

AGENDA
PLANNING AND ZONING MEETING
April 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: March 17, 2016 Meeting**

III. PUBLIC HEARINGS:

- A. **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.
- B. **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.
- C. **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.
- D. **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.
- E. **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.

VI. COUNCIL ACTIONS:

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

Replat to create Heritage Hills Addition No. 4.

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

Annexation creating LaHacienda Addition.

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, MARCH 17, 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, March 17, 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: Liz Becher, Assistant City Manager, Community
 Development Director
 Craig Collins, City Planner
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Assistant City Attorney
 Jason Knopp, City Engineer
 Steve Cathey, Council Liaison
 Matt Rich, 3150 East Yellowstone Highway
 Steve Barger, 327 South Fenway Street
 Dennis Steensland, 533 South Washington Street
 Carlos and David Iparragirre, 2990 Pheasant Drive
 John Bryson, 1720 South Melrose Street
 Chad Allen, 2712 Lanner Street
 Shawn Gustafson, 111 West 2nd Street, Suite 600

II. MINUTES OF THE PREVIOUS MEETING

Chairman King asked if there were additions or corrections to the minutes of the February 18, 2016 Planning & Zoning Commission meeting.

There being none, Chairman King called for a motion to approve the minutes of the February 18, 2016 Planning & Zoning Commission.

Mr. Redder made a motion to approve the minutes of the February 18, 2016 meeting. The motion was seconded by Mr. Hein. All those present voted aye. Minutes approved.

Chairman King, advised that Ms. Becher would address the Planning and Zoning Commission at this time as she had another commitment this evening.

Liz Becher, Community Development Director, stated that there were two (2) events coming up that she wanted to invite the Planning and Zoning Commissioners to attend. The Casper Historic Preservation Commission will hold a public meeting to discuss the listing of Downtown Casper in the National Register of Historic Places, Wednesday, March 30, 2016, from 5:30 to 7:30 p.m., Council Chambers, City Hall. On Wednesday, April 13, 2016, the Planning and Zoning Commission will participate in interviews for the Comprehensive Plan Consultant, from 1:00 to 5:00 p.m., Downstairs Meeting Room, City Hall.

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.

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

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

Mr. Collins 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.

Mr. Rich, 3150 East Yellowstone Highway, representing William and Tia Hansuld, spoke in favor of this case.

Mr. Holloway asked Mr. Rich's relationship to the applicants, and would the proposed structure be a pre-fab home or stick built?

Mr. Rich replied that he worked for Mr. Hansuld at Casper Electric, and the proposed structure would be stick built.

Mr. Hein inquired about the height of the proposed structure.

Mr. Rich advised the structure would be approximately 14-15 feet high.

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

Steve Barger, 327 South Fenway Street, spoke in opposition to this case.

Dennis Steensland, 533 South Washington Street, spoke in opposition to this case.

There being no others to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-006-Z, regarding the proposed rezoning of 1536 East 4th Street to R-3 (One to Four Unit Residential) and forward a "do pass" recommendation to City Council.

There was discussion on:

- Spot Zoning.
- Permitted Uses in the R-3 (One to Four Unit Residential) zoning district.
- Potential height of a structure that could be built.

Mr. Holloway made a motion to approve case PLN-16-006-Z, rezoning of 1536 East 4th Street to R-3 (One to Four Unit Residential) and forward a "do pass" recommendation to Council. The motion was seconded by Mr. Redder. All those present voted nay. Motion failed.

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

Craig Collins, City Planner, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Codes, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation, with the following conditions:

1. 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.

Mr. Collins 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.

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

Mr. Redder asked about access other than off of South McKinley Street.

John Bryson, 1720 South Melrose Street, stated the presented design was the best solution to allow emergency access.

Mr. Holloway inquired about a possible alley on the plat. Where would it be placed?

Mr. Collins advised that would be a design question, but he would envision it running north of East 26th Street and line up as best as possible with East 27th Street, on the south side, and continue along the eastern boundary of the property. He stated the minimum alley width is 20 feet, and that would be adequate for emergency access.

Mr. Bryson, stated that an alternate design had been considered where four (4) units would face each other, but it would require access onto McKinley and there would be a loss of two (2) units.

Mr. Holloway stated that the current design would have an impact on the neighborhood and traffic flow would be substantial onto South McKinley Street. He advised that an alternate design could be explored and not have access onto a major arterial.

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

Chad Allen, 2712 Lanner Street, spoke in opposition to this case.

There being no others to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-007-R, regarding the proposed McKinley Heights Subdivision and forward a “do pass” recommendation to City Council.

Mr. Holloway made a motion to table case PLN-16-007-R, a replat creating McKinley Heights Subdivision, to allow the applicant time to work with staff and rework the plat. The motion was seconded by Ms. Frank. All those present voted aye. Motion passed.

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

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

Craig Collins, City Planner, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Codes, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation.

Mr. Collins 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.

Shawn Gustafson, ECS, spoke in favor of this case.

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

There being no one to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-009-R, regarding the proposed Mesa Del Sol II, Lots 32B and 33B and forward a “do pass” recommendation to City Council.

Mr. Redder made a motion to approve case PLN-16-009-R, replat creating Mesa Del Sol II, Lots 32B and 33B, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Feth. All those present voted aye. Motion passed.

COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

There were none.

B. Community Development Director:

Liz Becher, Community Development Director, spoke at the beginning of the meeting.

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 7:06 p.m.

Chairman

Secretary

April 15, 2016

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

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

SUBJECT: **PLN-16-007-R** – *(Tabled on March 17th)* 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.

Updated Recommendation:

The original staff report 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.

Summary:

The previous staff report, considered at the March 17, 2016 meeting, has been provided for the Planning and Zoning Commission's consideration and staff is providing a supplemental summary of the changes that are being proposed at this time.

At the public hearing on March 17th, the Planning and Zoning Commission voted to table the proposal and asked that the applicant redesign the subdivision to limit points of access to South McKinley Street, in that South McKinley Street functions as a major collector street. Per Section 16.16.020(C)(6) of the Casper Municipal Code, residential lots are not permitted to front (access) onto arterial or collector streets without the approval of the Planning & Zoning Commission.

The subdivision has now been redesigned, and a one-way, private access driveway has been planned along the frontage of the lots. The applicant feels that this is the most economical and feasible solution to limit the points of access and to prevent vehicles from backing into South McKinley Street. The City Engineer has reviewed the plan and agrees that the design is an improvement over the first design that was presented and will improve traffic safety in the area.

March 11, 2016

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

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

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

Recommendation:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation with the following three (3) conditions:

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

Code Compliance:

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

Summary:

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

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

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

McKinley Heights Subdivision



Alta Vista Park

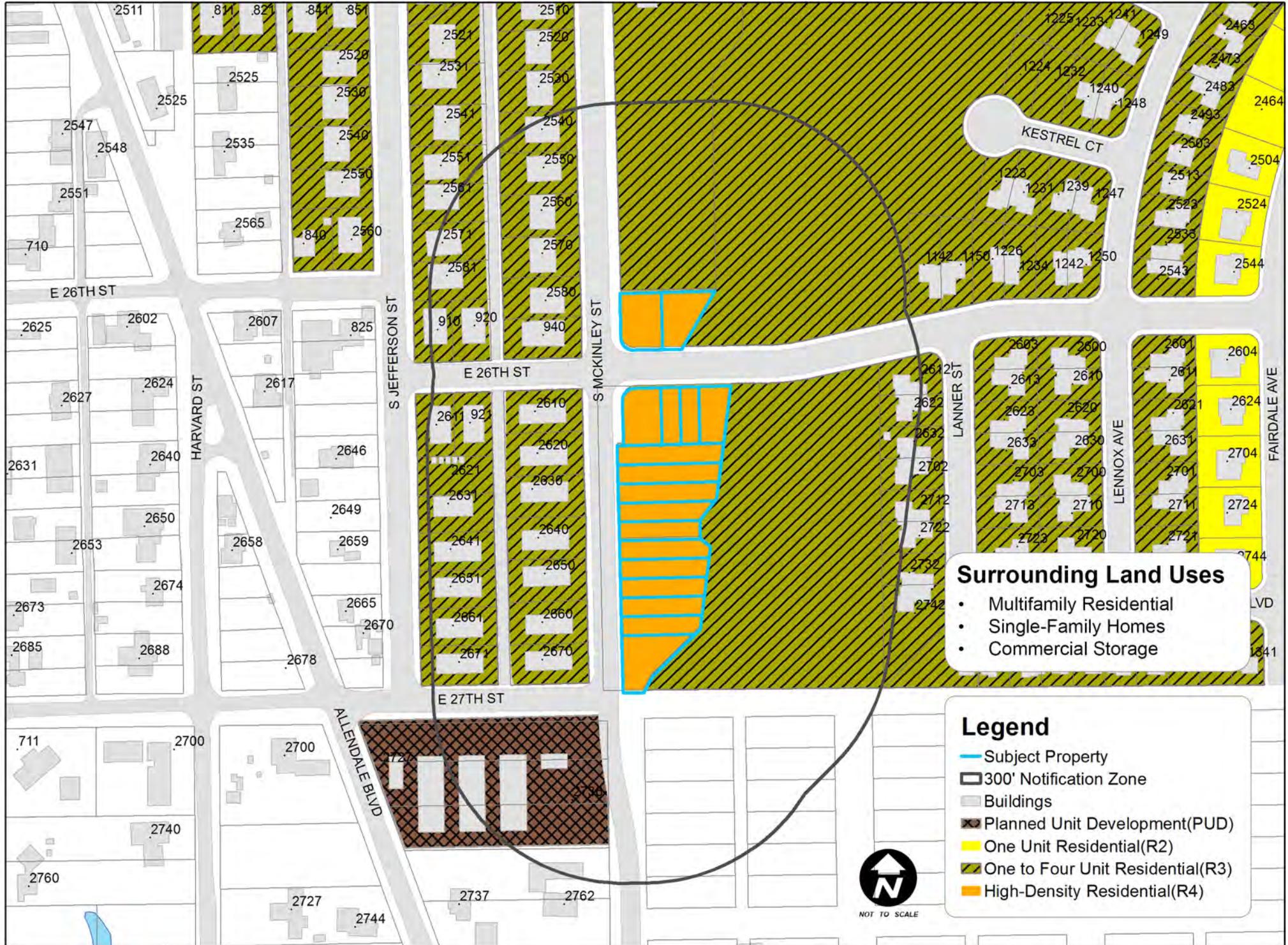
Legend

- Subject Property
- ▭ Buildings



NOT TO SCALE

McKinley Heights Subdivision



McKinley Heights Subdivision

Facing east from South McKinley Street



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



Facing southeast from South McKinley Street



FINAL PLAT OF
"MCKINLEY HEIGHTS"

TO THE CITY OF CASPER, WYOMING

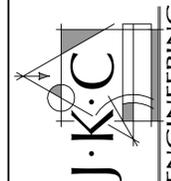
BEING A VACATION AND REPLAT OF TRACT B OF FALCON CREST III, AND TRACT B AND TRACT C OF FALCON CREST IV, SITUATED IN AND BEING A PORTION OF THE SE1/4SW1/4, SECTION 15, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

SCALE: 1"=40'

AFFIX RECORDING LABEL HERE



VICINITY MAP
1" = 600'



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

CERTIFICATE OF DEDICATION

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

Parcel 1:

Beginning at a brass cap at the southeast corner of The McKinley Addition, an addition to the City of Casper as recorded as Instrument No. 370810 in the office of the County Clerk of Natrona County, Wyoming; thence along the west line of Tract A of Falcon Crest III, S29°58'33"W, 105.33 feet to a brass cap; thence along the north right-of-way line of East 26th Street, S88°37'34"W, 75.34 feet to a brass cap; thence 31.42 feet along a non-tangent curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of N46°22'26"W, and a chord length of 28.28 feet to a brass cap in the east right-of-way line of South McKinley Street; thence along the east right-of-way line of South McKinley Street, N1°22'26"W, 70.04 feet to a brass cap in the south line of said The McKinley Addition, N88°39'36"E, 150.10 feet to the Point of Beginning.

Parcel 2:

Beginning at a brass cap at the northwest corner of Tract A of Falcon Crest IV; thence along the west line of said Tract A for the next 7 calls, S7°11'14"W, 178.79 feet to a brass cap; thence S37°33'30"W, 43.35 feet to a brass cap; thence S0°28'16"E, 29.32 feet to a brass cap; thence S52°44'02"E, 20.80 feet to a brass cap; thence S7°08'59"W, 131.00 feet to a brass cap; thence S45°20'22"W, 106.57 feet to a brass cap; thence S28°04'46"W, 28.33 feet to a brass cap at the southwest corner of said Tract A and a point in the north section line of Section 22; thence along the north section line of said Section 22, S89°29'26"W, 32.72 feet to a brass cap in the east right-of-way line of South McKinley Street; thence along the east right-of-way line of said South McKinley Street for the next 4 calls, N1°23'03"W, 239.91 feet to a brass cap; thence N1°23'13"W, 149.77 feet to a brass cap; thence N88°26'45"E, 10.03 feet to a brass cap; thence N1°23'10"W, 69.91 feet to a brass cap; thence 31.42 feet along a non-tangent curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of N43°37'34"E, and a chord length of 28.28 feet to a brass cap in the south right-of-way line of East 26th Street; thence along the south right-of-way line of East 26th Street, N88°37'34"E, 151.77 feet to the Point of Beginning.

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

The subdivision of the forgoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "MCKINLEY HEIGHTS", an addition to the City of Casper, Wyoming. The above named owner and proprietor does hereby dedicate all streets and roads shown hereon to the use of the public and grants to the public and private utility companies an easement and license to locate, construct, use and maintain conduits, lines, wires and pipes, any or all of them, under, along or across the strips of land marked as utility easements as shown on this plat.

OWNER

Carlos Iparraguirre
2976 Silver Ridge Trail
Medina, Ohio 44256

Carlos Iparraguirre - Owner

STATE OF WYOMING) ss
NATRONA COUNTY)

The foregoing instrument was acknowledged before me this

_____ day of _____, 2016, by:

Carlos Iparraguirre - Owner

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

NOTARY PUBLIC

APPROVALS

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

ATTEST: _____ SECRETARY

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

ATTEST: _____ CITY CLERK

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.

OWNER

David Iparraguirre
2976 Silver Ridge Trail
Medina, Ohio 44256

David Iparraguirre - Owner

STATE OF WYOMING) ss
NATRONA COUNTY)

The foregoing instrument was acknowledged before me this

_____ day of _____, 2016, by:

David Iparraguirre - Owner

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

NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

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

STATE OF WYOMING) ss
NATRONA COUNTY)

The foregoing instrument was acknowledged before me this

_____ day of _____, 2016, by:

Paul A. Heintz, P.L.S.

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

NOTARY PUBLIC

NOTES

1. ERROR OF CLOSURE
PARCEL 1 = 1:72,045
PARCEL 2 = 1:174,813
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983.
3. DISTANCES: U.S. SURVEY FOOT (GROUND).
4. COORDINATES LISTED RELATE TO THE CITY OF CASPER DATUM.
5. ELEVATIONS LISTED REFER TO NAVD88, GEIOD09 AND ARE NOT INTENDED FOR USE AS BENCHMARKS.
6. MUTUAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-10, MCKINLEY HEIGHTS.

