

**AGENDA
PLANNING AND ZONING MEETING**

June 16, 2022

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: Consideration of P & Z Commission Minutes from May 19, 2022

III. PUBLIC HEARINGS:

SUB-177-2022 – (*Continued from the May 19, 2020 Meeting*) - A vacation and replat of Lot 1, The Plaza Addition No. 2, to create **The Plaza Addition No. 3**, (Sunrise Shopping Center Property). Applicant: Casper Sunrise LLC.

SUB-213-2022 – A vacation and replat of Lot 1D in the Centennial Hills Village Business Park No. 3 Subdivision, to create **Centennial Hills Village Business Park No. 4**, located west of Heathrow Avenue and south of Centennial Court. Applicants: David & Joy Investments, LLC and Antelope Flats Casper, LLC.

IV. SPECIAL ISSUES:

V. COMMUNICATIONS:

A. Commission

B. Community Development Director

C. Council Liaison

D. OYD and Historic Preservation Commission Liaisons

1) Minutes from the May 09, 2022, Historic Preservation Commission Meeting

2) Old Yellowstone Advisory Committee Minutes – *In lieu of meeting, the committee planted flowers 5-27-22 in planters around the OYD on Midwest.*

E. Other Communications

VI. ADJOURNMENT

**PLANNING AND ZONING MEETING
THURSDAY MAY 19, 2022
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Meetings and Agendas web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday May 19, 2022, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Maribeth Plocek
 Terry Wingerter
 Carol Johnson
 Mike McIntosh
 Joe Hutchison
 Vickery Fales-Hall

Absent Members: Ken Bates
 Bruce Knell, Council Liaison

Others present: Craig Collins, City Planner
 Kristie Turner, Administrative Assistant III
 Wallace Trembath, Deputy City Attorney

I. MINUTES OF THE PREVIOUS MEETING

Vice-Chairperson Johnson asked if there were additions or corrections to the minutes of the April 21, 2022, Planning & Zoning Commission meeting.

Vice-Chairperson Johnson called for a motion to approve the minutes of the April 21, 2022, Planning & Zoning Commission meeting.

Mr. McIntosh made a motion to approve the minutes of the April 21, 2022, meeting. The motion was seconded by Mr. Wingerter.

All those present voted aye. Motion carried.

II. PUBLIC HEARINGS

Our first case this evening:

SUB-177-2022 – A vacation and replat of Lot 1, The Plaza Addition No. 2, to create The Plaza Addition No. 3, (Sunrise Shopping Center Property). Applicant: Casper Sunrise LLC.

Vice-Chairperson Johnson stated that a public hearing would not be open for this case as the applicant has requested that the case be continued to a date certain of June 16, 2022.

Vice-Chairperson Johnson entertained a motion to continue **SUB-168-2022** regarding the vacation and replat to a date certain of June 16, 2022.

Ms. Plocek made a motion to continue case **SUB-168-2022** to a date certain of June 16, 2022. The motion was seconded by Mr. McIntosh.

All those present voted aye. Motion carried

Our second case this evening:

SUB-178-2022 & ZOC-179-2022– A vacation and replat of Lots 7-15 and Nicklaus Drive, Eagle Valley Addition, and Lots 1 & 2, Ihli Addition, to create Eagle Valley Addition No. 2, located south of Palmer Drive and east of Casper Mountain Road. A zone change of proposed Lots 9-10, Eagle Valley Addition No. 2 from R-2 (One Unit Residential) to C-2 (General Business) has also been requested. Applicants: Benjamin & Michal Hansuld.

Craig Collins, City Planner presented the staff report and entered 7 exhibits into the record for this case.

Vice-Chairperson Johnson opened the public hearing and asked for the person representing the case to come forward and explain the application.

Ben Hansuld, 128 E 27th St., spoke as representative for this case.

Vice-Chairperson Johnson asked if there was anyone in the audience wishing to speak in favor of or opposition to this case?

There being no others to speak, Vice-Chairperson Johnson closed the public hearing and entertained a motion to approve, deny or table **SUB-178-2022** regarding the vacation and replat.

Mr. Wingerter made a motion to approve case **SUB-178-2022**. The motion was seconded by Ms. Fales-Hall

All those present voted aye. Motion carried

Vice-Chairperson Johnson entertained a motion to approve, deny or table **ZOC-179-2022** regarding the zoning.

Mr. Hutchison made a motion to approve case **ZOC-179-2022**. The motion was seconded by Mr. Wingerter

All those present voted aye. Motion carried

Our third case this evening:

SUB-180-2022 – a vacation and replat of Wolf Creek Nine Addition, Tract A and Lots 8-37 as the Greystone At Wolf Creek Subdivision, located north of West 38th Street and west of Aspen Place. Applicant: B1 Properties, LLC.

Craig Collins, City Planner presented the staff report and entered 7 exhibits into the record for this case.

Vice-Chairperson Johnson opened the public hearing and asked for the person representing the case to come forward and explain the application.

Randy Hall, 550 N Poplar, spoke as representative for this case.

Vice-Chairperson Johnson asked if there was anyone in the audience wishing to speak in favor of or opposition to this case?

Shawn Gustafson, 111 W 2nd St., spoke in favor of the case

There being no others to speak, Vice-Chairperson Johnson closed the public hearing and entertained a motion to approve, deny or table **SUB-180-2022** regarding the vacation and replat.

Mr. Wingerter made a motion to approve case **SUB-180-2022**. The motion was seconded by Ms. Fales-Hall

All those present voted aye. Motion carried

III. SPECIAL ISSUES:

There were none.

IV. COMMUNICATIONS:

A. Commission:

There were none.

B. Community Development Director:

There were none.

C. Council Liaison:

There were none.

D. OYD and Historic Preservation Commission Liaisons:

There were none.

E. Other Communications:

V. ADJOURNMENT:

Vice-Chairperson Johnson adjourned the meeting at 6:21pm.

Chairperson

Secretary



City of Casper Planning Division

Plat Application

OWNER'S INFORMATION:

NAME: Casper Sunrise, LLC

ADDRESS: 4000 S. Poplar Street, Casper, WY 82601

TELEPHONE: 307-259-1315

EMAIL: sresnick@neaexchange.com
chuckhawley@msn.com

OWNER'S AUTHORIZED REPRESENTATIVE:

NAME: CEPI

ADDRESS: 6080 Enterprise Drive, Casper, WY 82609

TELEPHONE: 307-266-4346

EMAIL: billf@cepi-casper.com

APPLYING FOR (check one): ☐ FINAL PLAT ☒ REPLAT ☐ MINOR BOUNDARY ADJUSTMENT

NAME OF SUBDIVISION: Plaza Addition No.3

LEGAL DESCRIPTION OF LAND: The Plaza Addition No.2 , Lot 1

COMMON ADDRESS OR LOCATIONAL DESCRIPTION: Sunrise Shopping Center
4000 S. Poplar Street

CURRENT LAND USE: Shopping Center

TOTAL ACREAGE: 17.18 acres/sq ft

NUMBER OF LOTS: 5 (Minor Boundary Adjustment can not exceed 2 lots)

SIZE OF LARGEST LOT: 9.21 AC

SIZE OF SMALLEST LOT: 1.07 AC

CURRENT ZONING: C-2

PROPOSED ZONING: C-2

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: *C. Hawley*

DATE: 4/13/22

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
- 20 COPIES OF THE PLAT (14 COPIES FOR MINOR BOUNDARY ADJUSTMENT)
- PROOF OF OWNERSHIP
- \$350 (\$150 FOR MINOR BOUNDARY ADJUSTMENT) APPLICATION FEE (NON-REFUNDABLE)

FOR OFFICE USE ONLY:

DATE SUBMITTED:

REC'D BY: _____

June 9, 2022

MEMO TO: Ken Bates, Chairperson
Members of the Planning and Zoning Commission

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

SUBJECT: **SUB-177-2022** – A vacation and replat of Lot 1, The Plaza Addition No. 2, to create **The Plaza Addition No. 3**, (*Sunrise Shopping Center Property*). Applicant: Casper Sunrise LLC. (**Continued from May 19th Meeting**)

Recommendation:

