come into our house. Which in this neighborhood there isn't a great deal of parking. The auto mechanic's shop is a different thing. There are times when they park for hours, U-Haul trucks and auto's across the street in front of my neighbors house, which I had 3 other neighbors that had asked me if this was going to be the norm. This is our homes and we want this to be a neighborhood where we don't have U-Haul trucks sitting in the neighborhood for long periods of time. and then there are times when either people that are working there have parked in front of my house where my husband had to park else where because someone that was over to the mechanic's shop was parked in front of house. I finally went out once and told them to please park closer to the corner so my husband could park in front of our house.

Then there is noise levels. Select car lot is not loud at all. Town Pump is not loud at all. Auto mechanic's shop can get loud in the summer. There are times in the summer that there is a race car or mud truck they work on and they race the motor then and that is in the evening. I realize they are aloud to work on race cars and they need to start the engines but when we're sitting out in our yards in the evenings or in our homes with our doors open we don't want to hear car engines racing. WE LIVE HERE WE LIKE TO HAVE LOW NIOSE LEVELS AND ENJOY OUR HOMES. I have written to the auto mechanic's shop and they have complied as much as they can. They no longer leave the U-Haul trucks there for days. And most of the people that park in front of our house now park to the corner. They have been good about trying to comply when someone complains. Thank you Mr. & Mrs. Winburn

Carolyn & Phillip Winburn

Staff Report for 2008 Zone Change to Planning and Zoning Commission
(6 Pages)

March 20, 2008

MEMO TO: Mike Bell, Chairman
Members of the Planning and Zoning Commission

FROM: April D. Getchius, AICP, Community Development Director
Craig Collins, Associate Planner

SUBJECT: **PLAN AMENDMENT** – Old Yellowstone District and South Poplar Street Corridor development plan amendment.

ORDINANCE ADDITION – *(Tabled from September)* Creating Section 17.94 of the Casper Municipal Code to Create the Old Yellowstone District and South Poplar Street Corridor Form Based Code.

ZOC-08-005 – Rezoning of The Old Yellowstone District and South Poplar Street Corridor, from M-1 (Limited Industrial), M-2 (General Industrial), C-3 (Central Business), C-4 (Highway Business), C-2 (General Business), PUD (Planned Unit Development), R-6 (Manufactured Home (Mobile) Park), R-4 (High-Density Residential), R-3 (One to Four Unit Residential), and R-2 (One Unit Residential) to the Old Yellowstone District and South Poplar Street Form Based Code.

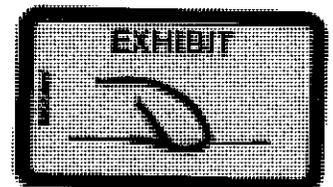
Code Compliance:

Staff has complied with all requirements of Sections 17.12.160 (Zone Changes Initiated by Council) and 1.01 (Code Adoption) of the Casper Municipal Code pertaining to zone changes and ordinance amendments. The Commission is responsible for reviewing ordinance amendments and zone changes and must make a recommendation to the City Council to approve, approve with conditions, deny, or table the proposal.

Public notice was posted on the property and staff notified all property owners within a 300' radius of the property of the date, time, and place of the public hearing on the rezoning. Staff has received comments regarding these cases and those received to date are attached hereto. If additional comments are received, staff will present them to the Planning Commission at the public hearing.

Recommendation Regarding the Plan Amendment:

That the Planning and Zoning Commission approve an amendment pertaining to Old Yellowstone District and South Poplar Street Development Plan, and forward a “do-pass” recommendation to the City Council.



Summary:

The City of Casper undertook a redevelopment plan for what was termed the West Central and South Poplar Street Corridor in 2006. There was significant discussion, public workshops, and public hearings on the proposed plan. Ultimately the Old Yellowstone District and West Central Corridor Redevelopment Plan was adopted in September, 2007. Subsequently, a public meeting was held in September 26, 2007 to explain the implications of the Form Based Code which would implement the recently adopted plan. Property and business owners from the study area expressed major concerns regarding the regulation of existing businesses and the recently adopted street plan. As a result, the adoption of the regulating code was postponed in order to allow for additional discussions with impacted businesses and property owners.

The purpose of the amendment before the Planning and Zoning Commission is to amend the previously adopted plan to reflect changes resulting from the property and business owners' discussion. These changes include:

Street Configuration

The originally proposed street plan illustrated future streets that ran through existing buildings. Although the intent was long term connectivity, the existing property owners and business were concerned about the impacts of the street locations on the viability of their businesses. As a result, a number of streets were either removed or relocated to better accommodate the existing structures in the neighborhood. For example, there was a future street illustrated through Bloedorn Lumber site. That street was subsequently removed. In addition, a central boulevard terminated near the North Platte River, providing pedestrian access. Since this boulevard also crossed building sites, it was removed. The attached plan amendment, however, states that pedestrian access must be provided for to the river in final development.

Land Use

The proposed plan amendment includes changes to the Land Use Map. These changes include an increase in the more commercial uses along Collins. In addition, the town square location has been relocated to the south. This is property currently owned by the City and can be developed relatively quickly. The previous town square location lies on private property that may not be available for some time. The boulevard was extended southward, however, to terminate at the new park location.

Advisory Committee

The plan also includes the formation of an advisory committee. The purpose of the advisory committee is to provide property and business owner input into the implementation of the plan. The membership will be appointed by City Council and consist of two Planning and Zoning Commissioners, two City Council members and three

property and/or business owners in the District. A copy of the summary of the advisory committee is attached.

Recommendation Regarding the Form Based Code Ordinance

Staff recommends that the Planning and Zoning Commission forward the Form Based Code Ordinance to the City Council with a “do pass” recommendation.

Summary

The proposed ordinance amendment creates the Old Yellowstone District and South Poplar Corridor Form Based Code. A form based code emphasizes the built environment and the viability of buildings for re-use rather than the zoning uses themselves. The code includes a regulating plan that dictates the location of certain building types and also includes design guidelines. The design guidelines will influence the type of architectural design in the District. The guidelines are applied when a property owner remodels over 50% of the structure and/or façade of the building. The building type and design guidelines govern materials, building height, and location on the lot. An in-house architectural review committee will be responsible for approval or denial of design proposals. If a proposal is denied, the applicant can re-submit or can appeal the decision to a City Council committee.

There has been significant discussion regarding the uses allowed or prohibited in the code. Although a form based code in its truest form would have not prohibited uses because it focuses on building types, staff has recommended that some uses simply are not compatible with the OYD plan. As a result, a list of prohibited uses was developed, but with the clarification that **existing uses in the District may stay and even expand to adjoining properties and in conformance with design guidelines.**

The proposed ordinance change is in conformance with the City’s recently adopted Old Yellowstone District and South Poplar Street Corridor Plan

Recommendation Regarding the Zone Change

Staff recommends the Planning and Zoning Commission forward a “do-pass” recommendation to the City Council on rezoning the corridor area to the Old Yellowstone District and South Poplar Street Corridor Form Based Code.

In order to implement the plan, the entire corridor study area must be rezoned so that it is subject to the form based code. Although current development may continue to operate as is, if an owner makes significant changes that cross the design thresholds of 50% or more of the floor area, for example, then the design guidelines will be triggered.

The proposed zone change is in conformance with the City’s recently adopted Old Yellowstone District and South Poplar Street Corridor Plan.

Advisory Committee for the Old Yellowstone District

Purpose

The advisory committee will play an essential role in the City's plans to implement and promote the redevelopment of the Old Yellowstone District through discussion about development proposals, creation of outreach/neighborhood assistance programs, pursuit of desirable grant opportunities, and inclusion of smart growth principles.

The advisory committee will streamline communication channels between the City and the community. They will make periodic reports to the stakeholders in the Old Yellowstone District. The advisory committee will provide recommendations to the City Council, who will ultimately make the final decisions.

Structure

The advisory committee will be made up of three property owners and/or business owners from the Old Yellowstone District and two alternates, two City Council members, and two Planning and Zoning Commission members. The committee will serve in an advisory capacity to Council. The full committee will meet monthly, or as needed.

The committee will encourage feedback from the property owners within the Old Yellowstone District. Committee members will be available to receive suggestions and address comments. Personal contact information will be provided on the City website.

Application

Property owners interested in applying for a seat on the Old Yellowstone District advisory committee must currently own property or a business in the district. The Old Yellowstone District Coalition will recommend a slate of potential candidates to the Council and City staff.

Each candidate shall submit a letter of interest to the Casper City Council indicating their reason for applying for the committee seat. In the letter they should:

- a) share highlights of their personal and business backgrounds,
- b) indicate any involvement they have had on other advisory committees, and
- c) provide examples of outreach activities they would like to accomplish.

Appointment

The mayor, by and with the consent and advice of his/her fellow Casper City Council members, will appoint the members of the Old Yellowstone District advisory committee on the basis of their interest in, and knowledge of, community planning, urban renewal, and business management.

The term of the appointment for the property owner or business owner seats will be as follows: Three will be selected as regular members for a term of two (2) years; and two will be selected as alternates with a term of one (1) year. Interested parties are welcome to resubmit a new letter of interest once their term of appointment has ended.

The alternates may attend meetings, serve in place of an absent business and/or land owner member, and assume their term if there is a resignation.

Advisory committee members shall receive no compensation for their services, but will be entitled to necessary expenses incurred in the discharge of their duties.

