

AGENDA
PLANNING AND ZONING MEETING
July 21, 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: June 16, 2016 Meeting**
- III. PUBLIC HEARINGS:**

- A. **PLN-16-026-RZ** – *(Continued from June 16, 2016)* A petition to vacate and replat Lots 3 and 4, and West 37th Street in Mountain Plaza Addition No. 5; and Lot 11 in Mountain Plaza Addition No. 6, to create the Wolf Creek Eight Addition, comprising 18.107-acres, more or less; and rezoning of the proposed Wolf Creek Eight Addition from PUD (Planned Unit Development), C-2 (General Business), and OB (Office Business) to R-2 (One Unit Residential). Said property is located generally west of Aspen Place and south of Talon Drive. Applicant: Mesa Development, Inc.
- B. **PLN-16-027-RZ** – *(Continued from June 16, 2016)* A petition to vacate and replat Lots K-T, Block 59 of the Eddings Subdivision, to create Central Wyoming Rescue Mission Addition, comprising 0.964-acres, more or less, and rezoning the area of the proposed Central Wyoming Rescue Mission Addition formerly described as Lots Q, R, S, and T, Block 59 of the Eddings Subdivision, from M-1 (Limited Industrial) to C-3 (Central business), generally located at the northwest corner of North Park and East A Streets. Applicant: Central Wyoming Rescue Mission, a Non-Profit Corporation.
- C. **PLN-16-028-S** – *(Continued from June 16, 2016)* Site plan approval for a 1-story, 38,975 square foot, indoor shooting and training facility, on Lot 5, Village Addition, No. 2, located at 580 Landmark Drive. Applicant: East Valley Investments, LLC.
- D. **PLN-16-031-ARZ** – Petition to annex and plat portions of SE1/4SW1/4 and SW1/4SE1/4 of Section 8, NE1/4NW1/4 and NW1/4NE1/4 of Section 17, T33N, R78W, 6th P.M., Natrona County Wyoming, to create Eastgate Ranch Addition, comprising 25.605-acres, more or less, located east of the intersection of Venture Way and Morado Drive; and establish the zoning of the proposed Eastgate Ranch Addition as City Zoning Classification AG (Urban Agriculture). Applicant: Eastgate Ranch, LLC.
- E. **PLN-16-033-R** – A petition to vacate and replat Lots 23-29, all of Tracts B, C, D, and E, of the Back Nine, a subdivision of the City of Casper, to create The Back Nine, Lots 30-72 and Tracts G & H, comprising 18.61-acres, more or less, generally located south of West 29th Street and east of Casper Mountain Road. Applicant: Becker Development, LLC.

VI. COUNCIL ACTIONS:

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

An Appeal of a Conditional Use Permit for an Accessory Building (Garage)
located at 2850 East 5th Street.

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, JUNE 16, 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, June 16, 2016, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: James Holloway
Susan Frank
Fred Feth
Ryan Waterbury
Don Redder

Absent Members: Bob King
Randy Hein

Others present: Craig Collins, City Planner
Aaron Kloke, Planner I
Dee Hardy, Administrative Support Technician
Wallace Trembath, Assistant City Attorney
Bruce English, 3761 Carmel Drive

II. MINUTES OF THE PREVIOUS MEETING

Vice Chairman Holloway asked if there were additions or corrections to the minutes of the May 19, 2016 Planning & Zoning Commission meeting.

There being none, Vice Chairman Holloway called for a motion to approve the minutes of the May 19, 2016 Planning & Zoning Commission meeting.

Ms. Frank made a motion to approve the minutes of the May 19, 2016 meeting. The motion was seconded by Mr. Feth. All those present voted aye with the exception of Mr. Redder who abstained. Minutes approved.

III. PUBLIC HEARING

The Vice 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-16-026-R – A petition to vacate and replat Lots 2, 3, and 4 and West 37th Street in Mountain Plaza Addition No. 5, Lots 10 and 11 and Talon Drive in Mountain Plaza Addition No. 6 and a portion of the SW1/4NW1/4 of Section 19, T33N, R79W, to the City of Casper, Wyoming, to create Wolf Creek 8 Addition, comprising 25-acres, more or less, generally located south of Talon Drive, and west of Aspen Place. Applicant: Mesa Development, Inc.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission continue **Case # PLN-16-026-R** to the regularly scheduled July 21, 2016 Planning and Zoning Commission public hearing.

Vice Chairman Holloway entertained a motion to continue Case No. PLN-16-026-R to the July 21, 2016 Planning and Zoning Commission public hearing.

Mr. Redder made a motion to continue of Case No. PLN-16-026-R to the July 21, 2016 Planning and Zoning Commission meeting. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion passed.

The Vice 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-16-027-R – A petition to vacate and replat Lots K-T, Block 59 of the Eddings Subdivision, to create Central Wyoming Rescue Mission Addition, comprising 0.964-acres, more or less, generally located at the northwest corner of North Park and East A Streets. Applicant: Central Wyoming Rescue Mission, a Non-Profit Corporation.

Aaron Kloke, Planner I, presented the staff report and recommended that if, the Planning and Zoning Commission continue **Case # PLN-16-027-R** to the regularly scheduled July 21, 2016 Planning and Zoning Commission public hearing.

Vice Chairman Holloway entertained a motion to continue Case No. PLN-16-027-R to the July 21, 2016 Planning and Zoning Commission public hearing.

Mr. Feth made a motion to continue of Case No. PLN-16-027-R to the July 21, 2016 Planning and Zoning Commission meeting. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion passed.

The Vice 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-16-028-S – Site plan approval for a 1-story, 38,975 square foot, indoor shooting and training facility, on Lot 5, Village Addition, No. 2, located at 580 Landmark Drive. Applicant: East Valley Investments, LLC.

With two (2) Planning Commissioner’s absent, and two (2,) Ms. Frank and Mr. Holloway, declaring Conflicts of Interest; the Commission did not have a quorum to vote on the issue.

Vice Chairman Holloway entertained a motion to continue PLN-16-028-S, to the July 21, 2016 Planning and Zoning Commission public hearing.

Mr. Waterbury made a motion to continue of Case No. PLN-16-027-R to the July 21, 2016 Planning and Zoning Commission meeting. The motion was seconded by Mr. Feth. All those present voted aye. Motion passed.

IV. COUNCIL ACTIONS:

Annexation, plat and zoning creating the LA Hacienda Addition.
Replat creating Harmony Hills Addition No. 2 Phase 2A.
Replat creating Eastward Heights VIII.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

There were none.

B. Community Development Director:

Mr. Kloke gave an update about the Comp Plan. The kickoff included a Steering Committee and Stakeholder meetings, and a listening session. He

advised there would be a Webpage, e-mail address, and an event planned for the Central Wyoming Fair.

Mr. Collins stated that Council has been ambassadors for this project, and he asked the Planning and Zoning Commission to promote the Comprehensive Land Plan update, too.

C. Other Communications:

Bruce English, 3761 Carmel Drive, stated that he had concerns with an oversized home being built in his neighborhood. He felt it did not fit in with the existing neighborhood, wondered if it met current setbacks, building requirements, and erosion control measures for new construction.

D. Council Liaison:

Mr. Collins, advised the Mr. Cathey could not attend this evening due to the College National Finals Rodeo. He stated that Mr. Cathey sent his apologies.

VII. ADJOURNMENT

Vice Chairman Holloway called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Feth to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6:30 p.m.

Chairman

Secretary

July 15, 2016

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

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

SUBJECT: **PLN-16-026-RZ** – *(Continued from June 16, 2016)* A petition to vacate and replat Lots 3 and 4, and West 37th Street in Mountain Plaza Addition No. 5; and Lot 11 in Mountain Plaza Addition No. 6, to create the Wolf Creek Eight Addition, comprising 18.107-acres, more or less; and rezoning of the proposed Wolf Creek Eight Addition from PUD (Planned Unit Development), C-2 (General Business), and OB (Office Business) to R-2 (One Unit Residential). Said property is located generally west of Aspen Place and south of Talon Drive. Applicant: Mesa Development, Inc.

Recommendation on the replat:

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

1. Vehicular access to the lots with frontage on Aspen Place shall be prohibited.
2. Prior to the issuance of a Certificate of Occupancy for any structure in Wolf Creek Eight, the west side of Aspen Place shall be completed, to City standards as a collector street, including, but not limited to, asphalt, curb, gutter, detached sidewalk, and street lights.

Recommendation on the zone change:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested rezone of the Wolf Creek Eight Addition to R-2 (One Unit Residential) meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan, staff recommends that the Planning and Zoning Commission approve the zone change, and forward it to the City Council with a “do pass” recommendation.

Code Compliance:

Staff has complied with all requirements of Section 16.24 and Section 17.12.170 of the Casper Municipal Code pertaining to plats and zone changes, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. At the time the staff report was prepared, staff had not received any public comments on this case.

Summary:

Mesa Development Inc. has applied to replat 18.107-acres, more or less, to create the Wolf Creek Eight Addition. In a companion item the applicant has also applied for a zone change of the area from PUD (Planned Unit Development), C-2 (General Business), and OB (Office Business) to R-2 (One Unit Residential). Properties surrounding the subject property are zoned R-1 (Residential Estate) on the south, ED (Educational District) to the west; C-2 (General Business) and R-4 (High Density Residential) to the north; and C-2 (General Business) to the east. Existing land uses in the surrounding area include single-family residential, a school, an assisted living center, and multi-family residential.

In 2014 the Planning and Zoning Commission and the City Council approved replats and a zone change of the area creating the Wolf Creek Eight and Wolf Creek Nine Additions; however, the plats were not signed and recorded within the one (1) year statutory deadline, and the plats became null and void. The new application proposes to develop the subject property in two (2) phases. The first phase, Wolf Creek Eight Addition, proposes to begin development in the southeast portion of the property. The second phase would complete the platting of the area shown as "Tract B" on the Wolf Creek Eight plat as single-family residential lots, and will include a small annexation of unincorporated land located in the southwest corner of the property.

The minimum lot size in the R-2 (One Unit Residential) zoning district is 4,000 square feet, and all proposed lots exceed the minimum. Block lengths in residential areas are limited to seven hundred and fifty (750) by code, and the layout of the first phase, Wolf Creek Eight, meets the block length requirement. The approval of Wolf Creek Eight will allow the applicant to begin construction/development this year, while the second phase, which will take upward of six (6) months to complete because it includes an annexation, is being processed.

The 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 or annexation is proposed, the Planning and Zoning Commission should base its

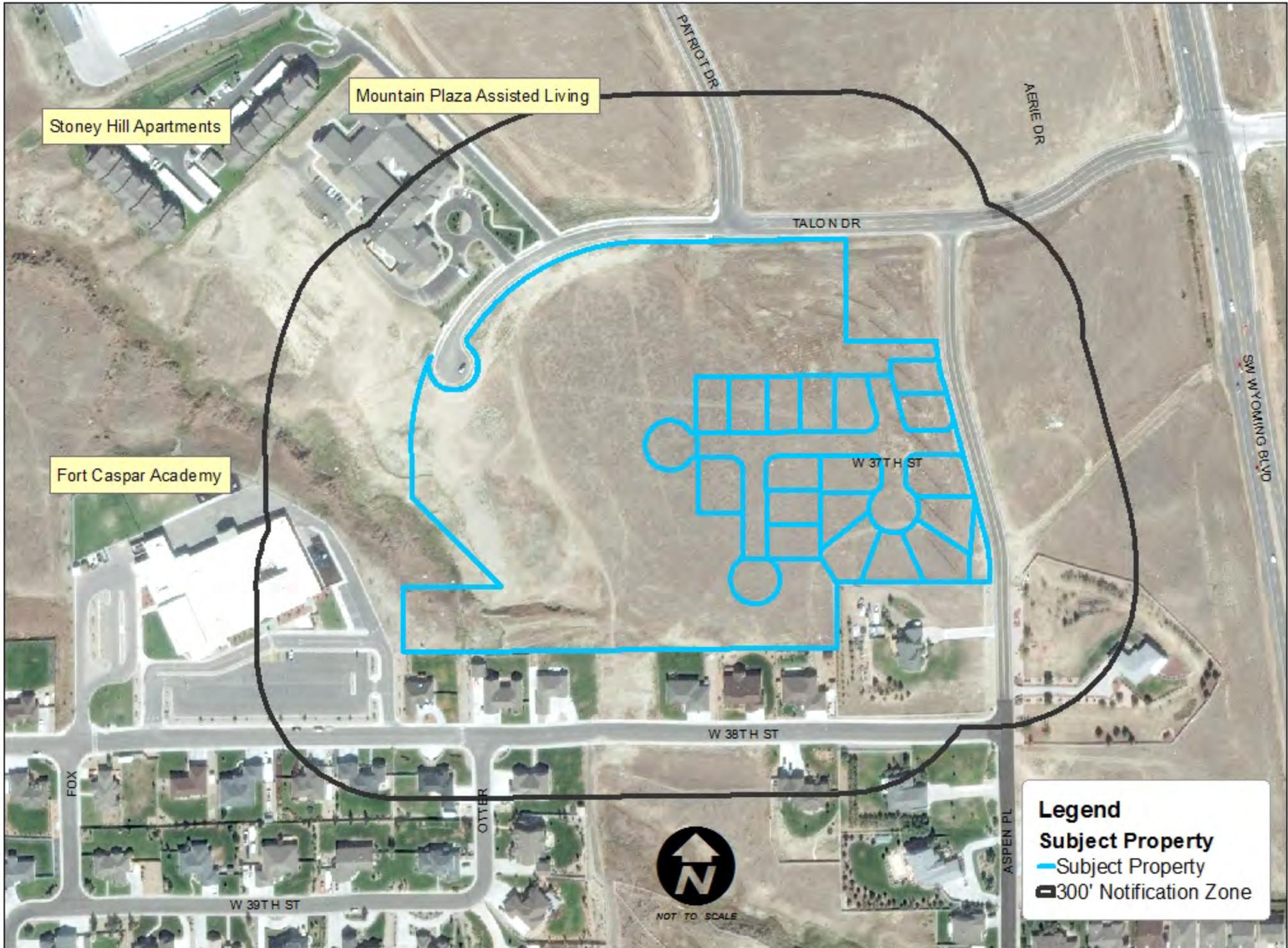
decision on whether to approve it on the criteria expressed in the Comprehensive Land Use Plan. Furthermore, Section 17.12.170 of the Casper Municipal Code specifies that staff must review zoning applications in context with the approved Comprehensive Land Use Plan, and provide a recommendation to the Planning and Zoning Commission based on whether the zoning proposal conforms to the Plan.

The Future Land Use Plan is a map element of the Comprehensive Land Use Plan that visibly sets the City's policy regarding future zoning and land use patterns. It also provides assurance and direction to property owners and the private development sector with respect to the desired development activity of specific areas. In this case, the Future Land Use Plan element of the 2000 Casper Area Comprehensive Land Use Plan identifies this area to be appropriately developed as "Single-Family (Low Density)." The proposed R-2 (One Unit Residential) zoning of the proposed Wolf Creek Eight Addition is consistent with the long-range plan for the development of this area.