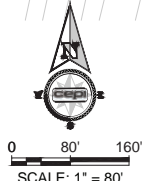
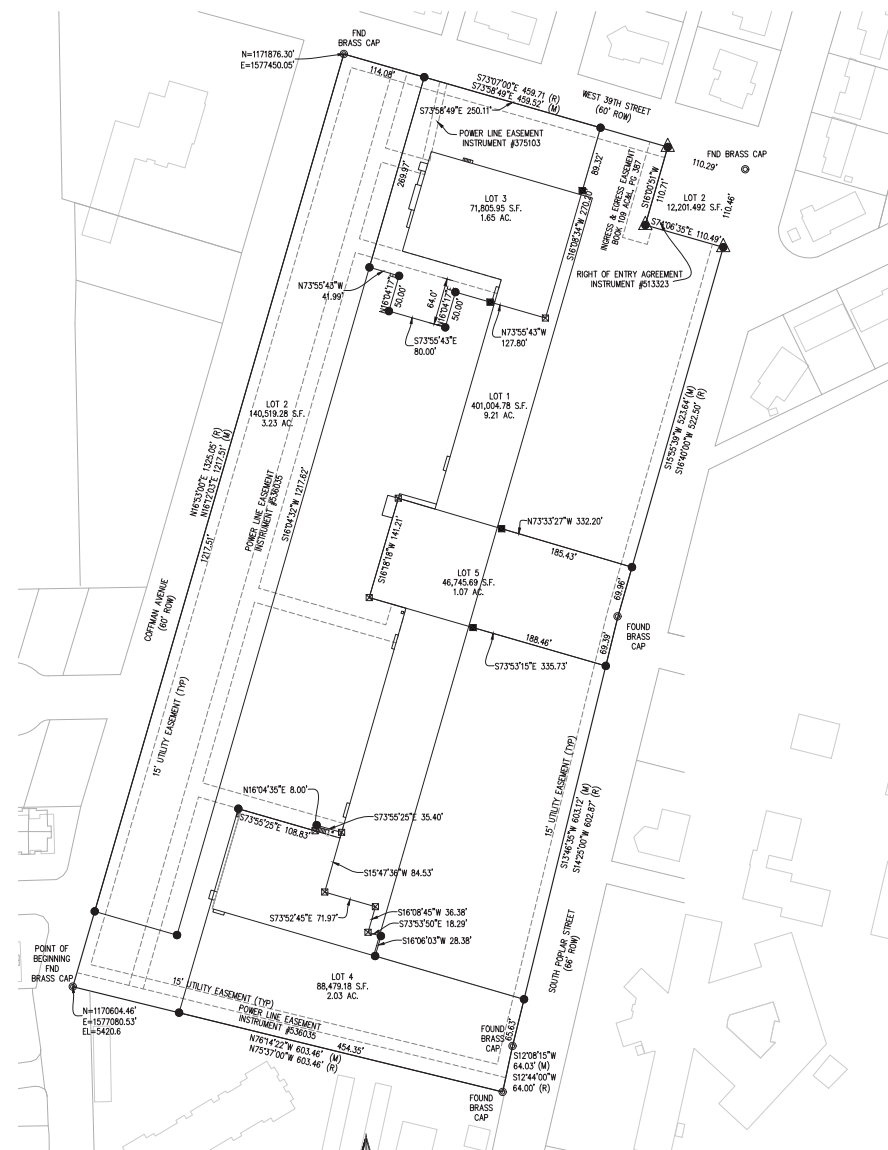
If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the vacation and replat creating The Plaza Addition No. 3 meets the minimum requirements of the Municipal Code, staff recommends approval, with a “do pass” recommendation to City Council.

Code Compliance:

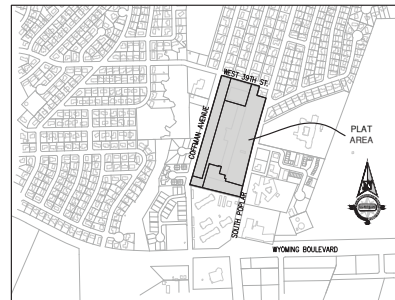
Staff has completed all public notice requirements of Section 16.24 of the Casper Municipal Code pertaining to plats, including notification of property owners within three hundred (300) feet by first class mail, posting a sign on the property, and publishing a legal notice in the Casper Star-Tribune. **Staff received numerous inquiries about the future plans for property and two (2) emails from neighboring residents, which have been included in the Commission’s packet for review.**

Summary:

Application has been made to replat Lot 1, The Plaza Addition No. 2 to create The Plaza Addition No. 3 subdivision. The property encompasses 17.2-acres, more or less, and is the location of the Sunrise Shopping Center (*west of South Poplar Street and south of West 39th Street*). The property is zoned C-2 (General Business). The proposed replat is subdividing a single lot into five (5) new lots, ranging in size from an acre, to nine (9) acres in size. All lots have frontage on public streets, as is required. There is no minimum lot size in the C-2 (General Business) zoning district.



- LEGEND
- ▲ SET BRASS CAP
 - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
 - FOUND MONUMENT AS NOTED
 - CALCULATED NOT SET
 - SET MONUMENT ON LINE 6" FROM BUILDING



VICINITY MAP
NO SCALE

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING

THIS _____ DAY OF _____, 2022.

ATTEST: _____

SECRETARY

CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. _____ DULY PASSED,

ADOPTED AND APPROVED THIS _____ DAY OF _____, 2022.

ATTEST: _____

CITY CLERK

MAYOR

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2022.

CITY ENGINEER

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2022.

CITY SURVEYOR

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:450,000.
2. BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983 (2011).
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°40'13.75", AND THE COMBINED FACTOR IS 0.99975853.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA } SS

I, BRADLEY D. NEUMILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 13836, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2022, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF, ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER THIS 16TH DAY OF MAY, 2022.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA } SS

THE UNDERSIGNED, CASPER SUNRISE, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND KNOWN AS LOT 1, THE PLAZA ADDITION NO.2 TO THE CITY OF CASPER SITUATE IN THE WISSEY AND THE SQUAWK OF SECTION 20, 133N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N16°12'03"E, ALONG THE WEST LINE OF THE PLAZA ADDITION AND THE EAST LINE OF COFFMAN AVENUE, A DISTANCE OF 1324.43 FEET TO THE NORTHWEST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S73°58'40"E, ALONG THE NORTH LINE OF THE PLAZA ADDITION AND THE SOUTH LINE OF WEST 39TH STREET, A DISTANCE OF 459.52 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S16°00'51"W, A DISTANCE OF 110.71 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S74°06'36"E, A DISTANCE OF 110.49 FEET TO THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, MONUMENTED BY A BRASS CAP;

THENCE S15°55'39"W, ALONG THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 523.64 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S13°46'35"W, ALONG THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 603.12 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S12°08'15"W, ALONG THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 64.03 FEET TO THE SOUTHEAST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N76°14'22"W, ALONG THE SOUTH LINE OF THE PLAZA ADDITION, A DISTANCE OF 603.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL, CONTAINS 17.18 ACRES, (748,554.89 S.F.) MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "THE PLAZA ADDITION NO. 3" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AND "POWER LINE EASEMENT" AS SHOWN ON THIS PLAT. THE PARKING LOT AREA WILL BE FOR THE COMMON USE OF ALL CURRENT AND FUTURE LOT OWNERS OF THIS SUBDIVISION OR UNTIL MUTUALLY DECIDED OTHERWISE. ALL ROADS AND STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

CASPER SUNRISE LLC
4000 SOUTH POPLAR
CASPER, WYOMING 82601

CHUCK HAMLEY - ASSISTANT MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHUCK HAMLEY,
ASSISTANT MANAGER OF CASPER SUNRISE, LLC., THIS _____ DAY OF _____, 2022.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

VACATION AND REPLAT OF
LOT 1, THE PLAZA ADDITION NO.2,
AN ADDITION TO THE CITY OF CASPER
AS

THE PLAZA ADDITION NO. 3

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE
W $\frac{1}{2}$ SE $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 20
T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING
W.O. #22-120



VICINITY MAP
 NO SCALE

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
 COUNTY OF NATRONA }

THE UNDERSIGNED, CASPER SUNRISE, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND KNOWN AS THE PLAZA ADDITION TO THE CITY OF CASPER, SITUATE IN THE WISER AND THE SEWING OF SECTION 20, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE S15°55'12"W, ALONG THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 633.89 FEET TO A POINT, MONUMENTED BY AN BRASS CAP;