It is the City's intent that the advisory committee serve as liaisons with the City Council, Planning and Zoning Commission, City staff, and Old Yellowstone District stakeholders to provide knowledge and recommendations on issues that arise. All members of the advisory committee shall abide by the City of Casper guidelines and policies related to conflicts of interest.

Staff

The advisory committee will be staffed by the City of Casper Urban Renewal Coordinator.

Old Yellowstone District and South Poplar Street Corridor Plan Amendment #1

Introduction

This amendment will outline proposed changes to the plan since its adoption in September 2007. This explanation and its accompanying documentation will be incorporated as an addendum to the adopted plan.

Land Use Plan

The Old Yellowstone District and South Poplar Street Corridor Plan is hereby amended to incorporate the updated Land Use Map as illustrated on the attached. The updated Land Use Map reflects changes to the land use designations, the location of the park/town square and the street system configuration. The Land Use Map will guide the Regulating Plan and regulations of the Form Based Code.

Street System

The street system has been altered from the adopted plan to reflect additional public input. Specifically, the area property owners and businesses were concerned that proposed streets were illustrated as running through existing buildings. Although these were future streets and not yet designed or engineered, streets were either removed from the plan or reconfigured to avoid existing structures.

Access to the River

Although direct public access to the river is not illustrated from the main boulevard, it is the intent of the Plan to have direct public access incorporated as part of development proposals along the river.

Advisory Committee

In order ensure communication with business and property owners within the Old Yellowstone District and South Poplar Street Corridor, an advisory committee will be established. The advisory committee will play an essential role in the City's plans to implement and promote the redevelopment of the Old Yellowstone District through discussion about development proposals, creation of outreach/neighborhood assistance programs, pursuit of desirable grant opportunities, and inclusion of smart growth principles.

The advisory committee will streamline communication channels between the City and the community. They will make periodic reports to the stakeholders in the Old Yellowstone District. The advisory committee will provide recommendations to the City Council, who will ultimately make the final decisions.

The City Council will appoint members of the Advisory Committee as outlined in policy.

Public Notice Information from 2008
(14 Pages)

LEGAL NOTICE

The Casper City Council will hold a public hearing on Tuesday, May 20, 2008, at 6:00 p.m. in the City Council Chambers, located at 200 North David Street, Casper, Wyoming, to consider the following items:

An amendment to the Old Yellowstone District and South Poplar Street Corridor redevelopment plan.

An ordinance creating Chapter 17.94 of the Casper Municipal Code to adopt the Old Yellowstone District and South Poplar Street Corridor Form Based Code.

Rezoning of The Old Yellowstone District and South Poplar Street Corridor from M-1 (Limited Industrial), M-2 (General Industrial), C-2 (General Business), C-3 (Central Business), C-4 (Highway Business), PUD (Planned Unit Development), R-2 (One Unit Residential), R-3 (One to Four Unit Residential), R-4 (High-Density Residential), and R-6 (Manufactured Home (Mobile) Park), to the Old Yellowstone District and South Poplar Street Form Based Code. A parcel of land being in the SE 1/4 of Section 8 and the SW 1/4 and the N 1/2 of Section 9, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming, being more particularly described as follows: Beginning at the southwest right-of-way corner of West 1st Street and South David Street; thence south along the west line of South David Street and the west line of South David Street extended to the southeast line of West Collins Drive; thence southwest along the southeast line of West Collins Drive to the east line of the alley in Block 122 of Casper Addition; thence south along the east line of the alley in Blocks 122, 123, 124 and 125 of Casper Addition to the north line of West 13th Street; thence east along the north line of West 13th Street to the southwest corner of Block 121 of Casper Addition; thence southwest to the southeast right-of-way corner of West 13th Street and the alley in Block 160 of Casper Addition; thence southwest along the southeast line of said alley in Block 160 to the north line of West 14th Street; thence east along the north line of West 14th Street to the intersection with the northwest line of CY Avenue; thence southwest along the northwest line of CY Avenue to the southwest corner of Block 224 of Casper Addition; thence northwest to the southeast corner of Lot 1 of Westridge Addition and a point on the west side of an alley; thence north along the west line of said alley and the alley in Blocks 165, 158, 153, 140 and 139 of Casper Addition to the southeast line of

West Collins Drive; thence northeast along the southeast line of West Collins Drive to the northeast corner of said Block 139 and the intersection with the west line of South Poplar Street; thence north along west line of South Poplar Street to the northwest bank of the North Platte River; thence northeast along the northwest bank of the North Platte River to the intersection with the south line of West 1st Street; thence east along the south line of West 1st Street to the west line of South David Street and the Point of Beginning.

An Ordinance Amending various Sections of Title 17 of the Casper Municipal Code Pertaining to Zoning.

A plat of portions of the SW 1/4 NE 1/4, Section 9, Township 33 N, R 79W, to create the Triflection Addition, located north of Collins Drive and west of Center Street, generally located at 136 W Collins Drive, comprising 0.856 acres, more or less, creating 2 lots and zoned C-3 (Central Business)

ATTEST:
V. H. McDonald
City Clerk

Paul C. Bertaoglio
Mayor

CITY OF CASPER.
A Municipal Corporation
PUBLISH: May 2, 2008 Legal No. 808692

CASPER Star Tribune

Wyoming's News Source

P.O. Box 80 • Casper, WY 82602-0080 • (307) 266-0500

AFFIDAVIT OF PUBLICATION

STATE OF WYOMING)
COUNTY OF NATRONA)

I, the undersigned, being a person in the employ of the **Casper Star-Tribune**, a newspaper published in CASPER, NATRONA COUNTY, WYOMING, and knowing the facts herein set forth do so solemnly swear that a copy of the notice as per clipping attached was printed and published

daily

weekly

in the regular and entire issue of said newspaper, and not in any supplement thereof, for

1 consecutive days ~~weeks~~

commencing with issue dated

May 2, 2008

ending with issue dated

May 2, 2008

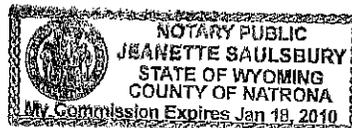
Signed

Maria J. Peckham

Subscribed in my presence and sworn to before me this

7th day of May 2008

Jeanette Saulsbury





City of Casper

Incorporated 1889
Casper, Wyoming 82601

DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
200 NORTH DAVID STREET
PHONE (307) 235-8241
WWW.CASPERWY.GOV

March 6, 2008

Dear Property Owner/Resident:

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the City of Casper will hold a public hearing at **6:00 p.m.** on **Tuesday, March 25, 2008**, in the City Council Chambers, Casper City Hall, 200 North David Street.

PLAN AMENDMENT – Old Yellowstone District and South Poplar Street Corridor development plan amendment.

ORDINANCE ADDITION – *(Tabled from September)* Creating Section 17.94 of the Casper Municipal Code to Create the Old Yellowstone District and South Poplar Street Corridor Form Based Code.

ZOC-08-005 – Rezoning of The Old Yellowstone District and South Poplar Street Corridor from M-1 (Limited Industrial), M-2 (General Industrial), C-3 (Central Business), C-4 (Highway Business), C-2 (General Business), PUD (Planned Unit Development), R-6 (Manufactured Home (Mobile) Park), R-4 (High-Density Residential), R-3 (One to Four Unit Residential), and R-2 (One Unit Residential) to the Old Yellowstone District and South Poplar Street Form Based Code.

You, as a property owner/resident within a 300-foot radius of the perimeter of the above-described property, are hereby notified of this public hearing. If you are not the property owner, please also forward this information to the current owner.

The purpose of these cases is to implement the Old Yellowstone District and South Poplar Corridor Plan. The first case amends the plan adopted by City Council last year to reflect changes to the street system and land use. The second case creates the new zoning regulations for the district and, again, reflects changes recommended by public input. These changes include clearly stating that existing businesses may continue to operate, may expand or even be sold. The third case changes the zoning in the area from a mixture of existing zoning districts to the new form based code zoning.

If you wish, you may submit letters or written comments prior to the Planning and Zoning Commission meeting. You may also attend the public hearing and present written and/or oral comments at that time. Depending on the number of people wanting to speak for or against this action, the Chairman may limit the time you have in which to make your presentation.

Written comments may be submitted to The City Planning Department, 200 North David Street, Room 203, Casper, WY 82601. The Planning Department's phone number is (307)-235-8241. E-Mail comments/questions may be submitted to cgoad@cityofcasperwy.com. Comments should be received by **March 20, 2008** to be included in the Planning and Zoning Commission's packet of information that they receive prior to the public hearing.

Respectfully,

April D. Getchius, AICP
Community Development Director





City of Casper

Incorporated 1889
Casper, Wyoming 82601

DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
200 NORTH DAVID STREET
PHONE (307) 235-8241
WWW.CASPERWY.GOV

May 1, 2008

Dear Property Owner/Resident:

NOTICE OF PUBLIC HEARING

The Casper City Council will hold a public hearing at **6:00 p.m.** on **Tuesday, May 20, 2008**, in the City Council Chambers, Casper City Hall, 200 North David Street.

PLAN AMENDMENT – Old Yellowstone District and South Poplar Street Corridor development plan amendment.

ORDINANCE ADDITION – Creating Section 17.94 of the Casper Municipal Code to Create the Old Yellowstone District and South Poplar Street Corridor Form Based Code.