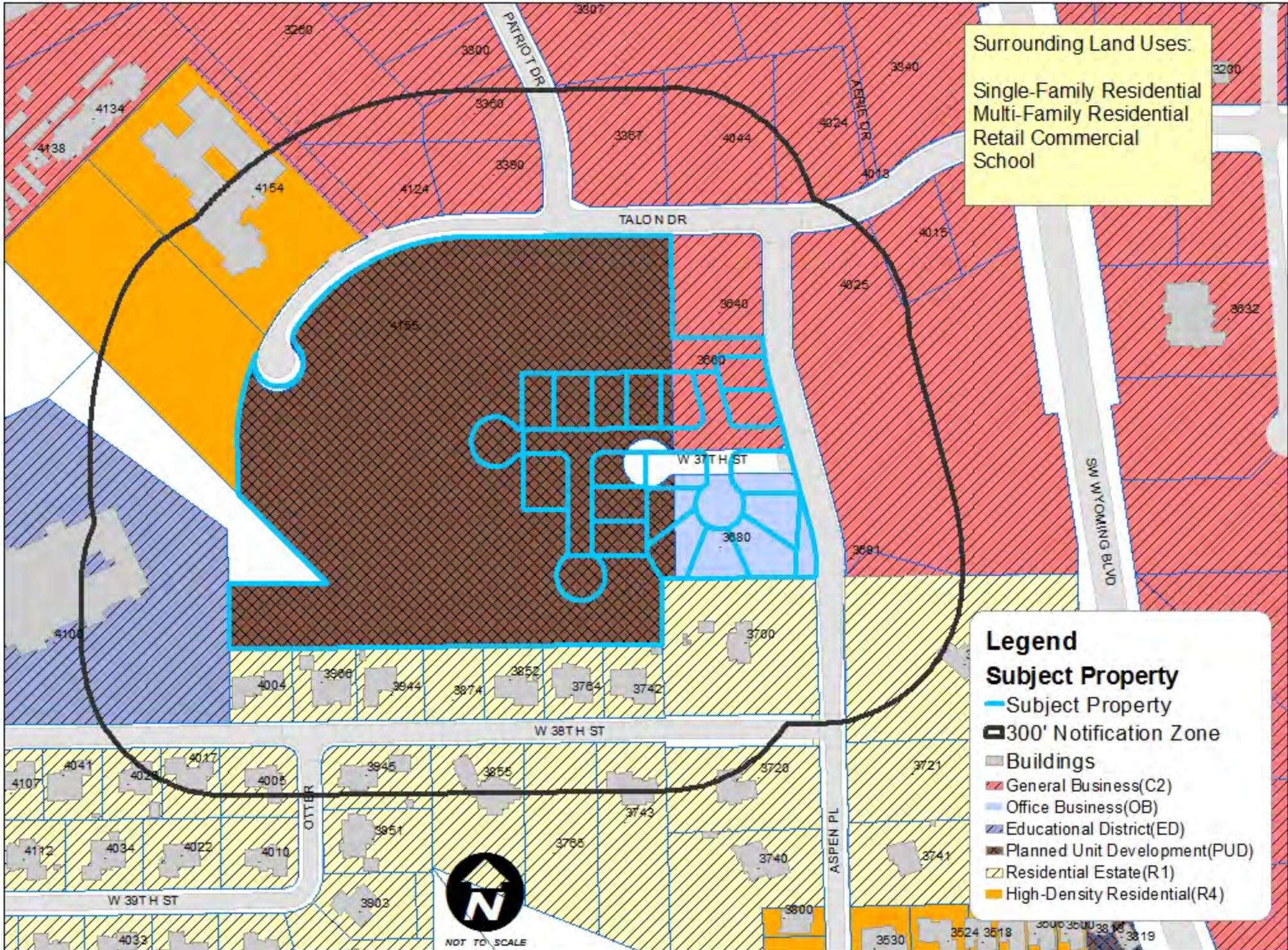
The proposed R-2 (One Unit Residential) zoning district allows for the development of any and all of the following permitted uses:

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

Wolf Creek 8 Subdivision



Wolf Creek 8 Subdivision



Wolf Creek 8

Facing southwest from the corner of Patriot Drive and Talon Drive

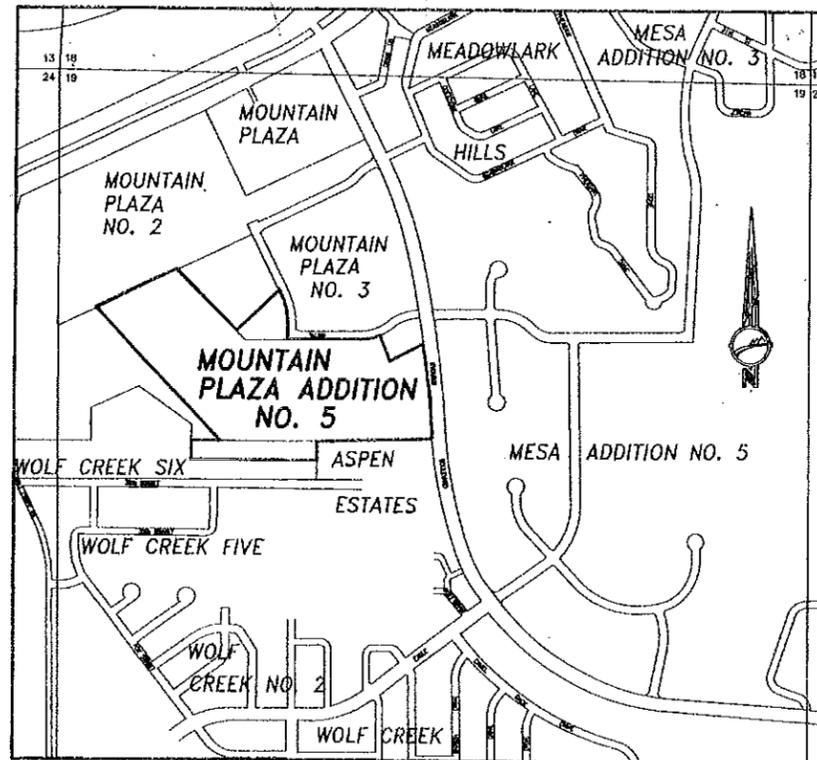


Facing southeast from the corner of Patriot Drive and Talon Drive



PLAT OF
"MOUNTAIN PLAZA ADDITION NO. 5"
 TO THE CITY OF CASPER, WYOMING
 A VACATION & REPLAT OF TRACT A, BLOCK 3, WOLF CREEK SIX,
 A PORTION OF TRACT C, MOUNTAIN PLAZA ADDITION NO. 2,
 AND LOT 20, MOUNTAIN PLAZA ADDITION NO. 3, LOTS 19 AND 20
 TO THE CITY OF CASPER, WYOMING
 AND AN ANNEXATION AND SUBDIVISION OF PORTIONS OF
 THE S1/2NW1/4 & N1/2SW1/4, SECTION 19
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

SHEET 1 OF 2



LOCATION & VICINITY MAP
 SCALE: 1"=600'

APPROVALS
 APPROVED: Community Planning Commission of Casper, Wyoming this 18th day of June, 2009 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.
 Secretary: April DeLoach
 Commission Chairman: Eric Trulland
 APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 18-09 duly passed, adopted and approved on the 18th day of September, 2009.
 Attest: W.M. Donald City Clerk
 INSPECTED AND APPROVED on the 18th day of DECEMBER, 2009. Mayor: Kempe DeBlage
 INSPECTED AND APPROVED on the 18th day of DECEMBER, 2009. City Engineer: Harold D. Demery
 INSPECTED AND APPROVED on the 2nd day of December, 2009. County Surveyor: William R. Schinger

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 25th day of January, 2010.
 City term of office expires January 6, 2011
 County Clerk: Renee Vitto

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

Wyoming Registration No. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 23rd day of NOVEMBER, 2009.
 My commission expires: JUNE 20, 2013



CERTIFICATE OF DEDICATION
 Randall S. Holl, President of Mesa Development Inc. and Neil A. "Mick" McMurry, Member of LongTerm, LLC, hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Tract A, Block 3, Wolf Creek Six, an Addition to the City of Casper, Wyoming, a portion of Tract C, Mountain Plaza Addition No. 2 and Lot 20, Mountain Plaza Addition No. 3, Lots 19 & 20, to the City of Casper, Wyoming and an annexation and subdivision of portions of the SE1/4NW1/4 and SW1/4NW1/4, Section 19, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, and being more particularly described by notes and bounds as follows:

Beginning at the southeasterly corner of the Parcel being described and also the southeasterly corner said SE1/4NW1/4, Section 19 and the northeasterly corner of Aspen Estates Addition to the City of Casper, Wyoming; thence along the southerly line of said Parcel and said SE1/4NW1/4, Section 19 and the northerly line of said Aspen Estates Addition, N.69°56'59"W, 851.21 feet to a point and northwesterly corner of said Aspen Estates Addition; thence along the easterly line of said Parcel and the westerly line of Aspen Estates Addition, S.0°36'32"E, 133.52 feet to a point and northwesterly corner of Lot 11, Block 3, Wolf Creek Six, on Addition to the City of Casper, Wyoming; thence along the southerly line of said Parcel and the northerly line of Lots 11, 10, 9, 8, 7, 6, and 5, Block 3, Wolf Creek Six, N.89°57'37"W, 887.74 feet to a point and northwesterly corner of said Lot 5, Block 3 and a point in and intersection with the easterly line of Lot 4, Block 3, Wolf Creek Six; thence along the westerly line of said Parcel and the easterly line of said Lot 4, Block 3, Wolf Creek Six, N.0°02'32"E, 132.07 feet to a point in and intersection with the southerly line of said SW1/4NW1/4, Section 19; thence along the northerly line of said Parcel and the southerly line of said SW1/4NW1/4, Section 19, N.44°26'04"W, 1302.43 feet to a point; thence along the southwesterly line of said Parcel and into said SW1/4NW1/4, Section 19, N.69°47'08"E, 201.79 feet to a point; thence along the northerly line of said Parcel and the southerly line of said SW1/4NW1/4, Section 19, N.44°26'04"W, 1302.43 feet to a point and intersection with the southerly line of said Lot 1, Mountain Plaza Addition No. 2 to the City of Casper, Wyoming; thence along the northerly line of said Parcel and the southerly line of said Lot 1, Mountain Plaza Addition No. 2, N.64°31'44"E, 634.40 feet to a point and northwesterly corner of Lot 19, Mountain Plaza Addition No. 3 to the City of Casper, Wyoming; thence along the northwesterly line of said Parcel and the southerly line of said Lot 19, Mountain Plaza Addition No. 3, S.44°25'29"E, 614.59 feet to a point and most southerly corner of said Lot 19, Mountain Plaza Addition No. 3; thence along the northwesterly line of said Parcel and the southerly line of said Lot 19, Mountain Plaza Addition No. 3, N.45°33'47"E, 419.82 feet to the most easterly corner of said Lot 19, Mountain Plaza Addition No. 3 and a point in and intersection with the southwesterly line of Liberty Drive; thence along the northerly line of said Parcel and the southwesterly line of Liberty Drive, S.25°20'43"E, 32.73 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 470.00 feet and through a central angle of 25°15'01", southerly, 207.13 feet and the chord of which bears S.12°51'38"E, 205.46 feet to a point and end of said curve; thence along the easterly line of said Parcel and the westerly line of said Liberty Drive, S.0°12'12"E, 128.19 feet to a point in and intersection with the southerly line of Tolon Drive; thence along the northerly line of said Parcel and the southerly line of said Tolon Drive, N.89°48'18"E, 528.22 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 360.00 feet and through a central angle of 22°00'46", northeasterly, 138.31 feet and the chord of which bears N.78°49'59"E, 137.48 feet to a point and northwesterly corner of Lot 17, Mountain Plaza Addition No. 3; thence along the easterly line of said Parcel and the westerly line of said Lot 17, Mountain Plaza Addition No. 3, S.22°10'53"E, 192.08 feet to the southwesterly corner of said Lot 17, Mountain Plaza Addition No. 3; thence along the northerly line of said Parcel and the southerly line of said Lot 17 & 18, Mountain Plaza Addition No. 3, N.82°58'17"E, 266.37 feet to the northeasterly corner of said Parcel, the southeasterly corner of said Lot 18, Mountain Plaza Addition No. 3 and a point in and intersection with the westerly line of Wyoming Boulevard; thence along the easterly line of said Parcel and the westerly line of said Wyoming Boulevard, S.7°57'36"E, 351.33 feet to a point; thence N.82°03'09"E, 25.00 feet to a point; thence S.7°49'44"E, 277.69 feet to a point in and intersection with the easterly line of said SE1/4NW1/4, Section 19; thence along the easterly line of said Parcel and SE1/4NW1/4, Section 19, S.0°27'56"E, 54.50 feet to the Point of Beginning and containing 40.379 acres, more or less.

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

Mesa Development Inc.
 P.O. Box 51568
 Casper, Wyoming 82605

Randall S. Holl
 Randall S. Holl, President

LongTerm, LLC
 P.O. Box 3003
 Casper, WY 82602

Neil A. "Mick" McMurry
 Neil A. "Mick" McMurry, Member

ACKNOWLEDGMENTS

State of Wyoming,)
 County of Natrona) ss
 The foregoing instrument was acknowledged before me by Randall S. Holl, President of Mesa Development Inc. on this 25th day of November, 2009.

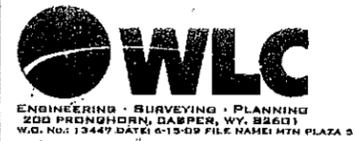
Witness my hand and official seal.
 My commission expires: 12/31/10

Walter L. Kincaid
 Notary Public

State of Wyoming,)
 County of Natrona) ss
 The foregoing instrument was acknowledged before me by Neil A. "Mick" McMurry, Member of LongTerm, LLC on this 1st day of December, 2009.