THENCE S13°47'03"W, ALONG THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 602.87 FEET TO A POINT, MONUMENTED BY AN BRASS CAP;

THENCE S12°08'47"W, ALONG THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 63.99 FEET TO THE SOUTHEAST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY AN BRASS CAP;

THENCE N76°14'41"W, ALONG THE SOUTH LINE OF THE PLAZA ADDITION, A DISTANCE OF 603.28 FEET TO THE SOUTHWEST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N16°12'54"E, ALONG THE WEST LINE OF THE PLAZA ADDITION AND THE EAST LINE OF COFFMAN AVENUE, A DISTANCE OF 1324.14 FEET TO THE NORTHWEST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S23°57'26"E, ALONG THE NORTH LINE OF THE PLAZA ADDITION AND THE SOUTH LINE OF WEST 39TH STREET, A DISTANCE OF 569.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 17,451 ACRES, (760,158.342 S.F.) MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "THE PLAZA ADDITION NO. 2" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AND "POWER LINE EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

CASPER SUNRISE, LLC
 4000 SOUTH POPLAR
 CASPER, WYOMING 82501

STEVEN M. RESNICK - MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVEN M. RESNICK, MANAGER OF CASPER SUNRISE, LLC, THIS 14TH DAY OF March, 2016.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 11/24/22

Notary Public



APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 8TH DAY OF April, 2016.

Community Development Director

INSPECTED AND APPROVED THIS 6TH DAY OF April, 2016.

CITY ENGINEER

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:446,639.
2. BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°40'22.392", AND THE COMBINED FACTOR IS 0.9997619.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
 COUNTY OF NATRONA }

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



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 16TH DAY OF MARCH, 2016.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES Mar. 28, 2016

Notary Public

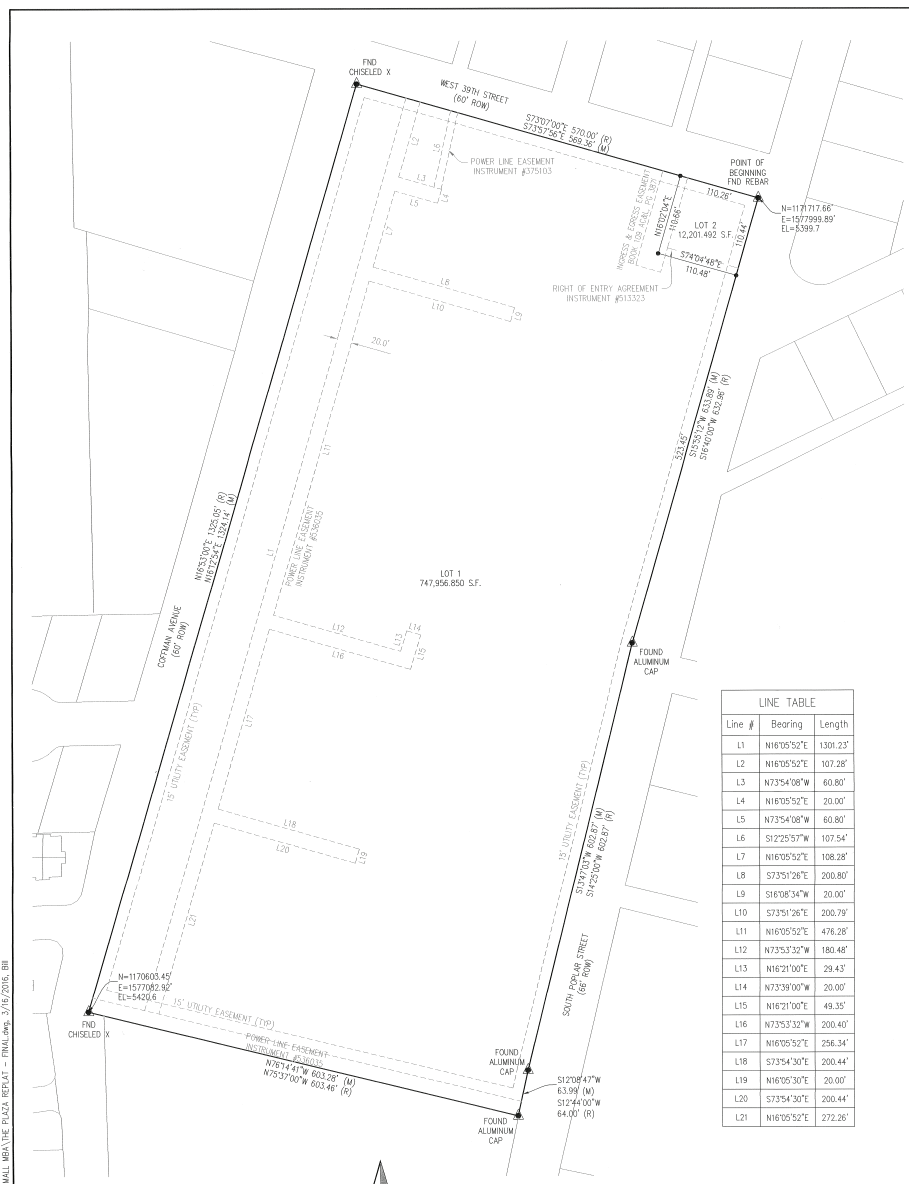


MINOR BOUNDARY ADJUSTMENT
 AND VACATION AND REPLAT OF
 THE PLAZA, AN ADDITION TO THE CITY OF CASPER
 AS

THE PLAZA ADDITION NO. 2

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE
 W/2SE1/4 & SE1/4SW1/4 OF SECTION 20
 T.33N., R.79W., 6TH P.M.
 NATRONA COUNTY, WYOMING
 W.O. #15-280



LINE TABLE		
Line #	Bearing	Length
L1	N16°05'52"E	1301.23'
L2	N16°05'52"E	107.28'
L3	N73°54'08"W	60.80'
L4	N16°05'52"E	20.00'
L5	N73°54'08"W	60.80'
L6	S12°25'57"W	107.54'
L7	N16°05'52"E	108.28'
L8	S73°51'26"E	200.80'
L9	S16°08'34"W	20.00'
L10	S73°51'26"E	200.79'
L11	N16°05'52"E	476.28'
L12	N73°53'32"W	180.48'
L13	N16°21'00"E	29.43'
L14	N73°39'00"W	20.00'
L15	N16°21'00"E	49.35'
L16	N73°53'32"W	200.40'
L17	N16°05'52"E	256.34'
L18	S73°54'30"E	200.44'
L19	N16°05'30"E	20.00'
L20	S73°54'30"E	200.44'
L21	N16°05'52"E	272.26'