ZOC-08-005 – Rezoning of The Old Yellowstone District and South Poplar Street Corridor from M-1 (Limited Industrial), M-2 (General Industrial), C-3 (Central Business), C-4 (Highway Business), C-2 (General Business), PUD (Planned Unit Development), R-6 (Manufactured Home (Mobile) Park), R-4 (High-Density Residential), R-3 (One to Four Unit Residential), and R-2 (One Unit Residential) to the Old Yellowstone District and South Poplar Street Form Based Code.

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If you wish, you may submit letters or written comments prior to the City Council meeting. You may also attend the public hearing and present written and/or oral comments at that time. Depending on the number of people wanting to speak for or against this action, the Chairman may limit the time you have in which to make your presentation.

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Respectfully,

April D. Getchius, AICP
Community Development Director

OWN1	OWN2	ADDR1	ADDR2	ADDR3
#1 PROPERTIES OF CASPER	ATTN: JEANNE GOLDRICK	535 W YELLOWSTONE HWY	CASPER WY 82601-7507	
125 WEST SECOND LLC		BOX 2891	CASPER WY 82602	
A MOMENT IN TIME	ATTN: SHERI SHUPT	341 W YELLOWSTONE HWY	CASPER WY 82601-2442	
A-1 TIRE	ATTN: TERRY & DEVON MATHES	400 W YELLOWSTONE HWY	CASPER WY 82601-2445	
AAKER, NANCY JO		839 CY AVE	CASPER WY 82601	
AAKER, RODNEY ET UX		2963 COTTON CREEK PL	CASPER WY 82604	
ACKERMAN, THOMAS A ET UX		1807 KIT CARSON AVE	CASPER WY 82604	
ACTION GLASS	ATTN: DICK ARIOSTO	500 W COLLINS DR	CASPER WY 82601-2453	
ACTION PLUMBING & HEATING		BOX 2102	MILLS WY 82644	
ADAMS, THOMAS ET AL TRUSTEES		928 E 15TH ST	CASPER WY 82601-4415	
ALBERTSONS INC		BOX 20	BOISE ID 83726	
ALL STAR AUTO BODY	ATTN: KELLY KESSLER	815 W MIDWEST AVE	CASPER WY 82601-2304	
ALLEN, WILLIAM SCOTT ET UX		1544 S CEDAR ST	CASPER WY 82601	
ALLISON, JAMES L		829 CY AVE	CASPER WY 82601	
ALLISON, RYAN M		4010A S POPLAR ST PMB 258	CASPER WY 82601	
AMERICAN HOME INSPECTIONS	ATTN: HARRY WILLIS	770 W COLLINS DR, STE 201	CASPER WY 82601-2350	
AMERICAN PLUMBING AND HEATING	ATTN: JOE DENNIS	518 S WALNUT ST	CASPER WY 82601-2311	
AMERICAN TITLE AGENCY	ATTN: DOUG ATNIP	315 W 1ST ST	CASPER WY 82601-2405	
AMES AUTOMOTIVE	ATTN: KENT AMES	255 W YELLOWSTONE HWY	CASPER WY 82601-2440	
AMOCO OIL COMPANY	ATTN: STEVE FERRY	317 ANACONDA RD	BUTTE, MT 59701	
ANDERSON, CASEY J ET UX		1510 S CHESTNUT ST	CASPER WY 82601	
ANDERSON, WARREN JAMES ET AL		1328 S BOXELDER ST	CASPER WY 82604	
ARCHULETA, CELESTINA M		1117 W 13TH ST	CASPER WY 82604	
ARELLANO, JOHN ET UX		926 W MIDWEST AV	CASPER WY 82601	
ARIAS, ARCADIO ET UX		320 TRIGOOD DR	CASPER WY 82609	
ARTIST'S CHOICE	ATTN: GARY CRANDALL	847 W YELLOWSTONE HWY	CASPER WY 82601-1708	
ASBURY, CHRIS M ET UX		260 W 1ST ST	CASPER WY 82601	
ASH STREET PLAZA LLC		135 N ASH ST	CASPER WY 82601	
ASH, DOROTHY		457 TRIGOOD DR	CASPER WY 82609	
B & D ENTERPRISES		1910 RUSTIC DR	CASPER WY 82609	
B R T		1717 S CHESTNUT ST	CASPER WY 82601	
BABCOCK, CHARLES B ET UX		1523 KELLY DR	CASPER WY 82609	
BABCOCK, EVA A TRUSTEE		BOX 3784	CASPER WY 82602	
BABISH, TRENT A	ATTN: JASON B WESTBY	1126 W 15TH ST	CASPER WY 82604	
BAILEY, JIM M ET AL TRUSTEE		BOX 4236	CASPER WY 82604	
BARANKIEWICZ, DORIS E		BOX 646	CASPER WY 82602	
BARNARD, WILLIAM N TRUSTEE ET AL		421 S CENTER ST	CASPER WY 82601	
BARTLETT, THOMAS H ET AL TRUSTEES		3301 E 12TH ST	CASPER WY 82609	
BASTOW, MARVIN R		817 W 11TH ST	CASPER WY 82601	
BEARPAW SURVEY INC		4010- A S POPLAR ST #307	CASPER WY 82601	
BECKER, GREGORY A ET AL		820 W 45TH ST	CASPER WY 82601	
BENNETT, JAMES ET UX		1244 S BOXELDER ST	CASPER WY 82604	
BENNETT, STEPHEN C ET AL TRUSTEES		3480 E 19TH ST	CASPER WY 82609	
BENSON, DALE L ET UX		1539 S POPLAR ST	CASPER WY 82601	
BENTZ, DONALD J		701 W COLLINS DR	CASPER WY 82601	
BENTZ'S LIMITED PARTNERSHIP		701 W COLLINS DR	CASPER WY 82601	
BERDAHL'S LLC		4990 CHINOOK TRAIL RD	CASPER WY 82604	
BERNARD, RAY E ET UX		251 W 1ST ST	CASPER WY 82601	
BIEBER, EDWARD J ET UX		73 CALYPSO	CASPER WY 82604	
BIG HORN RAILROAD CO		1011 WESTERN AVE STE 700	SEATTLE WA 98104	

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OWN1	OWN2	ADDR1	ADDR2	ADDR3
BILL FERRELL		528 S WALNUT	CASPER WY 82601	
BLOEDORN LUMBER BUILDING MATERIALS	ATTN: SHAWN EDMONSON	665 S WALNUT ST	CASPER WY 82601-2312	
BLOOM, MARGARET A		916 W 14TH ST	CASPER WY 82601	
BODENHAMER, JAMES A ET AL TRUSTEES		1105 W 22ND ST	CASPER WY 82801	
BODY, ROBERT A ET AL		804 W 13TH ST	CASPER WY 82601	
BOLTZ, HARLAN E JR		908 S WALNUT ST	CASPER WY 82601	
BORUM, GLENDARA ET AL		740 W 10TH ST	CASPER WY 82601	
BOSTWICK, RICHARD H		BOX 4163	CASPER WY 82604	
BOULANGERIE LLC		1717 S CHESTNUT	CASPER WY 82601	
BOUZIS, NEKTARIOS A		708 W 8TH ST	GILLETTE WY 82716	
BOWEN, DONNA GERALDINE		1246 S CEDAR ST	CASPER WY 82601	
BRADFORD, MELANIE J		1120 S BOXELDER ST	CASPER WY 82604	
BRAMSON, MARILYN JOAN ET AL		1007 S BOXELDER ST	CASPER WY 82604	
BRANCH, PHYLLIS N		917 S CHESTNUT ST	CASPER WY 82601	
BRASMER, RANDY L ET UX		1026 S CEDAR ST	CASPER WY 82601	
BRETEY, PAMLA K		2945 NOB HILL DR	CASPER WY 82601	
BRITTAIN & CAMPBELL	CFD: SELECT USED CARS	737 W COLLINS DR	CASPER WY 82601	
BROWN, RANDY C ET UX		4810 E 20TH ST	CASPER WY 82809	
BRUCE EDDY		1650 E 2ND ST	CASPER WY 82601-3005	
BRYANT, MYRON E ET AL		BOX 598	MILLS WY 82644	
BUILDERS MART THE	ATTN: R G BULLACK	BOX 1077	TORRINGTON WY 82240	
BURBACK REFRIGERATION & APPL REPAIR INC		500 W 1ST ST	CASPER WY 82601	
BURGESS, LOIS I TRUSTEE		2100 BELLAIRE DR	CASPER WY 82604	
BURGESS, LOUISE STEFFEY TRUSTEE		1480 CHAMBERLAIN RD	CASPER WY 82604-2742	
BURRIDGE, JAMES L		5102 YUMA ST NW	WASHINGTON DC 20016	
BURTCH, PEARL A ET AL		1133 S BOXELDER ST	CASPER WY 82604	
BURWELL, RODDY ALLYN		1413 S BOXELDER ST	CASPER WY 82604	
BUTLER, GRACE T		918 S CHESTNUT ST	CASPER WY 82601	
CAMPBELL, RONALD A TRUSTEE		BOX 19	CASPER WY 82602	
CAMPBELL-BRITTAIN PROPERTIES LLC		1515 W 12TH ST	CASPER WY 82604	
CAR CARE INC		701 W YELLOWSTONE HWY	CASPER WY 82601	
CARDENAS, ARNOLDO ET UX		BOX 981	CASPER WY 82602	
CARLSON, DAVID R		2101 NEWPORT	CASPER WY 82609	
CAROTHERS, MICHAEL P		5031 E 15TH ST	CASPER WY 82609	
CARPENTER COMPANY LLC		1836 N WILLOW CREEK RD	CASPER WY 82604	
CARPENTER, ROBERT WILLIAM TRUSTEE		18858 129TH PL SE	RENTON WA 98058	
CARTIER ENTERPRISES LLC	ATTN: MAURICE F CARTIER	1087 GRANADA AVE	CASPER WY 82601	
CASPER ARTISTS' GUILD		1040 W 15TH ST	CASPER WY 82604	
CASPER HOSPITALITY GROUP LLC		BOX 2825	CASPER WY 82602	
CASPER WEST PROPERTIES LLC		BOX 2566	CASPER WY 82602	
CASPER WRAP & SHIP COPY CENTER	ATTN: BARBARA CAMPBELL	328 W YELLOWSTONE HWY	CASPER WY 82601-2443	
CASPER YOUTH FOR CHRIST INC		520 S WALNUT ST #310	CASPER WY 82601	
CASTELLOW, LEE H ET AL TRUSTEES		147 SHERWOOD CIR	CASPER WY 82609	
CASTLELLOW, LEE H TRUSTEE		BOX 50515	CASPER WY 82605	
CATHCART, SUE C		1617 S POPLAR ST	CASPER WY 82601	
CHALLENGER HOLDINGS LLC		824 W YELLOWSTONE HWY	CASPER WY 82601	
CHARLES WALSH		PO BOX 66	ALCOVA WY 82620-0066	
CHAUNCEY, SAM G		1228 S BOXELDER ST	CASPER WY 82604	
CHILD EVANGELISM FELLOWSHIP	ATTN: BARBARA HOOPER	770 W COLLINS DR, STE 205	CASPER WY 82601-2350	
CHURCH OF ST ANTHONY		604 S CENTER ST	CASPER WY 82601	