LEGEND

- RECOVERED BRASS CAP
- RECOVERED A.C. SET BRASS CAP
- SET 5/8" REBAR W/ALUMINUM CAP
- PLAT BOUNDARY
- LOT LINES
- EASEMENT LINES
- N52°14'56" W, 308.40'
(N52°14'56" W, 308.40') MEASURED
- RECORD

FINAL PLAT OF
"MCKINLEY HEIGHTS"

TO THE CITY OF CASPER, WYOMING

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

DATE: 3/24/2016
PROJECT #: 15-72
DRAWN BY: SAS

SHEET TITLE:
RECORD OF SURVEY

SHEET NUMBER
1 OF 1

MOYLE ADDITION
No. 2

(50' R.O.W.)
EAST 26th STREET

MOYLE ADDITION
No. 2

(60' R.O.W.)
EAST 27th STREET

THORNDALE ACRES
ADDITION

THE MCKINLEY ADDITION

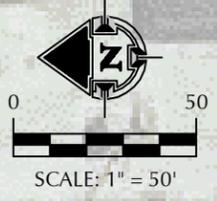
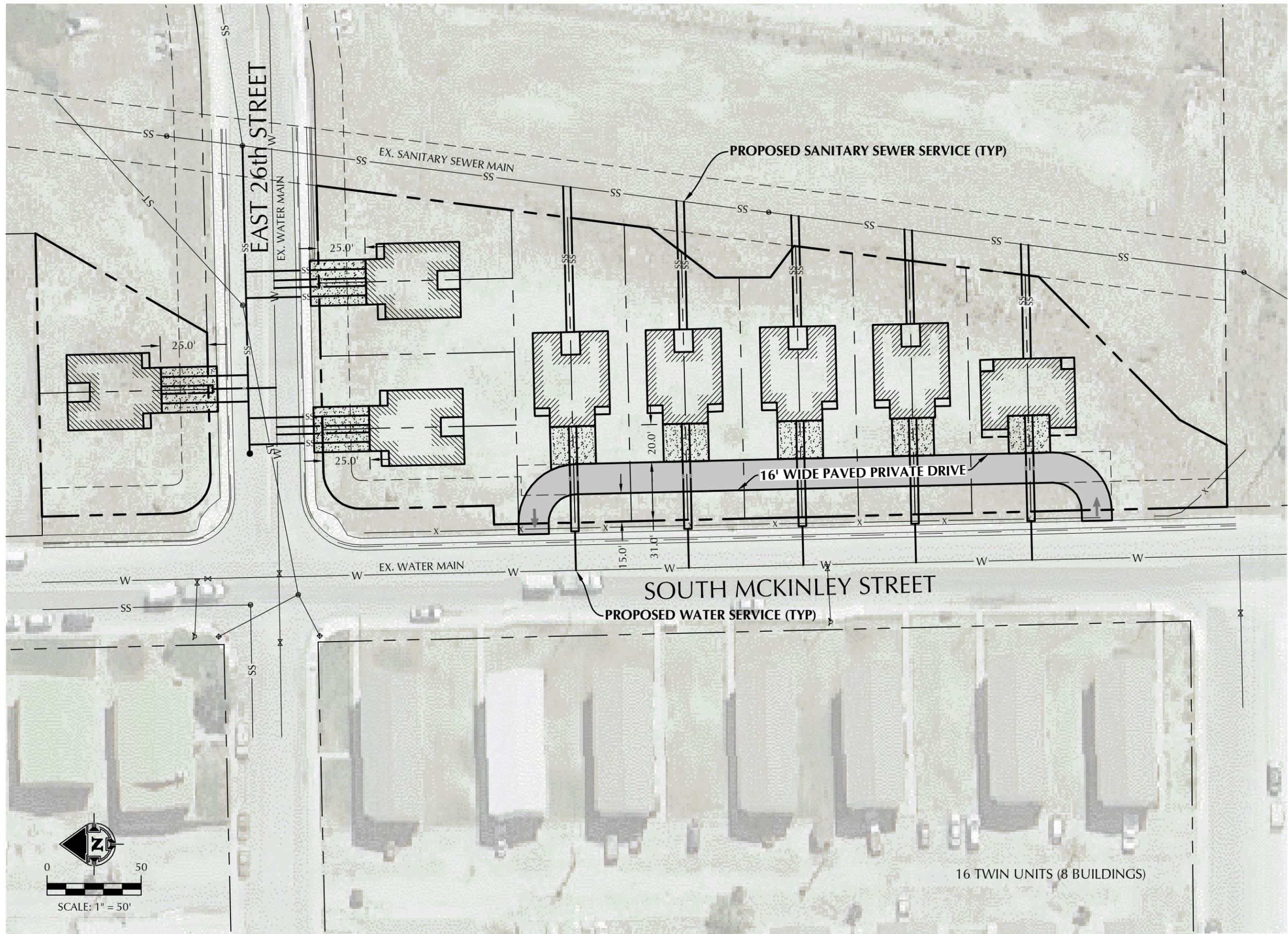
FALCON CREST III TRACT A

FALCON CREST IV TRACT A

ALLENDALE ADDITION



S:\LAND2015\15-72\DWG\DESIGN\15-72_DESIGN.dwg SAVED: 3/28/16 PRINTED: 3/28/16 BY: JOHN

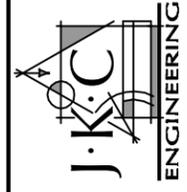


REVISION TABLE

NUMBER	DATE	DESCRIPTION

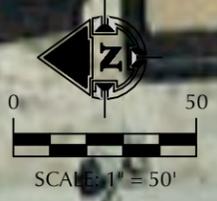
DATE: 3/25/2016
 PROJECT #: 15-72
 DRAWN BY: JRB
 SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
1 OF 1

PREMKINLEY HEIGHTS TWIN HOMES
 UTILITY LAYOUT
 CITY OF CASPER, WYOMING



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

S:\LAND2015\15-72\DWG\DESIGN\15-72_RENDER.dwg SAVED: 3/28/16 PRINTED: 3/28/16 BY: JOHN



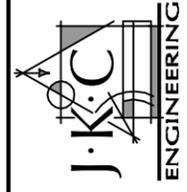
REVISION TABLE

NUMBER	DATE	DESCRIPTION

CONCEPTUAL LAYOUT
MCKINLEY HIEGHTS TWIN HOMES
 CITY OF CASPER, WYOMING

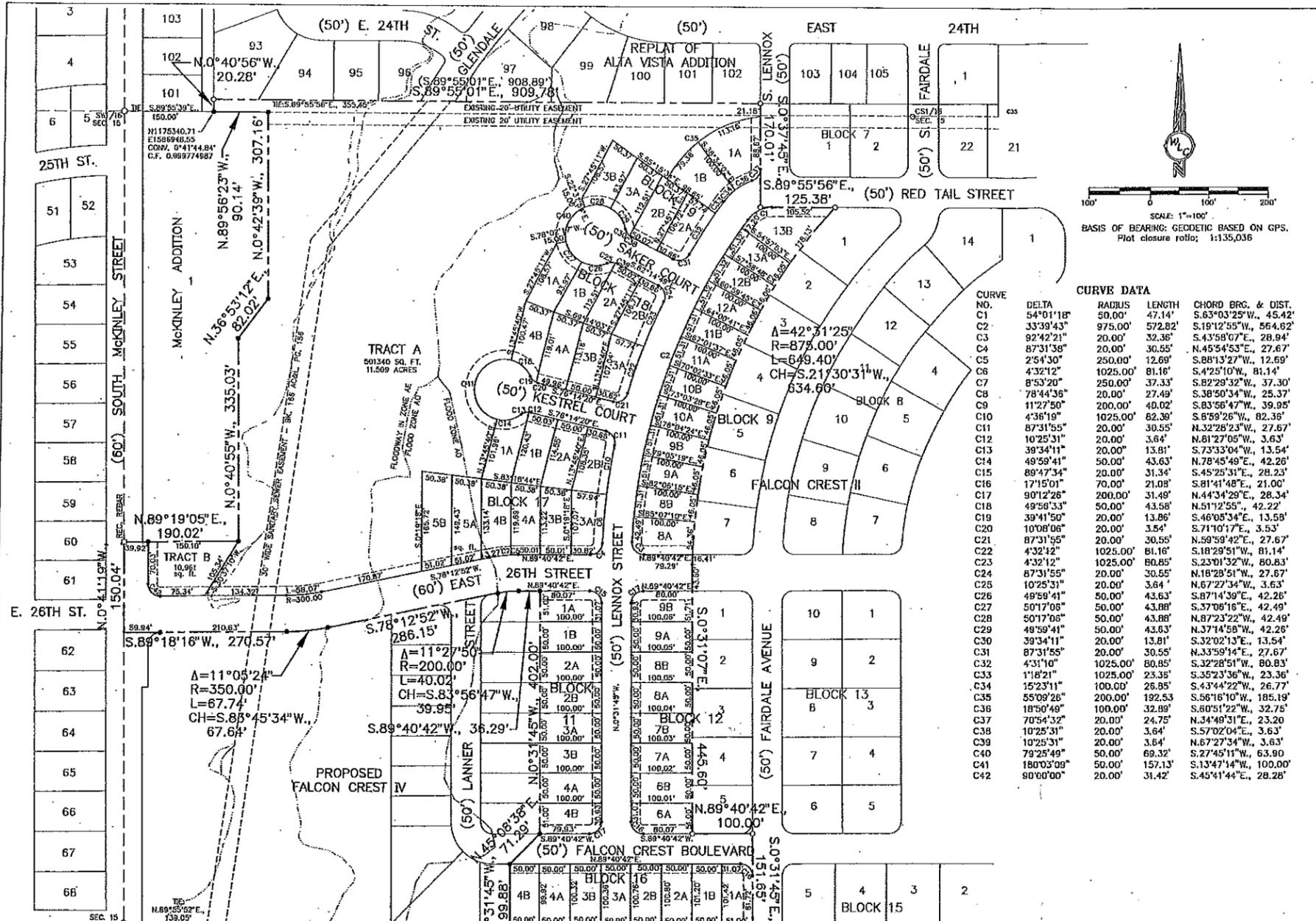
DATE: 3/25/2016
 PROJECT #: 15-72
 DRAWN BY: JRB
 SHEET TITLE:
SITE PLAN

SHEET NUMBER
1 OF 1



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

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



CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEG. & DIST.
C1	54°01'18"	50.00'	47.14'	S.63°03'25"W., 45.42'
C2	33°39'43"	975.00'	572.82'	S.19°12'55"W., 564.62'
C3	92°42'21"	20.00'	32.36'	S.43°58'07"E., 28.94'
C4	87°31'38"	20.00'	30.55'	N.45°54'53"E., 27.67'
C5	2°54'30"	250.00'	12.69'	S.88°13'27"W., 12.69'
C6	4°32'12"	1025.00'	81.16'	S.42°51'0"W., 81.14'
C7	8°53'20"	250.00'	37.33'	S.82°29'32"W., 37.30'
C8	78°44'36"	20.00'	27.49'	S.38°50'34"W., 25.37'
C9	11°27'50"	200.00'	40.02'	S.83°56'47"W., 39.95'
C10	4°36'19"	1025.00'	82.30'	S.89°26'2"W., 82.36'
C11	87°31'55"	20.00'	30.55'	N.32°28'23"W., 27.67'
C12	10°25'31"	20.00'	3.64'	N.81°27'05"W., 3.63'
C13	39°34'11"	20.00'	13.81'	S.73°33'04"W., 13.54'
C14	49°59'41"	50.00'	43.63'	N.78°45'49"E., 42.26'
C15	89°47'34"	20.00'	31.34'	S.45°25'31"E., 28.23'
C16	17°15'01"	70.00'	21.08'	S.81°41'48"E., 21.00'
C17	90°12'26"	200.00'	31.49'	N.44°34'29"E., 28.34'
C18	49°58'33"	50.00'	43.58'	N.51°12'55"E., 42.22'
C19	39°41'50"	20.00'	13.86'	S.46°05'34"E., 13.59'
C20	10°08'06"	20.00'	3.54'	S.71°10'17"E., 3.53'
C21	87°31'55"	20.00'	30.55'	N.59°59'42"E., 27.67'
C22	4°32'12"	1025.00'	81.16'	S.18°29'51"W., 81.14'
C23	4°32'12"	1025.00'	80.85'	S.23°01'32"W., 80.83'
C24	87°31'55"	20.00'	30.55'	N.18°28'51"W., 27.67'
C25	10°25'31"	20.00'	3.64'	N.67°27'34"W., 3.63'
C26	49°59'41"	50.00'	43.63'	S.87°14'39"E., 42.26'
C27	50°17'06"	50.00'	43.88'	S.37°08'16"E., 42.49'
C28	50°17'06"	50.00'	43.88'	N.87°23'22"W., 42.49'
C29	49°59'41"	50.00'	43.63'	N.37°14'58"W., 42.26'
C30	39°34'11"	20.00'	13.81'	S.32°02'13"E., 13.54'
C31	87°31'55"	20.00'	30.55'	N.33°59'14"E., 27.67'
C32	4°31'10"	1025.00'	80.85'	S.32°28'51"W., 80.83'
C33	1°18'21"	1025.00'	23.35'	S.35°23'36"W., 23.36'
C34	15°23'11"	100.00'	26.85'	S.43°42'22"W., 26.77'
C35	55°09'26"	200.00'	192.53'	S.56°16'10"W., 185.19'
C36	18°50'49"	100.00'	32.89'	S.80°51'22"W., 32.75'
C37	70°54'32"	20.00'	24.75'	N.34°49'51"E., 23.20'
C38	10°25'31"	20.00'	3.64'	S.57°02'04"E., 3.63'
C39	10°25'31"	20.00'	3.64'	N.67°27'34"W., 3.63'
C40	78°25'49"	50.00'	69.32'	S.27°45'11"W., 63.90'
C41	180°03'09"	50.00'	157.13'	S.13°47'14"W., 100.00'
C42	80°00'00"	20.00'	31.42'	S.45°41'44"E., 28.26'

CERTIFICATE OF DEDICATION
 Falcon Crest Development, Inc., and Kevin Christopherson, hereby certify that they are the owners and proprietors of the foregoing subdivision located in and being portions of the NE1/4SW1/4 and SE1/4SW1/4, Section 15, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southeasterly corner of the Parcel being described and also a point in the southerly line of said SE1/4SW1/4, Section 15 and from which point the southeasterly corner of said SE1/4SW1/4, Section 15 bears N.89°55'52"E., 279.08 feet; thence along the southerly line of said Parcel and SE1/4SW1/4, Section 15, S.89°55'52"W., 401.00 feet to the southeasterly corner of said Parcel; thence along the westerly line of said Parcel and into said SE1/4SW1/4, Section 15, N.0°31'45"W., 99.88 feet to a point; thence N.45°08'38"E., 71.29 feet to a point; thence N.0°31'45"W., 402.00 feet to a point; thence S.89°40'42"W., 36.29 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 200.00 feet and through a central angle of 11°27'50", 286.15 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 350.00 feet and through a central angle of 11°05'24", southwesterly, 67.74 feet and the chord of which bears S.63°45'34"W., 67.64 feet to a point of tangency; thence S.89°18'16"W., 270.57 feet to a point in and intersection with the westerly line of said SE1/4SW1/4, Section 15 and the centerline of 60 feet wide South McKinley Street; thence along the westerly line of said Parcel and SE1/4SW1/4, Section 15 and the centerline of said South McKinley Street, N.0°41'19"W., 150.04 feet to a point and southeasterly corner of McKinley Addition to the City of Casper, Wyoming; thence along the northerly line of said Parcel and the southerly line of said McKinley Addition, N.89°19'05"E., 190.02 feet to a point; thence along the westerly line of said Parcel and the easterly line of said McKinley Addition, N.0°40'55"W., 335.03 feet to a point; thence N.35°53'12"E., 82.02 feet to a point; thence N.0°42'39"W., 307.16 feet to a point in and intersection with the northerly line of said SE1/4SW1/4, Section 15; thence along the northerly line of said SE1/4SW1/4, Section 15, N.89°56'23"W., 80.14 feet to a point and southeasterly corner of Claremont Addition No. 2 to the City of Casper, Wyoming; thence along the easterly line of said Parcel and the easterly line of Claremont Addition No. 2 and into the NE1/4SW1/4, Section 15, N.0°40'56"W., 20.28 feet to the northwesterly corner of said Parcel and southwesterly corner of the Replat of Alta Vista Addition to the City of Casper, Wyoming; thence along the northerly line of said Parcel and the southerly line of said Replat of Alta Vista Addition, S.89°55'01"E., 909.78 feet to the northeasterly corner of said Parcel and the southwesterly corner of 80 feet wide South Lennox Street; thence along the easterly line of said Parcel, S.0°37'45"E., 170.01 feet to a point; thence S.89°55'56"E., 125.38 feet to a point; thence along the arc of a true curve to the left, having a radius of 875.00 feet and through a central angle of 42°31'25", southwesterly, 649.40 feet and the chord of which bears S.21°30'31"W., 634.60 feet to a point of tangency; thence S.0°31'07"E., 445.50 feet to a point; thence N.89°40'42"E., 100.00 feet to a point; thence S.0°31'45"E., 151.85 feet to the Point of Beginning and containing 19,894 acres, more or less.

The subdivision of the foregoing described lands as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said subdivision shall be known as "FALCON CREST III" an addition to the City of Casper, Wyoming. All streets as shown hereon are hereby dedicated to the use of the public and easements as shown hereon are hereby reserved for purposes of construction, operation and maintenance of underground utilities, lines and ditches as required for the proper development of said subdivision.

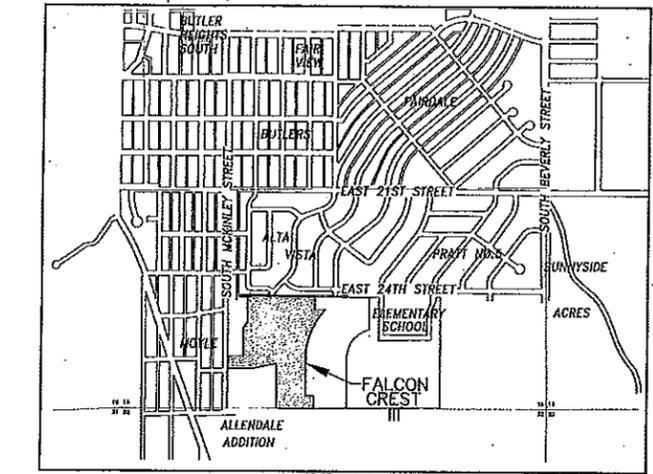
FALCON CREST DEVELOPMENT, INC.
 1727 East Second Street
 Casper, WY 82601
 KEVIN CHRISTOPHERSON
 307 East 17th Street
 Cheyenne, WY 82001
 P.O. Box 880
 Casper, WY 82602

ACKNOWLEDGMENTS

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

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

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



CERTIFICATE OF SURVEYOR

STATE OF WYOMING) ss
 COUNTY OF NATRONA)

I, Steve M. Castle, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the months of January, 2007 through February, 2007 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 31st day of MAY, 2007.
 My commission expires: 4/22/2011

Survey & Plat By:
WLC Engineering, Surveying & Planning
 200 Pronghorn Casper, Wyoming 82601 (307) 266-2524
 W.O. No.: 12630 Date: 5-30-07 Acad. Dwg.: FALCONIII.PHASE2PLAT

APPROVALS

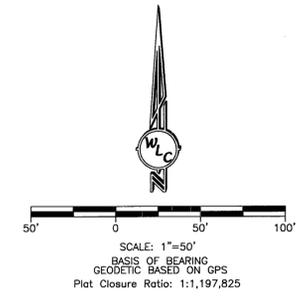
APPROVED: Planning and Zoning Commission of Casper, Wyoming this 27th day of February, 2007 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.
 Approved: City Council of the City of Casper, Wyoming by Ordinance No. 22-07 duly passed, adopted and approved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

INSPECTED AND APPROVED on the 15th day of June, 2007.
 INSPECTED AND APPROVED on the 12th day of June, 2007.
 INSPECTED AND APPROVED on the 14th day of June, 2007.