LEGEND

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

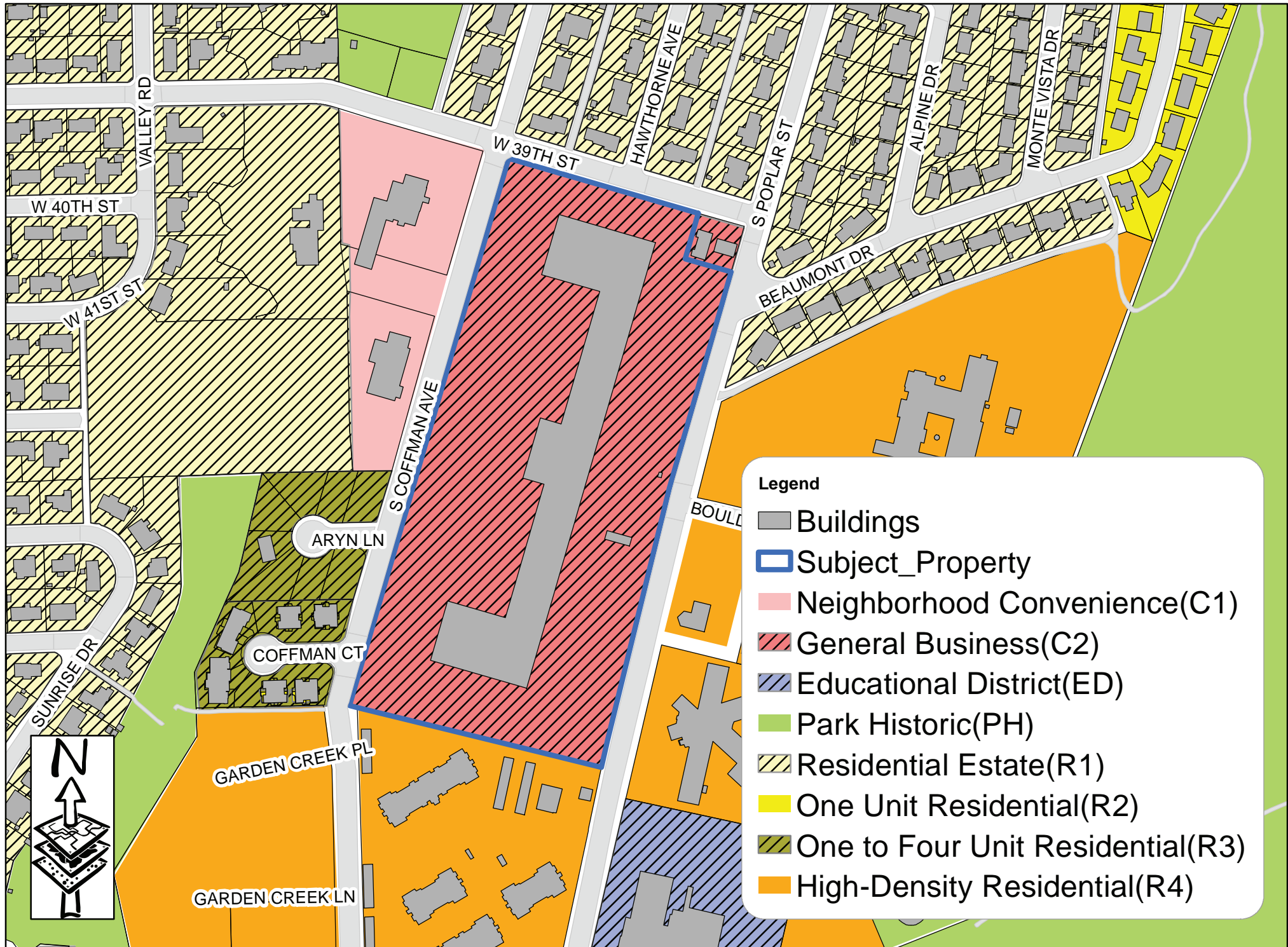


0 80' 160'
 SCALE: 1" = 80'

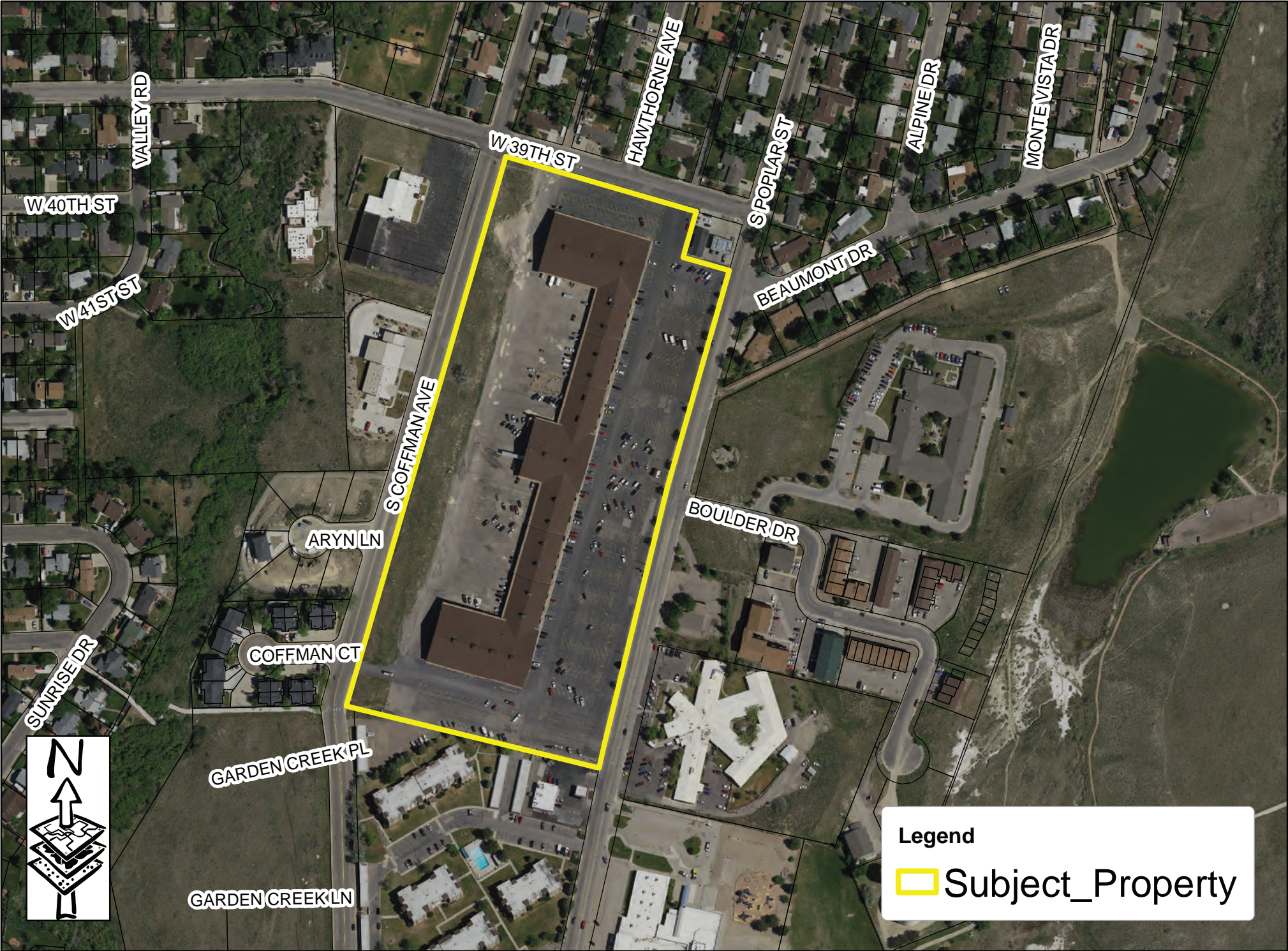


Civil Engineering Professionals, Inc.
 6080 Enterprise Drive, Casper, WY 82609
 Phone 307.266.4346 Fax 307.266.0103
 www.cepi-casper.com

The Plaza Addition No. 3



The Plaza Addition No. 3



Kristie Turner

From: brendah@tribcsp.com
Sent: Monday, May 16, 2022 3:55 PM
To: Planning
Subject: SUB-177-2022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I strongly object to the vacation of plat and replat of Lot 1, The Plaza Addition No.2 to create the Plaza Addition No. 3.

The area is seeing dense development already due to the multi dwelling structures that have recently been constructed. This dense development has caused a decline in the value of my townhouse. Further dense development of commercial property, will have even more of a negative impact on its value.

The integrity of what existed prior to allowing new development in the area needs to be a priority. I purchased my townhouse long ago with consideration of the Sunrise Shopping Center Property as it was. Which was not a dense commercial area.

Also, I should mention that the area is seeing a heavy increase in traffic due to all the rentals that have been recently built. Further commercial development in the area will create even more traffic, which will become a problem.

This area is becoming less and less of a desirable place to live. My property is now surrounded by rentals. The possibility of further commercial development will make it even less desirable. There is no financial recovery for myself or other homeowners once the neighborhood is allowed to decline.