OWN1	OWN2	ADDR1	ADDR2	ADDR3
CISNEROS, KENNETH B ET AL TRUSTEES	CFD: DUDACK, MICHAEL J	1227 S CHESTNUT ST	CASPER WY 82601	
CITIFINANCIAL INC	ATTN: TIMOTHY P COLLING	105 E 12TH ST	CASPER WY 82601	
CLAPP AND ASSOC	ATTN: LARRY CLAPP	323 S DAVID ST	CASPER WY 82601-2421	
CLAPP, LARRY R		323 S DAVID ST	CASPER WY 82601	
CLEAR CREEK HOMES	ATTN: FRED LAWRENCE	337 W YELLOWSTONE HWY	CASPER WY 82601-2442	
COLE, UNA		831 S SPRUCE ST	CASPER WY 82601	
COLLIER, SUZANNE S		225 W 1ST ST	CASPER WY 82601	
COLLING, TIMOTHY P		901 W MIDWEST AVE	CASPER WY 82601	
COLLOM, NOLA J RITCHEY TRUSTEE		504 S PENNSYLVANIA AV	CASPER WY 82609	
COMMUNITY ENTRY SERVICES		2441 PECK AVE	RIVERTON WY 82501	
COOPER, BRIAN J		1154 S POPLAR ST	CASPER WY 82601	
COTTELL, LARRY N ET AL		839 W 15TH ST	CASPER WY 82601	
COUPENS, NEIL E ET AL		120 ASTER	CASPER WY 82604	
COUSINS, ANDRA ET AL		BOX 55	LARAMIE WY 82073	
COWGAR, JEFFERY A ET AL		1339 S BOXELDER ST	CASPER WY 82604	
CUDMORE, RONALD D		1550 S CEDAR ST	CASPER WY 82601	
CURRAH, MARK E ET UX		1511 S CEDAR ST	CASPER WY 82601	
DALE LEGERSKI / JEN ARNOLD		1811 MIRACLE DR	CASPER WY 82609-4600	
DALTON, JACK		BOX 606	CASPER WY 82602	
DALTON, JACK	ATTN: RODNEY ALLOWAY	1127 S CHESTNUT ST	CASPER WY 82601	
DANIEL RAY HARMON		733 W MIDWEST AVE	CASPER WY 82601-2303	
DANIELS, SAM A ET UX		30 POPPY ST	CASPER WY 82604	
D'ARCY, MICHAEL D		5150 CHUCKWAGON TRL	CASPER WY 82604	
D'ARCY, MICHAEL D	ATTN: ROCKEY L WHEELER	1240 KELLY DR	CASPER WY 82609	
DARREN LIPPERT		506 W MIDWEST AVE	CASPER WY 82601-2435	
DAVE BUTTERFIELD		3320 HAWTHORNE AVE	CASPER WY 82604-4922	
DAVID A & KAREN J SCHOOLEY INC		500 W YELLOWSTONE HWY	CASPER WY 82601	
DAWSON, JANET ET VIR		2401 W 42ND ST	CASPER WY 82609	
DE WITT, JAMES H		1567 S ASH ST	CASPER WY 82601	
DEIBERT, SHARON ET AL		1145 S CHESTNUT ST	CASPER WY 82601	
D'ELIA, SERGE M ET AL TRUSTEES		BOX 577	CASPER WY 82602	
DENNIS SUPPLY CO	ATTN: JOHN SAULSBURY	435 W 1ST ST	CASPER WY 82601-2407	
DENNIS, JOE JR ET UX		518 S WALNUT ST	CASPER WY 82601	
DENNIS, KERRY D		726 W 10TH ST	CASPER WY 82601	
DENNISON, SHANNON ET AL		BOX 1223	EVANSVILLE WY 82636	
DEWALD, DAVID W		122 S ELK ST	CASPER WY 82601	
DEWITT, GREGORY D		1014 S ASH ST	CASPER WY 82601	
DILLION REAL ESTATE CO INC	ATTN: MINI MART INC	907 N POPLAR ST STE 151	CASPER WY 82601-1356	
DOG WORLD	ATTN: KATHY HENDERSON	331 W YELLOWSTONE HWY	CASPER WY 82601-2442	
DOMINQUEZ, RAFAELA	ATTN: MARTHA MIRANDA	737 W 12TH ST	CASPER WY 82601	
DOOLEY OIL INC		720 SKYLINE DR	LARAMIE WY 82070	
DORF, BARBARA L		1237 S BOXELDER ST	CASPER WY 82601	
DOVE, RUTH E ET AL		244 W 1ST ST	CASPER WY 82601	
DOYEL, SANDRA LEE		1211 S CEDAR ST	CASPER WY 82601	
DRAKE PROPERTIES LLC	ATTN: KEN DRAKE/WENDOMING	148 W ORION STE C-3	TEMPE AZ 85283	
DRURY, GARY L	CFD: DE WITT, GREGORY	1014 S ASH ST	CASPER WY 82601	
ECKENROD, DEDE A		528 S 9TH	DOUGLAS WY 82633	
EL SHADDAI RANCH LLC		DRAWER A	DOUGLAS WY 82633	
ELDRIDGE, GEORGE F ET AL TRUSTEES		1210 W 22ND ST	CASPER WY 82601	
ELLIOT, JILL ET VIR		2125 BUFFALO ST	CASPER WY 82604	