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

823975
 NATRONA COUNTY CLERK, WYOMING
 Renea Vitto
 Jul-23-2007 02:21:54 PM
 Pages: 1 Fee: \$58.00
 My term of office expires January 5, 2011

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



CERTIFICATE OF DEDICATION

Falcon Crest Development, Inc., Stone Crest Development and Kevin Christopherson, hereby certify that they are the owners and proprietors of the foregoing subdivision located in and being a portion of the SE1/4SW1/4, Section 15, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

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

The subdivision of the foregoing described lands as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said subdivision shall be known as "FALCON CREST IV" an Addition to the City of Casper, Wyoming. All streets as platted within this subdivision are hereby dedicated to the use of the public and easements as platted within this subdivision are hereby reserved as utility easements for purposes of construction, operation and maintenance of utility lines ditches and conduits as necessary for the proper development of the subdivision.

FALCON CREST DEVELOPMENT, INC. STONE CREST DEVELOPMENT KEVIN CHRISTOPHERSON
 1727 East Second Street 307 East 17th Street P.O. Box 880
 Casper, WY 82601 Cheyenne, WY 82001 Casper, WY 82602

Lisa A. Burrige *Robert G. Geringer* *Kevin Christopherson*
 LISA A. BURRIGE, PRESIDENT ROBERT G. GERINGER, PRESIDENT KEVIN CHRISTOPHERSON

ACKNOWLEDGMENTS

State of Wyoming) ss
 County of Natrona)

The foregoing instrument was acknowledged before me by Lisa A. Burrige on this 5th day of JUNE, 2007.
 Witness my hand and official seal.

My commission expires: Kenneth R. Moore
 Notary Public

State of Wyoming) ss
 County of Natrona)

The foregoing instrument was acknowledged before me by Robert G. Geringer on this 6th day of JUNE, 2007.
 Witness my hand and official seal.

My commission expires: Lisa Burrige
 Notary Public

State of Wyoming) ss
 County of Natrona)

The foregoing instrument was acknowledged before me by Kevin Christopherson on this 4th day of JUNE, 2007.
 Witness my hand and official seal.

My commission expires: Kenneth R. Moore
 Notary Public

APPROVALS

APPROVED: Planning and Zoning Commission of Casper, Wyoming this 27th day of February, 2007 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Chris Hutchins Michael R. Ball
 Secretary Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 20-07 duly passed, adopted and approved on the 15th day of May, 2007.

Attest: V.H.M. Donald R. Barry
 City Clerk Mayor

APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the _____ day of _____, 2007.

Attest: _____
 County Clerk Chairman of the Board

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

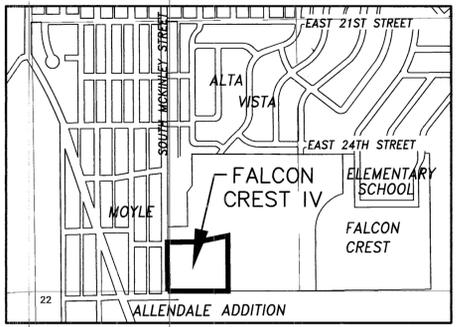
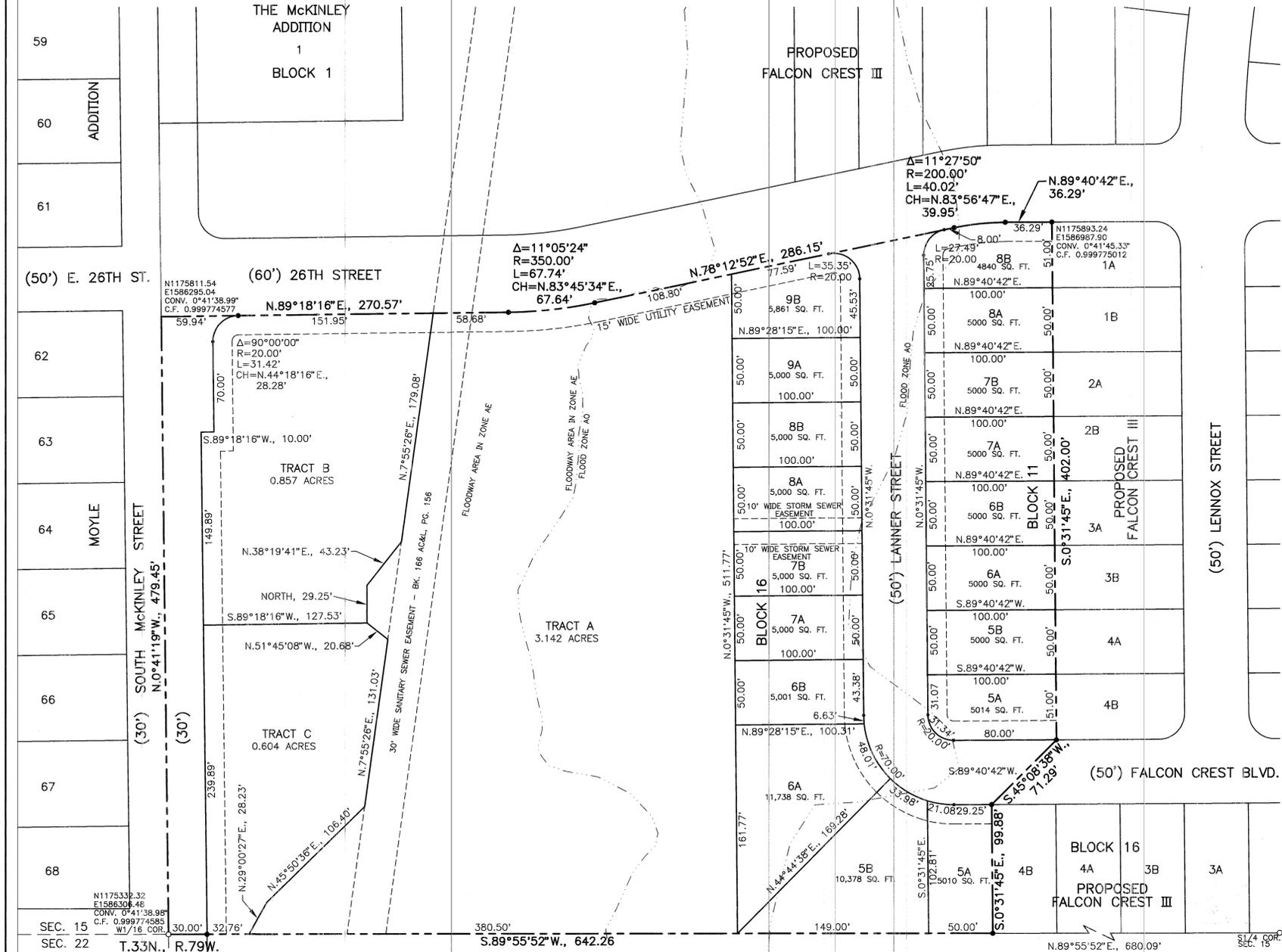
INSPECTED AND APPROVED on the 12th day of JUNE, 2007.

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

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

Renea Vitto
 County Clerk

My term of office expires: January 6, 2011



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

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

Survey & Plat By:
WLC Engineering, Surveying & Planning
 200 Proudhorn Casper, Wyoming 82601 (307) 266-2524
 W.O. No.: 12630 Date: 5-31-07 Acad. Dwg.: FALCONCRESTIV

CERTIFICATE OF SURVEYOR

I, Steve M. Castle, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the months of January, 2007 through February, 2007 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 6010 L.S.

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

My commission expires: Kenneth R. Moore
 Notary Public



823979

NATRONA COUNTY CLERK, WYOMING
 Renea Vitto Recorded: KA
 Jul 23, 2007 02:24:23 PM
 Pages: 1 Fee: \$50.00
 CITY OF CASPER

April 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-16-016-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.

Recommendation:

If, after the required 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.

Code Compliance:

Staff has complied with all requirements of the Casper Municipal Code pertaining to 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 received one (1) letter of opposition to the project, which has been included for the Planning and Zoning Commission’s review. The Commission is responsible for reviewing sub-area plans; and must make a recommendation to the City Council to approve, approve with conditions, deny, or the Commission may table the proposal.

Summary:

The applicants in this case have applied for approval of a sub-area plan for Lots 6, 7, 11, 12, & 13, Block 5, The Heights Addition (a portion of the McMurry Business Park PUD), located at 1075 Morado. The proposed sub-area plan seeks to establish, as the proposed use of the property, a 16,578 square foot (footprint), single-story church. The Heights Addition was platted in the County as a single-family residential subdivision, and subsequently annexed into the City as a part of the McMurry Business Park Planned Unit Development. Land uses in the surrounding area are all single-family residential.

The McMurry Business Park PUD Guidelines, approved by the City Council in July of 2005, and amended by Council in 2014, created a streamlined review procedure for projects in the business park. Prior to the development of a parcel, applicants are required to submit a sub-area plan, which is essentially a preliminary site plan showing estimated building sizes, locations, orientations, general off-street parking areas, as well as landscaped areas and required open space, for approval by the Planning and Zoning Commission and the City Council. Once the sub-area plans are approved, detailed site plans for individual projects can then be approved by the McMurry Business Park Design Review Committee and City Planning Department staff as long as they are not significantly different from the sub-area plan that was approved. Although the Commission and Council will not be formally reviewing the detailed site plan for this area, their final recommendations and actions on the sub-area plan directly affect the design of the individual site plan.

The McMurry Business Park PUD Guidelines revised by Council in 2014 established four (4) different planning areas within the business park. Those planning areas are:

1. C – (Commercial-Retail/Office/Medical/Lodging);
2. CMF – (Commercial/Multi-Family);
3. SF – (Detached Residential); and,
4. OS – (Open Space).

The subject property is located in Planning Area SF (Detached Residential). Permitted uses in Planning Area SF can be found on Page 11 of the Guidelines, and include the following:

1. One-family detached dwellings;
2. One-family attached dwelling units, including, without limitation, duplexes, townhouses and row houses;
3. Golf courses;
4. Community center buildings;
5. Police and fire stations;
- 6. Churches;**

7. Synagogues;
8. Schools;
9. Temporary construction or sales trailers and offices;
10. Other uses similar in character to those specifically listed above.

One of staff's recommended conditions, if applied by the Commission and supported by Council, would require the Owner to provide curb, gutter and sidewalk along both frontages of its property along Morado Drive. The Heights Addition was originally platted in the County. Given that the City has extra-territorial jurisdiction within one (1) mile of the Casper City limits, the City was required, by law, to approve the Heights Addition plat. At that time, the developer successfully argued that curb, gutter and sidewalk were unnecessary in this area because of the large, estate-lot nature of the area. The City Council approved the Heights Addition plat under the assumption that the area would always be a large, estate-lot residential subdivision.

Staff believes that the proposed changes are significant enough to warrant the installation of standard curb, gutter and sidewalk along the applicant's frontages. Now, the current proposal of constructing a church in the area changes the character and impacts of the development in the area. A church will consist of a large area of impermeable surface, and will draw greater vehicular and pedestrian traffic into the neighborhood. Furthermore, a street right-of-way was originally stubbed out on the south end of The Heights Addition, allowing there to be further development to the south someday, which means that Morado Drive would ultimately carry much more traffic than just the estate lot traffic in the immediate area. Ideally, all of Morado Drive would have curb, gutter and sidewalk; however, this applicant can only be made responsible for the street improvements along its frontage. It is further noted that Section 16.16.020(S)(1) of the Casper Municipal Code requires curb and gutter on all public streets in the City of Casper, and does not make an exception for Planned Unit Developments or for low-density residential areas.

McMurry Business Park PUD Sub-Area Plan



NOT TO SCALE

Legend
■ Subject Property

McMurry Business Park PUD Sub-Area Plan

Facing south and north from Morado Drive



Facing north from the intersections of Morado Drive & Rosado Drive



McMurry Business Park PUD Sub-Area Plan

Facing east from Morado Drive



Dee Ann Hardy

From: Trent Phillips <trent@bresnan.net>
Sent: Sunday, April 03, 2016 7:39 PM
To: Dee Ann Hardy
Subject: PLN-16-015-S

APR - 4 2016

Do we really need to stick a church right in the middle of a high priced, estate lot residential area. There are plenty of properties in that area that are far better suited for businesses. I put a lot of time finding the perfect lot in the perfect area. The higher cost of these larger lots along with the covenants meant that I would not have to deal with the problems typically associated with lower priced neighborhoods. The arrangement of this sub-division also meant that traffic would be kept to residents and their visitors. Adding this church will definitely increase traffic and the amount of people in the area that would normally have no reason to be there. And people tend to not show as much respect for a neighborhood that they do not live in. Has a traffic impact study been done for this? I have noticed that the Highland Park Community Church down the hill requires someone to direct traffic.

What concerns me more than a church being across the street from me is the fact that they are ignoring the covenants that I assume all lot owners must abide by. I purchased my lot with an expectation of what could be built around me. Knowing that my dream home could end up staring at a parking lot would have influenced what I would have been willing to pay or whether I would have even went through with the purchase. If someone can come in and have the rules changed to suit them, then the rules have no meaning and should not be in place. If this goes through it shows that rules only apply to those who can't afford to pay off the rule makers.

4.01 Use of Lots and Living Units. No Living Unit or Lot shall be used or occupied except by a single family for private residential purposes. No business, profession, occupation or trade from or other activity conducted for profit shall be carried on within or from any Lot or Living Unit.

Single family residence only.

(e) No signs may be displayed on or from any Living Unit or Lot, including, without limitation, any political or religious sign or for sale or for rent sign. The restriction set forth in this paragraph shall not apply to Declarant's construction or sales signage, or to standard realtor signs advertising a Lot or Living Unit for sale

No religious signs.

(b) No vehicle shall be parked on the streets, except within the garage portion of a Living Unit. No camper, motorhome, mobile home, house trailer, motorhome or any towed trailer unit shall be parked at any time within the Property except within the garage portion of a Living Unit.

This was explained to me as all vehicles must be in a garage, not in the driveway, (or parking lot).

April 15, 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-16-017-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 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.

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 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.

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 received one (1) letter of opposition to this case, which has been provided for the Planning and Zoning Commission’s review.

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:

The Natrona County School District No. 1, as property owner, has applied for a Conditional Use Permit for the construction of a ninety (90) foot high cell tower/light pole in an ED (Education District) zoning district, located at the Kelly Walsh High School football field. Cell towers from seventy (70) feet to one hundred fifty (150) feet in height require a Conditional Use Permit in the ED zoning district. The area immediately surrounding the site of the cell tower/light pole is zoned R-3 (One to Four Unit Residential) to the northwest; R-2 (One Unit Residential) and R-1 (Residential Estate) to the north; and the school district property surrounds the site on the south, east and west. Land uses in the immediate area are residential and the high school.

According to the application materials submitted by Verizon, on behalf of the School District, the reason for the request is to improve the coverage and capacity for 4G LTE cellular service in the residential neighborhoods surrounding Kelly Walsh High School. Equipment associated with the antennas would be housed in an equipment shelter which will be enclosed in a six foot chain link fence.

The applicant has addressed the findings and considerations necessary for the approval of a Conditional Use Permit in correspondence submitted with their application. The Planning and Zoning Commission can reference the findings and considerations on pages 2-4 of the Letter from Closser Consulting, representing Verizon Wireless (VAW LLC, d/b/a Verizon Wireless), which is included in the Commission's packet. Several key points should be highlighted. The lease area, which will be fenced is 25'x33' in size, and located within the existing sports compound at the stadium. The applicant believes that the use of stadium light poles is in essence a "stealth" facility, meaning the cell tower is meant to blend in with its surroundings. The site will not generate significant traffic and all equipment will be enclosed inside a shelter, painted a neutral color, and designed to be compatible with existing uses and structures in the surrounding area. The generator will be located inside a structure and noise levels will not exceed 60 Db. Lastly, the applicant states that there is a well demonstrated public need, with forty-four (44) percent of U.S. households no longer using a telephone land line and relying solely on their wireless device for communication. Furthermore seventy (70) percent of all "911" emergency calls are made from wireless devices.

The Telecommunications Act of 1996 was enacted by the Federal Government to reduce state and local regulatory barriers for the commercial wireless industry. Federal law requires state and local governments to act on any application in a "reasonable amount of time," formally creating a "shot clock" of between ninety (90) and one hundred fifty (150) days from the date of submittal to complete a review. The Telecommunications Act also prevents state and local governments from regulating the placement, construction or modification of cellular facilities on the basis of "environmental effects of radio frequency (RF) emissions." A common concern that is often heard from the public is whether there will be any negative health effects caused by radio frequency (RF) emissions from cellular towers. The Planning and Zoning Commission is advised that radio frequency (RF) emissions cannot be a factor in its decision on the requested Conditional Use Permit. Although there are additional Federal laws regarding the commercial

wireless industry, these two (2) limitations regarding timing and RF emissions are the areas that the Planning and Zoning Commission should be most aware of.