Brenda L. Harvard
4322 Coffman Court
307-267-8501

To: City of Casper Planning and Zoning Commission

Re: SUB-177-2022 – vacation and replat of Lot 1, The Plaza Addition No. 2,
to create The Plaza Addition No. 3 (Sunrise Shopping Center Property)

From: Terry Rasmussen, homeowner at 1440 W. 39th St. (on the northeast corner of the intersection of
39th St. and Coffman St. and within 300 ft. of property under consideration), [REDACTED]

Date: 5/15/22

While I understand commercial development of a single lot on the back side of Sunrise Shopping Center is currently allowed, the development of even a single lot is not wise for several reasons. Allowing for the replatting of four commercial lots with the potential for four new commercial businesses is even more problematic due to the following traffic and safety concerns:

- Traffic on 39th St. is already extremely heavy due to 39th serving as a main thoroughfare into Valley Hills for homeowners and emergency vehicles. Research into how increased traffic will adversely affect these areas really is necessary before the Planning and Zoning Commission proceeds with its consideration of this request.
- Increased traffic on Coffman St. between 39th St. and Wyoming Blvd. could impede the Coffman St. Fire Station units from quickly and safely responding to emergencies which could necessitate a traffic light at the intersection of 39th and Coffman Street. This, in turn, would lead to traffic back-ups at certain times of the day and, of course, depreciate home values.
- Increased traffic on Coffman St. between 39th St. and Wyoming Blvd. also poses a greater risk to school children who must cross Coffman St. when walking to or from Crest Hill Elementary to the Valley Hills Area.
- Increased traffic in the parking lot, itself, of Sunrise Shopping Center, also poses a greater risk to the children who catch district buses in the morning and are returned by bus to the lot in the afternoon.
- Currently, semi trucks load and unload furniture at Flanigan's directly across the street from my address. Aside from the current nuisance of the noise pollution of the engines that often run all night long as drivers (sometimes more than one) wait for the loading dock to open in the morning, increased development of the back side of the shopping center could lead to semis parking on 39th St. or Coffman St., amping up the decibels for some of us in the neighborhood and posing visibility issues for traffic entering and exiting the shopping mall via 39th Street.

If, after researching the traffic and safety ramifications of the development of four commercial businesses in this area, the Planning and Zoning Commission decides to still approve the request, please note that this area is prone to extreme winds. My neighbors and I consistently live with the trash that blows out of the current trash bins (owned by Flanigan's and, presumably, the city) behind the shopping center and the snow drifts that build up in front of our homes on 39th St. (despite the city's efforts to control the drifts by erecting a snow fence across the street from my home). If *any* construction proceeds, *please* be so kind as to require retaining/containing walls to save local homeowners the grief of cleaning up even more trash and of experiencing even more sandblasting of our windows.

Thanks much for your consideration of all of the above concerns.



City of Casper Planning Division

Plat/Subdivision Application

OWNER'S INFORMATION:

NAME: Antelope Flats Casper, LLC

ADDRESS: PO BOX 50622, Casper, WY 82605-0622

TELEPHONE: 307-267-4966 EMAIL: shawn.mccoul@gmail.com

OWNER'S AUTHORIZED REPRESENTATIVE:

NAME: CEPI

ADDRESS: 6080 Enterprise Drive, Casper, WY 82609

TELEPHONE: 307-266-4346 EMAIL: billf@cepi-casper.com

APPLYING FOR (check one): ☐ FINAL PLAT ☒ REPLAT ☐ MINOR BOUNDARY ADJUSTMENT

NAME OF SUBDIVISION: Centennial Hills Village Business Park No. 4

LEGAL DESCRIPTION OF LAND: Lot 1D Centennial Hills Village Business Park No. 3

COMMON ADDRESS OR LOCATIONAL DESCRIPTION: Heathrow Avenue & Centennial Court

CURRENT LAND USE: Vacant

TOTAL ACREAGE: 6.10 acres/sq ft

NUMBER OF LOTS: 2 (Minor Boundary Adjustment can not exceed 2 lots)

SIZE OF LARGEST LOT: 4.08 AC

SIZE OF SMALLEST LOT: 2.02 AC

CURRENT ZONING: PUD

PROPOSED ZONING: PUD

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: 5-12-22

SUBMIT TO:

Community Development Department
Planning Division
200 N David, RM 203
Casper, WY 82601
Phone: 307-235-8241
E-mail: ccollins@casperwy.gov

A COMPLETE SUBMITTAL MUST INCLUDE:

- COMPLETED APPLICATION, INCLUDING ORIGINAL SIGNATURES OF PROPERTY OWNERS
- PROOF OF OWNERSHIP
- PDF (11"X17" SCALE) OF THE PLAT (Full-Sized Hard Copies MAY Also be Required)
- ARCGIS-COMPATIBLE SHAPEFILE SHOWING LOTS, BLOCKS, STREETS, ETC.
- \$1,200 (25 LOTS OR FEWER), \$1,800 (26 Lots or more); (\$200 FOR MINOR BOUNDARY ADJUSTMENT); (Preliminary Plat \$1,000) APPLICATION FEE (NON-REFUNDABLE)

FOR OFFICE USE ONLY:

DATE SUBMITTED:

REC'D BY: _____

June 9, 2022

MEMO TO: Ken Bates, Chairperson
Members of the Planning and Zoning Commission

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

SUBJECT: **SUB-213-2022** – A vacation and replat of Lot 1D in the Centennial Hills Village Business Park No. 3 Subdivision, to create **Centennial Hills Village Business Park No. 4**, located west of Heathrow Avenue and south of Centennial Court. Applicants: David & Joy Investments, LLC and Antelope Flats Casper, LLC.

Recommendation:

If, after hearing public testimony, and considering the facts of the case, the Planning and Zoning Commission finds that the proposed vacation and replat meets the minimum requirements of the Casper Municipal Code, staff recommends approval with a “do pass” recommendation to the City Council with the following recommended condition:

1. Pursuant to Section 16.16.020(M) of the Municipal Code, the only points of vehicular access that will be permitted to serve the subdivision are those shown on the approved Centennial Hills PUD (Planned Unit Development) Guidelines, as amended October 1, 2019. Internal cross access and shared parking are accommodated via a Parking and Reciprocal Access Easement Agreement recorded at the Natrona County Clerk’s Office as Instrument #1104487.
2. Pursuant to Section 16.16.020(S) of the Municipal Code, prior to the issuance of any Certificate of Occupancy (C/O) for any structure in the subdivision, a standard City sidewalk shall be constructed along the Wyoming Blvd frontage of the property. If a sidewalk/pathway is constructed by others (City, State, etc.), then the property owners shall pay, to the City, their proportionate share of the cost of said pathway/sidewalk when directed by the City.

Code Compliance:

Staff has completed all public notice requirements of Section 16.24 of the Casper Municipal Code pertaining to replats, including notification of property owners within 300 feet by first class mail, posting a sign on the property, and publishing legal notice in the Casper Star-Tribune. **At the time that the staff report was prepared staff had not received any public comments.**

Applicable City Codes

1. The Planning and Zoning Commission's decision with regard to the vacation and replat is a recommendation to Council. With an approval, a "do-pass" recommendation will be forwarded. With a denial, a "do-not-pass" recommendation will be forwarded.
2. 16.16.020 General engineering principles for Casper streets and utilities.

(M) - Frontage Roads Near Arterials. Where a subdivision abuts an existing or proposed arterial street, the city may require a frontage road to protect residential properties and separate through and local traffic.

(S)(b) - Commercial Areas. Curb and gutter with sidewalk or curbside shall be required on both sides of the street in all commercial areas, except when the requirement is waived by the commission and council.

Summary:

Application has been received for a proposed vacation and replat of Lot 1D in the Centennial Hills Village Business Park No. 3 Subdivision, to create Centennial Hills Village Business Park No. 4. The property totals 6.10-acres, is currently undeveloped, and is zoned PUD (Planned Unit Development). The Centennial Hills PUD (Planned Unit Development) was created in 2003, and has been amended multiple times through the years. Most recently, in October of 2019, the PUD Guidelines were amended to create commercial development guidelines for the subject area of this request. The proposed replat is splitting the 6.10-acre parcel into two (2) lots. Proposed Lot 1 is approximately 2 acres in size, and proposed Lot 2 is approximately four (4) acres.

During the approval of the commercial PUD development guidelines for this area, there was significant discussion about the compatibility of the commercial area with the residential area directly to the east. As a result, the points of access to the property were limited to a total of three (3). The intent of the limitations was to force internal traffic circulation rather than having traffic entering and exiting along the entire length of the property's Heathrow Avenue frontage. Staff has included a recommended condition of approval that reiterates this requirement.

A second recommended condition of approval has also been included by staff that requires the property owners to construct sidewalk along the Wyoming Boulevard frontage of the subdivision, as required under Section 16.16.020 of the Municipal Code.