OWN1	OWN2	ADDR1	ADDR2	ADDR3
ELLISON, JAMES E ET UX		2754 DE SMET DR	CASPER WY 82604	
ELSTON, MICHAEL L ET UX		2090 W PRAIRIE LN	BAR NUNN WY 82601	
ELSTON, ORA O		1023 S BOXELDER ST	CASPER WY 82604	
ELTON, NORMAN E ET UX		1001 ALPINE DR	CASPER WY 82601	
ETTER, N GARY		15776 6200 RD	MONTROSE CO 81401	
FADER, JACLYN S ET AL		916 W 10TH ST	CASPER WY 82601	
FAGERSTONE, BENNY RAY ET UX		1134 S CHESTNUT ST	CASPER WY 82601	
FARNES, CLYDE B ET UX		1229 S CEDAR ST	CASPER WY 82601	
FARYAT LLC		129 W 2ND ST	CASPER WY 82601	
FERGUSON, LINDA MICHELLE		82 JONQUIL	CASPER WY 82604	
FERRIS, LELLA	ATTN: MAGGI MURDOCK	3338 MONTE VISTA DR	CASPER WY 82601	
FIRE STATION LTD PTNSHP		3333 CY AVE	CASPER WY 82604	
FIRST AMERICAN TITLE INSURANCE CO		120 N CENTER ST	CASPER WY 82601	
FITZGERALD, DAVID P ET UX		BOX 58	ALCOVA WY 82620	
FITZSIMMONS, GAIL R		1316 S CEDAR ST	CASPER WY 82601	
FLACK WAREHOUSE LLC		1631 BRENTWOOD DR	CASPER WY 82604	
FLEISCHLI OIL COMPANY INC	ATTN: METOR MARKETING INC	BOX 50097	CASPER WY 82605-0097	
FLEMING SUPPLY		332 E A ST	CASPER WY 82601	
FLICEK, MATTHEW J		1514 S CEDAR ST	CASPER WY 82601	
FORBIS, BRENT L ET UX		623 S ASH ST	CASPER WY 82601	
FORMULA ONE OF CASPER	ATTN: CASEY PEAK	411 W YELLOWSTONE HWY	CASPER WY 82601-2444	
FOSTER, MARY B		BOX 904	MILLS WY 82644	
FOURNIER, THOMAS		581 WINDRIVER	CASPER WY 82609	
FRIEDENBACH, MAXINE B		902 S WALNUT ST	CASPER WY 82601	
FRIENDS HAIR SALON		132 S DAVID ST	CASPER WY 82601-2400	
FRIZELL, JON P ET UX		940 S CENTER ST	CASPER WY 82601	
FULLERTON, ALICIA K		BOX 2227	MILLS WY 82644	
G P LEWIS & CO		1651 GOODSTEIN DR	CASPER WY 82601	
GASDEK, BARRY		5905 CY AVE	CASPER WY 82604	
GAY, GALEN W ET UX		1342 S POPLAR ST	CASPER WY 82601	
GAYLORD, JEAN C		837 W 11TH ST	CASPER WY 82601	
GEIGER, SARAH A	CFD: EDWARDS, CHARLES ET AL	4594 W BOLES RD	CASPER WY 82604	
GHAFFARI, SIDNEY S		BOX 2121	MILLS WY 82644	
GIBBINS, ROBERT W ET UX		801 W COLLINS DR	CASPER WY 82601	
GIFTHORSE LLC		325 W A ST	CASPER WY 82601	
GILL'S GROCERY	ATTN: JOHN KENNEDY	665 W YELLOWSTONE HWY	CASPER WY 82601-1708	
GLASS WAREHOUSE	ATTN: ERIC MILLER	333 W 2ND ST	CASPER WY 82601-2475	
GLASSER, TIMOTHY ET UX		25 GARDENIA	CASPER WY 82604	
GLAZEBROOK, VICKI L	CFD: PELLMAN, SHEILA R ET AL	1124 S POPLAR ST	CASPER WY 82601	
GOODMAN, HOWARD W ET UX		1036 S CEDAR ST	CASPER WY 82601	
GORDON, THELMA JANE		BOX 266	SHOSHONI WY 82649	
GOSSMAN, FRED R		849 S SPRUCE ST	CASPER WY 82601	
GOTTLIEB FAMILY KIRK FAMILY CASPER LLC		24 E COTA STE 100	SANTA BARBARA CA 93101	
GOTTSCHIM, CANDY C		1220 S CHESTNUT ST	CASPER WY 82601	
GRAY, JEFFREY B		924 W 13TH ST	CASPER WY 82601	
GREGORICH, DAVID TONY		945 SWISS TRAILS RD	DUARTE CA 91010-2181	
GUIDELINES PARALEGAL & TAX SERVICES INC	ATTN: JACKIE HEROD	11710 PINKHAM CREEK RD	REXFORD MT 59930	
GUNSIGHT LLC		4420 SUNRISE DR	CASPER WY 82604	
GUS KAMBORIS		3004 HAMILTON WAY	CASPER WY 82609	
H O P LIMITED PARTNERSHIP		1030 GOODSTEIN DR	CASPER WY 82601	

OWN1	OWN2	ADDR1	ADDR2	ADDR3
HAASS, JOHN H		924 W 14TH ST	CASPER WY 82601	
HABITAT FOR HUMANITY	ATTN: BRUCE MAURER	PO BOX 2886	CASPER WY 82602-2886	
HAINES, MARGARET		1032 S SPRUCE ST	CASPER WY 82601	
HAMMOND, BERT K	ET AL TRUSTEES	72 MAGNOLIA	CASPER WY 82604-4063	
HANCOCK, WILLIAM W ET AL TRUSTEES		ATTN: WAR SURPLUS	254 W 1ST ST	CASPER WY 82601
HAND, BRANDETH D ET AL		917 S WASHINGTON ST	CASPER WY 82601	
HAND, JORDAN D ET AL		917 S WASHINGTON ST	CASPER WY 82601	
HANSEN, MARTY J		3531 PARTRIDGE LN	CASPER WY 82604	
HANSON, PERRY ET UX		1975 JOHNSTONE RD	CASPER WY 82604	
HARBARGER, BONNIE ET AL		1320 S BOXELDER ST	CASPER WY 82604	
HARMON, DANIEL RAY		733 W MIDWEST AVE	CASPER WY 82601	
HARRIS, CHARLES A ET UX		2061 W 40TH ST	CASPER WY 82604	
HARRIS, DANIEL D ET UX		1130 S BOXELDER ST	CASPER WY 82604	
HART, ALFRED L ET UX		BOX 2245	CASPER WY 82602	
HAUN, ALLEN I ET UX		1228 S CEDAR ST	CASPER WY 82601	
HAWKEY, CAROL D		1748 S JACKSON ST	CASPER WY 82601	
HEATHER'S BABY EXCHANGE	ATTN: HEATHER TOBIN	510 W COLLINS DR	CASPER WY 82601-2453	
HEDSTROM, KEVIN A		839 S SPRUCE ST	CASPER WY 82601	
HENDERSON, LINDA		1404 S BIRCH ST	CASPER WY 82604	
HIGH COUNTRY FABRICATION INC		1000 W 1ST ST	CASPER WY 82601	
HOGAN, THOMAS M		933 W 14TH ST STE 7	CASPER WY 82601	
HOLMES RENTALS LLC		101 W RIVER CROSS RD	CASPER WY 82601	
HOLT, BEVERLY M TRUSTEE		4050 EL PASO RD	BULLHEAD CITY AZ 86429	
HOMAX OIL SALES INC		605 S POPLAR ST	CASPER WY 82601	
HOOPER, HOWARD E ET AL		1114 S POPLAR ST	CASPER WY 82601	
HOUGH, ELAINE E		1535 S CEDAR ST	CASPER WY 82601	
HOUSTON REAL ESTATE VENTURES LLC		314 W MIDWEST	CASPER WY 82601	
HOUSTON REAL ESTATE VENTURES LLC		314 W MIDWEST	CASPER WY 82601	
HOWARD, H R		353 W MIDWEST AVE	CASPER WY 82601	
HUNT, TERRY O ET UX		2036 MISSOURI VALLEY RD	PAVILLION WY 82523-9723	
HYTREK, NONA RENEE TRUSTEE		BOX 4338	CASPER WY 82604	
HYTREK, WILLIAM J TRUSTEE		BOX 4339	CASPER WY 82604	
INDUSTRIAL DISTRIBUTORS	ATTN: PAUL RIVERA	550 W COLLINS DR	CASPER WY 82601-2453	
J-REACH	ATTN: DONNA MESSERLI	335 W 1ST ST	CASPER WY 82601-2405	
ISZLER, DAVID ET AL TRUSTEES		426 W 1ST	CASPER WY 82601	
IWASAKI, JOANNE		10271 KAMWOOD CT	SAN DIEGO CA 92126	
J & D ENTERPRISES INC	ATTN: JUDD TIRE	800 W YELLOWSTONE HWY	CASPER WY 82601	
J & N ENTERPRISES LLC		BOX 940	CASPER WY 82602	
J B C INVESTMENTS LLC		328 W YELLOWSTONE HWY	CASPER WY 82601	
J B J ENTERPRISES		328 W YELLOWSTONE HWY	CASPER WY 82601	
J G V LLC	ATTN: LAUREL LUNSTRUM	222 W B ST # 101	CASPER WY 82601	
JACKSON NORMAN		436 W YELLOWSTONE HWY	CASPER WY 82601-2445	
JACKSON, DWAYNE D ET UX		1260 JAMAICA	CASPER WY 82609	
JACOR BROADCASTING OF WY INC		150 N NICHOLS AVE	CASPER WY 82601	
JAMES DEWITT		1567 S ASH ST	CASPER WY 82601-4219	
JENKINS, LOLA TRUSTEE	ATTN: CHRIS D NYE	BOX 2223	MILLS WY 82644	
JEWEL FOOD STORES INC (REF 802F)		BOX 20	BOISE ID 83726	
JILLY BEANS COFFEE	ATTN: JILL REED	PO BOX 1715	CASPER WY 82602	
JIM & AUDREY BAILEY FOUNDATION	CFD: NAT COUNTY SCHOOL DIST #1	970 N GLENN RD	CASPER WY 82601	
JOE'S OFFICE MACHINES	ATTN: JOE BEER	340 W COLLINS DR	CASPER WY 82601-2450	