Witness my hand and official seal.
 My commission expires: 12/31/10

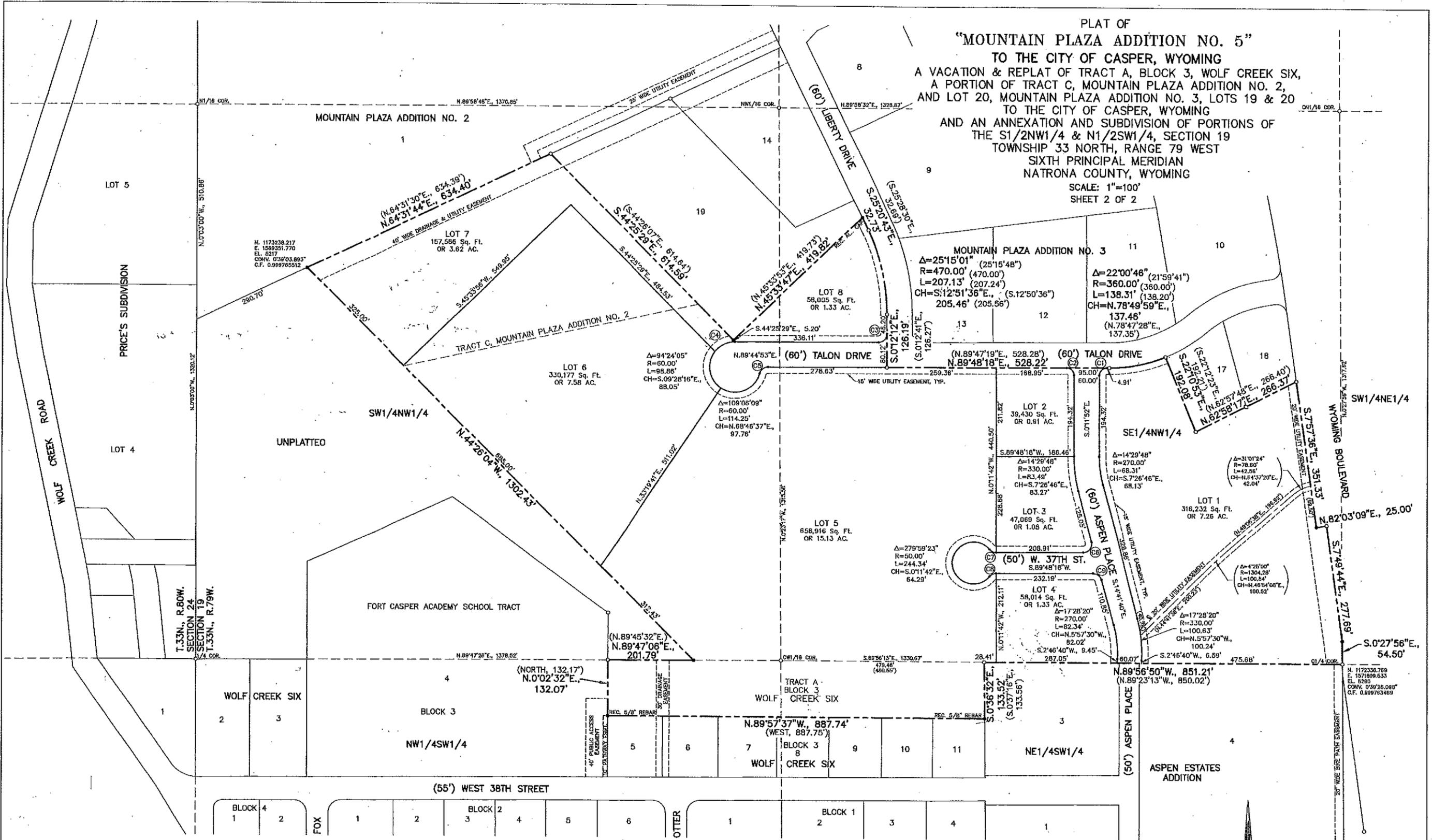
Walter L. Kincaid
 Notary Public



PLAT OF
"MOUNTAIN PLAZA ADDITION NO. 5"

TO THE CITY OF CASPER, WYOMING
A VACATION & REPLAT OF TRACT A, BLOCK 3, WOLF CREEK SIX,
A PORTION OF TRACT C, MOUNTAIN PLAZA ADDITION NO. 2,
AND LOT 20, MOUNTAIN PLAZA ADDITION NO. 3, LOTS 19 & 20
TO THE CITY OF CASPER, WYOMING
AND AN ANNEXATION AND SUBDIVISION OF PORTIONS OF
THE S1/2NW1/4 & N1/2SW1/4, SECTION 19
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

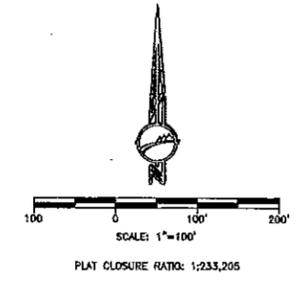
SCALE: 1"=100'
SHEET 2 OF 2



CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'10"	17.50'	27.49'	S.44°48'13"W., 24.75'
C2	89°59'50"	17.50'	27.49'	N.45°11'47"W., 24.75'
C3	89°57'05"	20.00'	31.40'	N.44°48'21"E., 28.27'
C4	52°01'07"	60.00'	54.47'	S.63°44'20"W., 52.62'
C5	75°31'21"	20.00'	26.36'	S.51°59'13"W., 24.49'
G6	104°29'58"	20.00'	36.48'	N.37°33'19"E., 31.63'
C7	49°59'41"	20.00'	17.45'	S.65°11'51"E., 16.90'
C8	49°59'41"	20.00'	17.45'	S.64°48'28"W., 16.90'
C9	75°30'02"	20.00'	26.35'	N.52°26'41"W., 24.49'

LEGEND
 • SET BRASS CAP
 ○ RECOVERED BRASS CAP
 ——— BOUNDARY
 - - - - - EASEMENT
 N.64°32'30"E., 469.86'
 (N.64°32'30"E., 469.86')

DATUM:
GROUND DISTANCE - U.S. FOOT
BASIS OF BEARING - GEODETIC BASED ON GPS
COORDINATES REFER TO CITY OF CASPER GCS DATUM,
WYOMING STATE PLANE COORDINATES, EAST CENTRAL
ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD83.
ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT
INTENDED TO BE USED AS BENCH MARKS.



885787

NATRONA COUNTY CLERK, WY
Renea Vitto
Mar 22, 2010 03:51:29 PM
Page: 2 Fee: \$50.00
CITY OF CASPER

PLAT OF
"MOUNTAIN PLAZA ADDITION NO. 6"
TO THE CITY OF CASPER, WYOMING
A VACATION & REPLAT OF LOTS 5, 6, 7 & 8,
AND TALON DRIVE IN MOUNTAIN PLAZA ADDITION NO. 5,
LOT 14, MOUNTAIN PLAZA ADDITION NO. 3 AND
LOT 19, MOUNTAIN PLAZA ADDITION NO. 3, LOTS 19 & 20
TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF PORTIONS OF
THE S1/2NW1/4 & N1/2SW1/4, SECTION 19
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

SCALE: 1"=100'
SHEET 1 OF 2

CERTIFICATE OF DEDICATION

Randall S. Hall, President of Mesa Development Inc. and Neil A. "Mick" McMurry, Member of LongTerm, LLC, hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Lots 5, 6, 7 and 8, Mountain Plaza Addition No. 5, Lot 14, Mountain Plaza Addition No. 3 and Lot 19, Mountain Plaza Addition No. 3, Lots 19 & 20, to the City of Casper, Wyoming, a subdivision of portions of the S1/2NW1/4 and N1/2SW1/4, Section 19, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northeastern corner of the Parcel being described and also the northwesterly corner Lot 2, Mountain Plaza Addition No. 5 to the City of Casper, Wyoming; thence along the easterly line of said Parcel and the westerly line of Lots 2 and 3 of said Mountain Plaza Addition No. 5, S.0°11'42"E, 440.50 feet to a point and southwesterly corner of said Lot 3 and a point in the northerly line of W.37th Street; thence along the northerly line of said W. 37th Street and the arc of a true curve to the right, having a radius of 20.00 feet and through a central angle of 49°59'41", northwesterly, 17.45 feet and the chord of which bears N.65°11'51"W, 16.90 feet to a point of reverse curve; thence along the arc of a true curve to the left, having a radius of 50.00 feet and through a central angle of 279°59'23", southerly, 244.34 feet and the chord of which bears S.0°11'42"E, 64.29 feet to a point of reverse curve; thence along the arc of a true curve to the right, having a radius of 20.00 feet and through a central angle of 49°59'41", northwesterly, 17.45 feet and the chord of which bears N.64°48'28"E, 16.80 feet to a point and northwesterly corner of Lot 4, Mountain Plaza Addition No. 5; thence along the easterly line of said Parcel and the westerly line of said Lot 4, Mountain Plaza Addition No. 5, S.0°11'42"E, 212.11 feet to the southwest corner of said Lot 4 and a point in and intersection with the northerly line of Lot 3, Aspen Estates Addition; thence along the northerly line of said Lot 3, Aspen Estates Addition, N.89°56'50"W, 28.41 feet to a point and northwesterly corner of said Lot 3, Aspen Estates Addition; thence along the easterly line of said Parcel and the westerly line of Aspen Estates Addition, S.0°36'32"E, 133.52 feet to a point and northeasterly corner of Lot 11, Block 3, Wolf Creek Six, an Addition to the City of Casper, Wyoming; thence along the southerly line of said Parcel and the northerly line of Lots 11, 10, 9, 8, 7, 6, and 5, Block 3, Wolf Creek Six, N.89°57'37"W, 887.74 feet to a point and northwesterly corner of said Lot 5, Block 3 and a point in and intersection with the easterly line of Lot 4, Block 3, Wolf Creek Six; thence along the westerly line of said Parcel and the easterly line of said Lot 4, Block 3, Wolf Creek Six, N.0°02'32"E, 132.07 feet to a point in and intersection with the southerly line of the SW1/4NW1/4, Section 19; thence along the northerly line of said Parcel and the southerly line of said SW1/4NW1/4, Section 19, N.89°47'06"E, 201.79 feet to a point; thence along the southwest line of said Parcel and into said SW1/4NW1/4, Section 19, N.44°28'04"W, 1302.43 feet to the northwesterly corner of said Parcel and a point in and intersection with the southerly line of Lot 1, Mountain Plaza Addition No. 2, N.64°31'44"E, 634.40 feet to a point; thence continuing along the northerly line of said Parcel and the southerly line of said Lot 1, Mountain Plaza Addition No. 2, N.84°31'11"E, 309.16 feet to a point; thence continuing along the northerly line of said Parcel and the southerly line of said Lot 1, Mountain Plaza Addition No. 2, N.64°31'06"E, 287.83 feet to the most northerly corner of said Parcel and a point in and intersection with the westerly line of Liberty Drive; thence along the easterly line of said Parcel and the westerly line of said Liberty Drive, S.25°28'30"E, 477.65 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 470.00 feet and through a central angle of 25°15'01", southerly, 207.13 feet and the chord of which bears S.12°51'36"E, 205.46 feet to a point and end of said curve; thence along the easterly line of said Parcel and the westerly line of said Liberty Drive, S.0°12'12"E, 126.19 feet to a point in and intersection with the southerly line of Talon Drive; thence along the northerly line of said Parcel and the southerly line of said Talon Drive, N.89°48'18"E, 259.36 feet to the Point of Beginning and containing 34.352 acres, more or less.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors. All streets as shown hereon are hereby or were previously dedicated to the use of the public and easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of utility lines, conduits and ditches and drainage as required for the proper development of said subdivision. The 40 feet wide easement across Lot 8 of this subdivision is hereby reserved as a utility and emergency access easement and also a perpetual access easement for access to Lot 9 of this subdivision.

Mesa Development Inc.
P.O. Box 51568
Casper, Wyoming 82605

LongTerm, LLC
P.O. Box 3003
Casper, WY 82602

Randall S. Hall
Randall S. Hall, President

Neil A. "Mick" McMurry
Neil A. "Mick" McMurry, Member

ACKNOWLEDGMENTS

State of Wyoming), ss
County of Natrona)
The foregoing instrument was acknowledged before me by Randall S. Hall, President of Mesa Development Inc. on this 16th day of March, 2010.

Witness my hand and official seal.
My commission expires: April 2, 2013



Allison Daves
Allison Daves
Notary Public

State of Wyoming), ss
County of Natrona)
The foregoing instrument was acknowledged before me by Neil A. "Mick" McMurry, Member of LongTerm, LLC on this 15th day of March, 2010.

Witness my hand and official seal.
My commission expires: April 2, 2013



Allison Daves
Allison Daves
Notary Public

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 17th day of December, 2010 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Renee Vitto
Secretary

Eric Fulkner
Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. 10-54 duly passed, adopted and approved on the 3rd day of March, 2010.

Attest: *V.H. McDermott*
City Clerk

Bill B. Brauer
Mayor

INSPECTED AND APPROVED on the 16th day of March, 2010.

Amber Jensen
City Engineer

INSPECTED AND APPROVED on the 16th day of MARCH, 2010.

William R. Stinger
City Surveyor

INSPECTED AND APPROVED on the 16th day of March, 2010.

William R. Stinger
County Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 22nd day of March, 2010.

Renea Vitto
Notary Public - County Clerk

My term of office expires
January 6, 2011

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) ss
COUNTY OF NATRONA)

I, Steve M. Castle, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the months of May, 2009 through November, 2009 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

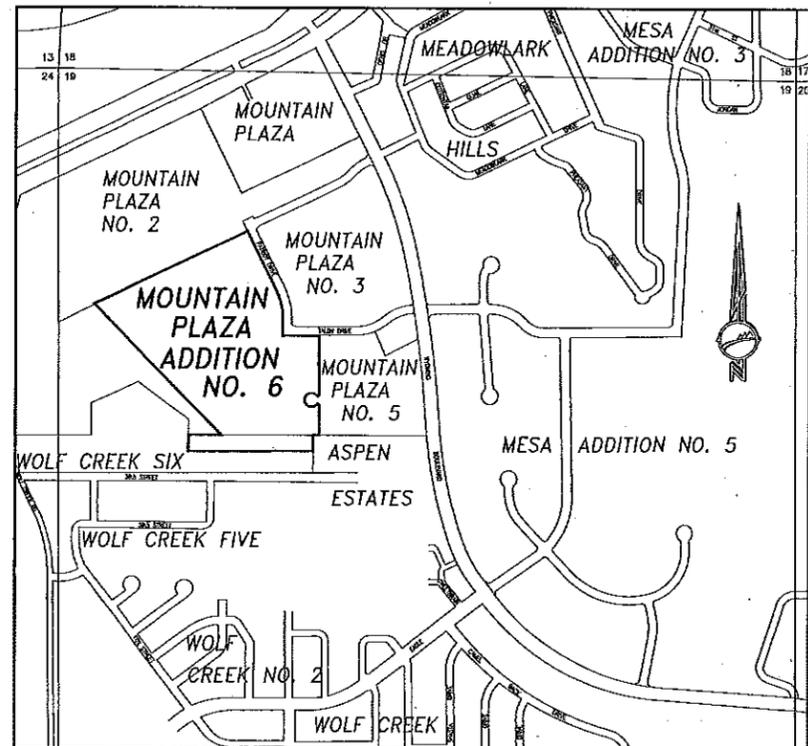
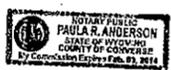
Wyoming Registration No. 6010 L.S.



Subscribed in my presence and sworn to before me by Steve M. Castle this 11th day of March, 2010.