Planned Unit Development (PUD) Guidelines

CENTENNIAL HILLS

Casper, Wyoming

March 25, 2003 Original

Revised: May 28, 2003

Revised: August 13, 2003

Revised: September 2, 2003

Revised: January 21, 2009

Revised: March 28th, 2011 Modified by CEPI

Revised: August 19th, 2014 Modified by CEPI – Cambridge Addition

Revised: October 1st, 2019 Modified by CEPI – Addition of Commercial Guidelines (Amended with Section on Commercial Guidelines Pages 25 – 31 and Appendix with Commercial Exhibits)

Applicant:

**Centennial Real Estate, LLC
80 Fairway Drive
Casper, Wyoming 82604
Tel: (307) 266-9686**

Original Land Planner:

**David Jensen Associates, Inc.
Planning Consultants
1451 South Parker Road
Denver, CO 80231
Tel: (303) 369-7369
Fax: (303) 369-9123**

Civil Engineer:

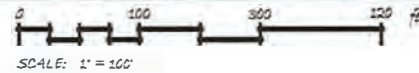
**Civil Engineering Professionals, Inc.
6080 Enterprise Drive
Casper, Wyoming 82609
Tel: (307) 266-4346
Fax: (307) 266-0103**

JAN 10 2020



EXHIBIT C-A
SITE PLAN

EXHIBIT
C-A



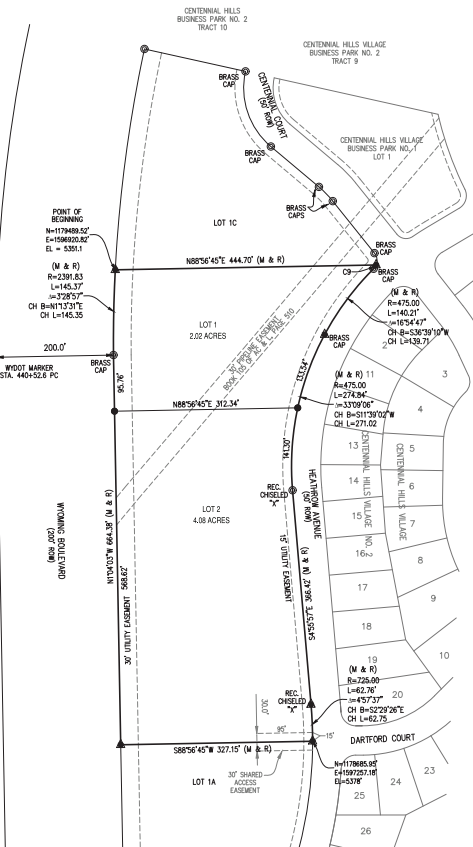
CEPI
LANDSCAPE ARCHITECTURE



0 100' 200'
SCALE: 1" = 100'



Civil Engineering Professionals, Inc.
6080 Enterprise Drive, Casper, WY 82409
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com



CURVE TABLE (N & R)					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C9	20.00'	7.86'	22°31'41"	53.356'47"W	7.81

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING

THIS _____ DAY OF _____, 2022.

ATTEST: _____

SECRETARY

CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. _____ DULY PASSED,

ADOPTED AND APPROVED THIS _____ DAY OF _____, 2022.

ATTEST: _____

CITY CLERK

MAYOR

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2022.

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2022.

CITY ENGINEER

CITY SURVEYOR

NOTES

- ERROR OF CLOSURE EXCEEDS 1:3,000,000.
- BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
- THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°43'16.81", AND THE COMBINED FACTOR IS 0.99977430.
- ALL DISTANCES ARE GRID.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA } SS

WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN APRIL, 2022, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

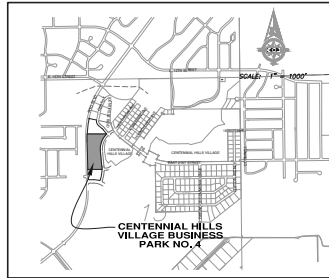
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER

THIS _____ DAY OF _____, 2022.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



VICINITY MAP

CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA } SS

THE UNDERSIGNED, ANTELOPE FLATS CASPER, LLC, HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING PARCEL KNOWN AS LOT 1D, OF THE CENTENNIAL HILLS VILLAGE BUSINESS PARK NO. 3 ADDITION, RECORDED AS INSTRUMENT NO. 1102783, LOCATED WITHIN THE (PART) OF SECTION 13, T.33N, R.79W, 6TH P.M., NATRONA COUNTY, WYOMING SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHWEST CORNER OF LOT 1C, CENTENNIAL HILLS VILLAGE BUSINESS PARK NO. 3, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE NB88°56'45"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SAID LOT 1C, A DISTANCE OF 444.70 FEET TO THE NORTHWEST CORNER OF THE PARCEL, AND THE SOUTHEAST CORNER OF SAID LOT 1C, LOCATED ON THE WEST LINE OF HEATHROW AVENUE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE EAST LINE OF THE PARCEL AND A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 22°31'41", A DISTANCE OF 7.86 FEET, HAVING A CHORD BEARING OF S83°58'47"W, A DISTANCE OF 7.81 FEET TO A POINT OF REVERSE CURVATURE LOCATED ON THE WEST LINE OF HEATHROW AVENUE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE EAST LINE OF THE PARCEL, THE WEST LINE OF HEATHROW AVENUE AND A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 195°44'17", A DISTANCE OF 140.21 FEET, HAVING A CHORD BEARING OF S38°39'10"W, A DISTANCE OF 139.71 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE EAST LINE OF THE PARCEL, THE WEST LINE OF HEATHROW AVENUE AND A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 13°00'00", A DISTANCE OF 27.04 FEET, HAVING A CHORD BEARING OF S11°02'00"W, A DISTANCE OF 27.02 FEET TO THE END OF CURVE, MONUMENTED BY A CHISELED "X" IN THE CONCRETE SIDEWALK;

THENCE S04°55'57"E, ALONG THE EAST LINE OF THE PARCEL, THE WEST LINE OF HEATHROW AVENUE, A DISTANCE OF 366.42 FEET TO A POINT OF CURVATURE MONUMENTED BY A CHISELED "X" IN THE CONCRETE SIDEWALK;

THENCE CONTINUING ALONG THE EAST LINE OF THE PARCEL, THE WEST LINE OF HEATHROW AVENUE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET, THROUGH A CENTRAL ANGLE OF 04°57'37", A DISTANCE OF 82.78 FEET, HAVING A CHORD BEARING OF S02°29'26"E, A DISTANCE OF 145.37 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, ALSO BEING THE NORTHEAST CORNER OF LOT 1A, CENTENNIAL HILLS VILLAGE BUSINESS PARK NO. 3, MONUMENTED BY A BRASS CAP;

THENCE S88°56'45"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID LOT 1A, A DISTANCE OF 327.15 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1A, MONUMENTED BY AN BRASS CAP;

THENCE N01°43'03"W, ALONG THE EAST LINE OF WYOMING BOULEVARD AND THE WEST LINE OF THE PARCEL, A DISTANCE OF 664.38 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE EAST LINE OF WYOMING BOULEVARD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 2391.83 FEET, THROUGH A CENTRAL ANGLE OF 03°28'59", A DISTANCE OF 145.37 FEET, HAVING A CHORD BEARING OF N01°13'31"E, A DISTANCE OF 145.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.10 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "CENTENNIAL HILLS VILLAGE BUSINESS PARK NO. 4 ADDITION" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THE UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON ARE HEREBY, OR HAVE BEEN PREVIOUSLY, DEDICATED TO THE USE OF THE PUBLIC.

ANTELOPE FLATS CASPER, LLC
P.O. BOX 22
CASPER, WYOMING 82405-0022

BY: DAVID & JOY INVESTMENTS, LLC
MANAGER

DAVID "CALLOP" - MANAGER OF
DAVID & JOY INVESTMENTS, LLC AS
MANAGER OF ANTELOPE FLATS CASPER, LLC

JOY "CALLOP" - MANAGER OF
DAVID & JOY INVESTMENTS, LLC AS
MANAGER OF ANTELOPE FLATS CASPER, LLC

BY: THE SHAWN MCCOLL LIVING TRUST DATED OCTOBER 2, 2012, AND ANY AMENDMENTS THERE TO:

SHAWN MCCOLL - TRUSTEE
SHAWN MCCOLL LIVING TRUST

TOMMY MCCOLL - TRUSTEE
SHAWN MCCOLL LIVING TRUST

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID AND JOY CALLOP AS MANAGERS OF DAVID & JOY INVESTMENTS, LLC AS MANAGERS OF ANTELOPE FLATS CASPER, LLC, THIS _____ DAY OF _____, 2022.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