OWN1	OWN2	ADDR1	ADDR2	ADDR3
JOHN STRONG		743 W MIDWEST AVE	CASPER WY 82601-2303	
JOHNSON, HAROLD L ET AL	ATTN: SANDY RUSCIOLELLI	751 W 14TH ST	CASPER WY 82601	
JOHNSON, MONTE L		BOX 1213	MILLS WY 82644	
JOHNSTON, JOHN		5300 W BUICK ST	CASPER WY 82604	
JOX & SOX		500 S CENTER ST	CASPER WY 82601	
JRL INC		310 W YELLOWSTONE HWY	CASPER WY 82601	
K & J HOLDINGS LLC		255 W YELLOWSTONE HWY	CASPER WY 82601	
KAMBORIS, GUS		3004 HAMILTON WAY	CASPER WY 82609	
KANELOS, JAMES P ET AL		1340 S ILLINOIS AVE	CASPER WY 82609	
KELLER, JAMES A ET UX		4143 S MONUMENT RD	CASPER WY 82604	
KERRY FLOTT		914 W MIDWEST AVE	CASPER WY 82601-2305	
KISMET L L C		520 S CENTER ST	CASPER WY 82601	
KISTLER TENT & AWNING	ATTN: KYLE GRAY	424 S OAK ST	CASPER WY 82601-2439	
KLUDY, DEAN M ET UX		1049 S BOXELDER ST	CASPER WY 82604	
KNAPP, HELEN A		910 S CHESTNUT ST	CASPER WY 82601	
KOCH, RONALD W		2122 MANDAN TRAIL	BAR NUNN WY 82601	
KOFAKIS, STEVE J ET AL TRUSTEES		1357 S CENTER ST	CASPER WY 82601	
KONEN, JAMES A ET UX		745 W 14TH ST	CASPER WY 82601	
KRAFFT, LINDA CAROL		1508 S CHESTNUT ST	CASPER WY 82601	
KRUEGER, RENAE L		1540 S CEDAR ST	CASPER WY 82601	
LAIRD, DALLAS J ET AL		536 S CENTER ST	CASPER WY 82601	
LAKESIDE INVESTMENTS LLC		500 N CIRCLE DR	CASPER WY 82601	
LANG, LEONARD E ET UX		1605 S WALNUT ST	CASPER WY 82601	
LANGDON INVESTMENTS LLC		1350 NEWPORT	CASPER WY 82609	
LAPLANT, DAVID J ET UX		1321 S BOXELDER ST	CASPER WY 82601	
LEWIS, GARY C ET AL		936 S CHESTNUT ST	CASPER WY 82601	
LEWIS, GARY GORWIN		942 S CHESTNUT ST	CASPER WY 82601	
LINCOLN FINANCIAL ADVISORS	ATTN: GEORGE BRYCE	747 W 1ST ST	CASPER WY 82601-1763	
LIPPINCOTT, HEATHER		1202 S CHESTNUT ST	CASPER WY 82601	
LODER, HAROLD S ET UX		1309 S BOXELDER ST	CASPER WY 82604	
LORE, CHAD T ET UX		732 W 15TH ST	CASPER WY 82601	
LORIMER, VERDA IPSON TRUSTEE	CFD: MILLER, VERNON LEROY	866 CY AVE	CASPER WY 82601	
LOUCKS, DONALD C SR ET AL TRUSTEES		2436 S POPLAR ST	CASPER WY 82601	
LUNSTRUM, LAUREL L ET VIR		222 W B ST #101	CASPER WY 82601	
LYLE, JAMES H ET UX		735 W 19TH ST	CASPER WY 82601	
LYONS, MARY E		1304 S CEDAR ST	CASPER WY 82601	
M&C SALES CO	ATTN: PHILLIP COOPER	414 S ELM ST	CASPER WY 82601-2631	
M&M REPAIR	ATTN: GORDON BARNUM	915 MIDWEST	CASPER WY 82601	
MAHAFFEY, DEBORAH K	ATTN: VANISHA WILLIAMS	614 N BROOKS AVE	CASPER WY 82604	
MAIN STREET CORPORATION		110 W 2ND ST	CASPER WY 82601	
MALONE, NORITA D		2030 S WALSH DR	CASPER WY 82609	
MALSON, AMANDA L		1048 S CHESTNUT ST	CASPER WY 82601-3563	
MANNING, THOMAS JR ET UX		1325 S CEDAR ST	CASPER WY 82601	
MARLAR LLC		BOX 3732	CASPER WY 82602	
MARSH, GRANT D ET UX		103 W GARDEN CREEK RD	CASPER WY 82601	
MARTIN, JOHN S		613 W YELLOWSTONE HWY	CASPER WY 82601	
MATHES, CLYDE R ET UX	ATTN: BEVERLY MATHES	1243 S POPLAR ST	CASPER WY 82601	
MAURO ENRIQUEZ		826 W MIDWEST AVE	CASPER WY 82601-2354	
MAYO, THOMAS E ET UX		400 W YELLOWSTONE HWY	CASPER WY 82601-2445	
MAYS, PAMELA J		1212 S BOXELDER ST	CASPER WY 82604	

OWN1	OWN2	ADDR1	ADDR2	ADDR3
MC CANN, ELIZABETH H TRUSTEE		BOX 1826	CASPER WY 82602	
MC CANN, JACK E ET UX		101 E 2ND ST	CASPER WY 82601	
MC CANN, JOHN E "JACK" TRUSTEE		BOX 1826	CASPER WY 82602	
MC GUFFY, EUGENE		1024 S BOXELDER ST	CASPER WY 82601	
MC HUGH, SHARON L ET AL		1121 S BOXELDER ST	CASPER WY 82604	
MC KEOWN, FATHOM ET AL		BOX 372	CLOVIS NM 88101	
MC KINLEY CORP, THE		421 S CENTER ST	CASPER WY 82601	
MC LAUGHLIN, BRUCE E ET AL		813 W 13TH ST	CASPER WY 82601	
MC LEAN, DEBRA LEE		1158 N BEECH ST	CASPER WY 82601-1034	
MENA, VICTOR C ET UX		1212 S CEDAR ST	CASPER WY 82601	
METRO COFFEE CO	ATTN: NEIL BENTON	241 S DAVID ST	CASPER WY 82601-2419	
MEYER, PAUL L ET AL		843 E 1ST ST	CASPER 82601	
MICHAEL, VERNON R ET AL		1324 S CEDAR ST	CASPER WY 82601	
MID PLAINS PIZZA INC	ATTN: HIGH PLAINS PIZZA INC	BOX 2438	LIBERAL KS 67905	
MIDDAUGH, LAWRENCE E ET AL	ATTN: DLG PROPERTIES	BOX 50545	CASPER WY 82605	
MILLER, C W ET UX		BOX 2934	CASPER WY 82602	
MILLER, ROBERT W ET AL		1050 E 19TH ST	CASPER WY 82601	
MILLER, VERNON L ET AL		1510 S CEDAR ST	CASPER WY 82601	
MINERAL RESOURCES PROPERTIES		139 W 2ND ST STE 200	CASPER WY 82601	
MONPAS, LLOYD		436 W YELLOWSTONE HWY	CASPER WY 82604-2445	
MOORE, LAURA		1236 S CEDAR ST	CASPER WY 82601	
MOORE, PATRICK JOSEPH ET UX		810 W 15TH ST	CASPER WY 82601	
MORALES, JAIME A ET UX		1050 S BOXELDER ST	CASPER WY 82604	
MOSER, CONNIE I		4400 VALLEY RD	CASPER WY 82604	
MOSTELLER REPAIR	ATTN: KENNEY MOSTELLER	846 1/2 W YELLOWSTONE HWY	CASPER WY 82601-1734	
MOVIE PALACE INVESTMENTS LLC		BOX 2180	CASPER WY 82602	
MULLEN, JOHN S ET UX		743 W MIDWEST AV	CASPER WY 82601	
MULLEN, MICKEY R		4920 E 17TH ST	CASPER WY 82609	
MURATORE, FRANK ET UX		4410 S OAK ST	CASPER WY 82601	
NATRONA COUNTY		200 N CENTER ST	CASPER WY 82601	
NATRONA COUNTY HIGH SCHOOL		930 S ELM ST	CASPER WY 82601	
NATRONA COUNTY SCHOOL DIST #1		970 N GLENN RD	CASPER WY 82601	
NC HEALTH DEPT	ATTN: TIA HANSLUND	475 S SPRUCE ST	CASPER WY 82601-1759	
NEIL SHORT		235 S DAVID ST	CASPER WY 82601-2494	
NELSON, LORETTA A		1131 S BOXELDER ST	CASPER WY 82604	
NEWTON, TERRY L		921 S CHESTNUT ST	CASPER WY 82601	
NICKERSON, DANIEL J		731 W 10TH ST	CASPER WY 82601	
NICOLE MCATEER		333 S SPRUCE ST	CASPER WY 82601-1703	
NIXON, MARK R ET UX		1205 S CEDAR ST	CASPER WY 82601	
NOE, LESLIE P		1210 S WALNUT ST	CASPER WY 82601	
NOLAND FEED INC		268 INDUSTRIAL AVE	CASPER WY 82601	
NORTHERN GAS OF WYOMING	ATTN: TAX AGENT	BOX 281304	LAKEWOOD CO 80228	
NORTHERN UTILITIES INC	ATTN: TAX AGENT	BOX 2800	CASPER WY 82602	
NOTTINGHAM, JEREMY W		1204 S BOXELDER ST	CASPER WY 82604	
O'BRIEN, PAT V ET UX		47 PLUMERIA	CASPER WY 82604	
ORTEGA, KIM I		1563 S POPLAR ST	CASPER WY 82601	
ORTIZ, JOHN E		1334 S ASH ST	CASPER WY 82601	
OSBORNE, DARREN L ET UX		1336 S CEDAR ST	CASPER WY 82601-3528	
OSBORNE, GARY		2520 KNOLLWOOD DR	CASPER WY 82604	
OWENS, JOHN L ET UX		1524 S CEDAR ST	CASPER WY 82601	

