

## Lindberg Addition

### Final Plat

**Planning Commission Meeting**  
July 11, 2024

**City Council Meeting**

**Applicants:** William “Tuna” Lindberg

**Case Number:** 24.05 FSP

**Agent:** Aaron Money, Land Survey Professionals

**Summary:** The applicant is proposing to subdivide approximately 8.06-acres into two (2) lots, one 3.68-acres in size and the other being 4.38-acres in size.

**Legal Description:** All of Lots 7 & 8 and portions of Lots 9, 10 & 11, Lock 29, Addition No. 1 to Mountain View Suburb

**Location:** The property is located on the north side of Yellowstone Highway, at the intersection with N. 3<sup>rd</sup> Avenue.

**Current Zoning:** EI (Established Industrial) \*no change of zoning is requested or required.

**Existing Land Use:** There is an existing structure on existing Lot 8, Block 29.

**Adjacent Land Use:** North: Various commercial & industrial uses (EB)  
South: Various commercial & industrial uses (EI & EB)  
East: Various commercial & industrial uses (EB)  
West: Various commercial & industrial uses (EI)

### Planning Considerations:

1. Provide a 5’ general utility easement on the exterior boundary of the subdivision.
  - a. There is a Black Hills Energy gas line running along the northern and eastern property boundary. Verify there is not an existing instrument number that should be referenced and shown.
2. Remove the existing features shown on the plat face (existing building, existing fence) and submit a separate site plan showing existing structures and infrastructure.

3. Remove the “lot lines to be vacated” and the to be vacated lot & block descriptions from the plat face.
  4. The record owner is Tuna Lindberg Center, LLC.
    - a. Revise the signature and notary statement in the dedication to reflect the record owner name and title of William Lindberg in his capacity as signer.
    - b. Provide LLC documents showing William Lindberg is authorized to sign on behalf of the LLC.
  5. Revised the Certificate of Dedication to state:  
“The owner and proprietor 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, over along and across the areas delineated as utility easement as shown on this plat. All streets as shown hereon have been previously dedicated to the use of the public.”
  6. Survey Reviews:
    - a. Add elevation, convergence angle and combined factor to at least the POB coordinates.
    - b. Add APC to an additional corner. It is preferred to have two SPC’s on two of the parcel corners.
    - c. Add the record distances where applicable; there appear to be five (R) distances missing.
    - d. Correct the street names on the vicinity map
      - i. Should be N. 3<sup>rd</sup> Ave. on the west and N. 2<sup>nd</sup> Ave. on the east side and N. 4<sup>th</sup> Ave instead of 5<sup>th</sup>.
      - ii. Remove the W. directional on the Lafayette and Cleveland St. labels.
  7. Cosmetic changes to the plat:
    - a. Remove the zoning designation from the NOTES on the plat face.
    - b. Label the adjacent subdivision similar to the others (Lot 15, Block 29, Mountain View Suburb).
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**Staff Recommendation:**

Staff recommends APPROVAL of the final plat upon all planning considerations being completed.

**Planning Commission Recommendation:**

**City Council Decision:**


















# Lindberg Addition – Final Resubdivision Plat



## Mills Zoning Districts

- |  |  |
|--|--|
|  Mills, DB                          |  Mills, ER: Established Residential       |
|  Mills, DI: Developing Industrial   |  Mills, PLI: Public Land Institutions     |
|  Mills, DMH: Developing Mobile Home |  Mills, PUD: Planned Urban Development    |
|  Mills, DR: Developing Residential  |  Mills, MSR: Mixed Sized Residential      |
|  Mills, EB: Established Business    |  Mills, MU: Mixed Use                     |
|  Mills, EI: Established Industrial  |  Mills, UA: Urban Agriculture             |
|  |  Mills, UR: Urban Agriculture Residential |

WARRANTY DEED

Green Family, LLC, a Wyoming close limited liability company, grantor(s) of Natrona County, State of WY, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Tuna Lindberg Center LLC, a Wyoming limited liability company, grantee(s),

whose address is: 4990 West Yellowstone Highway, Mills, WY 82644 of Natrona County and State of WY, the following described real estate, situate in Natrona County and State of Wyoming, to wit:

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 14 day of November, 2023.

Green Family, LLC, a Wyoming limited liability company

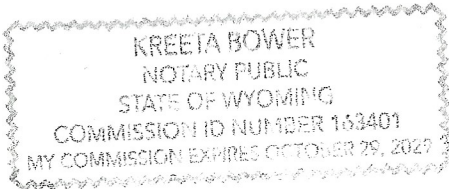
By: [Signature]
Name: Thomas H Green
Title: Managing Member

State of Wyoming )
)ss.
County of Natrona )

This instrument was acknowledged before me on this 14 day of November, 2023 by Thomas H Green, the Managing Member of Green Family, LLC.

[Signature: Kreetta Bower]
Notary Public

My commission expires: 10/29/29





**EXHIBIT A**

The Land referred to herein below is situated in the of , County of Natrona, State of Wyoming, and is described as follows:

ALL OF LOTS 7 AND 8, BLOCK 29, "ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN VIEW SUBURB," NATRONA COUNTY, WYOMING ACCORDING TO THE PLAT RECORDED NOVEMBER 30, 1923 IN BOOK 40 OF DEEDS, PAGE 424

AND

PORTIONS OF LOTS 9, 10 AND 11, BLOCK 29, "ADDITION NUMBER ONE (NO. 1) TO MOUNTAIN VIEW SUBURB," NATRONA COUNTY, WYOMING ACCORDING TO THE PLAT RECORDED NOVEMBER 30, 1923 IN BOOK 40 OF DEEDS, PAGE 424, LYING NORTHEAST OF THE NORTHERLY RIGHT OF WAY BOUNDARY OF PRESENTLY EXISTING U.S. HIGHWAY NOS. 20 AND 26