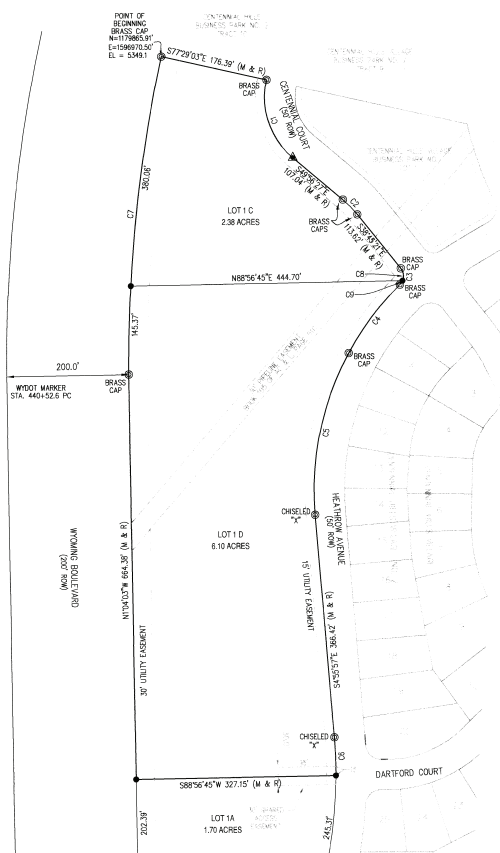
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

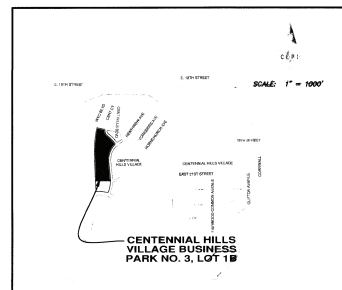
NOTARY PUBLIC

VACATION AND REPLAT OF
LOT 1D
CENTENNIAL HILLS VILLAGE BUSINESS PARK NO. 3
CITY OF CASPER, WYOMING
AS
**CENTENNIAL HILLS VILLAGE
BUSINESS PARK NO. 4**

BEING A PORTION OF THE
EAST 1/4 OF SECTION 13
T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING
MAY, 2022



CURVE TABLE (M & R)					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C1	130.48'	142.04'	62°22'13"	S18°40'12"E	135.13
C2	175.00'	33.87'	11°05'19"	S44°11'59"E	33.82
C3	20.00'	29.31'	83°58'38"	S31°31'9"W	26.76
C4	475.00'	140.21'	16°54'47"	S36°39'10"W	139.71
C5	475.00'	274.84'	33°09'00"	S11°39'02"W	271.02
C6	725.00'	62.76'	45°73'7"	S22°29'26"E	62.75
C7	2391.83'	525.43'	12°35'12"	N0°46'38"E	524.38
C8	20.00'	21.45'	61°26'56"	S80°23'32"E	20.44
C9	20.00'	7.86'	22°31'41"	S33°56'47"W	7.81



VICINITY MAP

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 28 DAY OF April, 2021.

Lis Bachan
 COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 23 DAY OF April, 2021.

Ann Jensen
 CITY ENGINEER

BETTY L. INGRAM - TRUSTEE
 OF THE ROBERT F. INGRAM SR. TRUST
 DATED OCTOBER 20, 1989, AS AMENDED

Betty L. Ingram
 BETTY L. INGRAM - TRUSTEE OF THE
 ROBERT F. INGRAM SR. TRUST, DATED
 OCTOBER 20, 1989, AS AMENDED

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BETTY L. INGRAM, TRUSTEE OF THE ROBERT F. INGRAM SR. TRUST, DATED OCTOBER 20, 1989, AS AMENDED, THIS 28 DAY OF April, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 3-29-21

S. H. H. H.
 NOTARY PUBLIC



NOTES

- ERROR OF CLOSURE EXCEEDS 1:395,129.
- BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
- THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°43'17.36", AND THE COMBINED FACTOR IS 0.99977444.
- DISTANCES: U.S. SURVEY FOOT
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.
- DUE TO LIMITED ACCESS TO THE ADJOINING RESIDENTIAL STREETS, A CROSS ACCESS EASEMENT/AGREEMENT WILL BE REQUIRED ON ALL PARCELS WITHIN THIS SUBDIVISION.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
 COUNTY OF NATIONA

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN MARCH, 2021, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COURSES REFERRED TO THE TRUE MERIDIAN. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER

THIS 28 DAY OF April, 2021.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 3-29-21

S. H. H. H.
 NOTARY PUBLIC



CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
 COUNTY OF NATIONA

THE UNDERSIGNED, TEN THIRTY PARTNERS, LLC, AND BETTY L. INGRAM AS TRUSTEE OF THE ROBERT F. INGRAM SR. TRUST, DATED OCTOBER 20, 1989, AS AMENDED, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING MINOR BOUNDARY ADJUSTMENT PLAT CREATING TWO NEWLY CONFIGURED LOTS WITHIN THE CENTENNIAL HILLS VILLAGE BUSINESS PARK NO. 3 ADDITION TO THE CITY OF CASPER, WYOMING. A MINOR BOUNDARY ADJUSTMENT OF LOT 1B, LOCATED WITHIN THE CENTENNIAL HILLS VILLAGE BUSINESS PARK NO. 3 ADDITION TO THE CITY OF CASPER, NATIONA COUNTY, WYOMING, DESIGNATED AS LOTS 1C AND 1D, OF THE CENTENNIAL HILLS VILLAGE BUSINESS PARK NO. 3 ADDITION, LOCATED WITHIN THE E&NW¼ OF SECTION 13, T.33N., R.79W., 6TH P.M., NATIONA COUNTY, WYOMING SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHWEST CORNER OF TRACT 10, CENTENNIAL HILLS BUSINESS PARK NO. 2, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S77°29'03"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SAID TRACT 10, A DISTANCE OF 176.39 FEET TO THE NORTHEAST CORNER OF THE PARCEL AND THE SOUTHEAST CORNER OF SAID TRACT 10, MONUMENTED BY A BRASS CAP;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY LINE OF CENTENNIAL COURT AND A CURVE TO THE LEFT HAVING A RADIUS OF 130.48 FEET, THROUGH A CENTRAL ANGLE OF 62°22'13", A DISTANCE OF 142.04 FEET, HAVING A CHORD BEARING OF S18°40'12"E, A DISTANCE OF 135.13 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S49°56'27"E, ALONG THE SOUTHWESTERLY LINE OF CENTENNIAL COURT, A DISTANCE OF 107.04 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE SOUTHWESTERLY LINE OF CENTENNIAL COURT AND A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 11°05'19", A DISTANCE OF 33.87 FEET, HAVING A CHORD BEARING OF S44°11'59"E, A DISTANCE OF 33.82 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S31°31'9"W, ALONG THE SOUTHWESTERLY LINE OF CENTENNIAL COURT, A DISTANCE OF 11.62 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 83°58'38", A DISTANCE OF 29.31 FEET, HAVING A CHORD BEARING OF S36°39'10"W, A DISTANCE OF 26.76 FEET TO A POINT OF REVERSE CURVATURE LOCATED ON THE WEST LINE OF HEATHROW AVENUE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WEST LINE OF HEATHROW AVENUE AND A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 16°54'47", A DISTANCE OF 140.21 FEET, HAVING A CHORD BEARING OF S36°39'10"W, A DISTANCE OF 139.71 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE WEST LINE OF HEATHROW AVENUE AND A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 33°09'00", A DISTANCE OF 274.84 FEET, HAVING A CHORD BEARING OF S11°39'02"W, A DISTANCE OF 271.02 FEET TO THE END OF CURVE, MONUMENTED BY A CHISELED "X" IN THE CONCRETE SIDEWALK;

THENCE S04°52'57"E, ALONG THE WEST LINE OF HEATHROW AVENUE, A DISTANCE OF 366.42 FEET TO A POINT OF CURVATURE MONUMENTED BY A CHISELED "X" IN THE CONCRETE SIDEWALK;

THENCE CONTINUING ALONG THE WEST LINE OF HEATHROW AVENUE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET, THROUGH A CENTRAL ANGLE OF 45°73'7", A DISTANCE OF 62.76 FEET, HAVING A CHORD BEARING OF S22°29'26"E, A DISTANCE OF 62.75 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, ALSO BEING THE NORTHEAST CORNER OF LOT 1A, CENTENNIAL HILLS VILLAGE BUSINESS PARK NO. 3, MONUMENTED BY AN ALUMINUM CAP;

THENCE S88°56'45"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID LOT 1A, A DISTANCE OF 327.15 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1A, MONUMENTED BY AN ALUMINUM CAP;

THENCE N01°43'17"W, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF THE PARCEL, A DISTANCE OF 664.38 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE EAST LINE OF THE PARCEL AND A CURVE TO THE RIGHT HAVING A RADIUS OF 2391.83 FEET, THROUGH A CENTRAL ANGLE OF 12°35'12", A DISTANCE OF 525.43 FEET, HAVING A CHORD BEARING OF N0°46'38"E, A DISTANCE OF 524.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 8.48 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE MINOR BOUNDARY ADJUSTMENT OF THE FOREGOING LAND AS PREVIOUSLY PLATTED, AND BEING HEREBY AMENDED, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST. THE MINOR BOUNDARY ADJUSTMENT OF CENTENNIAL HILLS VILLAGE BUSINESS PARK NO. 3, THE LOTS TO BE DESIGNATED AS "CENTENNIAL HILLS VILLAGE BUSINESS PARK NO. 3 ADDITION, LOTS 1C & 1D," TO THE CITY OF CASPER, WYOMING.