As stated in the Code Compliance section of this staff report, the Planning and Zoning Commission should base its decision on whether to approve or deny the requested Conditional Use Permit based on the two (2) findings, and six (6) considerations outlined in Section 17.12.240 (G) and (H). These two (2) findings and six (6) considerations are meant, in simplified terms, to ensure that the request is compatible with the surrounding area. Should the Planning and Zoning Commission decide to approve the Conditional Use Permit; staff has provided two (2) recommended conditions of approval above for consideration. The Planning and Zoning Commission can amend the conditions, impose additional conditions, or remove any of the conditions it wishes. For illustrative purposes, staff has provided a sample motion to approve below, to assist the Planning and Zoning Commission with making a motion to approve the Conditional Use Permit, if the Commission so desires.

Illustrative Recommended Motion to approve:

That case number **PLN-16-017-C**, a Conditional Use Permit to allow 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, be granted with recommended Conditions #1 - #2, listed above, 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:

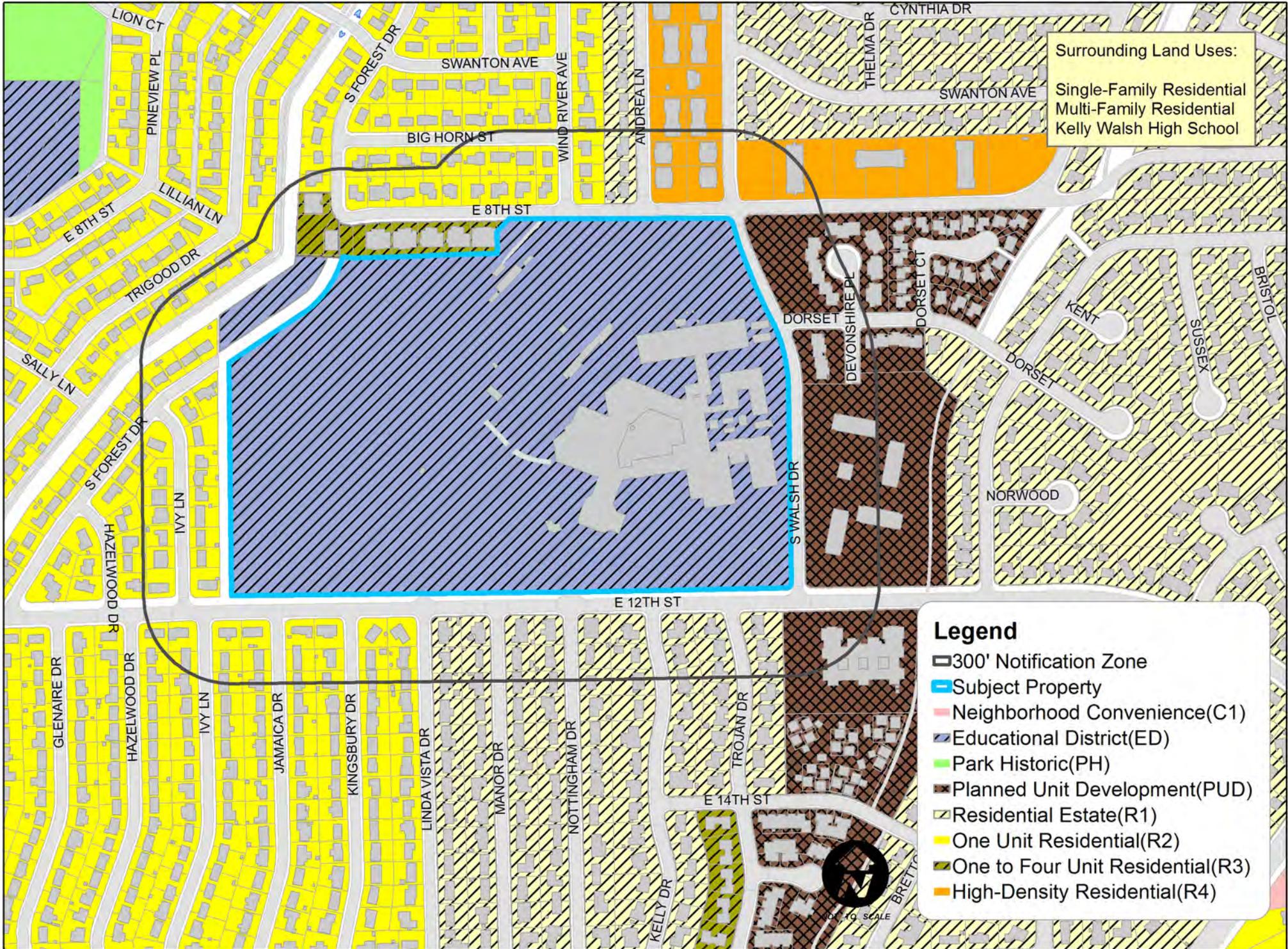
- a. The area that will be occupied (the lease area) is minimal, and the difference in height between the existing sixty-nine (69) foot light pole and the proposed ninety (90) foot high light pole/cellular tower is not a significant change.
- b. The density of the proposed use in terms of units per acres and the number of offices, employees, occupants, or all three is not applicable in this case.
- c. The volume of business in terms of the number of customers per day is not applicable in this case.
- d. There will not be unreasonable congestion or a traffic hazard caused by the proposed facility, as determined by the City Engineer and the Community Development Director. According to the application materials, a technician with a single pickup truck will visit the site approximately once per month for routine maintenance and monitoring.

- e. There are no similar uses 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.

Kelly Walsh High School Cell Tower



Kelly Walsh High School Cell Tower



Surrounding Land Uses:
 Single-Family Residential
 Multi-Family Residential
 Kelly Walsh High School

Legend

- 300' Notification Zone
- Subject Property
- Neighborhood Convenience(C1)
- Educational District(ED)
- Park Historic(PH)
- Planned Unit Development(PUD)
- Residential Estate(R1)
- One Unit Residential(R2)
- One to Four Unit Residential(R3)
- High-Density Residential(R4)

Kelly Walsh High School Cell Tower

Facing south from E 8th Street



Facing northwest from E 8th Street





City of Casper Planning Division

Conditional Use Permit Application

OWNER'S INFORMATION:

NAME: NATRONA COUNTY SCHOOL DISTRICT NO. 1

ADDRESS: 1038 NORTH GLENN ROAD, CASPER, WY 82601

TELEPHONE: 307-253-5371

EMAIL: douglas tunison@natronaschools.org

LOCATION OF REQUEST:

ADDRESS: 3500 EAST 12TH STREET, CASPER, WY

LEGAL DESCRIPTION: PLEASE SEE SEPARATE PAGE ATTACHED

Number of Lots: N/A

Size of Lots: N/A

Current Zoning: EDUCATIONAL DISTRICT

Current Use: SCHOOL

Purpose for which the property is proposed to be used: COMMUNICATIONS SITE

Prior restrictions placed on the property: UNKNOWN

Floor area square footage: N/A

Number of Occupants or Employees: N/A

Building Footprint: N/A

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: *DJ Tunison*

DATE: 2/29/16

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: MAR 16 2016

MAR 16 2016

REC'D BY: *ch*

CLOSSER CONSULTING

REPRESENTING

VERIZON WIRELESS (VAW) LLC, d/b/a VERIZON WIRELESS

APPLICATION FOR CONDITIONAL USE PERMIT

PROJECT INFORMATION:

Applicant Information: Verizon Wireless (VAW) LLC, d/b/a/ Verizon Wireless, 3131 South Vaughn Way, Aurora, CO 80014

Applicant's Agent: Closser Consulting LLC, P O Box 423, Tabernash, CO 80478; Contact: Irene Cooke: (970) 531-0831

Land Owner Information: Natrona County School District No. 1, 1038 North Glenn Road, Casper, Wyoming 82601; Contact: Douglas Tunison, (307) 253-5371

Engineering Firm Preparing Site Plan: TowerCom Technologies, 1745 Shea Center Drive, 4th floor, Highlands Ranch, CO 80129; Contact: Steve Haag, (303) 683-3194 ext.151

Name of Project: Verizon Wireless CAS OCTAGON

Address of Project: Kelly Walsh High School, 3500 E. 12th Street, Casper, Wyoming; Please Note: Site Address for Project Is: 3577 East 8th Street.

PROJECT NARRATIVE:

The purpose of this site is to provide improved coverage and capacity for 4G LTE service in the residential neighborhoods surrounding Kelly Walsh High School. Although Verizon Wireless has several sites in and around the City of Casper, there is a need for a new facility in the densely populated area surrounding the proposed site. Verizon Wireless has been working with Natrona County School District for several years to develop plans for this site.

With the increasing popularity of data-intensive "smart phones" and tablets, this site is needed to support LTE data and VoLTE ("voice-over-LTE") for voice calls. New Verizon Wireless sites are being built to accommodate future LTE and VoLTE demands and are not being built with the traditional voice service because users are moving to LTE-driven platforms. Please note that this will be a 4G LTE site, which means voice calls will be carried over our LTE network. THIS IS A CHANGE AND WILL REQUIRE CUSTOMERS TO HAVE A DEVICE CAPABLE OF ADVANCED CALLING.

A Verizon 4G LTE cell site uses the latest technology to carry both voice and data. Voice service is provided over VoLTE (Voice Over Long Term Evolution) technology through a service

Verizon calls Advanced Calling 1.0. Advanced Calling offers high-definition or HD voice and video calling. To complete calls on this new cell site, customers' phones must be capable of Advanced Calling and that feature must be activated in the phone itself. Both customers on a call must be served by 4G LTE and have the Advanced Calling feature activated to experience HD voice and video service. It must be noted that customers with older 1X, 3G or 4G devices without Advanced Calling will not experience a change in voice service. Note: Several years ago, when cell phones were changing from analog to digital modes, new cell towers were being built to accommodate only digital modes. Currently, it is anticipated that in the near future, most devices will be "4-G LTE," therefore, new facilities being built will include only the 4G LTE technology.

The proposed site will include a "stealth" tower design: antennas mounted at the top of a field light pole at the Kelly Walsh High School stadium. The construction of the proposed site would be concurrent with replacement and upgrading of all four (4) existing light poles at the stadium. Verizon Wireless proposes to add antennas to a new light pole at the north side of the stadium, as shown on the site plans. Three (3) sectors of antennas, each with four (4) panel antennas, would be mounted above the bank of field lights at the top of the pole.

Electronic equipment associated with the antennas would be housed in an equipment shelter which will be enclosed in a six ft. chain link fence to match the existing fencing on the property. The equipment shelter would also contain a diesel generator to be used only for emergency backup power in case of interruption in electric service. The generator will also be operated for maintenance purposes for a few minutes approximately once per month by a Verizon Wireless technician. The generator's noise level is approximately 60 Db, which is the noise level of normal conversation; the generator noise will be further muffled by being located inside the equipment shelter.

CONDITIONAL USE PERMIT APPROVAL: We believe this application meets the requirements of Section 17.12.240 of the Casper Zoning Code regarding conditional use permits. The Planning Commission must make the following findings prior to granting a conditional use permit:

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. Verizon Wireless Response: The proposed conditional use permit for a new communications facility is consistent with the spirit, purpose and intent of the zoning code: The site is a stealth facility, designed to be consistent with the existing use on the property. An additional, stand-alone tower is not being proposed. Verizon Wireless and the School District are collaborating to replace outdated light poles at the stadium and the proposed antennas will be mounted to one of the replacement poles. The use will not significantly impair appropriate use of neighboring property: No noise, odor, traffic or other off-site impacts will be created. The site will be visited approximately once per month by one technician in a standard pickup truck for routine maintenance and monitoring. All equipment will be enclosed inside a shelter, designed to be compatible with the existing athletic uses on the property. Verizon Wireless*

would defer to the judgment of the Planning Commission regarding choice of color for the equipment shelter. Normally, these shelters use a neutral tan, stone flake finish which is the least possible visual impact. However, the shelter could be painted white or light grey to match the existing structures at the stadium.

The proposed use will definitely serve the public need, convenience and welfare: With the increased use of smartphones and tablets, capacity for 4G-LTE service must be increased. More than 44% of U. S. households no longer use a telephone land line and rely solely on their wireless devices for communication. New devices use significantly more data capacity than previous cell phone models: Smartphones use 49 times the capacity and tablets use 127 times the capacity as older cell phones. Data usage is expected to increase by more than 370% by 2018 and even more sites will be required to meet the demand for this capacity. Seventy percent of all “911” emergency calls are made from wireless devices. There is clearly a public need for improved wireless service.

2. ***The conditional use is designed to be compatible with adjacent land uses and the area of its location. Verizon Wireless Response:*** The design of the proposed communications site is compatible with adjacent land uses and the area of its location: No new tower is being proposed. Instead, antennas will be added to light poles at the existing high school stadium. The School District had planned to replace the existing light poles at the stadium; Verizon Wireless offered to make a substantial capital contribution to the School District in consideration for the opportunity to add antennas that are urgently needed for 4-G-LTE capacity. By locating the antenna facility inside the stadium, the visual impact is minimized. As noted above, there are no other properties in the vicinity of this densely residential neighborhood that would be suitable for the new communications facility.

Factors to be considered in making the Planning Commission’s findings include the following:

1. ***Area and height to be occupied by buildings or other structures; Verizon Wireless Response:*** the area to be occupied by the new facility is minimal. No new area will be required for the replacement light pole; the equipment shelter is a small structure (11’6” x 21’10”) located in a fenced area (25’ x 33’) within the existing sports compound at the stadium. The old light poles which will be replaced are approximately 69’ tall; the proposed poles will be 90’ tall to accommodate improved lighting for the stadium and provide height needed for the antennas.

2. ***Density for the proposed use in terms of units per acre and the number of offices, employees, occupants, or all three:*** Not applicable

3. ***Volume of business in terms of the number of customers per day:*** Not applicable

4. ***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 planning director; Verizon Wireless Response:*** No additional traffic congestion or hazard will be created by the proposed site. A technician in a single pickup truck will visit the site approximately once per month for routine maintenance and monitoring.

5. Location of use with respect to the same or similar uses within a three hundred foot radius of the perimeter of the described property: Verizon Wireless Response: There are no similar uses within a 300' radius of the property. Further, there are no towers or tall buildings with sufficient height to allow collocation of antennas at an alternate location in this densely residential area.

6. Any other criteria affecting public health, safety, and welfare, as provided for by written rules of the commission. Not applicable

Pursuant to the FCC's In Re Petition for Declaratory Ruling, 94 FCC Rcd. 13934 (the "FCC Shot Clock Order") Verizon Wireless requests the City of Casper to issue a written decision granting Verizon Wireless' request within one hundred fifty (150) days of the date this application is submitted. If applicable, within 30 days of the date the application is submitted, Verizon Wireless requests the City to inform Verizon Wireless in writing of the specific reasons why the application is incomplete and does not meet the submittal requirements; and in doing so, specifically identify the code provision, ordinance, instruction or public procedure that requires the information to be submitted.

CONCLUSION:

In summary, we believe that the proposed antenna site fulfills the requirements for Wireless Communication Towers as established in the Unified Development Code. Potential impact to the community has been minimized by providing a "stealth" site contained inside the existing high school stadium complex. The antenna site will provide much needed 4G-LTE service to residential neighborhoods surrounding Kelly Walsh High School and will benefit the entire community. Approval of this application will allow Verizon Wireless to meet its federally mandated obligations under the license granted by the Federal Communications Commission (FCC) pursuant to the Telecommunications Act of 1996.



VERIZON WIRELESS CAS OCTAGON
AERIAL VIEW OF
KELLY WALSH HIGH SCHOOL
3500 E. 12TH STREET

**Approximate location of new pole
With proposed Verizon Wireless antennas**

Project Summary: Replacing all four (4) field light poles at high school stadium; Verizon Wireless antennas to be added at top of pole in Northeast corner of facility; Verizon Wireless equipment shelter to be added adjacent to light pole and enclosed in 6 ft. chain link fence to match existing fencing.