My commission expires: February 3, 2014

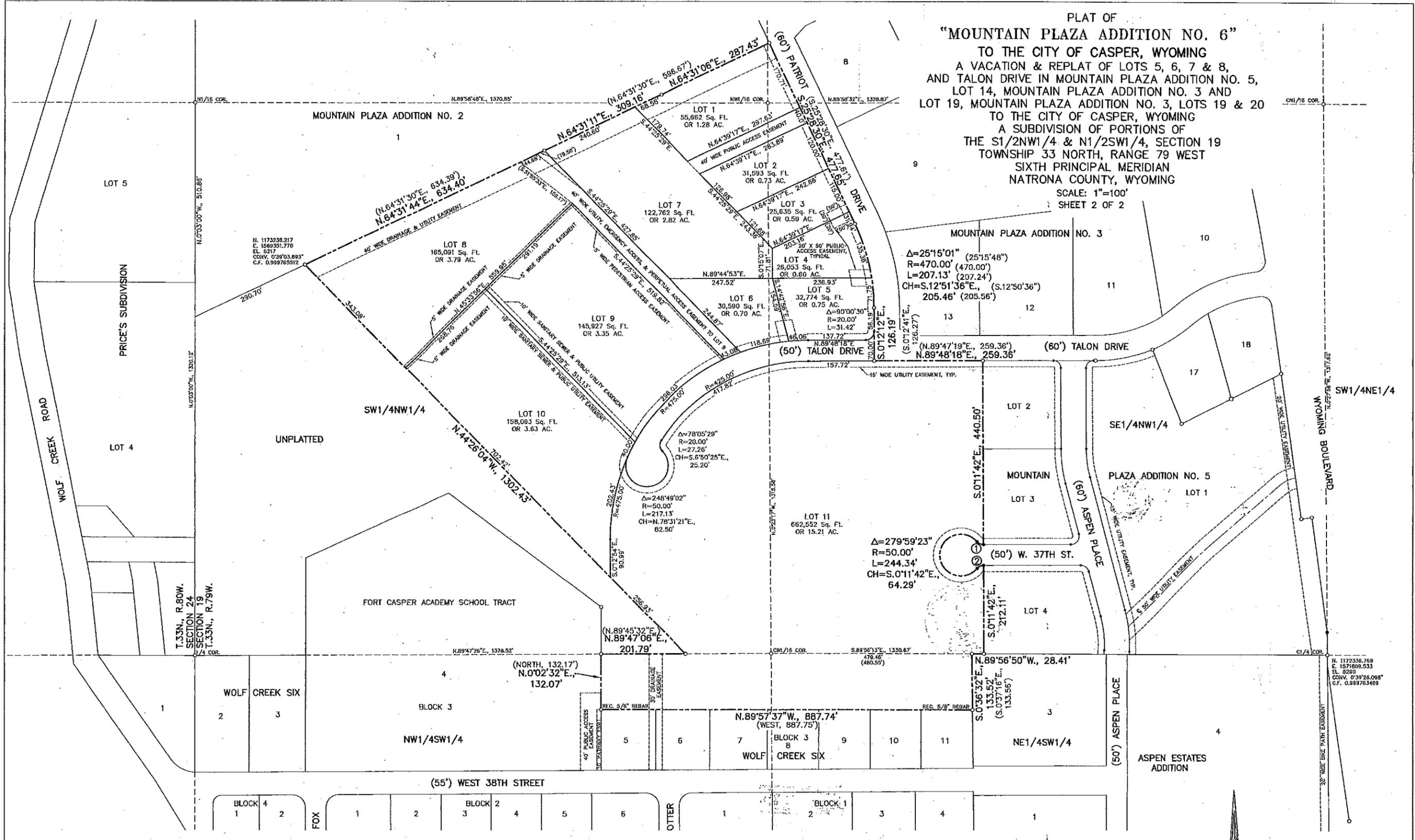
Paula R. Anderson
Notary Public



LOCATION & VICINITY MAP
SCALE: 1"=500'

PLAT OF
"MOUNTAIN PLAZA ADDITION NO. 6"
 TO THE CITY OF CASPER, WYOMING
 A VACATION & REPLAT OF LOTS 5, 6, 7 & 8,
 AND TALON DRIVE IN MOUNTAIN PLAZA ADDITION NO. 5,
 LOT 14, MOUNTAIN PLAZA ADDITION NO. 3 AND
 LOT 19, MOUNTAIN PLAZA ADDITION NO. 3, LOTS 19 & 20
 TO THE CITY OF CASPER, WYOMING
 A SUBDIVISION OF PORTIONS OF
 THE S1/2NW1/4 & N1/2SW1/4, SECTION 19
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

SCALE: 1"=100'
 SHEET 2 OF 2



$\Delta=25'15''01''$ (25'15'48")
 $R=470.00'$ (470.00')
 $L=207.13'$ (207.24')
 $CH=S.12'51'36''E., (S.12'50'36'')$
 $205.46'$ (205.56')

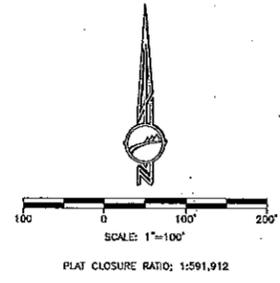
$\Delta=279'59'23''$
 $R=50.00'$
 $L=244.34'$
 $CH=S.0'11'42''E.,$
 $64.29'$

LEGEND
 • SET BRASS CAP
 ○ RECOVERED BRASS CAP
 — BOUNDARY
 - - - EASEMENT
 --- MEASURED BEARING & DISTANCE
 - - - RECORD BEARING & DISTANCE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	49°59'41"	20.00'	17.45'	N.65°11'51"W., 16.90'
C2	49°59'41"	20.00'	17.45'	N.64°48'28"E., 16.90'

DATUM:
 GROUND DISTANCE — U.S. FOOT
 BASIS OF BEARING — GEODETIC BASED ON GPS
 COORDINATES REFER TO CITY OF CASPER GIS DATUM,
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL
 ZONE, NAD83/86 AND ELEVATIONS REFER TO NVD29.
 ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE
 USED AS BENCHMARKS.



WLC
 ENGINEERING • SURVEYING • PLANNING
 200 PRONDHORN, CASPER, WY. 82601
 W.D. NO. 13593 & 13594 DATE: 3-8-10 FILE NAME: MTN PLAZA 6 REPLAT

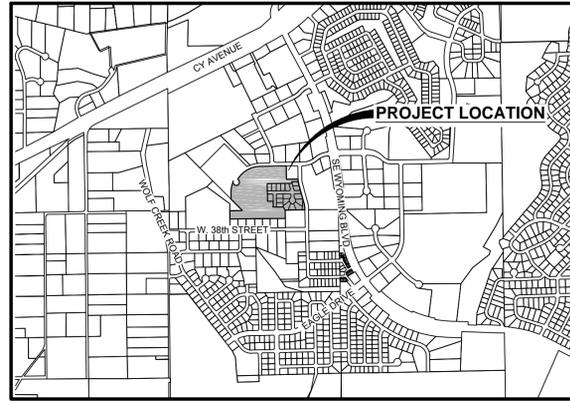
FINAL PLAT OF WOLF CREEK EIGHT ADDITION TO THE CITY OF CASPER

A VACATION & REPLAT OF LOTS 3 AND 4 AND WEST 37th STREET IN MOUNTAIN PLAZA ADDITION NO. 5 TO THE CITY OF CASPER, WYOMING, AND LOT 11 IN MOUNTAIN PLAZA ADDITION NO. 6 TO THE CITY OF CASPER, WYOMING AND BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE¼SW¼), LOT 2, AND LOT 3 OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

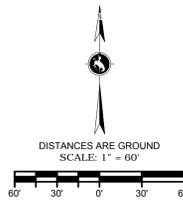
LEGEND

- RECOVERED ALUMINUM CAP
- RECOVERED BRASS CAP
- SET ALUMINUM CAP (PLS 584)
- SET BRASS CAP (PLS 584)
- SUBDIVISION BOUNDARY (PROPOSED)
- PROPERTY LINE (PROPOSED)
- PROPERTY LINE (ADJACENT AND EXISTING)
- - - PROPOSED EASEMENT LINE

GS(S) 1/8, 9Z+S86 PROPOSED BEARING AND DISTANCE
(S00°12'12"E, 70.00') RECORD BEARING AND DISTANCE



**LOCATION MAP
CASPER, WYOMING**



NOTES

1. PLAT CLOSURE RATIO: 1:354.449
2. DISTANCES ARE GROUND (GROUND DISTANCE - U.S. FOOT)
3. BASIS OF BEARING - GEODETIC BASED ON GPS
4. COORDINATES REFER TO CITY OF CASPER GIS DATUM, WYOMING STATE PLANE
COORDINATES, EAST CENTRAL ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD88.
5. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED AS BENCHMARKS.



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

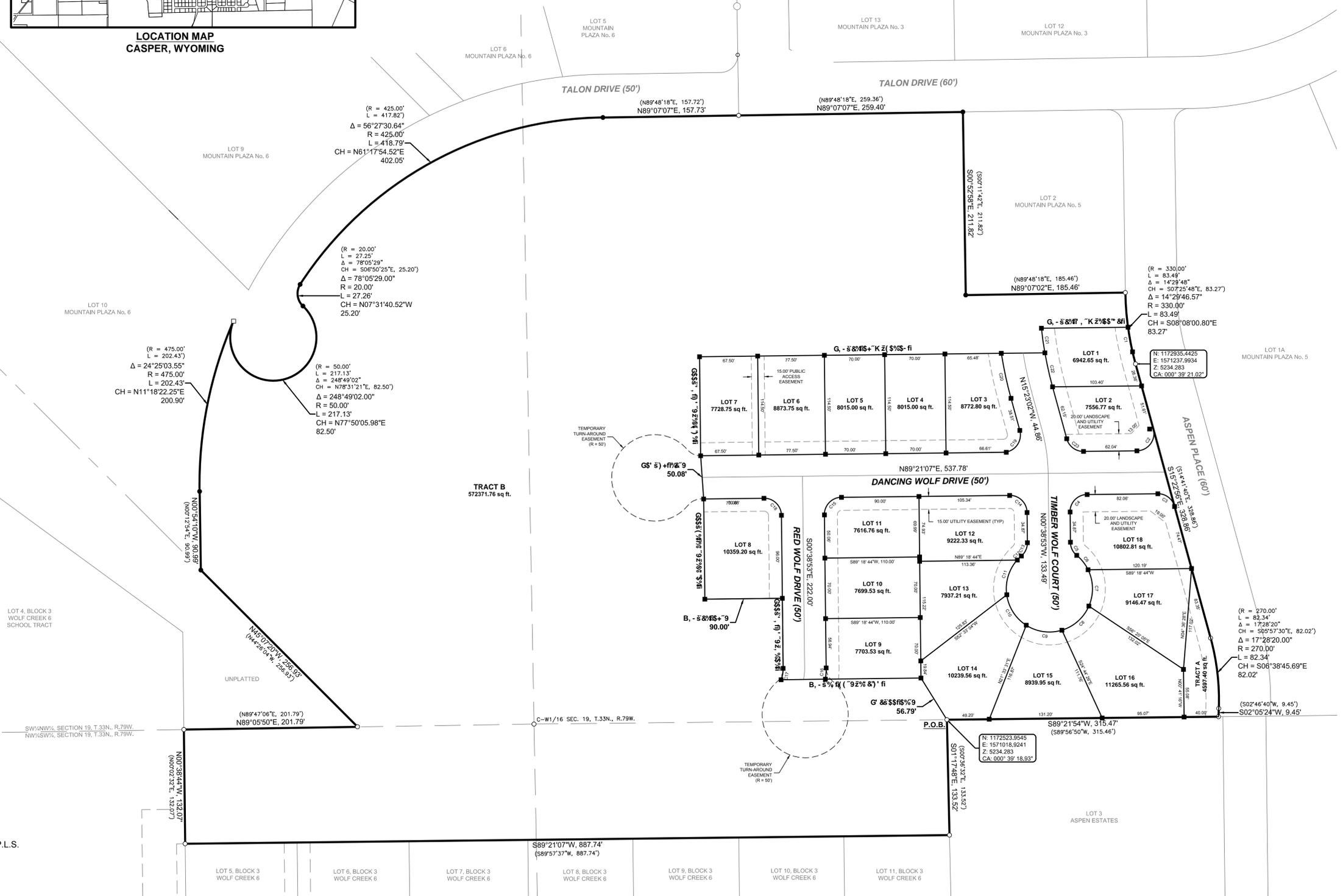
PROJECT NO. 140147

OWNER:
MESA DEVELOPMENT INC.
550 N. POPLAR
CASPER, WY 82601

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

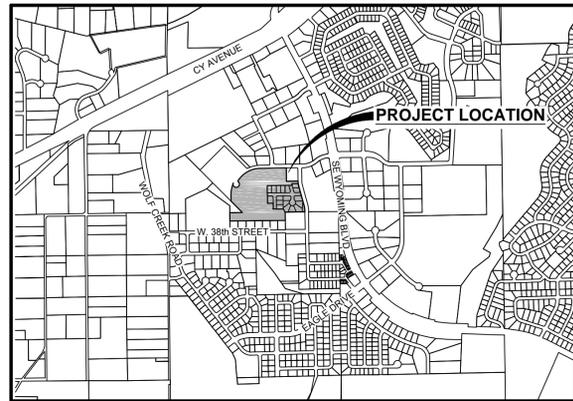
DATE DRAWN:
05.11.2016

DRAWN BY: CAO



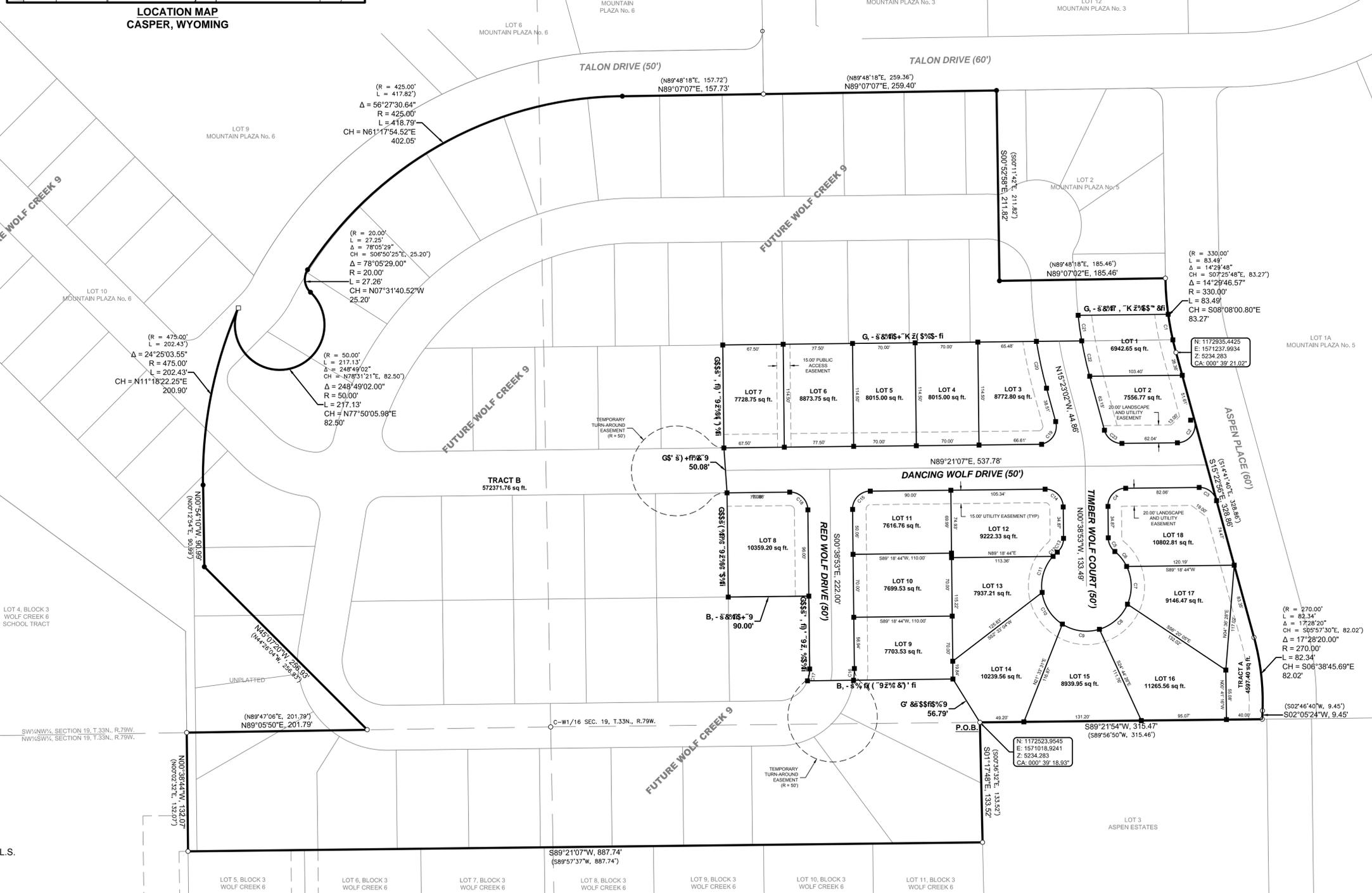
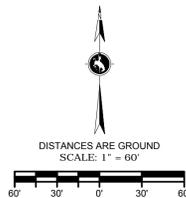
LEGEND

