

Robertson Hills Commons No. 3

Final Plat

Planning Commission Meeting
October 3, 2024

City Council Meeting

Applicants: Platte View Development, LLC

Case Number: 24.08 FSP

Agent: Shawn Gustufason, ECS Engineers

Summary: The applicant is proposing to resubdivide an existing 1.42-acre lot into four (4) lots, averaging .35-acres in size.

Legal Description: Lot 6, Robertson Hills Commons No. 2

Location: The property is located on the south side of Poison Spider Rd., near the intersection with Hilltop Place.

Current Zoning: C-3 (Business Service District)

Existing Land Use: The property is currently vacant.

Adjacent Land Use: North: Vacant grasslands (UA)
South: Robertson Hills 2 (R-1)
East: Robertson Hills 2 (R-1)
West: Robertson Hills 2 (R-1)

Planning Considerations:

1. Add signature lines under Approvals for the City Planner and City Surveyor.
2. Add 5' general utility easements on the east side of Lot 4, west side of Lot 1 and on each side of the lot line between Lots 2 & 3.
3. Remove the label of the 30' utility easement that is being vacated by this plat.
4. Verify the placement of the shared access easements and receive approval of the approach locations.

5. Survey Reviews:
 - a. Verify the scale is 1" = 30', it is unclear. Add a bar scale to the plat face and all maps.
 - b. Label the POB
 - c. The Recovered Brass Cap symbol and the Subdivision Boundary line type are different on the map and in the legend.
 - d. There are Set 5/8" rebar w/ aluminum caps on the lot lines between Lot 1 & Lot 2 and Lot 3 & Lot 4, but they are offset from the lot corners. Verify the placement. If they are witness corners, label the distance.
-
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Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed and recommends the Planning Commission make a "Do Pass" recommendation on the Final Plat application.

Planning Commission Recommendation:

City Council Decision:



CITY OF MILLS
APPLICATION FOR PLAT/REPLAT
Pursuant to the City of Mills Zoning Ordinance



City of Mills, Wyoming
704 4th Street (Physical Address)
P.O. Box 789 (Mailing Address)
Mills, Wyoming 82644

Date: 09/17/2024
Return by: _____
(Submission Deadline)
For Meeting on: 10/03/2024

PAID
SEP 18 2024

PLEASE PRINT

SINGLE POINT OF CONTACT: Shawn Gustafson

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: _____
Platte View Development LLC. / Lisa Burridge
Owner Mailing Address: _____
259 S. Center St., Suite 216
City, State, Zip: Casper, WY 82601
Owner Phone: (307) 577-7775
Applicant Email: lisa@lisaburrige.net

AGENT INFORMATION:

Print Agent Name: _____
ECS Engineers / Shawn Gustafson
Agent Mailing Address: _____
1607 CY Ave, Suite 104
City, State, Zip: Casper, WY 82604
Agent Phone: (307) 337-2883
Agent Email: sgustafson@eceengineers.net

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): _____
LOT 6, ROBERTSON HILLS COMMONS No. 2, LOCATED IN THE S1/2NW1/4, OF SECTION 11, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING
Physical address of subject property if available: -N/A-
Size of lot(s) 192,971sf / 1.43 Acres sq. ft/acres:
Current zoning: DB (Developing Business) Current use: Vacant
Intended use of the property: Multifamily Housing
Zoning within 300 feet: DB, MSR, DR, UA Land use within 300 feet: MultiFamily Housing, Single family Housing, vacant, Commercial

ATTACHMENTS (REQUIRED):

1. **Proof of ownership:** _____ (such as deed, title certification, attorney's title opinion)
2. **Seven (7) full sized copies of the plat/replat:** _____
3. **One reproducible 11 x 17 plat/replat hard copy:** _____
4. **One plat/replat electronic copy (pdf):** _____

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: Poison Spider Road, along North Property Line/ Utility easements on all sides
(Example: along west property line, running north & south)
Width of Existing Right-of-Way / Easement: City of Mills Utility Easement (30') Number of Feet to be Vacated: 10'
Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned
It is desired to vacate the existing 30' utility easement and replace with a 20' utility easement for the City of Mills. The easement contains only a watermain and
20' is standard and necessary. The vacated 10' allows a larger building envelope and does not negatively affect the City's access to operate and maintain the line.

SIGNATURE(S):

The following owner's signature signifies that all information on this 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. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:
To re-plat Lot 6 of Robertson Hills Commons 2 into lots 1 through 4 of Robertson Hills Commons 3.

We also wish to vacate the existing 30' wide watermain easement to the City of Mills and replace with a 20' wide watermain easement to the City of Mills.