OWN1	OWN2	ADDR1	ADDR2	ADDR3
P & C INVESTMENT LLC		140 N CENTER ST	CASPER WY 82601	
PACKARD, CORTNIE MARIE		1116 W 15TH ST	CASPER WY 82604	
PADILLA, CAROLYN E		865 W YELLOWSTONE HWY	CASPER WY 82601	
PANCRATZ, KIRSTEN L		725 W 14TH ST	CASPER WY 82601	
PANOS & DEUEL INVESTMENTS LLC		BOX 1606	CASPER WY 82602	
PAN'S GROVE	ATTN: ANGELA KLEMANN	458 S WALNUT	CASPER WY 82601	
PARKWAY TRUST		123 W 1ST ST	CASPER WY 82601	
PATEL, CHETAN		1021 RUSSELL AVE	WORLAND WY 82401	
PATRO, DAVID BRUCE		1344 S BOXELDER ST	CASPER WY 82604-1610	
PEACHES INVESTMENTS		BOX 2180	CASPER WY 82602	
PERRY, DONALD M ET AL TRUSTEES		BOX 671	CASPER WY 82602	
PETERSON, MAURICE H		828 S SPRUCE ST	CASPER WY 82601	
PILCHER, GARY A ET UX		915 W 11TH ST	CASPER WY 82601	
PINBAR LLC		606 S DAVID ST	CASPER WY 82601	
PINNACLE FINANCIAL	ATTN: CRYSTAL ROMBERGER	732 W COLLINS DR	CASPER WY 82601-2327	
PLAINS FURNITURE CO		322 S DAVID ST	CASPER WY 82601	
PLATTE RIVER CROSSING LLC		5410 E 22ND ST	CASPER WY 82609	
PLATTE RIVER PARKWAY TRUST		BOX 1228	CASPER WY 82602	
POLITTE, DONNA		1434 S BOXELDER ST	CASPER WY 82604	
POTTER, PAT ET AL		1221 S CEDAR ST	CASPER WY 82601	
POWDER RIVER VETERANS CLUB INC		320 W 1ST ST	CASPER WY 82601	
PRAIRIE PROPERTIES LLC		BOX 1606	CASPER WY 82602	
PRAZMA, DONALD D ET UX	CFD: SCHOOLEY, DAVID A ET UX	500 W YELLOWSTONE HWY	CASPER WY 82604	
PRIMERICA FINANCIAL	ATTN: JOHN LAMBRIX	770 W COLLINS DR, STE 202	CASPER WY 82601-2350	
PRINTWORKS	ATTN: BOB TURNER	535 W YELLOWSTONE HWY	CASPER WY 82601-7507	
PUETTMAN, BETTY D ET AL		948 S CHESTNUT ST	CASPER WY 82601	
R K S LLC		BOX 99	CASPER WY 82602	
RAGER, JERRY C ET UX		1852 JIM BRIDGER AVE	CASPER WY 82604	
RANEY, THOMAS B ET UX		505 WESTSHORE RD	CASPER WY 82601	
RAY POTTER CONSTRUCTION	ATTN: RAY POTTER	384 W COLLINS DR	CASPER WY 82601-2498	
REECE, WILLIAM C ET UX		653 COUNTRY CLUB	STANSBURY PARK UT 84074	
REED, BILL G TRUSTEE		1321 S POPLAR ST	CASPER WY 82601	
RELCON LTD		844 E 1ST ST	CASPER WY 82601	
RESSLER, J J		1280 KELLY DR	CASPER WY 82609	
RICH, SAMUEL G		1127 S CHESTNUT ST	CASPER WY 82601	
RICOR PROPERTIES LLC		BOX 50730	CASPER WY 82605	
RIDGEWAY, GEORGE E ET UX		1434 S WILSON ST	CASPER WY 82601	
R-INVESTMENTS LLC		BOX 1145	DOUGLAS WY 82633	
RISING PHOENIX INVESTORS I LLC		BOX 1849	CASPER WY 82602	
RIVETT, SHAWN		4381 SUNRISE DR	CASPER WY 82604	
ROACH, MICHAEL T ET UX		946 S CEDAR ST	CASPER WY 82601-2320	
ROBINSON, ANN L	ATTN: MARY ELLEN KOCH	BOX 704	CASPER WY 82602-0704	
ROBISON CHIROPRACTIC CLINIC	ATTN: JENNIFER ROBISON	330 W COLLINS DR	CASPER WY 82601-2450	
ROMSA, DWAIN ET UX		BOX 733	CASPER WY 82602	
ROYAL CONSTRUCTION INC		1311 LANE 13	POWELL WY 82435	
RUDD, JOHN C ET AL TRUSTEES		1625 TROJAN DR	CASPER WY 82609	
RYROSS ENTERPRISES		800 W COLLINS DR	CASPER WY 82601	
S & S LEASING GROUP LLC		4621 CY AVE	CASPER WY 82604	
SANDBAR INC		100 N ASH ST	CASPER WY 82601	
SANTONI, L R ET AL		229 W 1ST ST	CASPER WY 82601	

OWN1	OWN2	ADDR1	ADDR2	ADDR3
SATELLITE HOLDINGS LLC		824 W YELLOWSTONE HWY	CASPER WY 82601	
SCHAFFER, MICHAEL R ET UX		911 W LAKE RD	CASPER WY 82601	
SCHICKETANZ, STEPHEN L		426 S CENTER ST	CASPER WY 82601	
SCHMITTOU, RUSSELL D		720 CALIFORNIA STE 600	SAN FRANCISCO CA 94108	
SCHMITTOU, RUSSELL D ET AL		2240 BELMONT RD	CASPER WY 82604	
SCHOOLEY, DAVID A ET UX		500 W YELLOWSTONE HWY	CASPER WY 82601	
SCIFERS, BARBARA R TRUSTEE		930 S WOLCOTT ST	CASPER WY 82601	
SCOTT SMITH		910 W MIDWEST AVE	CASPER WY 82601-2305	
SEARS, CHRISTOPHER A ET AL		1154 S CEDAR ST	CASPER WY 82601	
SECURITIES AMERICA	ATTN: JOHN DYREK	770 W COLLINS DR, STE 203	CASPER WY 82601-2350	
SEGER, MATTHEW T ET AL		1557 S POPLAR ST	CASPER WY 82601	
SELECT USED CARS	ATTN: DANIEL SCHNEIDER	737 W COLLINS DR	CASPER WY 82601-2326	
SEW FIX IT	ATTN: DAVE PHILLIPS	382 W COLLINS DR	CASPER WY 82601-2498	
SHAMROCK LLC		770 W 57TH ST	CASPER WY 82601	
SHIELDS, WILLIAM J		1530 S CEDAR ST	CASPER WY 82601	
SIERRA, MILO ET AL		927 S POPLAR ST	CASPER WY 82601	
SINCLAIR, RUTH L TRUSTEE	CFD: FERRELL, WILLIAM J ET UX	1866 TROJAN DR	CASPER WY 82609	
SJOLIN, JACOB W		1012 S CHESTNUT ST	CASPER WY 82601	
SKUROK, R A		594 S 4TH AVE	MILLS WY 82604	
SLENSKER, LYLE JOHN ET UX		1843 LARAMIE AVE	CASPER WY 82604	
SMITH, ANTHONY J ET UX		1721 LOGAN AVE	CHEYENNE WY 82001	
SMITH, JAMES E JR		BOX 2102	MILLS WY 82644	
SMITH, MICHAEL PAUL		744 W 15TH ST	CASPER WY 82601	
SPA REAL ESTATE LIMITED PTNSHP		414 S ELM ST	CASPER WY 82601	
SPEARMAN, RAY C TRUSTEE	1980 FAMILY TRUST	BOX 1934	CASPER WY 82602	
SPEARMAN, RAY C TRUSTEE		BOX 1934	CASPER WY 82602	
SPILLANE, ARLISS J	ATTN: TAMARA L RAY	1560 S CEDAR ST	CASPER WY 82601	
SPRECHER, STEPHEN R ET UX		BOX 299	CASPER WY 82602	
STALKUP, MAX W TRUSTEE		2858 S POPLAR ST	CASPER WY 82601	
STALKUP'S RV SUPERSTORE		501 W YELLOWSTONE HWY	CASPER WY 82601	
STANLEY WOJSANARWOICZ		715 W MIDWEST AVE	CASPER WY 82601-2303	
STATE HIGHWAY COMMISSION		BOX 2199	CASPER WY 82602	
STATE OF WY DEPT OF ADMIN & INFO &	THE DEPT OF EMPLOYMENT	2001 CAPITOL AVE	EMERSON BLDG RM 131	CHEYENNE WY 82002
STEWART, GARY P		BOX 3077	CASPER WY 82602	
STEWART, ROSEMARY L		1137 S CHESTNUT ST	CASPER WY 82601	
STILWELL, DARYL D ET UX	ATTN: LORI STILWELL	DRAWER 105	CASPER WY 82602	
STILWELL, DARYL D ET UX		BOX 488	CASPER WY 82602	
STONE, JOHN R JR ET UX		1115 S BOXELDER ST	CASPER WY 82604	
STOP N GO	ATTN: JESSIE HICKS	519 S POPLAR ST	CASPER WY 82601-2308	
STROOCK, THOMAS F ET AL		BOX 2875	CASPER WY 82602	
SUBA, KRISTINE		1043 S BOXELDER ST	CASPER WY 82604	
SUNSHINE ENTERPRISES INC		288 INDUSTRIAL AV	CASPER WY 82601	
SUTTER, ERIC B		1227 S BOXELDER ST	CASPER WY 82601	
SWINNEY, CAROL	CFD: SWEENEY, PATRICK	BOX 3523	CASPER WY 82602	
SZETO, JOHN KWOK TUNG ET UX		22 SAGEBRUSH ST	CASPER WY 82604	
TALBERT PROPERTIES LLC		3423 CIMARRON CIR	CASPER WY 82604	
TALBOT, GARDNER KIRK ET UX		2060 W 39TH ST	CASPER WY 82604	
TAM, BAZEE YEE ET VIR		115 W 2ND ST	CASPER WY 82601	
TATE, ROBERT O JR		1240 KELLY DR	CASPER WY 82609	
TEAGUE FAMILY LIMITED PTNSHP		2387 E GLACIER PL	CHANDLER AZ 85249	