- RECOVERED ALUMINUM CAP
- RECOVERED BRASS CAP
- SET ALUMINUM CAP (PLS 584)
- SET BRASS CAP (PLS 584)
- SUBDIVISION BOUNDARY (PROPOSED)
- PROPERTY LINE (PROPOSED)
- PROPERTY LINE (ADJACENT AND EXISTING)
- - - PROPOSED EASEMENT LINE
- GS(S) ° 118' 22.25"E, 200.90' PROPOSED BEARING AND DISTANCE
- (S00°12'12"E, 70.00') RECORD BEARING AND DISTANCE



**LOCATION MAP
CASPER, WYOMING**

PLANNING EXHIBIT OF WOLF CREEK EIGHT ADDITION



OWNER:
MESA DEVELOPMENT INC.
550 N. POPLAR
CASPER, WY 82601

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

DATE DRAWN:
05.11.2016

DRAWN BY: CAO

ECS ENGINEERS

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

PROJECT NO. 140147

July 15, 2016

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

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

SUBJECT: **PLN-16-027-RZ** – *(Continued from June 16, 2016)* A petition to vacate and replat Lots K-T, Block 59 of the Eddings Subdivision, to create Central Wyoming Rescue Mission Addition, comprising 0.964-acres, more or less, and rezoning the area of the proposed Central Wyoming Rescue Mission Addition formerly described as Lots Q, R, S, and T, Block 59 of the Eddings Subdivision, from M-1 (Limited Industrial) to C-3 (Central business), generally located at the northwest corner of North Park and East A Streets. Applicant: Central Wyoming Rescue Mission, a Non-Profit Corporation.

Recommendation on the replat:

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

Recommendation on the zone change:

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

Code Compliance:

Staff has complied with all requirements of Section 16.24 and Section 17.12.170 of the Casper Municipal Code pertaining to plats and zone changes, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. At the time the staff report was prepared, staff had not received any public comments on this case.

Summary:

The applicant has applied to replat 0.964-acres, more or less, comprising Lots K-T, Block 59 of the Eddings Subdivision, to consolidate the property into a single lot, to be known as the Central Wyoming Rescue Mission Addition. In a companion item, the applicant has also applied for a zone change of four (4) of the lots involved in the replat, Lots Q-T, from M-1 (Limited Industrial) to C-3 (Central Business), in order to consolidate the zoning to a single classification. Parcels surrounding the property involved in the replat and rezone are zoned C-3 (Central Business) to the north and south; M-1 (Limited Industrial) and C-3 (Central Business) to the west; and M-1 (Limited Industrial) and C-2 (General Business) to the east. Existing land uses in the surrounding area are primarily commercial and industrial. The future plans for the property are for the construction of a new Central Wyoming Rescue Mission facility.

The Comprehensive Land Use Plan is the City's planning document that describes the values and ideals expressed by the community for its future. The Plan was created in 2000 and was based on approximately two (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 and the City Council should base their decisions on whether to approve the zone change on the criteria expressed in the Comprehensive Land Use Plan. Furthermore, Section 17.12.170 of the Casper Municipal Code specifies that staff must review zone change applications in context with the approved Comprehensive Land Use Plan, and provide a recommendation to the Planning and Zoning Commission and City Council based on whether the zone change proposal conforms to the Plan.

The Future Land Use Plan is a map element of the Comprehensive Land Use Plan that visibly establishes the City's policy regarding future zoning and land use patterns. It also provides assurance and direction to property owners and the private development sector with respect to the desired development activity of specific areas. In this case, the Future Land Use Plan element of the 2000 Casper Area Comprehensive Land Use Plan shows the desired future land use of the downtown area, generally described as C Street on the north, McKinley Street on the east, Poplar Street on the west, and Collins Drive on the south, to be "central business."

The implementation of the Future Land Use Plan sometimes happens incrementally, over a significant period of time. The City rarely finds the opportunity to initiate a large, area-wide zone change. Until the time when a large-scale rezoning of the central business area is proposed, the City continues to process zone changes in this portion of the "central business area" as opportunities arise. A series of smaller zone changes enacted over time will eventually implement the broad land use change desired for the area; and individual projects can often serve as a catalyst for future land use changes in the surrounding area. Within the last ten (10) to eleven (11) years the City has reviewed and approved

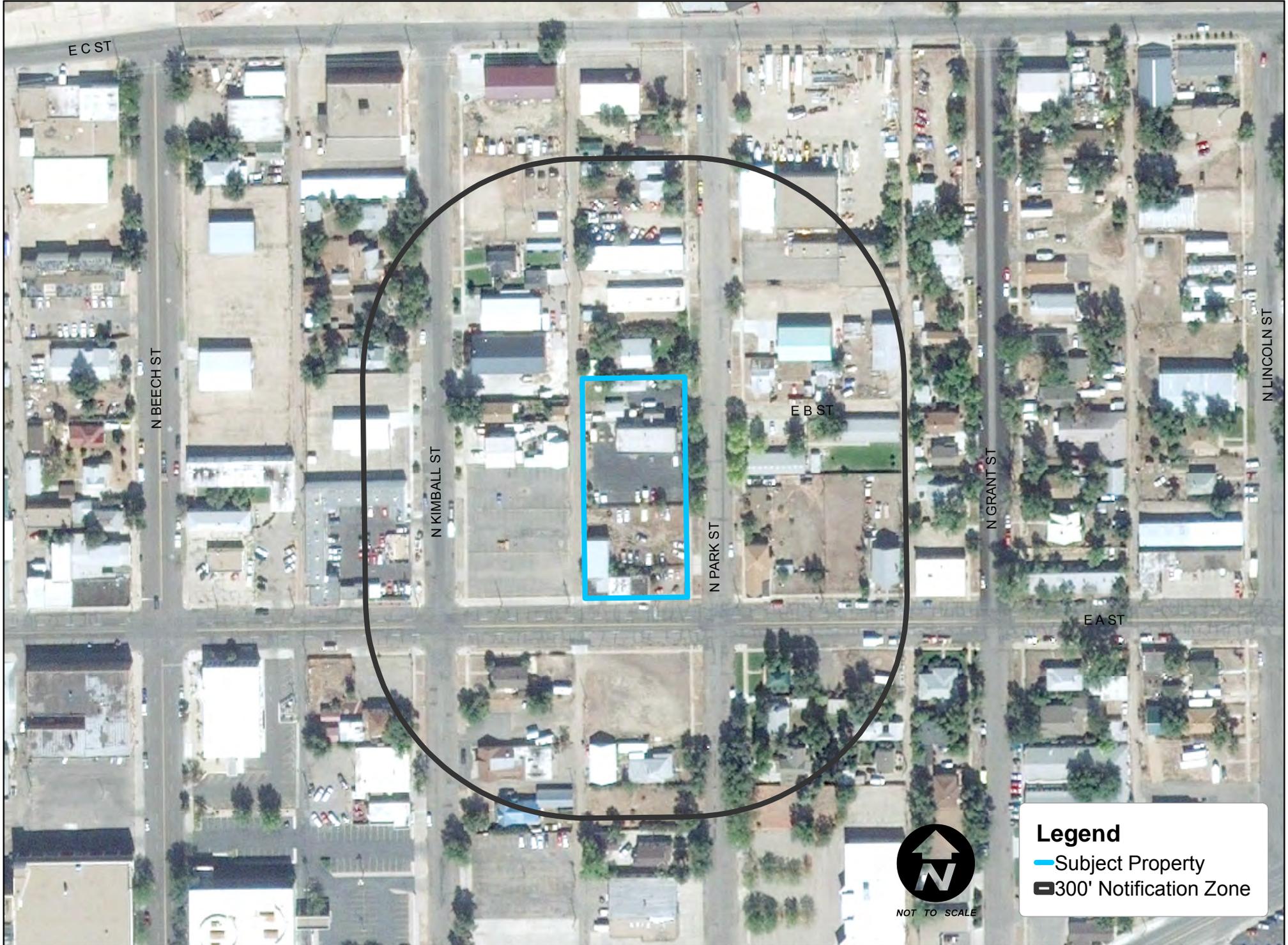
approximately thirteen (13) similar rezoning requests in the area surrounding the subject property.

The proposed C-3 (Central Business) zoning district allows for the development of any and all of the following permitted uses:

1. Apartments located within a business structure;
2. Arcades;
3. Assisted living;
4. Automobile sales and/or repairing;
5. Automobile service stations;
6. Banks, savings and loans, and finance companies;
7. Bars, taverns, and cocktail lounges, excluding drive-in/through facilities;
8. Bed and breakfast;
9. Bed and breakfast homestay;
10. Bed and breakfast inn;
11. Business, general retail;
12. Clubs or lodges;
13. Conventional site-built and modular single-family, two-family, multifamily townhomes and condominiums, and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock, or horizontal lap wood, steel or vinyl siding;
14. Dance studios;
15. Day-care, adult;
16. Child care center;
17. Family child care center - zoning review;
18. Family child care home;
19. Family child care home - zoning review;
20. Drugstores;
21. Electrical, television, radio repair shops;
22. Government office buildings and community facilities;
23. Grocery stores;
24. Group homes;
25. Multi-story apartment buildings;
- 26. Homes for the homeless (long-term shelters);**
27. Hotels, motels;
28. Manufacturing, assembling, or packaging of products from previously prepared materials;
29. Mortuaries;
30. Offices, general and professional;
31. Offices, medical (laboratories, clinics, health spas, and rehabilitation centers);
32. Parking garages;
33. Parks, playgrounds, historical sites, and other similar recreational facilities;
34. Pawn shops;

35. Personal service shops;
36. Pharmacies;
37. Printing and newspaper houses;
38. Public utility and public service offices;
39. Public utility and public service installations, excluding repair and storage facilities;
40. Radio and television stations, including transmitting and receiving towers;
41. Restaurants, cafes, and coffee shops;
42. Retail business;
43. Sundry shops and specialty shops;
44. Theaters, auditoriums, and other places of indoor assembly;
45. Thrift shops;
46. Transportation depots;
47. Vocational centers, medical and professional institutions;
48. Warehouse and other indoor storage;
49. Neighborhood assembly uses;
50. Regional assembly uses;
51. Branch community facilities;
52. Neighborhood grocery;
53. Church.