Pole / Fixture Summary

Pole ID	Pole Height	Fixture Qty	Lamp Type	Group
F1	80'	8	1500W MZ	A
		1	LED 5700K - 75 CRI	B
F2	80'	8	1500W MZ	A
		1	LED 5700K - 75 CRI	B
F3	80'	8	1500W MZ	A
F4	80'	8	1500W MZ	A
4		34		

Calculation Grid Summary

Grid Name	Calculation Metric	Type	Light Level			Uniformity		Groups	Fixture Qty
			Ave	Min	Max	Max/Min	Ave/Min		
Blanket Grid	Horizontal	Constant	3.90	0	46	5752.04	481.36	A	32
Blanket Grid	Max Vert Illuminance (by Light Bank)	Constant	5.80	0	67	1264.47	109.51	A	32
Football	Horizontal Illuminance	Constant	30.8	23	43	1.86	1.35	A	32
Security	Horizontal Illuminance	Constant	0.10	0	0	0.00	0.00	B	2

Group Summary

Group	Description	Load	Fixture Qty
A	Football	50.05 kW	32
B	Security	1.07 kW	2

MY PROJECT

Name: Kelly Walsh Athletic Complex Phase 2
Location: Casper,WY

From Hometown to Professional



We Make It Happen®

ENGINEERED DESIGN

By: Daniel Lohman
File # / Date: 159760r5

25-Feb-16

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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	80'	-	70'	LED 5700K - 75 CRI	1	0	1
				80'	1500W MZ	8	8	0
2	F3-F4	80'	7'	87'	1500W MZ	8	8	0
4	TOTALS					34	32	2

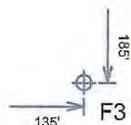
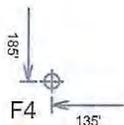
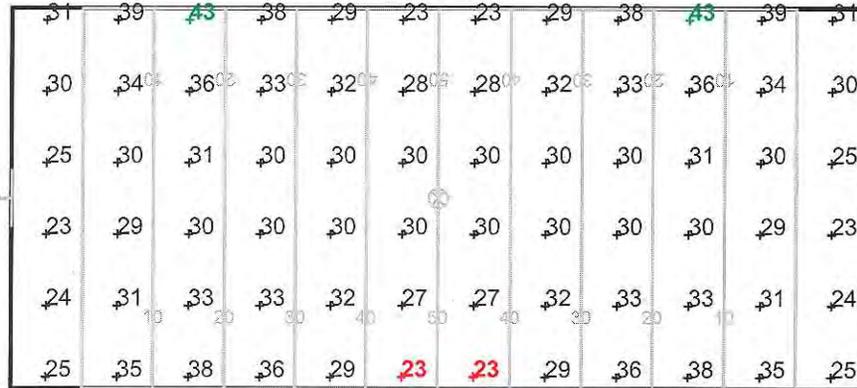
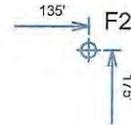
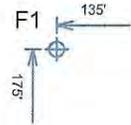


MY PROJECT
 Name: Kelly Walsh Athletic Complex Phase 2
 Location: Casper, WY

GRID SUMMARY
 Name: Football
 Size: 360.0' x 160.0'
 Spacing: 30.0' x 30.0'
 Height: 3.0' above grade

CONSTANT ILLUMINATION

SUMMARY	HORIZONTAL FOOTCANDLES
	Entire Grid
Guaranteed Average:	30
Scan Average:	30.8
Maximum:	43
Minimum:	23
Avg / Min:	1.35
Guaranteed Max / Min:	2.5
Max / Min:	1.86
UG (adjacent pts):	1.36
CU:	0.47
CV:	0.15
Application Efficacy:	39.9
No. of Points:	72
LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	32
Avg KW:	50.05 (54.4 max)



NOTES: Poles F1 and F2 are 90' cell towers. The lights on these poles will be mounted at 80'.

SCALE IN FEET 1 : 80



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Guaranteed Performance: The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN
 By: Daniel Lohman
 File # / Date: 159760r5 25-Feb-16

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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

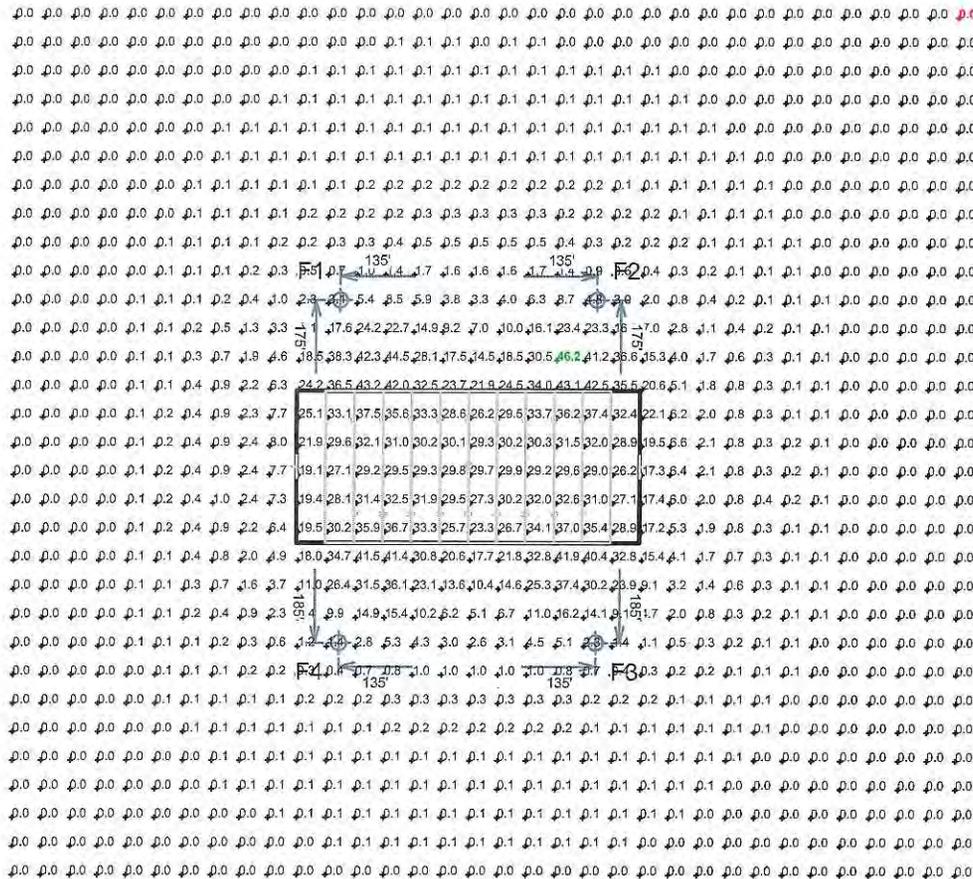
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	80'	-	70'	LED 5700K - 75 CRI	1	0	1
				80'	1500W MZ	8	8	0
2	F3-F4	80'	7'	87'	1500W MZ	8	8	0
4	TOTALS					34	32	2



MY PROJECT	
Name:	Kelly Walsh Athletic Complex Phase 2
Location:	Casper, WY

GRID SUMMARY	
Name:	Blanket Grid
Size:	360' x 160'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

CONSTANT ILLUMINATION	
SUMMARY	HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average:	3.9
Maximum:	46
Minimum:	0
Avg / Min:	481.36
Max / Min:	5752.04
UG (adjacent pts):	6.96
CU:	0.86
No. of Points:	1054
LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	32
Avg KW:	50.05 (54.4 max)



SCALE IN FEET 1 : 200



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN		
By:	Daniel Lohman	
File # / Date:	159760r5	25-Feb-16

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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

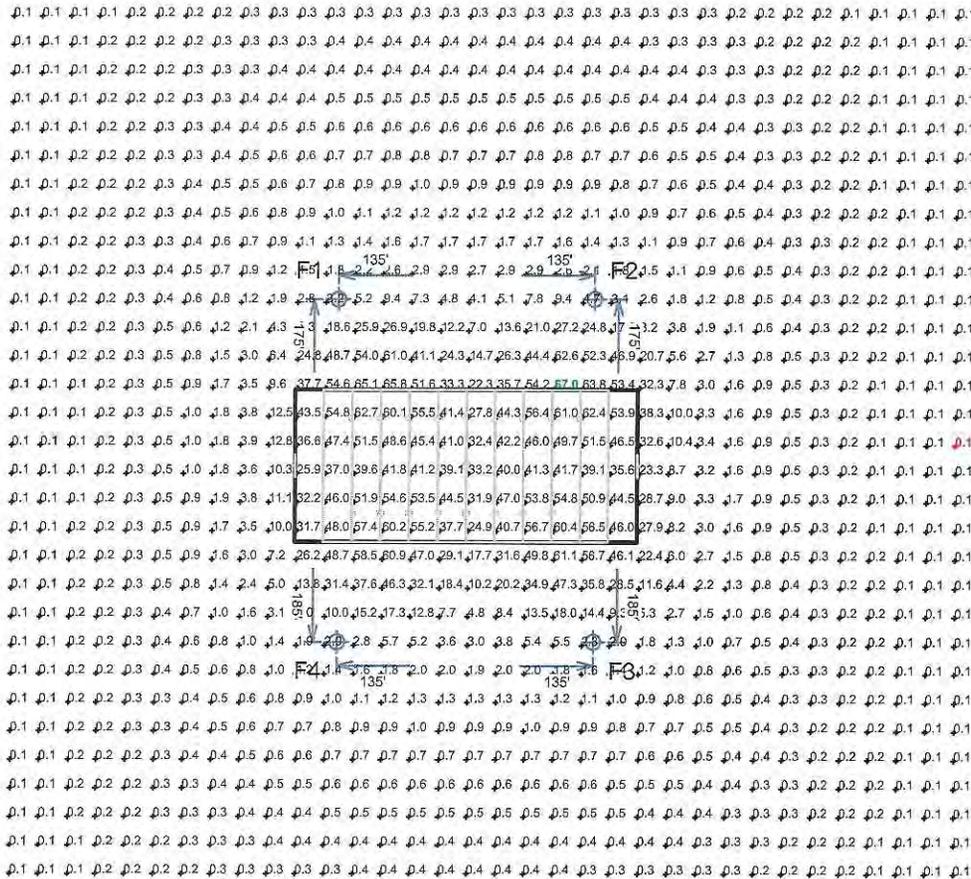
Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	80'	-	70'	LED 5700K - 75 CRI	1	0	1
2	F3-F4	80'	7'	80'	1500W MZ	8	8	0
4	TOTALS					34	32	2



MY PROJECT	
Name:	Kelly Walsh Athletic Complex Phase 2
Location:	Casper, WY

GRID SUMMARY	
Name:	Blanket Grid
Size:	360' x 160'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

CONSTANT ILLUMINATION	
SUMMARY	MAX VERTICAL FOOTCANDLES
	Entire Grid
Scan Average:	5.8
Maximum:	67
Minimum:	0
Avg / Min:	109.51
Max / Min:	1264.47
UG (adjacent pts):	6.21
CU:	0.86
No. of POINTS:	1054
LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	32
Avg KW:	50.05 (54.4 max)



SCALE IN FEET 1 : 200



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN		
By:	Daniel Lohman	
File # / Date:	159760r5	25-Feb-16

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MY PROJECT

Name: Kelly Walsh Athletic Complex Phase 2
 Location: Casper,WY

EQUIPMENT LAYOUT

INCLUDES:

- Football
- Football - Security

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

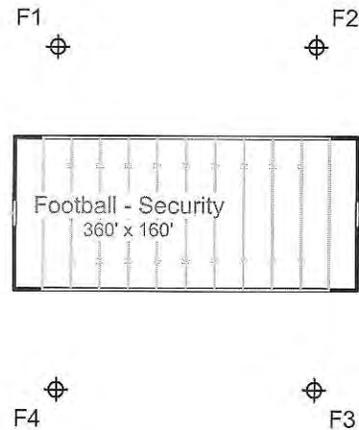
Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	Pole		Luminaires			QTY / POLE
		SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE		
2	F1-F2	80'	-	70'	LED 5700K - 75 CR		1
				80'	1500W MZ		8
2	F3-F4	80'	7'	87'	1500W MZ		8
4	TOTALS						34

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
Single Phase Voltage							
1500 watt MZ	8.6	8.3	7.5	6.5	5.1	4.7	3.7
216 LED	-	-	-	-	-	-	-



SCALE IN FEET 1 : 200



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN

By: Daniel Lohman
 File # / Date: 159760r5 25-Feb-16

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APR - 4 2016

City of Casper
Community Development Department
200 N David Street Room 205
Casper WY 82601

RE: PLN--16-014-S

Dear Members,

This is notice of my opposition to the Site Plan (PLN-16-014-S) for placement of an 89' light tower and equipment shelter for a generator on the Kelly Walsh School property.

I live directly to the north, on the corner of 8th and Wind River facing south, and based on the proposed location this would be within 50 yards of my front door. I can almost guarantee you that will not be a pretty sight to look at every day.

This is not just a light pole and equipment shelter, it is actually a commercial cell tower with a light attached and a shelter for a generator to keep the cell tower running should the electricity fail. There are currently 4 light banks on the football field and they do a great job of lighting up the area. Additional lighting should not be necessary.

This NW location is designated as the visitors seating area at all the football and track events held at Kelly Walsh. During these events there are many young children running and playing. Please think of their safety.

If Verizon needs a tower in this area they should find a commercial site on which to install the tower, not school property in a residential area. Other than better cell phone reception I cannot think of any enhancement to education at Kelly Walsh.

Sincerely,



Mary Holder
3580 E 8th
Casper WY 82609
307.259.9275

April 15, 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-16-018-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.

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 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.

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 case.

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:

East Valley Investments, LLC has applied 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 at 580 Landmark Drive. 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. An indoor training and shooting center is not listed in any zoning district as a permitted or a conditional use; therefore, the applicant is applying for a Conditional Use Permit under the “other uses compatible with the intent of the zoning district, as defined by the Commission” clause found in Section 17.64.030 (Conditional Uses in the C-1 Zoning District). The subject property is approximately two (2) acres in size, and slopes upward from the street to the back of the lot. The application states that the anticipated number of employees will be between six (6) and eight (8) and that they expect to provide approximately sixty-four (64) off-street parking spots for the facility. Traffic generation from the proposed use is not a concern for the City Engineer, given the available traffic capacity of the adjacent streets and the existence of signalized intersections in the area. Given the projected 39,000 square foot size of the facility, the Planning and Zoning Commission will be involved with the site plan review and approval, should the Conditional Use Permit be approved.

As stated in the Code Compliance section of this staff report, the Planning and Zoning Commission should base its decision on whether to approve or deny the requested Conditional Use Permit based on the two (2) findings, and six (6) considerations outlined in Section 17.12.240 (G) and (H). These two (2) findings and six (6) considerations are meant, in simplified terms, to ensure that the request is compatible with the surrounding area. Should the Planning and Zoning Commission decide to approve the Conditional Use Permit; staff has provided four (4) recommended conditions of approval above, under the “recommendation section” of this staff report for consideration. The Planning and Zoning Commission can amend the conditions, impose additional conditions, or remove any of the conditions it wishes. For illustrative purposes, staff has provided a sample motion to assist the Planning and Zoning Commission with making a motion to approve the Conditional Use Permit, if the Commission so desires.

Illustrative Recommended Motion to approve:

That case number **PLN-16-018-C**, a Conditional Use Permit to allow 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, be granted with recommended Conditions #1 - #4, 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 size of the facility is not out of character with the surrounding structures or the commercial nature of the area.
- b. The size of the site will adequately accommodate the proposed facility, the number of employees (6-8), and the planned availability of off-street parking, and is consistent with the commercial nature of the area.
- c. In that the zoning of the property is commercial, and given the commercial nature of the surrounding area, the volume of business, in terms of the number of customers per day, will be consistent with the zoning and land uses in the surrounding area.
- d. There will not be unreasonable congestion or a traffic hazard caused by the proposed facility, as determined by the City Engineer and the Community Development Director.
- e. There have not been any Conditional Use Permits issued for similar uses in the surrounding area.
- f. There are no other criteria affecting public health, safety, and welfare, as provided for by written rules of the Commission.

Lot 5, Block 2, Village Addition - Shooting Center



Eastridge Mall

Lifetime Health & Fitness

Aspen Court Apartments

Legend
Subject Property



NOT TO SCALE

Lot 5, Block 2, Village Addition - Shooting Center

Facing southwest from Landmark Drive

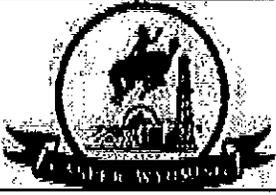


Facing south along Landmark Drive



Facing north along Landmark Drive





City of Casper Planning Division

Conditional Use Permit Application

OWNER'S INFORMATION:

NAME: EAST VALLEY INVESTMENTS, LLC
 ADDRESS: 4954 COUNTRY CLUB, CASPER, WY 82609
 TELEPHONE: 307-473-1600 EMAIL: landmarkbuildersinc@gmail.com

LOCATION OF REQUEST:

ADDRESS: 580 LANDMARK DRIVE
 LEGAL DESCRIPTION: VILLAGE ADDITION BLK 2 LOTS COMMERCIAL
 Number of Lots: 1 Size of Lots: 200' x 464'
 Current Zoning: C-1 Current Use: VACANT LOT
 Purpose for which the property is proposed to be used: INDOOR TRAINING & SHOOTING CENTER
 Prior restrictions placed on the property: NONE

Floor area square footage: 10,000 SF Number of Occupants or Employees: 6-8
 Building Footprint: 39,000 SF Number of off-street parking spaces: 64
WITH RANGES

**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: *[Handwritten Signature]*
 DATE: 3/17/2016

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: _____

Calibers, Inc.

Indoor Training and Shooting Center

Mission Statement

*"Calibers, Inc. provides a safe, clean and comfortable indoor facility for
the education, training and usage of firearms."*

Our goal is to provide the City of Casper and surrounding areas in Wyoming with a safe, clean and comfortable environment to shoot firearms indoors. Calibers will welcome shooters of all skill levels; from entry to competitive and professional. We will offer a variety of educational classes as well as provide instructors for personal training and self-defense. It is important to educate our community about firearm safety and operation. At Calibers we hope to appeal to all law enforcement agencies as well as local citizens. Our range will feature top of the line target retrieval systems that will be capable of programming with multiple training scenarios. Calibers will also have a state of the art air filtration system to ensure the health and safety of our patrons as well as our employees. Using the best consultants in the industry, our facility will have the leading bullet trap and projectile retention system. We offer something that Casper has never experienced before, which also increases the tax base and adds to that great lifestyle of living in Casper, Wyoming.