OWN1	OWN2	ADDR1	ADDR2	ADDR3
TERRY, SUSAN L		1226 S CHESTNUT ST	CASPER WY 82601	
TEVIS, LORENA		512 W MIDWEST AV	CASPER WY 82601	
TEWES, JAMES D		809 W 10TH ST	CASPER WY 82601	
THOMAS CRAWFORD AUTO INC		1402 E 2ND ST	CASPER WY 82601	
THOMAS CRAWFORD AUTO INC		1402 E 2ND ST	CASPER WY 82601-2931	
THOMAS, TERRY N		1031 W 14TH ST	CASPER WY 82604	
THRELKELD, DANIEL L ET UX		6911 W SHARROCK RD	CASPER WY 82604	
TIRERAMA	ATTN: CRAIG FRIEL	800 W YELLOWSTONE HWY	CASPER WY 82601-1734	
TOBIN, RICHARD A TRUST ET AL		1300 S CENTER ST	CASPER WY 82601	
TODD TALBERT		130 W COLLINS	CASPER WY 82601	
TRANSPORTATION COMM OF WYOMING, THE		5300 BISHOP BLVD	CHEYENNE WY 82009-3340	
TRIPENY, ROBERT A ET UX	CFD: MC CANN, JACK ET UX	BOX 1826	CASPER WY 82602	
TURNER, ANNABELLE ET AL		664 N 3RD AVE	CASPER WY 82604	
UGLY BUG INC		240 S CENTER ST	CASPER WY 82601	
UJVARY, JOE ET UX		322 S ASH ST	CASPER WY 82601	
V & D PROPERTIES		BOX 2107	CASPER WY 82602	
V S A ARTS OF WYO		239 W 1ST ST	CASPER WY 82601	
VALDEZ, RONALD D ET UX		860 CY AV	CASPER WY 82601	
VALENCIA, KARLA ET AL		801 W 10TH ST	CASPER WY 82601	
VALUE VILLA	ATTN: BRIAN SCHULTE	428 S ELM	CASPER WY 82601	
VAN PATTEN, DAVE WILLIAM		1026 W 13TH ST	CASPER WY 82604	
VASQUEZ, SYLVIA V		342 S PARK ST	CASPER WY 82601	
VICK, PHILLIP A ET UX		740 GOODSTEIN DR	CASPER WY 82601	
VIGIL, DALE EDWARD		1109 S CEDAR ST	CASPER WY 82601	
VIV'S ARTISTS CHOICE	ATTN: GARY CRANDALL	647 W YELLOWSTONE	CASPER WY 82601	
VSA OF WYOMING	ATTN: JUDY BOWER	239 W 1ST ST	CASPER WY 82601-2403	
W B PRODUCTIONS INC		265 W COLLINS DR	CASPER WY 82601	
W E S C FEDERAL CREDIT UNION	ATTN: PATSY ALM	165 W COLLINS DR	CASPER WY 82601	
WALKER, CHARLES ET UX		302 E FREMONT AVE	RIVERTON WY 82501	
WAR SURPLUS STORE	ATTN: HELEN HANCOCK	264 W 1ST ST	CASPER WY 82601-2404	
WARNER, STEPHEN N ET UX		812 W 15TH ST	CASPER WY 82601	
WEAR PARTS PROPERTIES LLC		BOX 2570	CASPER WY 82602	
WEISS, LOUISE		1065 WARBURTON AV APT 201	YONKERS NY 10701	
WEISZ, STACEY LEE	ATTN: DAKOTA L WALKER	769 W 14TH ST	CASPER WY 82601	
WENINO, DINO W		922 S CEDAR ST	CASPER WY 82601	
WESTON, CURTIS M TRUSTEE		BOX 306	CASPER WY 82602	
WESTSIDE APARTMENTS LLC		631 S ASH ST	CASPER WY 82601	
WESTSIDE COMMERCIAL PROPERTIES LLC		631 S ASH ST	CASPER WY 82601	
WHAT'S IN STORE	ATTN: BETTE ADAMS	211 W COLLINS DR	CASPER WY 82601-2449	
WHEELER, EARNEST L ET AL TRUSTEES		BOX 8	ALCOVA WY 82620	
WIGLEY, ELIZABETH		6425 GOTHBERG RD	CASPER WY 82604	
WILLIAMS, PATRICIA A		779 BADGER AV	CASPER WY 82601	
WILLIAMS, PATRICIA A		1861 S CEDAR	CASPER WY 82601	
WILLIS, KAREN I NEMITZ		1327 S BOXELDER ST	CASPER WY 82604	
WILSON FAMILY REVOCABLE TRUST		3150 RIDGECREST DR	CASPER WY 82604-4813	
WILSON, ELEANOR F ET AL TRUSTEE		CFD: MOSTELLER, KENNETH A	846 1/2 W YELLOWSTONE HW	CASPER WY 82601
WINBURN, PHILLIP A ET UX		905 S CHESTNUT ST	CASPER WY 82601	
WINGFOOT COMMERCIAL TIRE SYSTEMS LLC		1000 S 21ST ST	FORT SMITH AR 72903	
WINSPER, MELVA A (REMAINDER)	ORSON L FACKRELL (LIFE ESTATE)	3921 E FOURTH PLAIN BLVD #74	VANCOUVER WA 98661	
WOCK, CHAD C		1037 W 11TH ST	CASPER WY 82604	

OWN1	OWN2	ADDR1	ADDR2	ADDR3
WOLD BROS INC		139 W 2ND ST	CASPER WY 82601	
WOLLMANN, TARYN J		945 S CHESTNUT ST	CASPER WY 82601	
WOODS, WILLIAM JAMES ET UX		833 W 13TH ST	CASPER WY 82601	
WRAY, TERRY L ET UX		729 W 12TH ST	CASPER WY 82601	
WY INVESTMENTS LLC		62 JONQUIL	CASPER WY 82604	
WYO CENTRAL FED CREDIT UNION CORP		190 S DAVID ST	CASPER WY 82601	
WYOMING CONFERENCE ASSOCIATION	SEVENTH-DAY ADVENTISTS	ATTN: LEONE F SHEPPARD	1415 W 29TH ST	CASPER WY 82604
WYOMING ELECTRICAL JOINT	APPRENTICESHIP & TRAINING TRUST	136 NICHOLS AV	CASPER WY 82601	
WYOMING FINANCIAL PROP INC		400 E 1ST ST	CASPER WY 82601	
WYOMING HEALTH FAIRS	ATTN: VICKI PIRAYESH	115 S ELM	CASPER WY 82601	
WYOMING HIGHWAY COMMISSION, STATE OF		BOX 1708	CHEYENNE WY 82002	
WYOMING INSURANCE CENTER	ATTN: MIRIAN PLETAN	537 W COLLINS DR	CASPER WY 82601-2452	
WYOMING NATIONAL BANK TRUSTEE	ATTN: GOODSTEIN PROPERTY TRUST	FDS TAX SERVICES	BOX 13519	ARLINGTON TX 76013
WYOMING STATE OF		BOX 1708	CHEYENNE WY 82002	
WYOMING TRANSFER AND STORAGE	ATTN: JOE BUTLER	333 S SPRUCE ST	CASPER WY 82601-1703	
WYOMING, STATE OF DEPT OF ADM &	INFORMATION ET AL	ATTN: WM WEAVER	BOX 2760	CASPER WY 82602
WYOMING, STATE OF HIGHWAY COMMISSION		BOX 1708	CHEYENNE WY 82002	
WYTEL FEDERAL CREDIT UNION	ATTN: WESTERN VISTA CREDIT UNION	BOX 20105	CHEYENNE WY 82003	
YAKE, GARRY D ET UX		340 S ASH ST	CASPER WY 82601	
YUST, NANCY		BOX 2586	CASPER WY 82602	
ZERBE, DAVID A ET AL TRUSTEES	CFD: DRYDEN, LANCE ET UX	232 W 1ST ST	CASPER WY 82601	

Links to Applicable City Plans and Documents

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Links

Casper Area Comprehensive Plan :

http://www.casperwy.gov/UserFiles/Servers/Server_62983/File/Government/Planning%20&%20Zoning%20Commission/City%20of%20Casper%20Comprehensive%20Plan.pdf

West Central & South Poplar Street Corridor Plan :

http://www.casperwy.gov/UserFiles/Servers/Server_62983/File/Government/Planning%20&%20Zoning%20Commission/City%20of%20Casper%20Comprehensive%20Plan.pdf

OYDSPC Form-Based Code :

http://www.casperwy.gov/UserFiles/Servers/Server_62983/File/Government/Planning%20&%20Zoning%20Commission/Form%20Based%20Code%20Manual%20-%20OYD%20&%20South%20Poplar%20Corridor.pdf

2002 Casper Urban Renewal Plan :

http://www.casperwy.gov/UserFiles/Servers/Server_62983/File/Government/Planning%20&%20Zoning%20Commission/2002%20Casper%20Urban%20Renewal%20Plan.pdf