Central Wyoming Rescue Mission Subdivision



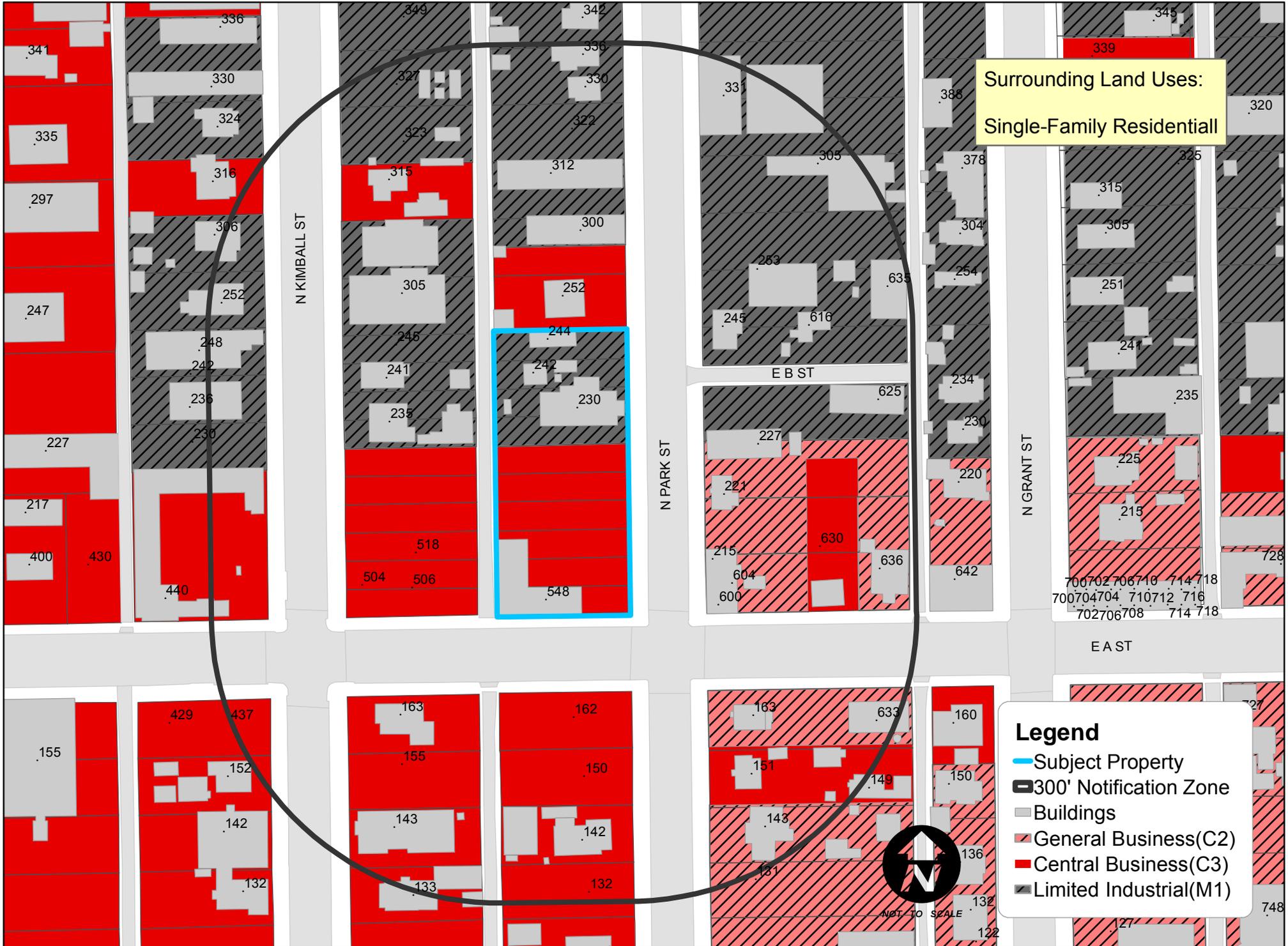
Legend

- Subject Property
- 300' Notification Zone



NOT TO SCALE

Central Wyoming Rescue Mission Subdivision



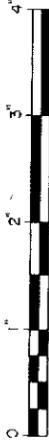
Central Wyoming Rescue Mission

Facing southwest from N Park Street



Facing west from N Park Street





ATLAS REPRODUCTION

EDDINGS SUBDIVISION

OF PART OF

BLOCK 59

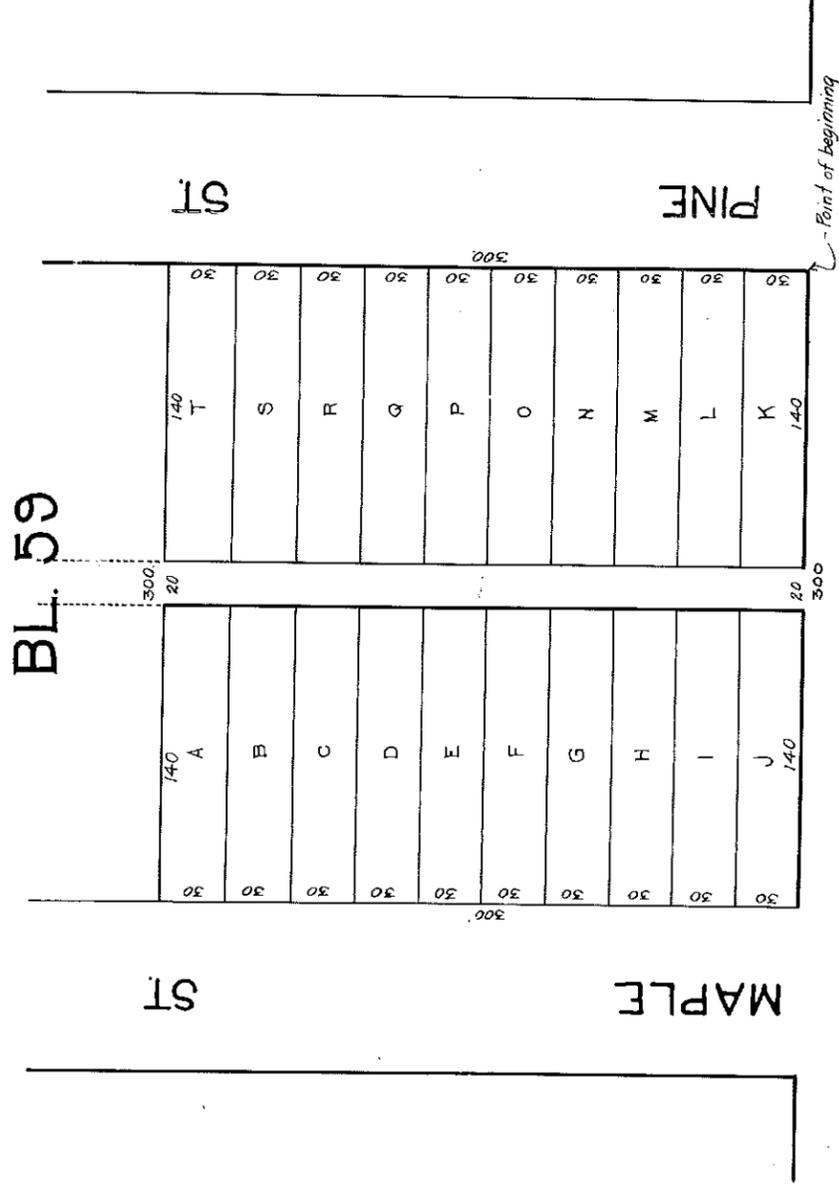
CITY OF CASPER

NATRONA COUNTY WYOMING

46722

July 25th
11 18 Scale 109

SCALE 1"=50 FEET



FOURTH ST.

80

80

BL. 14

80

PINE ST.

Point of beginning

We, Asa Franklin Eddings and Ina Eddings, husband and wife, do hereby certify that we are the sole owners of the south 300 feet of Block 59, City of Casper, situated in and being a part of the SE 1/4 SE 1/4 Section 4, T. 33N., R. 19W. 6PM, in the County of Natrona, State of Wyoming, and further described as follows: — Beginning at a point on the east line of Block 14, in the Town of Casper, County and State aforesaid, extended north 80 feet north of the northeast corner of Block 14; thence north along said east line of Block 14, extended north 300 feet; thence west, at right angles to said line, 300 feet to the west line of Block 14, extended north; thence south along extended west line of Block 14, 300 feet; thence east at right angles to said east and west lines of Block 14, 300 feet to the point of beginning; that the subdivision of this tract, as the same appears upon this plat is with our free consent and in accordance with our desires, and that said subdivision shall be known as "Eddings Subdivision of part of Block 59, City of Casper, Natrona County, Wyoming."

In witness whereof we have hereunto set our hands this 18th, day of July
In the presence of: Clara Raiged AD. 1917

Asa Franklin Eddings AD. 1917

STATE OF WYOMING
COUNTY OF NATRONA

55

1. Mary D. Wheeler

a Notary Public in and for the county in the state aforesaid, hereby certify that Asa Franklin Eddings and Ina Eddings, husband and wife, personally known to me to be the persons whose names are subscribed, act for the uses and purposes therein set forth.

Witness my hand and notarial seal this 18th, day of July

My commission expires November 30 AD. 1920

AD. 1917

Mary D. Wheeler
Notary Public

STATE OF WYOMING
COUNTY OF NATRONA

58

I, L. S. Worthington, of Casper, Wyoming, of lawful age and first duly sworn according to law, on this oath says that he is a licensed surveyor in the State of Wyoming, that he made the survey of the south 300 of Block 59, City of Casper, situated in and being a part of the SE 1/4 SE 1/4 Section 4, T. 33N., R. 19W. 6PM, in the County of Natrona State of Wyoming, and further described as follows: — Beginning at a point on the east line of Block 14, in the Town of Casper, County and State aforesaid, extended north 80 feet north of the northeast corner of Block 14; thence north along said east line of Block 14, extended north 300 feet; thence west, at right angles to said line, 300 feet to the west line of Block 14, extended north; thence south along extended west line of Block 14, 300 feet; thence east at right angles to said east and west lines of Block 14, 300 feet to the point of beginning; at the request of Asa Franklin Eddings and Ina Eddings, owners of said land, that he subdivided it into lots as shown by the plat to which this certificate is attached and of which it forms a part, and that said plat is a true and correct representation of said survey.

Subscribed in my presence and sworn to before me this 18th, day of July

My commission expires November 30 AD. 1920

L. S. Worthington
Surveyor

AD. 1917

Marion D. Dill
Notary Public

The above plat approved by order of the City Council and Mayor of the City of Casper, Wyoming
Attest:— Clara Raiged
City Clerk

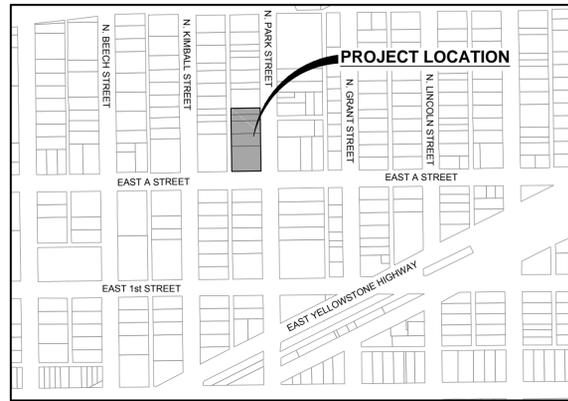
AD. 1917

AD. 1917

Clara Raiged
Mayor

FINAL PLAT OF CENTRAL WYOMING RESCUE MISSION ADDITION TO THE CITY OF CASPER

A VACATION AND REPLAT OF LOTS K - T OF THE EDDINGS SUBDIVISION OF PART OF BLOCK 59, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼SE¼) OF SECTION 4, T.33N., R.79W. OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING



**LOCATION MAP
CASPER, WYOMING**



EAST A STREET (80' R.O.W.)



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

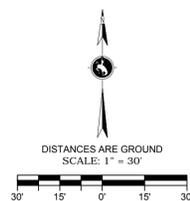
PROJECT NO. 160043

OWNER:
CENTRAL WYOMING RESCUE MISSION,
A NON-PROFIT CORPORATION
230 N. PARK STREET
CASPER, WY 82601

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

DATE DRAWN:
05.10.2016

DRAWN BY:
CAO



FINAL PLAT OF

CENTRAL WYOMING RESCUE MISSION ADDITION

TO THE CITY OF CASPER

A VACATION AND REPLAT OF LOTS K - T OF THE EDDINGS SUBDIVISION OF PART OF BLOCK 59, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼SE¼) OF SECTION 4, T.33N., R.79W. OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION

THE UNDERSIGNED, CENTRAL WYOMING RESCUE MISSION, A NON-PROFIT CORPORATION, HEREBY CERTIFIES THAT THEY ARE THE OWNER AND PROPRIETOR OF THE ABOVE OR FOREGOING LOTS K - T OF THE EDDINGS SUBDIVISION OF PART OF BLOCK 59 OF PART OF BLOCK 59, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼SE¼) OF SECTION 4, T.33N., R.79W. OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT K OF THE EDDINGS SUBDIVISION OF PART OF BLOCK 59 OF PART OF BLOCK 59, MONUMENTED WITH A REBAR, THENCE S.89°14'27"W., 140.08 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY RIGHT-OF-WAY LINE OF EAST A STREET TO THE SOUTHWEST CORNER OF LOT K OF THE EDDINGS SUBDIVISION OF PART OF BLOCK 59; THENCE N.00°44'36"W., 300.11 FEET ALONG THE WESTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF LOTS K-T OF THE CASPER ADDITION TO THE NORTHWEST CORNER OF LOT T OF THE EDDINGS SUBDIVISION OF PART OF BLOCK 59; THENCE N.89°14'59"E., 139.90 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF LOT 18, BLOCK 59 OF THE CASPER ADDITION TO THE NORTHEAST CORNER OF LOT T OF THE EDDINGS SUBDIVISION OF PART OF BLOCK 59; THENCE S.00°41'55"E., 120.13 FEET ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PARK STREET TO THE SOUTHEAST CORNER OF LOT Q OF THE EDDINGS SUBDIVISION OF PART OF BLOCK 59, SAID POINT MONUMENTED WITH A REBAR; THENCE S.00°49'45"E., 179.95 FEET ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PARK STREET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.964 ACRES (41986 S.F.), MORE OR LESS.

THE VACATION AND REPLAT OF THE FOREGOING DESCRIBED LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS AND PROPRIETORS. THE NAME OF SAID REPLAT AND VACATION SHALL BE KNOWN AS "CENTRAL WYOMING RESCUE MISSION ADDITION". ALL STREETS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF CITY ROADS, UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS.

EXECUTED THIS _____ DAY OF _____, 2016.

BY: _____
BRAD HOPKINS, EXECUTIVE DIRECTOR,
CENTRAL WYOMING RESCUE MISSION, A NON-PROFIT CORPORATION

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, BY BRAD HOPKINS, EXECUTIVE DIRECTOR, CENTRAL WYOMING RESCUE MISSION, A NON-PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS

APPROVED: PLANNING AND ZONING COMMISSION CASPER, WYOMING

THIS _____ DAY OF _____, 2016 AND FORWARDED TO THE CITY COUNCIL OF CASPER, WYOMING WITH RECOMMENDATION THAT SAID PLAT BE APPROVED.

COMMISSION CHAIRMAN _____ SECRETARY _____

APPROVED: CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY ORDINANCE NUMBER _____

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

MAYOR _____ ATTEST: CITY CLERK _____

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

CITY ENGINEER _____

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

CITY SURVEYOR _____

LEGEND

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

NOTES

1. PLAT CLOSURE RATIO: 1:198,390
2. GROUND DISTANCE - U.S. FOOT
3. BASIS OF BEARING - GEODETIC BASED ON GPS
4. COORDINATES REFER TO CITY OF CASPER GIS DATUM, WYOMING STATE PLANE
5. COORDINATES, EAST CENTRAL ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD88.
6. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED AS BENCHMARKS.
7. UNUSED SERVICES MUST BE CAPPED AT THE MAIN.

CERTIFICATE OF SURVEYOR

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



STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, BY ROBERT L. ST. CLAIRE.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

June 10, 2016

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

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

SUBJECT: **PLN-16-028-S** – Site plan approval for a 1-story, 38,975 square foot, indoor shooting and training facility, on Lot 5, Village Addition, No. 2, located at 580 Landmark Drive. Applicant: East Valley Investments, LLC.

Recommendation:

If, after the required public hearing, the Planning and Zoning Commission finds that the site plan meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the site plan. Staff has provided three (3) recommended conditions of approval for the Planning and Zoning Commission's consideration.

1. All on-site lighting shall be designed to reduce off-site glare and light pollution. All exterior lighting fixtures, including building and parking lot lighting, shall be shielded (full-cutoff). Pursuant to the Casper Municipal Code, no light pole may be taller than thirty (30) feet in height.
2. A public access easement shall be provided for the shared driveway access located north of the building. Said easement shall be provided in a form acceptable to the City prior to the issuance of a certificate of occupancy.
3. A solid privacy fence, constructed of either wood or vinyl, shall be constructed along the entire length of the south property line, on top of the retaining wall, in order to buffer the site from the adjacent multi-family development immediately to the south. The remainder of the fencing on-site may be chain-link, or other materials.

Code Compliance:

Staff has complied with all requirements of Section 17.12.150 of the Casper Municipal Code pertaining to site plans, 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 received one (1) letter of opposition to this case.

The Planning and Zoning Commission is the reviewing authority for all site plans for commercial buildings with a footprint over 20,000 square feet, but less than 43,560 square feet. The actions available to the Planning and Zoning Commission are to approve; approve with conditions; deny; table; or continue to a future Planning and Zoning Commission meeting.