About the Owners

Jerry Davis:

I was born into an Air Force family that moved around the world every couple of years. Casper is my home. Graduating in 1973 from Colorado State University with a degree in Construction Management; I moved to Casper in 1974 to begin building homes for Barnard Realty, then retired in 1978 after completing approximately 80 homes. In 1977, I started "High Plains Construction", specializing in municipal utilities, water and wastewater treatment facilities, street and subdivision development in Wyoming, Colorado and Nebraska. I retired and sold my partnership interest in 2008. In 2005, I started "Landmark Builders, Inc.", which developed the Vista Ridge subdivision for the Mick McMurry group. Landmark built approximately 50 homes in Vista Ridge and finished up its obligations in 2015. In 1997, my wife and I developed the Landmark subdivision with Bill and Betty Luker. On May 1, 1998 we opened and operate today "Lifetime Health and Fitness, Inc." at 300 Landmark Dr. As a Casper Legion Baseball board member, I planned, coordinated and managed the design and construction of Mike Lansing field for the City of Casper and the Colorado Rockies. I am a member of Safari Club International, Wild Sheep Foundation, Lifetime member of the NRA, business member of National Shooting Sports Foundation, NSSF. I am a concealed carry permit holder and actively hunt locally and internationally. In March, 2014, I received a certificate for completion of the NRA Range Development and Operations Conference, New Orleans, La. I am also an NRA Certified Range Safety Officer.

Marcia Davis:

I was born and raised in Tampa, Florida. I moved to Wyoming in 1974. My background is in accounting. I've worked for Casper Lumber Company, Cummings Construction, and Macy and Associates Accounting Firm. Jerry and I were married in 1979. We have 2 children and 4 grandchildren. In 1997 we started Lifetime Health and Fitness. I set up the office and all the accounting systems. I still work there today. I'm a member of the NRA and have a concealed carry permit. I have received a certificate for completion of the NRA Range Development and Operations Conference, New Orleans, La. I'm a fairly new shooter, and I would love to have a safe environment to learn how to shoot and feel more comfortable with my gun. There's been an epidemic of new gun sales in the country and most of those new gun owners would love to do the same.

Jeremy Scribner:

Born in Riverton and Raised in Casper, I am a graduate of Kelly Walsh High School, class of 2000. I have worked various jobs in Casper since the age of 15; graduating the WJATC's four year apprenticeship program in 2010 and became a Journeyman Electrician. I worked for Instrument Electric for 7 years, and then took a job at ITC Electrical Technologies; working as a project manager on projects in Wyoming, as well Colorado, and Montana, which I also hold a Journeyman electrical license. Projects include: Noble Energy Iron Horse Compressor Station, Tallgrass Energy Process Plant Expansion, Bakken Pipeline Booster Stations, and Casper Crude to Rail Oil Transfer Facility. After almost three years at ITC, I was offered a job opportunity at Tall Grass Energy, where I am currently employed. I have a wife and 2 daughters. I am a member of the NRA as well as a concealed carry license holder and enjoy shooting and hunting locally. I am also an NRA Certified Range Safety Officer.

Kelsey Scribner:

Born and raised in Casper, I am a graduate of Kelly Walsh High School, class of 2000. I then went on to pursue a license in Cosmetology, which I acquired in 2002. I opened Complete Skin Care LLC in Casper, 2003. Complete Skin Care was in business for seven years before I decided to close it down and commit my time to be a stay at home mom for my two daughters. In 2010 I began to pursue a career in nursing, graduating the Nursing Program at Casper College in 2014. I am currently working as a Registered Nurse at Mountain View Regional Hospital. I am a member of the NRA and a concealed carry license holder. I am also the daughter of Jerry and Marcia Davis.



The National Rifle Association of America

Awards to

Jerry Davis

this course completion certificate for the

Range Development & Operations Conference

*In recognition, that a prescribed course of study has been successfully completed in the field of shooting range development and operations that was conducted by
The National Rifle Association – Range Services Department*

Presented on this 18th day of March 2014

Kyle Weaver
Executive Director, General Operations

William L. Poole
Managing Director – Education & Training Division

"Specifics of Indoor Training & Shooting Center"

3/18/16

Retail store:

Approximately 10,000 s.f. The front desk will have built-in secured gun displays. There will be a classroom, bathroom facilities, utility/storage area, a secured gun-smith shop, manager, accounting/instructors office(s), employee locker room, lounge/viewing area, snack bar, vault and approximately 5,000 s.f. of retail space. Construction to be standard commercial to be approved by the City of Casper.

Shooting range:

Phase I (50 yds pistol & rifle)

Phase II (25 yds pistol & small caliber rifle)

Phase III (100 yds rifle)

Construction:

The floor will be poured concrete with sealed joints. Walls to be full height, minimum 8" thick concrete. Ceilings to be clear span metal joists with metal decking. Poured concrete slab on decking, 4"-6" insulation with membrane or metal roofing. Rear wall and sidewalls to be buried into the ground approximately 10' deep.

HVAC:

This system will be located on the concrete deck above each range. A recirculation system with a special HEPA filter unit will filter out 99.97% of contaminants. Air will enter a diffuser behind the shooting stalls. A wall of air will travel across the firing line down range to return vents that are located above the steel baffles at the bullet trap. The range will be kept at a negative pressure to keep all contaminants within the range area.

Bullet Trap/Range:

The trap will be irregular chunks of rubber (1/2"-1") the full height and width of each range. The ceiling will be 3/8" AR500 steel baffles suspended from the metal joists. Baffles to be 4' deep and extend the full width of the range. Baffles are located and angled to deflect all projectiles downward into the trap. Range lighting is located above the baffles pointed down range. Special noise absorbing soundboard will cover the baffles and a large part of the sidewalls. The firing line will be separate from the retail/viewing area by a secured wall of bullet glass and steel framing. Each lane will have its own shooting stall with a bench rest that restricts the shooter from moving down range. The retrieval target system will be attached to the ceiling. The targets will move down range and return to the shooting stall which will be operated by the shooter/range officer.

Lead/Brass/Ammo:

Approximately once a year, the bullet trap will be mined. Mining is the removal and separation of the bullets from the rubber berm. This is generally done by a licensed recycle contractor from out-of-state. The contractor takes used HEPA filters to the recycler with the lead bullets. Steel core, tracers or incendiary, armor-piercing bullets are prohibited. All patron supplied ammo will be inspected and run over a magnet, prior to shooting. Brass will be swept up, recycled, or sold.

Gun Calibers:

The 25 yd range will have a minimum of 18" of rubber. Pistols (all caliber bullets)

The 50 yd range will have a minimum of 24" of rubber. Rifles (up to 308 bullets)

The 100 yd range will have a minimum of 27" of rubber. (calibers up to 416)

Security:

Calibers will be equipped with a dynamic security system inside and out, day and night. We feel this level of security is important to protect our staff, members, and the community. Calibers will employ the use of several devices that will be monitored during business hours, and alert appropriate personnel, and law enforcement after hours.

Security during business hours will be accomplished by the following:

- Biometric scanner for member sign-in.
- Staff will have total control of access to the range.
- Range, retail, and exterior of the facility will be under complete surveillance by day/night, high resolution IP cameras.

Security after hours will be accomplished by the following:

- Motion and perimeter sensors outside that will trigger an integrated lighting control system.
- Day/night, high resolution IP cameras capable of remote monitoring.
- Door and glass break sensors.
- Motion sensors inside to detect un-authorized activity.
- Internet and cellular communicators that accommodate remote monitoring, as well as contact appropriate personnel, and authorities in the event of an incident.
- In the event of power disruption, the security system will continue to operate, as well as send notifications.

STATE OF WYOMING
Office of the Secretary of State

I, ED MURRAY, SECRETARY OF STATE of the STATE OF WYOMING, do hereby certify that according to the records of this office,

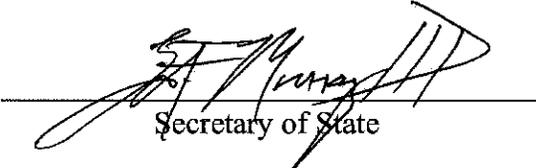
East Valley Investments, L.L.C.
is a
Limited Liability Company

formed or qualified under the laws of Wyoming did on **January 31, 1997**, comply with all applicable requirements of this office. Its period of duration expires 01/31/2027. This entity has been assigned entity identification number **1997-000319301**.

This entity is in existence and in good standing in this office and has filed all annual reports and paid all annual license taxes to date, or is not yet required to file such annual reports; and has not filed Articles of Dissolution.

I have affixed hereto the Great Seal of the State of Wyoming and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Cheyenne, Wyoming on this 7th day of March, 2016 at 10:16 AM. This certificate is assigned 019627021.




Secretary of State



CASPER POLICE DEPARTMENT

City of Casper, Wyoming

JAMES L. WETZEL
Chief of Police

201 North David Street
1st Floor
Casper, Wyoming 82601

March 2, 2016

Jerry K. Davis
Calibers, Inc.
300 Landmark Drive, Ste N
Casper, Wyoming 82609

Subj: Municipal Code 9.44.030 Exemption Request

Mr. Davis -

Per your business proposal of an indoor firearms training and shooting facility, I have researched your request for a written exemption of Municipal Code 9.44.030 – Discharge of Firearms and Other Weapons [within the limits of the city].

Under subsection (A), the ordinance grants an exemption if the discharge of firearms and/or other weapons is, “within an area or zone designated by the city council by written agreement or lease for recreational or instructional purposes.” Accordingly, I do not have the authority to grant such an exemption. Authorization would have to come from the City Council by written agreement or lease.

I do support your business plan for such a facility, as I believe it would provide a worthwhile service/benefit to the citizens of Casper by enhancing firearms education, safety, and proficiency.

Respectfully,

Jim Wetzel
Chief of Police
Casper Police Department
(307) 235-8225



OFFICE OF THE SHERIFF
NATRONA COUNTY, WYOMING



307 235 9282

HALL OF JUSTICE
201 NORTH DAVID STREET
CASPER, WYOMING 82601

FAX: 307 235 9252

GUS O. HOLBROOK, SHERIFF

MARK C. SELLERS, UNDERSHERIFF

March 9, 2016

Jerry K. Davis
Calibers, Inc.
300 Landmark Drive, Ste. N
Casper, WY 82609

RE: Letter of Support for Calibers, Inc.

Dear Mr. Davis:

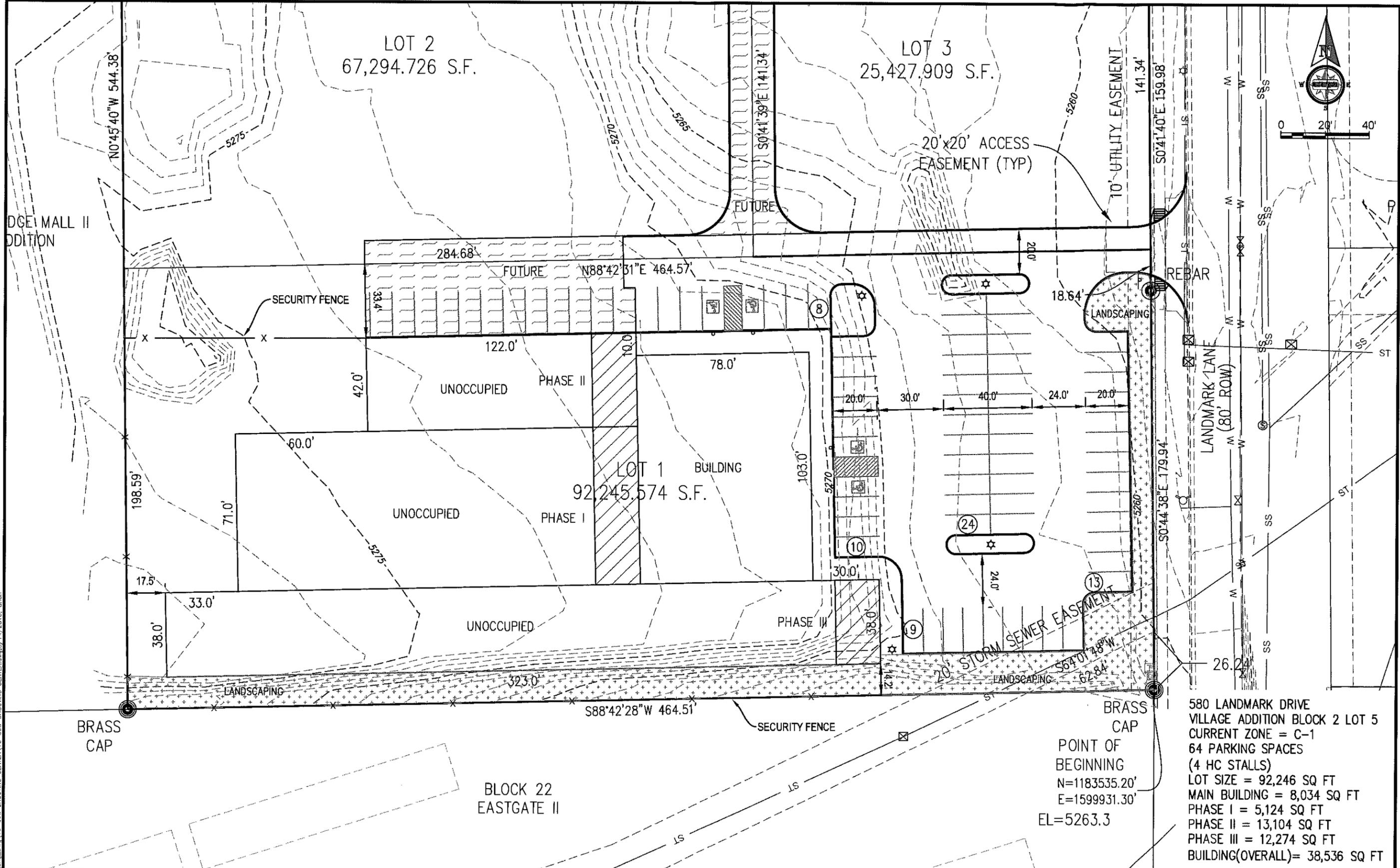
On behalf of the Natrona County Sheriff's Office, I would like to express my support of your business proposal of an indoor firearms training and shooting center.

I believe a facility like the one you have proposed, which enhances firearms safety and education, would be a benefit to the citizens of Natrona County.

If I can be of further assistance, please feel free to contact me at 307-235-9282.

Respectfully,

Gus O. Holbrook
Natrona County Sheriff



580 LANDMARK DRIVE
 VILLAGE ADDITION BLOCK 2 LOT 5
 CURRENT ZONE = C-1
 64 PARKING SPACES
 (4 HC STALLS)
 LOT SIZE = 92,246 SQ FT
 MAIN BUILDING = 8,034 SQ FT
 PHASE I = 5,124 SQ FT
 PHASE II = 13,104 SQ FT
 PHASE III = 12,274 SQ FT
 BUILDING(OVERALL)= 38,536 SQ FT

POINT OF BEGINNING
 N=1183535.20'
 E=1599931.30'
 EL=5263.3

DATE	REVISIONS	CHECKED	APPROVED	W.O. NO.	DRAWN BY:	CHECKED BY:	APPROVED BY:
				16-006	BT	BF	BF
					DATE: 03/16	DATE: 03/16	DATE: 03/16



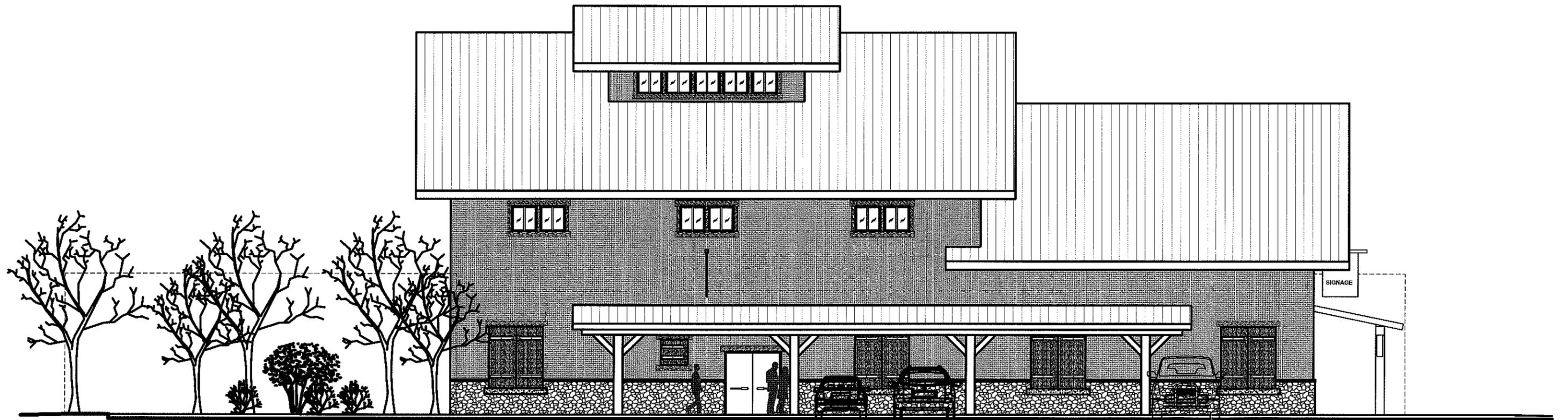
Civil Engineering Professionals, Inc.
 6080 Enterprise Drive • Casper, Wyoming 82609 • (307) 266-4346 • (307) 266-0103 fax

EAST VALLEY INVESTMENTS, LLC
 CASPER WYOMING

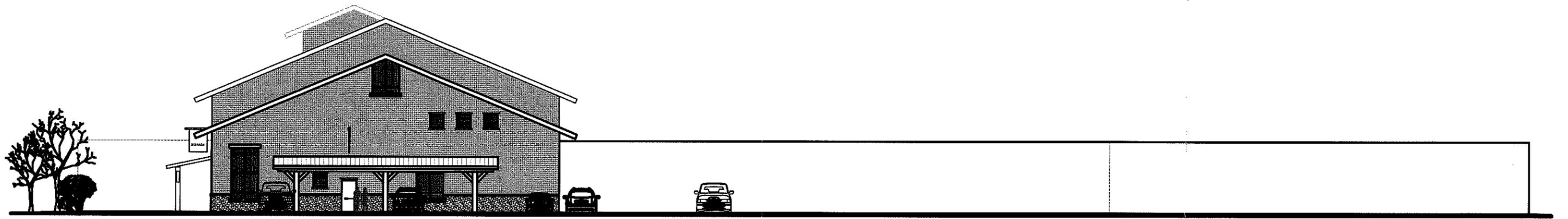
Indoor Shooting & Training Facility
 SITE PLAN

SHEET
 1 of 1

M:\Land 2016\Eng_Dwg\16-006 SHOOTING CENTER.dwg, 3/14/2016, Bfcm



EAST (MAIN) ELEVATION



NORTH ELEVATION

April 15, 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** – 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:

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 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.