THE STRIPS OF LAND SHOWN AS "30' UTILITY EASEMENT" AND "30' UTILITY EASEMENT", ARE HEREBY DEDICATED TO THE PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF INSTALLING, REPAIRING, REPLACING, REPLACING AND MAINTAINING POWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC. ALL STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

MINOR BOUNDARY ADJUSTMENT OF LOT 1B
 CENTENNIAL HILLS VILLAGE BUSINESS PARK NO. 3
 AS
**CENTENNIAL HILLS VILLAGE
 BUSINESS PARK NO. 3**

THE NEWLY CREATED LOTS TO BE
 DESIGNATED AS
 LOTS 1C & 1D OF THE
 CENTENNIAL HILLS VILLAGE BUSINESS
 PARK NO. 3 ADDITION

TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE
 E&NW¼ OF SECTION 13
 T.33N., R.79W., 6TH P.M.
 NATIONA COUNTY, WYOMING

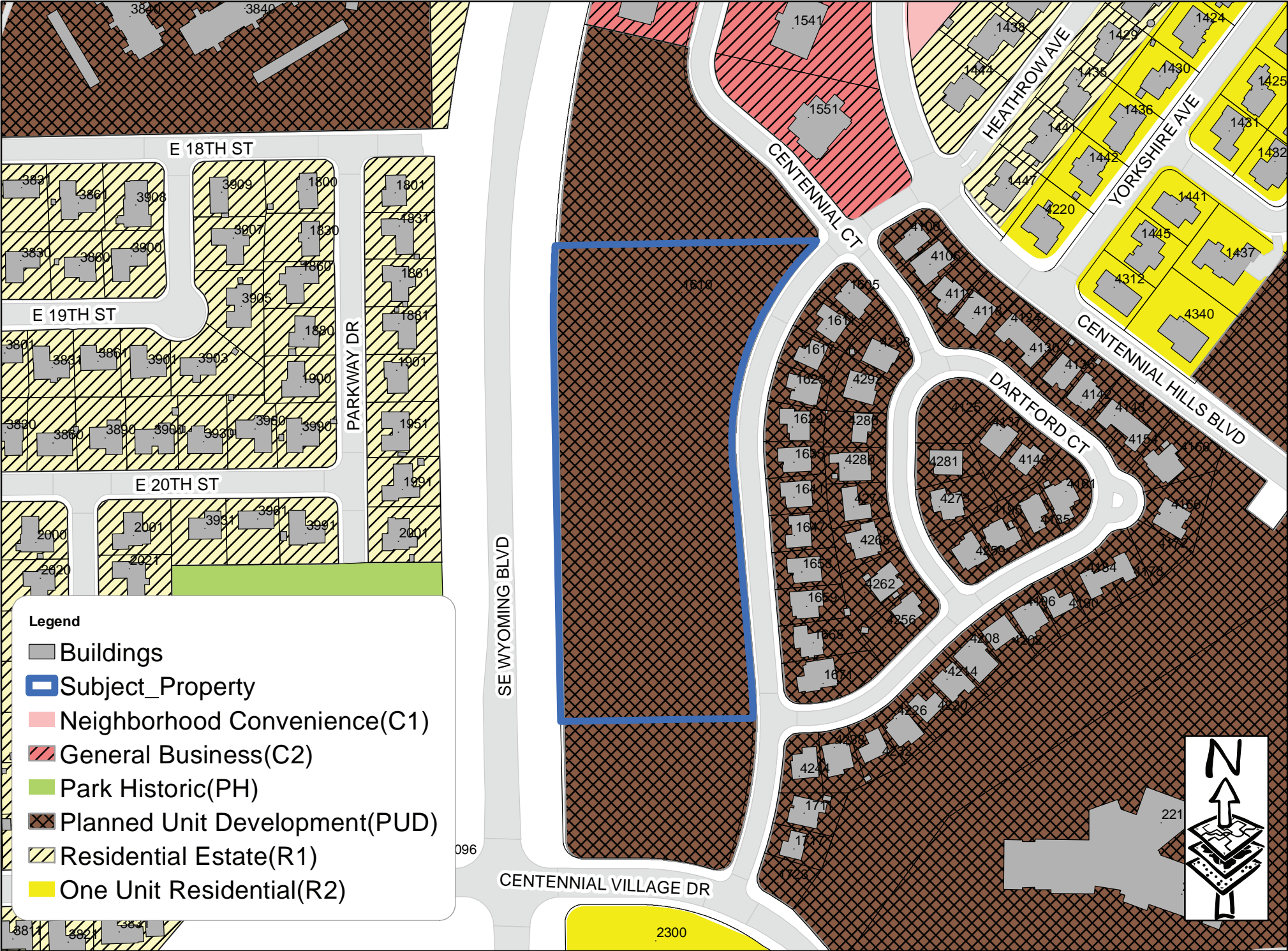


Civil Engineering Professionals, Inc.
 6080 Enterprise Drive, Casper, WY 82609
 Phone 307.266.4346 Fax 307.266.0103
 www.cepi-casper.com

LEGEND

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

Proposed Centennial Hills Village Business Park No. 4



Proposed Centennial Hills Village Business Park No. 4



CASPER HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
May 9, 2022

In attendance: Jeff Bond, Anthony Jacobsen, John Lang, Paul Yurkiewicz, Robin Broumley, Bob King, Connie Hall, Pinky Ellis,

Absent: Maureen Lee, Erich Frankland, Carolyn Buff

Staff: Liz Becher, Community Development Director
Craig Collins, City Planning Department
Kristie Turner, Administrative Assistant III

Guest:

Jeff Bond called the meeting to order at 8:31 a.m.

Approval of Minutes

Mr. Bond asked if everyone had read the minutes of the April 11, 2022, meeting and asked if there were any corrections. No corrections were noted.

Minutes from April 11, 2022, were approved unanimously.

Introduction of Guest

James Brown, Allan Fraser, and Bart Rea

New Business

- James Brown, Allan Fraser, Bart Rea presented their report “Locating the Custard Wagon Fight” on the Battle of Red Butte. A copy of the report will be available to the group.
- May is Historic Preservation Month
 - Meeting at Black Tooth Brewery @ 4pm on May 13, 2022.
 - Jeff will call to inquire if brochures will be ready.

Old Business

Due to length of presentation no other reports or updates were discussed.

SHPO/CLG Grant Project (Jeff/Staff)

No Report

OYD Committee Update (Connie and John)

No Report

P&Z Commission

No Report

Demolition Permits (Staff)

No Report

Sub-Committee reports

- Ghost Signs (**John and Connie**)
 - No Report
- Brochures and Mobile App (**Paul, Jeff, Ann and Robin**)
 - No Report
- GIS map of historic properties and surveyed properties for website (**Jeff and Anthony**)
 - No Report
- Field Visits/Tours (**Robin and Connie**)
 - No Report
- Social Media/Outreach/Education (**Maureen, Paul and Ann**)
 - No Report
- Strategic Plan progress/review (**Jeff**)
 - No Report

Other Business

The next meeting will be June 13th in the Downstairs Meeting Room at City Hall.

Meeting adjourned at 10:15 a.m.

Respectfully submitted,

Liz Becher
Community Development Director