Section 17.12.150(D) of the Casper Municipal Code provides the review criteria for the approval of a site plan. Those criteria include whether the site plan is compatible with the goals and policies of many of the City's adopted plans. Other design-related criteria for the approval of a site plan include the following:

- Promote the efficient use of land by means of a sound arrangement of buildings, safe and functional points of access, well planned parking circulation systems, and adequate sidewalks and pathways for pedestrians.
- Provide for landscaping, and within high density housing complexes, usable open space, such as, but not limited to, bicycle paths, playground areas, courtyards, areas for active recreation, swimming pools, landscaping, gardens, walks, outdoor seating areas, outdoor picnic areas, and similar open space.
- Preserve and utilize where possible, existing landscape features and amenities, and blend such features with the new structures and other improvements.

Summary:

East Valley Investments, LLC has applied for site plan approval for the construction of a one-story indoor shooting and training facility located at 580 Landmark Drive. The property is zoned C-1 (Neighborhood Convenience), and the applicant was granted a Conditional Use Permit by the Planning and Zoning Commission for the indoor training and shooting center in April of this year with the following four (4) 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.

Properties surrounding the subject property are zoned C-2 (General Business) to the north, east and west; and PUD (Planned Unit Development) to the south. Land uses in the immediate area are a mix of multi-family residential and commercial. The subject property is approximately two (2) acres in size, and slopes upward from the street to the back of the lot.

The site plan proposes the construction of an approximate 39,000 square foot structure, including approximately 10,000 square feet devoted to retail sales. The retail portion of the building will be twenty-eight (28) feet in height, and the portion of the structure housing the shooting lanes will be located largely below grade. The Municipal Code does not provide a ratio for determining the minimum number of parking spaces required for a shooting and training facility. It was decided by staff that parking needs would be determined based on the City's minimum requirements for specialty retail (2.41 spaces per 1,000 square feet of area), plus an additional space for every shooting lane. Based on 10,000 square feet of retail area, and twenty-five (25) shooting lanes, it was determined that a minimum of forty-nine (49) spaces should be provided. The site plan shows a total of sixty-two (62) parking spaces, exceeding the minimum required.

Buffering is required, pursuant to Appendix C of the Casper Municipal Code, between the proposed shooting and training facility and the adjacent multi-family residential development immediately to the south. The Municipal Code provides six (6) different alternatives for buffering, including solid fencing, landscaping, or a combination of both. The proposed site plan shows a six (6) foot retaining wall along the south property line, with one hundred thirty (130) lineal feet of six (6) foot solid fence on top, from the southeast corner of the property to the front corner of the building. The remainder of the fence is proposed to be "security" fence. Based on staff's interpretation of the intent of the buffering requirements in Appendix C of the Casper Municipal Code, staff has provided a recommended condition of approval that would require a solid wood or vinyl buffering/screening fence along the entire length of the south property line to adequately buffer the site from the adjacent multi-family development to the south. The condition allows the applicant to use security fence on the other portions of the site, which do not require buffering because they are not contiguous with a less intensive land use.

The site consists of approximately 18,415 square feet of landscaping, totaling approximately twenty-one (21) percent of the area of the site, exceeding the City's minimum landscaping requirement of six (6) percent of the area of the site. The site plan did not meet the traffic generation threshold which would have required the completion of a traffic study, and no significant traffic impacts are expected. Access to the site is via a shared driveway with the lot to the north, off of Landmark Drive. Staff has provided a recommended condition that would require the applicant to provide a permanent access easement for the driveway, since it is located on an adjacent property, which could be sold to a separate entity in the future.

The City Council recently approved a Municipal Code Amendment changing the regulations on discharging weapons in the City limits. The previous law required City Council approval to discharge weapons in the City limits. The new law permits the discharge of weapons when the area/facility is zoned appropriately for the use, or if a Conditional Use Permit is granted by the Planning and Zoning Commission for the use.

Lot 5, Block 2, Village Addition - Shooting & Training Facility



Lot 5, Block 2, Village Addition - Shooting & Training Facility

Facing south towards Aspen Court Apartments



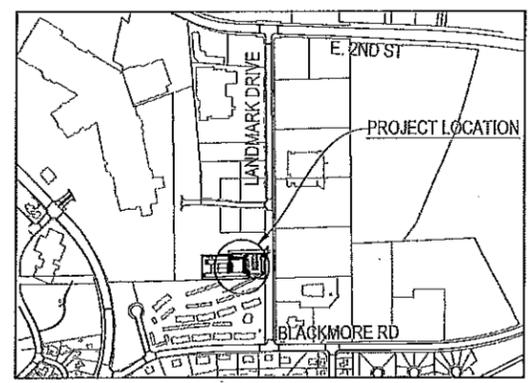
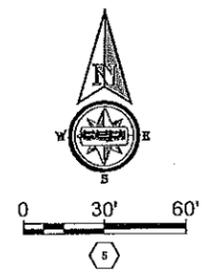
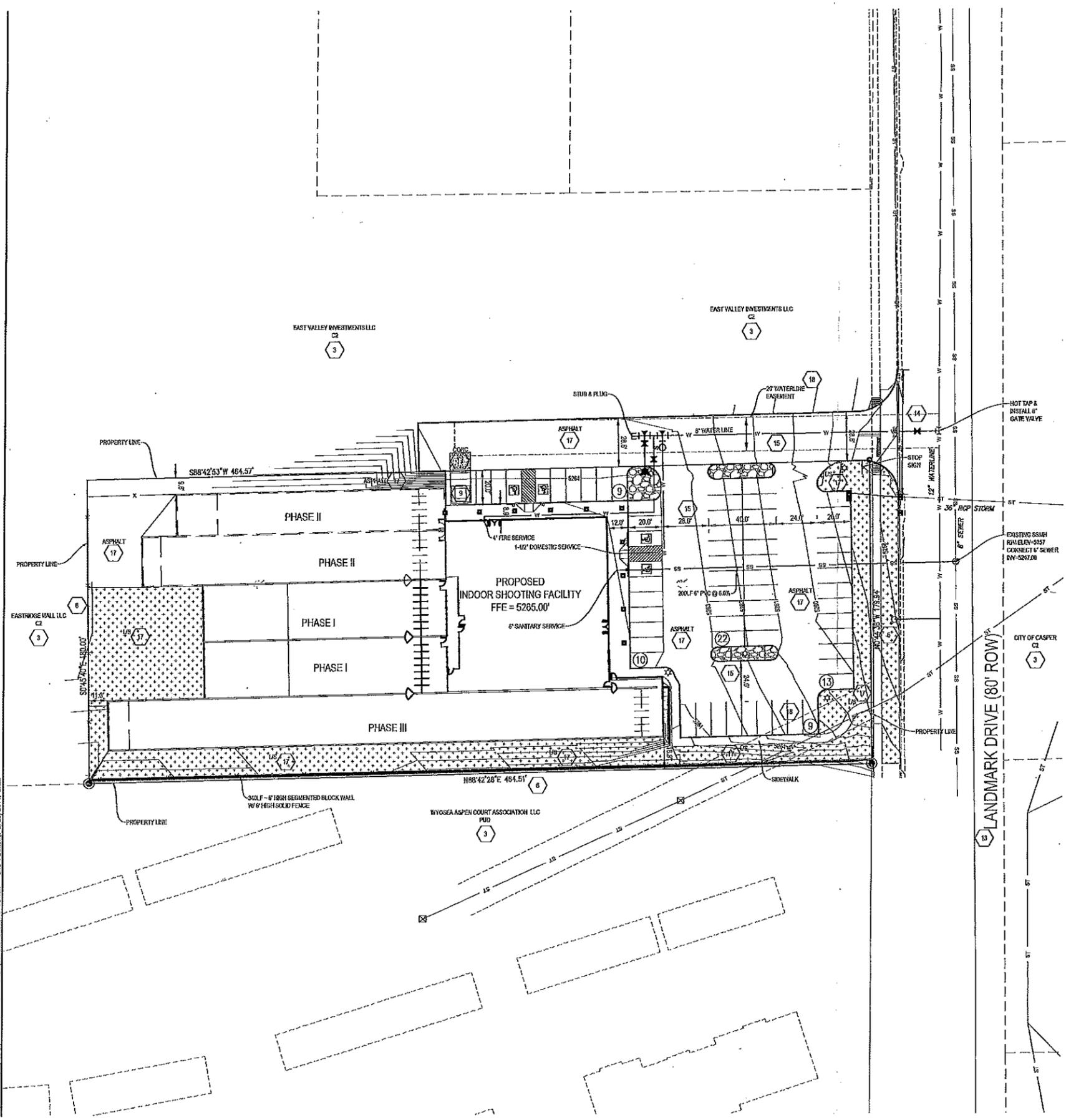
Facing northeast from Aspen Court Apartments



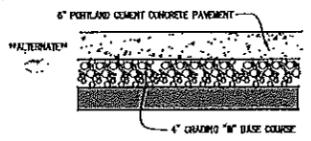
Facing north from Aspen Court Apartments



M:\Level 2016\Exp_Dwg\15-006 SHOOTING CENTER - SITE PLAN.dwg - SITE PLAN.dwg, 8/29/2016, 10:05 AM



- 1 LEGAL DESCRIPTION AND COMMON ADDRESS
VILLAGE ADDITION, BLOCK 2 LOT 6
NATRONA COUNTY, WYOMING
589 LANDMARK DRIVE
CASPER, WYOMING 82509
- 2 LOCATED ON BUILDING (FULL CUTOFF FIXTURES)
(SEE LIFETIME LIGHT POLES)
- 3 NOT APPLICABLE TO THIS SITE
- 4 CURRENT ZONING: C-1
PROPOSED ZONING: C-1
- 5 AS SHOWN ON PLAN
- 6 BUILDING HEIGHT: 20'
BUILDING SETBACKS:
NORTH - 5'
EAST - 12'
SOUTH - 18'
WEST - 11.3'
- 7 SEE DRAINAGE STUDY
- 8 NOT APPLICABLE TO THIS SITE
- 9 NOT APPLICABLE TO THIS SITE
- 10 NOT APPLICABLE TO THIS SITE
- 11 NOT APPLICABLE TO THIS SITE
- 12 GENERAL NOTES
a. TOTAL LAND AREA: 1.82 ACRES / 13,600 S.F.
b. TOTAL BUILDING FOOTPRINT: 39,000 S.F.
c. PERCENTAGE OF LAND COVERED BY BUILDINGS: 48.7%
d. BUILDING HEIGHT(S): 20.0'
e. NUMBER OF STORES AND TOTAL LEASABLE S.F.: 1 STORES / 5,917 S.F.
f. NUMBER OF PARKING SPACES REQUIRED: 49 (4 HC, 2 VAN HC)
g. NUMBER OF PARKING SPACES PROVIDED: 62 (4 HC, 2 VAN HC)
h. SQUARE FOOTAGE OF ALL LANDSCAPED AREAS: 18,415 S.F.
i. PERCENTAGE OF SITE COVERED BY LANDSCAPING: 28.5% (10.2% ORG/MOD)
j. AREA TO BE DISTURBED: 1.57 ACRES / 10,800 S.F.
- 13 30,000 S.F. RETAIL, CLASSROOMS, STORAGE GUN SHOP
- 14 2,411 SPECIAL STORE = 24 SPACES
- 15 25 SHOOTING LAYERS - 1 SPACE PER LAYER = 25 SPACES
- 16 PROVIDED BY OTHERS
- 17 PROVIDED BY OTHERS



CONCRETE PARKING LOT DETAIL
NOT TO SCALE



ASPHALT PARKING LOT DETAIL
NOT TO SCALE

LEGEND:

W	EXISTING WATERLINE WYVALE
W	PROPOSED WATERLINE WYVALE
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
ST	EXISTING STORM SEWER WYVALE
ST	PROPOSED STORM LINE WYVALE
UGT	EXISTING GAS LINE
GAS	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING UNDERGROUND POWER
22	PROPOSED CONTOURS
23	EXISTING CONTOURS
24	PROPOSED DOMESTIC WATER SERVICE
25	PROPOSED FIRE SERVICE CONNECTION
26	PROPOSED SANITARY SEWER CONNECTION
27	EXISTING FIRE HYDRANT WYVALE
28	PROPOSED FIRE HYDRANT WYVALE
29	EXISTING SEWER MANHOLE
30	PROPOSED SEWER MANHOLE
31	EXISTING STORM SEWER MANHOLE
32	EXISTING TELEPHONE PEDESTAL
33	PROPOSED LIGHT POLE
34	PROPOSED STOP BAR
35	PROPOSED DOUBLE YELLOW STRIPES
36	PROPOSED STOP SIGN
37	PROPOSED TRASH RECEPTACLE

REVISIONS:	DATE:

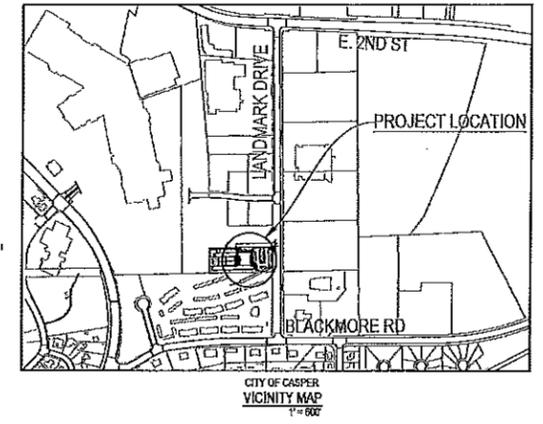
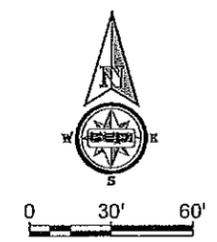
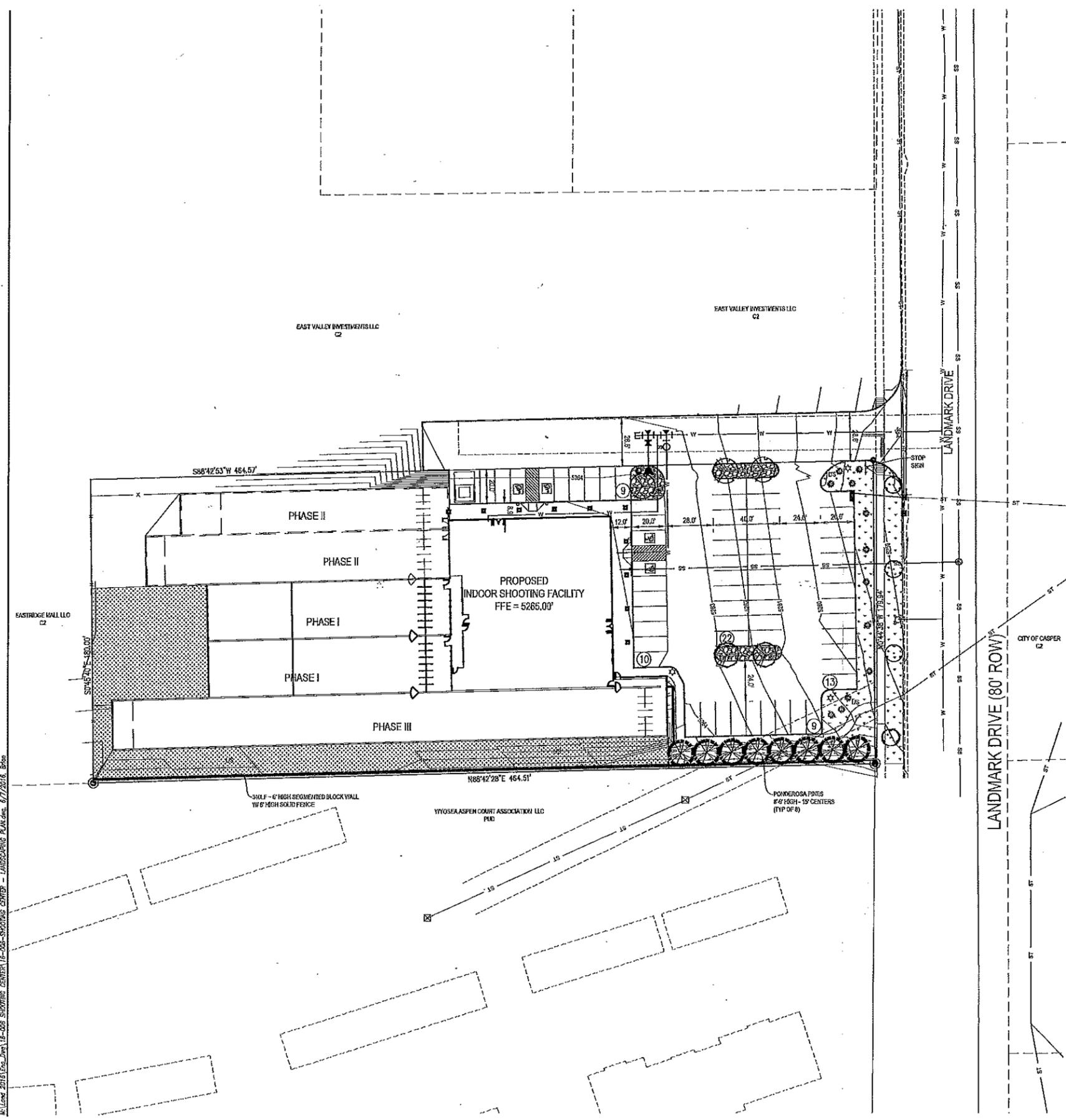
EAST VALLEY INVESTMENTS, LLC
 INDOOR SHOOTING & TRAINING FACILITY
 CASPER, WYOMING