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 case.

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:

The Owners of the property located at 6200 South Chestnut Street have applied for a Conditional Use Permit for the construction of an oversized detached accessory building in an R-1 (Residential Estate) zoning district. The proposed garage consists of a 2,196 square foot addition to an existing detached garage, which will result in a garage with a final footprint of approximately 2,580 square feet. The subject property consists of two platted lots, totaling 3.3-acres, more or less. Surrounding zoning is R-1 (Residential Estate) on all sides, and land uses in the area are all single-family residential. The topography of the property is sloping, from the front of the property to the rear.

Section 17.12.121(F)(4) of the Casper Municipal Code requires a Conditional Use Permit for any detached garage that exceeds either fifteen percent (15%) of the lot area, or a maximum of 1,500 square feet in size. Based on this requirement, and the size of the property, the applicant would be permitted to construct a detached accessory building up to 1,500 square feet in size (footprint). The proposed structure exceeds the maximum limitation for an accessory structure (garage) by approximately 1,000 square feet.

As stated in the Code Compliance section of this staff report, the Planning and Zoning Commission should base its decision on whether to approve or deny the requested Conditional Use Permit based on the two (2) findings and six (6) considerations outlined in Section 17.12.240 (G) and (H). These two (2) findings and six (6) considerations are meant, in simplified terms, to ensure that the request is compatible with the surrounding area. Should the Planning and Zoning Commission decide to approve the Conditional Use Permit; staff has provided three (3) recommended conditions of approval for consideration. The Planning and Zoning Commission can amend the conditions, impose additional conditions, or remove any of the conditions it wishes. For illustrative purposes, staff has provided a sample motion to assist the Planning and Zoning Commission with making a proper motion to approve the Conditional Use Permit, if the Commission so desires.

Illustrative Recommended Motion to approve:

That case number **PLN-16-019-C**, a Conditional Use Permit to allow for the construction of an oversized detached accessory building in an R-1 (Residential Estate) zoning district be granted with recommended Conditions #1 - #3, listed in 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 size of the detached accessory building is mitigated by the larger-than-average size of the applicant's property, the sloping topography of the subject property which makes the building less prominent, and the large size of the surrounding structures in the immediate area.
- b. A detached garage is a permitted accessory use in the R-1 (Residential Estate) 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 have 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.

6200 South Chestnut Street - Oversized Garage



Legend
■ Subject Property

6200 South Chestnut Street - Oversized Garage



Existing Accessory Building

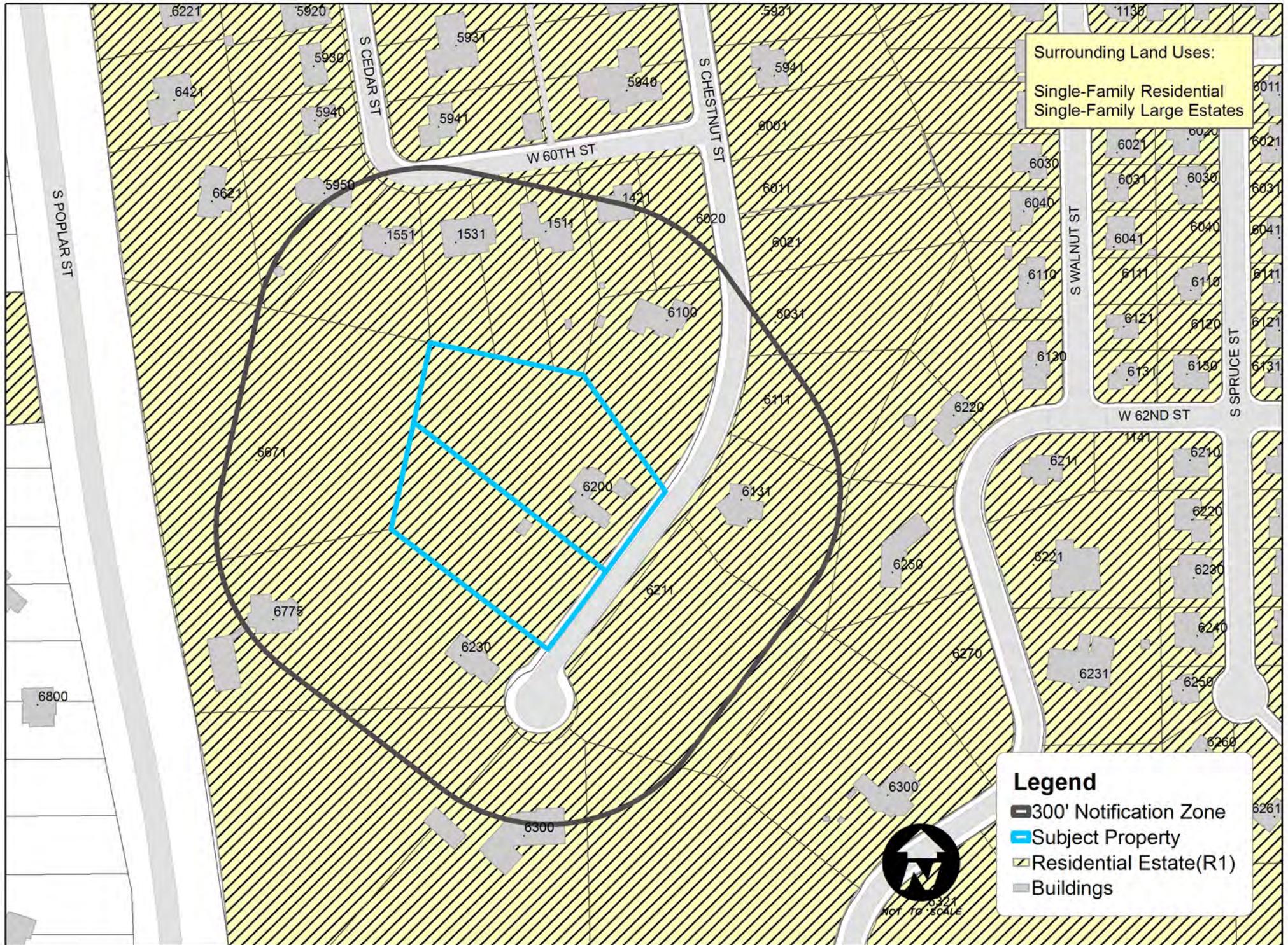
S CHESTNUT ST



Legend

 Subject Property

6200 South Chestnut Street - Oversized Garage



6200 South Chestnut Street - Oversized Garage

Facing west from South Chestnut Street

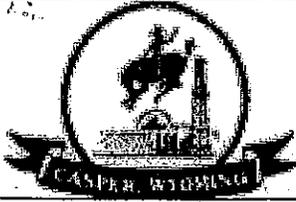


Facing north along South Chestnut Street



Facing south along South Chestnut Street





City of Casper Planning Division

Conditional Use Permit Application

OWNER'S INFORMATION:

NAME: RICK & JUDY BINKS

ADDRESS: 6200 SOUTH CHESTNUT

TELEPHONE: 307-259-9998 EMAIL: _____

LOCATION OF REQUEST:

ADDRESS: 6200 SOUTH CHESTNUT JOHN SPAULDING
J.S. CONTRACTING
307-259-8056

LEGAL DESCRIPTION: LOT 13 LOT 12 SUNRISE HILL #8

Number of Lots: TWO Size of Lots: LOT 12 (57,000 sq ft) LOT 13 (88,000 sq ft)

Current Zoning: _____ Current Use: RESIDENTIAL

Purpose for which the property is proposed to be used: GARAGE

Prior restrictions placed on the property: _____

Floor area square footage: 2196 Number of Occupants or Employees: _____

Building Footprint: 2580 Number of off-street parking spaces: _____

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: [Signature]

DATE: _____

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:

MAR 18 2016

REC'D BY: _____



Google earth





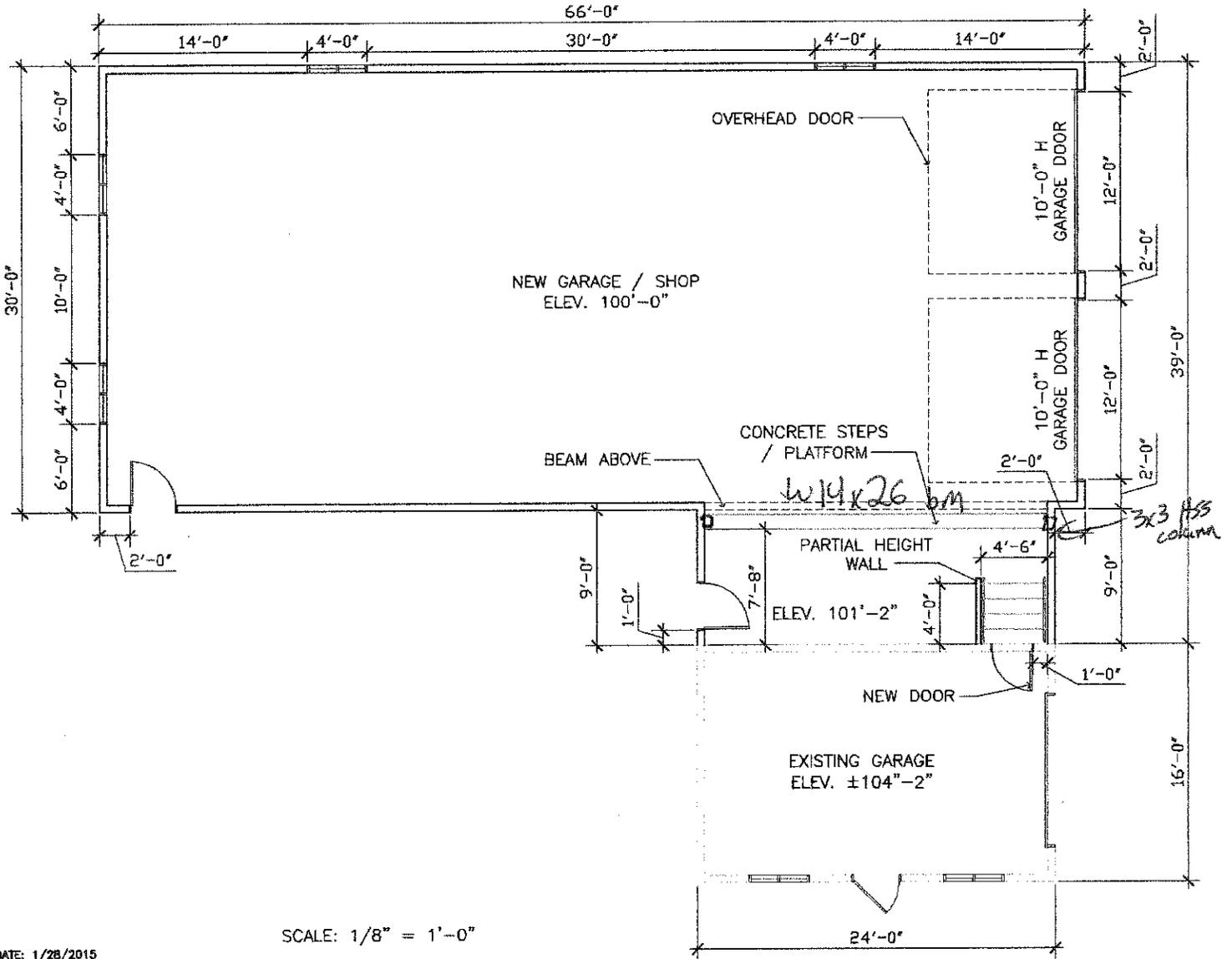
Google earth

feet 200
meters 60



PROPOSED SITE OF GARAGE ADDITION

JOHN SPAULDING
 J.S. CONTRACTING
 259-8056

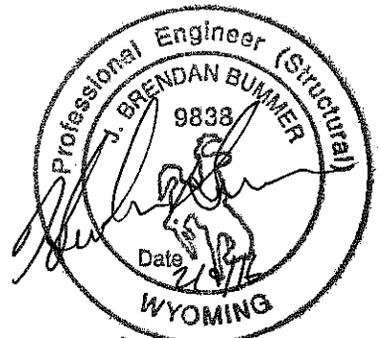


SCALE: 1/8" = 1'-0"

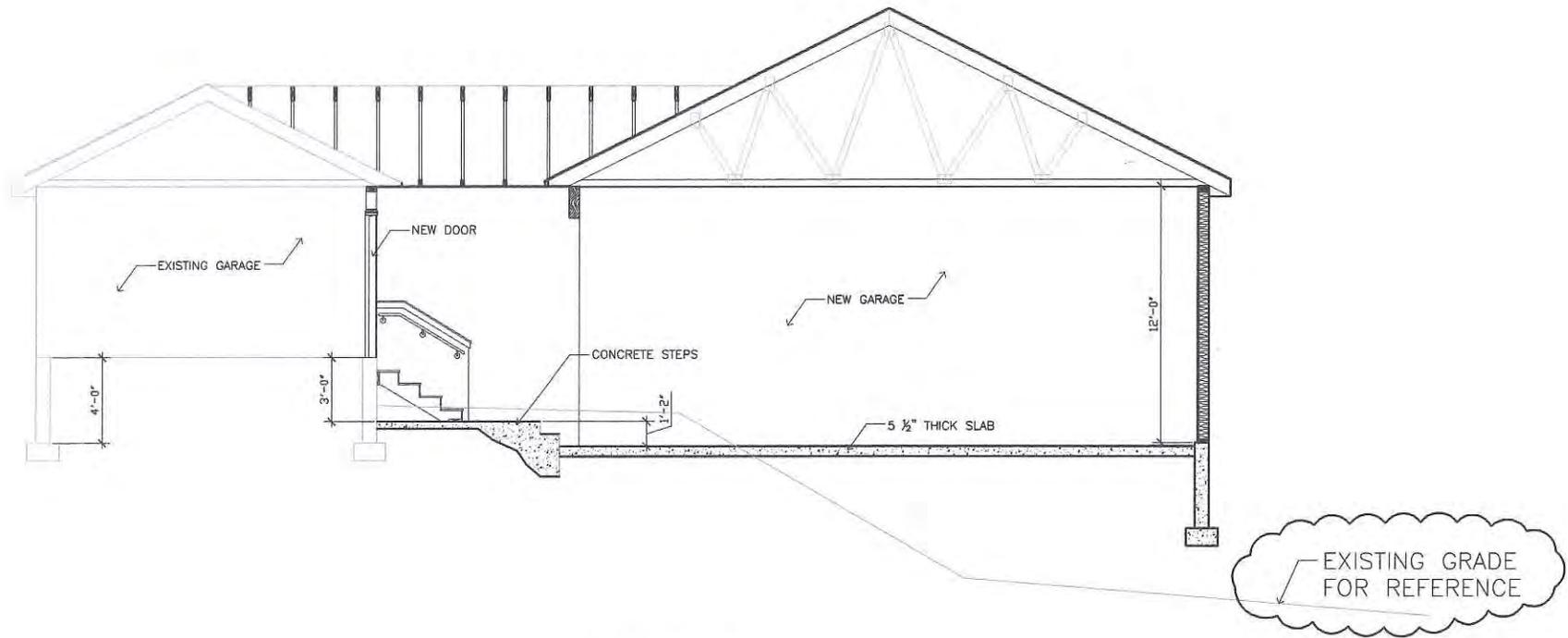
DATE: 1/28/2015

NEW ROOF BEAM

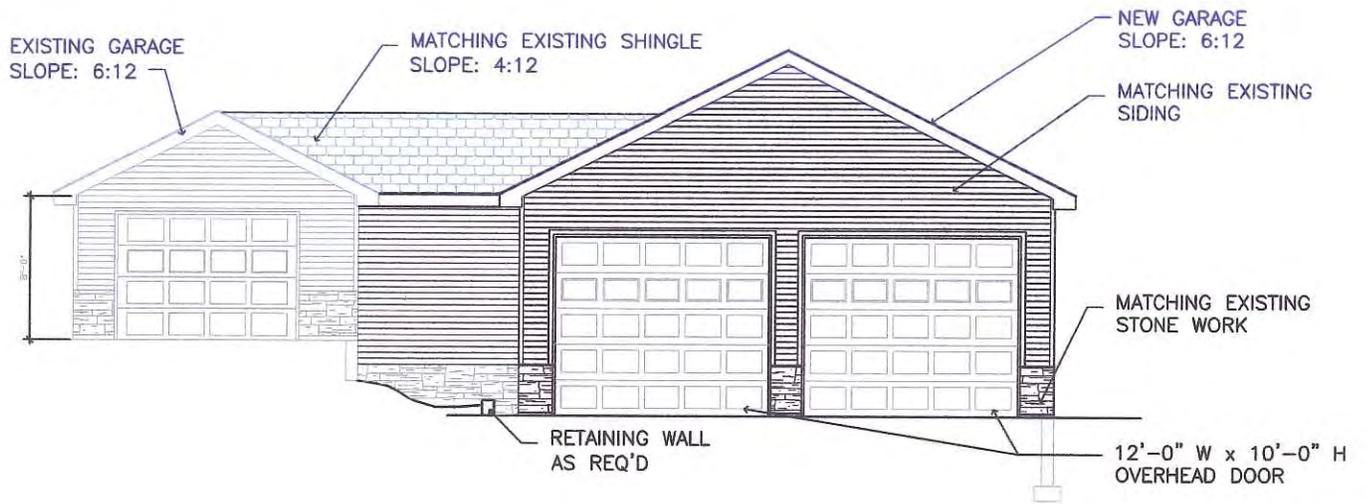
GARAGE ADDITION FOR
 LICK BINKS
 6200 SOUTH CHESTNUT



ROOF BEAM ONLY

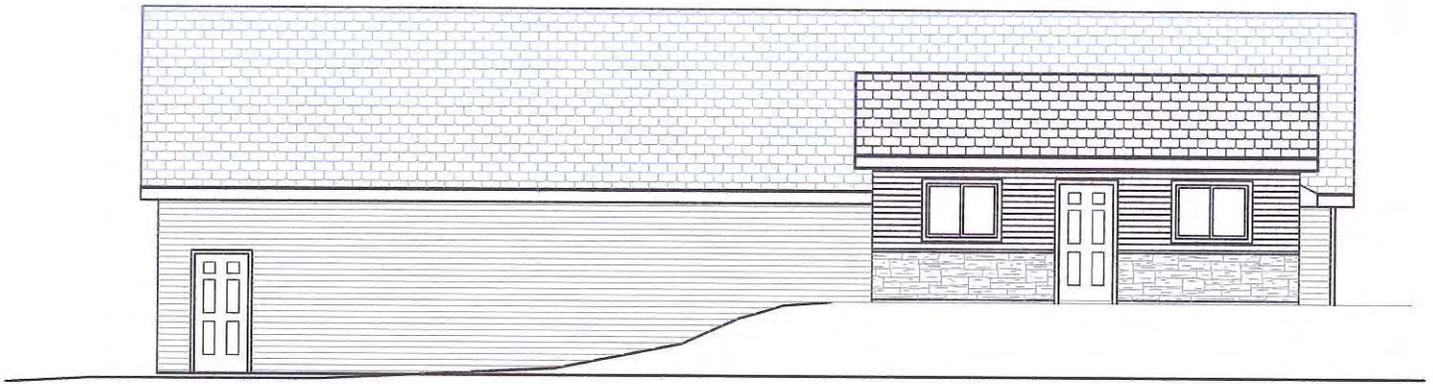


SCALE: 1/8" = 1'-0"



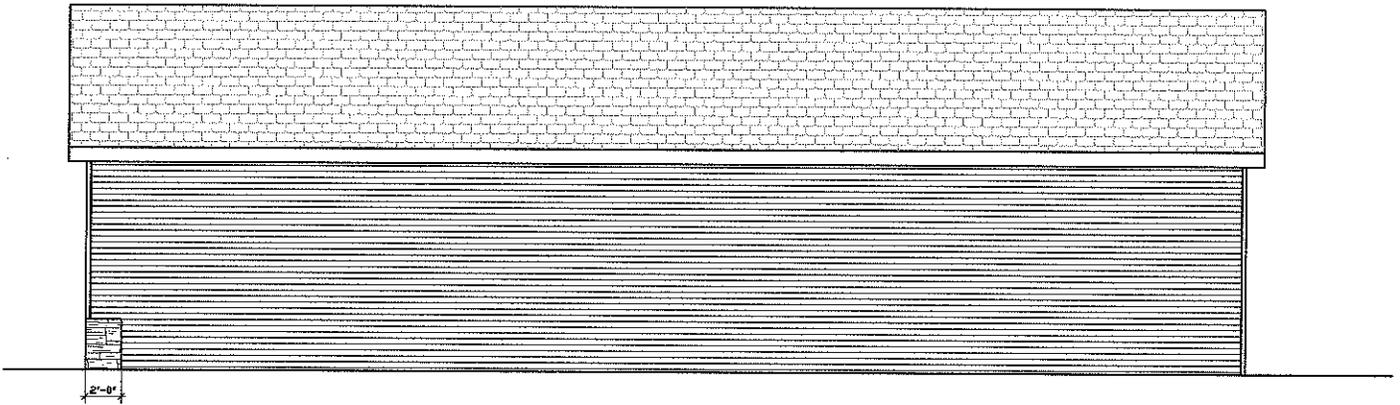
SCALE: 1/8" = 1'-0"

DATE: 1/28/2015



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

DATE: 1/28/2015



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

DATE: 1/28/2015

WLC, ENGINEERING, SURVEYING & PLANNING
 200 PRONGHORN STREET, CASPER, WYOMING 82601

FOR

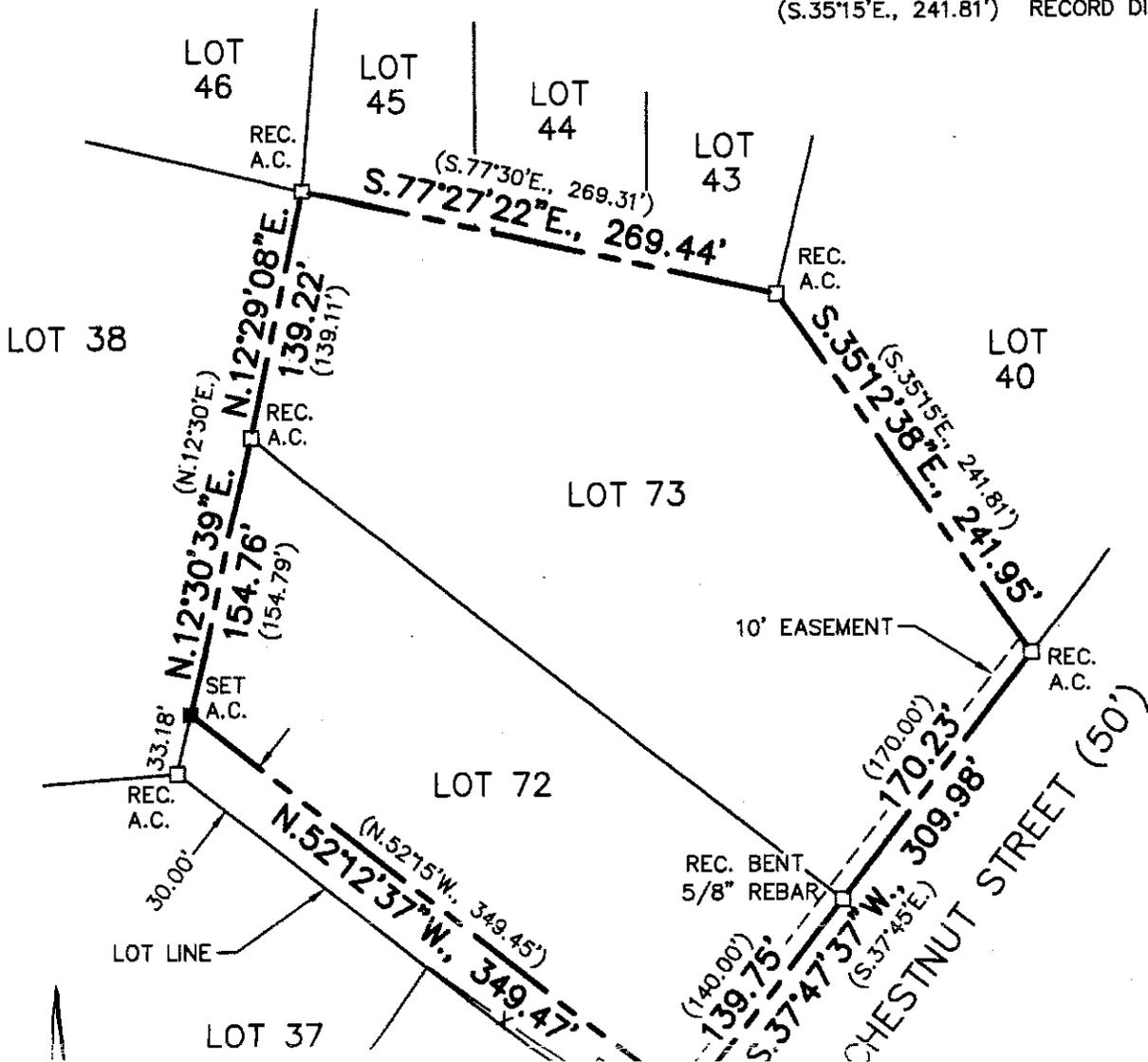
Client RICK & JUDY BINKS Address 6200 SOUTH CHESTNUT
 City CASPER State WYOMING Zip 82601

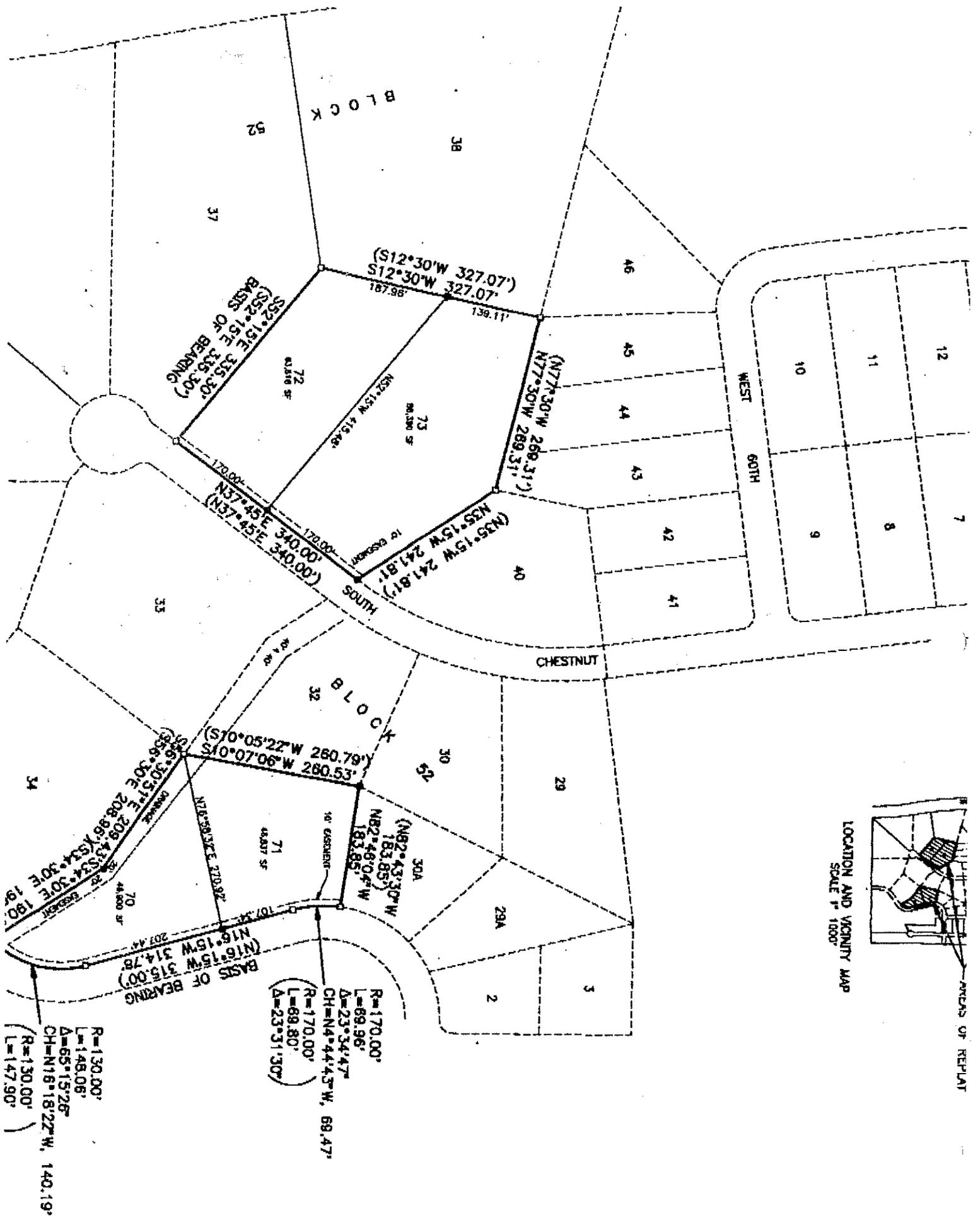
PROPERTY LOCATION PLAT

Lot 73, PORTION 72 Block 52 Subdivision REPLAT OF LOTS 1, 2, AND A
 PORTION OF LOT 19, BLOCK 53, AND LOTS 31 AND 39, BLOCK 52, SUNRISE HILLS NO. 8, AS
 LOTS 20 AND 21, BLOCK 53 AND LOTS 70, 71, 72 AND 73, BLOCK 52, SUNRISE HILLS NO. 8
 City CASPER County NATRONA State WYOMING

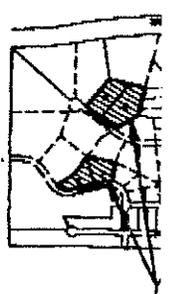
LEGEND

-  PROPERTY LINE
-  LOT LINE
-  EASEMENTS
- S.35°12'38"E., 241.95'** MEASURED DISTANCE
- (S.35°15'E., 241.81')** RECORD DISTANCE





LOCATION AND VICINITY MAP
SCALE 1" = 100'



AREAS OF REPLAT

$R=130.00'$
 $L=146.06'$
 $\Delta=65^{\circ}15'26''$
 $CH=N18^{\circ}18'22''W, 140.19'$
 $R=130.00'$
 $L=147.90'$

$R=170.00'$
 $L=69.96'$
 $\Delta=23^{\circ}34'47''$
 $CH=N4^{\circ}44'43''W, 69.47'$
 $R=170.00'$
 $L=69.80'$
 $\Delta=23^{\circ}31'30''$

BASIS OF BEARING
 $N16^{\circ}15'W, 314.78'$
 $N16^{\circ}15'W, 315.00'$

$S86^{\circ}30'31''E, 208.4304'$
 $S86^{\circ}30'31''E, 208.9815'$
 $S84^{\circ}30'E, 180'$

$N17^{\circ}30'30''E, 210.92'$

$N82^{\circ}43'30''W, 183.85'$
 $N82^{\circ}43'04''W, 183.85'$

$S10^{\circ}05'22''W, 260.79'$
 $S10^{\circ}07'06''W, 260.53'$

$N35^{\circ}15'W, 241.81'$
 $N35^{\circ}15'W, 241.81'$

BASIS OF BEARING
 $S52^{\circ}15'E, 335.30'$
 $S52^{\circ}15'E, 335.30'$

$S12^{\circ}30'W, 327.07'$
 $S12^{\circ}30'W, 327.07'$

$N77^{\circ}30'W, 269.31'$
 $N77^{\circ}30'W, 269.31'$

BLOCK

BLOCK

WEST 60TH

CHESTNUT

SOUTH

APR 5 2016

Dee Ann Hardy

From: KATHLEEN Creager <cowboy8311@bresnan.net>
Sent: Tuesday, April 05, 2016 12:33 PM
To: Dee Ann Hardy
Subject: Conditional Use Permit - 6200 S. Chestnut St.

As nearby property owners, we received a notice of a public hearing for a Petition for a Conditional Use Permit for the construction of an oversized building at 6200 S. Chestnut, Lots 72 & 73, Sunrise Hills No. 8 Addition. Rick and Judy Binks as applicants.

We have a few questions regarding the proposed building and were hoping you could answer them.

- 1) How high will the finished building be?
How many stories will it have?
- 2) How and where will the building be located on lots 72 and 73?
- 3) What will the exterior of the building look like?
- 4) If the building is constructed, could a business be started at that location, either with the present owners or future lot owners?

Thank you!

Sincerely,

Tom and Kathy Creager
6100 S. Chestnut St.