PROJECT:	15-006
DATE:	6/8/16
DRAWN BY:	BT

SITE PLAN
 SHEET
C1.0

JUN 13 2016

M:\Land 2016\Doc_Dev\18-005 SHOOTING CENTER - LANDSCAPING PLAN.dwg - 6/7/2016 - B.ho



REFERENCE NOTES SCHEDULE			
SYMBOL	DESCRIPTION	QTY	TOTAL
	NATIVE VEGETATION - DRYLAND GRASSES	11,411 SF	18,415
	SEEDED IRRIGATED LAWN	7,004 SF	

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	8	PNUS PONDEROSA	PONDEROSA PINE	B & B	8'-9" H
	4	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER MAPLE	B & B	15' CAL
	3	PYRUS CALLERIANA 'AUTUMN BLAZE'	AUTUMN BLAZE PEAR	B & B	15' CAL
	2	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	15' CAL
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELDZ
	2	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	
	2	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	5 GAL	

Civil Engineering Professionals, Inc.
 6900 Enterprise Drive, Casper, WY 82409
 Phone 307.266.6949 Fax 307.266.0200
 www.cepi-casper.com

REVISIONS	DATE

EAST VALLEY INVESTMENTS, LLC

INDOOR SHOOTING & TRAINING FACILITY

CASPER, WYOMING

PROJECT: 18-006

DATE: 6/13/16

DRAWN BY: BT

LANDSCAPING PLAN

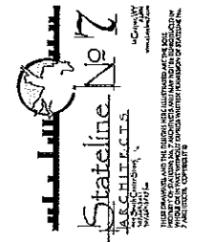
SHEET

C2.0

JUN 13 2016

IN PROGRESS
NOT FOR
CONSTRUCTION

SHOOTING TRAINING CENTER
580 LANDMARK DRIVE
CASPER, WYOMING 82609



PROJECT NUMBER
16-002

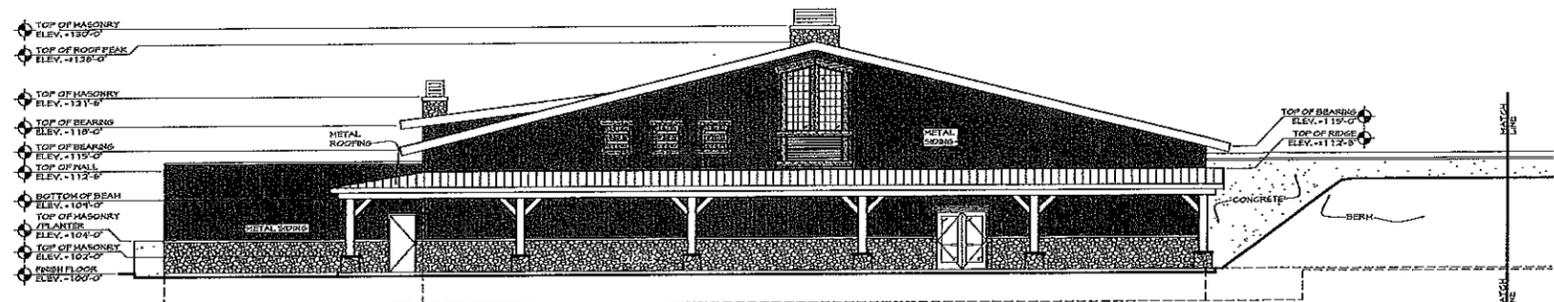
DATE
June 8, 2016

DRAWN BY
D. LITTLE

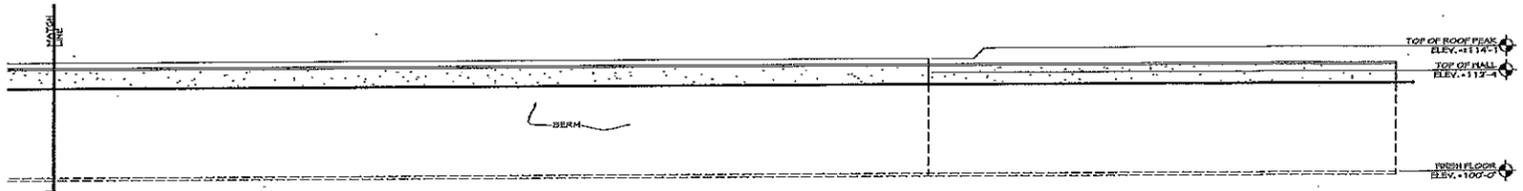
DISK ID.
16-002_5.10.dwg

SHEET TITLE
BUILDING
ELEVATIONS

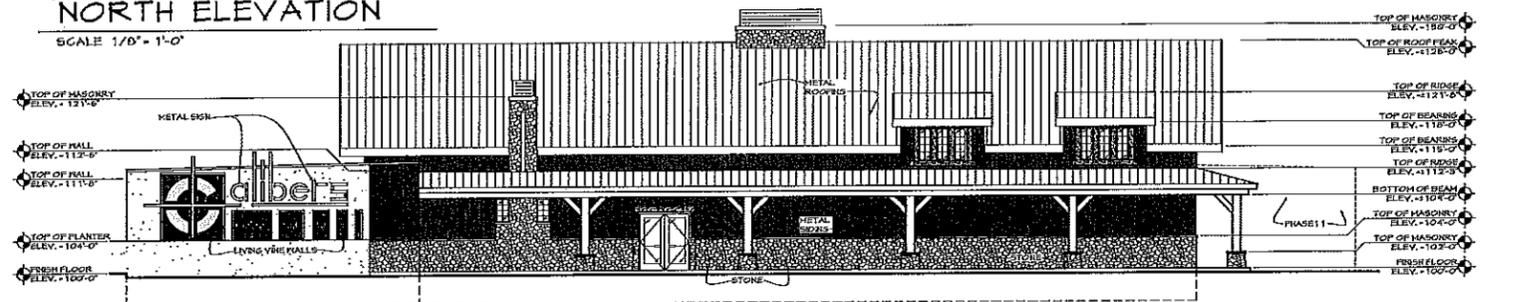
SHEET NUMBER
5.10



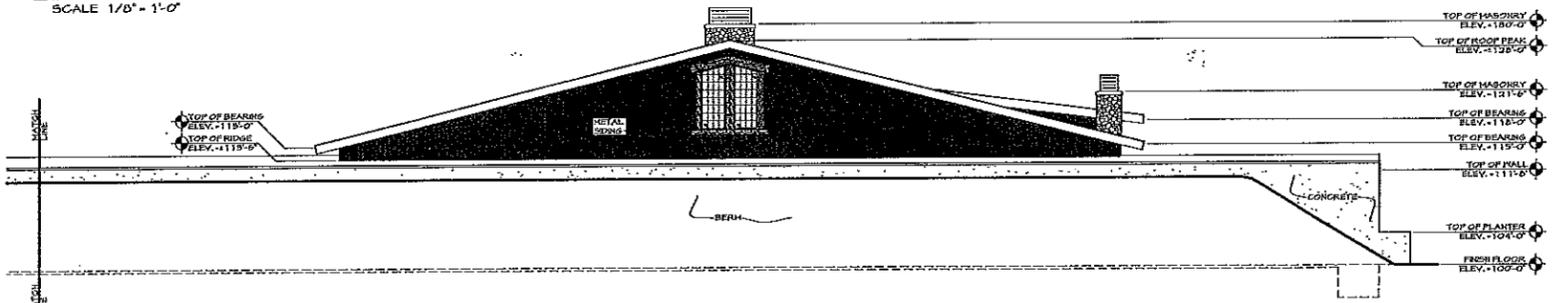
NORTH ELEVATION
SCALE 1/8" = 1'-0"



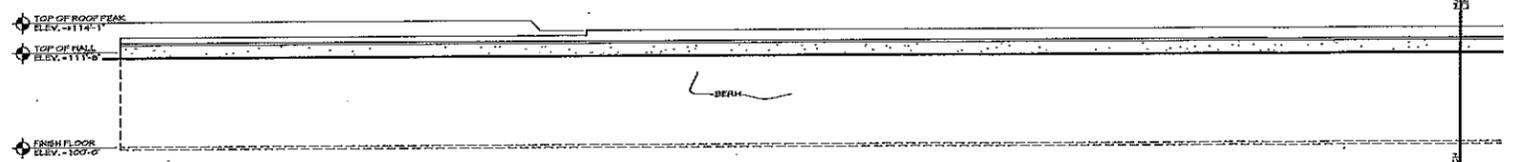
NORTH ELEVATION
SCALE 1/8" = 1'-0"



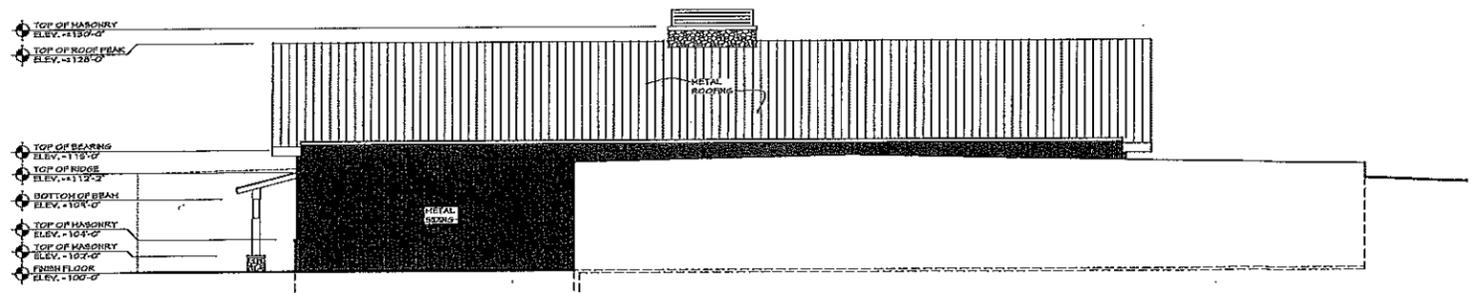
EAST ELEVATION (LANDMARK DRIVE)
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

July 15, 2016

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

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

SUBJECT: **PLN-16-031-ARZ** – Petition to annex and plat portions of SE1/4SW1/4 and SW1/4SE1/4 of Section 8, NE1/4NW1/4 and NW1/4NE1/4 of Section 17, T33N, R78W, 6th P.M., Natrona County Wyoming, to create Eastgate Ranch Addition, comprising 25.605-acres, more or less, located east of the intersection of Venture Way and Morado Drive; and establish the zoning of the proposed Eastgate Ranch Addition as City Zoning Classification AG (Urban Agriculture). Applicant: Eastgate Ranch, LLC.

Recommendation:

As per the request of the applicant, staff recommends that the Planning and Zoning Commission continue the requested Annexation, Plat and Zone Change to the August 18, 2016 regular public hearing.

Summary:

Eastgate Ranch, LLC has applied to annex a portion of land located east of the southern terminus of Venture Way, and to plat it, and zone it, together with a portion of adjacent unplatted land located within the incorporated City limits, to create the Eastgate Ranch Addition. The applicant has requested a continuance this month to allow time to complete additional engineering and design for the subdivision. The next available Planning and Zoning Commission meeting at which to consider the proposed Eastgate Ranch Addition will be August 18, 2016.

July 15, 2016

MEMO TO: Members, Planning and Zoning Commission

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

SUBJECT: **PLN-16-033-R** – A petition to vacate and replat Lots 23-29, all of Tracts B, C, D, and E, of the Back Nine, a subdivision of the City of Casper, to create The Back Nine, Lots 30-72 and Tracts G & H, comprising 18.61-acres, more or less, generally located south of West 29th Street and east of Casper Mountain Road. Applicant: Becker Development, LLC.

Recommendation:

Staff recommends that the Planning and Zoning Commission table this case, at the request of the applicant.

Summary:

Becker Development, LLC has applied to replat an 18.61-acre portion of the Back Nine Addition to create the The Back Nine, Lots 30-72 and Tracts G & H. The subject property is zoned PUD (Planned Unit Development), and is currently undeveloped. The replat is for the development of phase II of the PUD (Planned Unit Development), and is subdividing the existing large tracts into single-family residential lots.

Staff received communication from the applicant today, July 15, 2016 requesting that the proposal be tabled. The applicant and staff have been in discussions about rezoning the area from PUD (Planned Unit Development) to R-3 (One to Four Unit Residential). Under PUD (Planned Unit Development) requirements, a homeowner's association must develop and maintain a minimum of twenty percent (20%) of usable open space. The applicant has proposed to dedicate a parcel in the subdivision to the City for development as a City-owned and maintained, public, neighborhood park. At the point in the future that the project is ready to move forward, staff will notify the Planning and Zoning Commission to remove the case from the table for consideration.