OWNER Signature _____

OWNER Signature _____

AGENT Signature 

FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), **plus \$150.00 recording fee.**

For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____

CITY OF MILLS
PO BOX 789
704 FOURTH STREET
MILLS WY 82644
307-234-6679
Receipt No: 1.057273
Sep 18, 2024

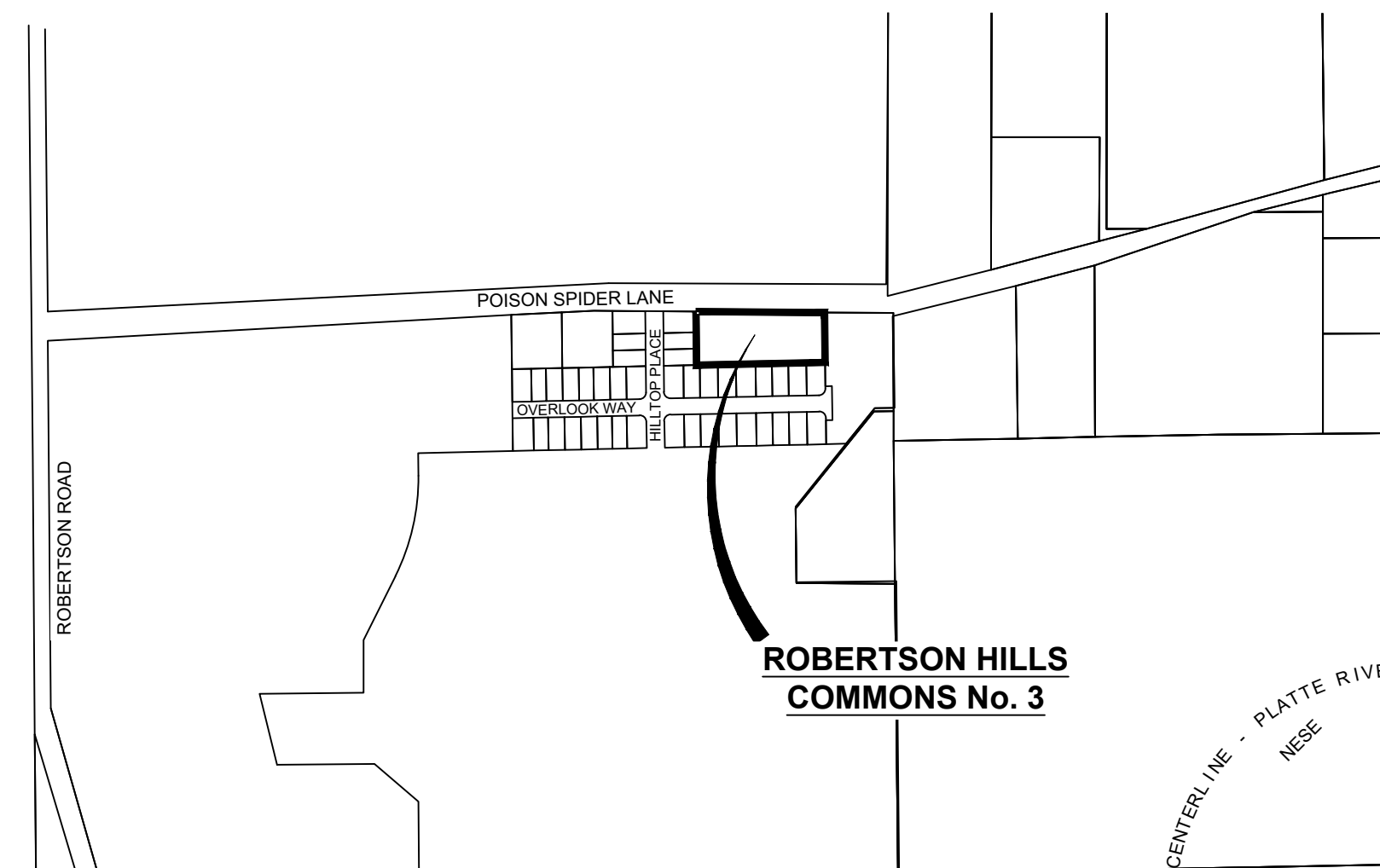
Platte View Development/ Lise Burridge

Previous Balance:	.00
Planning	400.00
Plat/ Re-Plat	
10-3200-5210	
Building Permits Income	
Total:	400.00
Check - Jonah Operating	400.00
Check No: 8146	400.00
Total Applied:	
Change Tendered:	.00

Duplicate Copy
09/18/2024 2:29 PM

VACATION AND REPLAT
OF LOT 6 OF
ROBERTSON HILLS COMMONS No. 2
AS
**ROBERTSON HILLS
COMMONS No. 3**

TO THE CITY OF MILLS, WYOMING
LOCATED IN A PORTION OF THE S1/2NW1/4
SECTION 11, T.33N., R.80W., 6TH P.M.,
NATRONA COUNTY, WYOMING



CERTIFICATE OF VACATION AND DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA

THE UNDERSIGNED, PLATTE VIEW DEVELOPMENT, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF LOT 6, ROBERTSON HILLS COMMONS No. 2, LOCATED IN THE S1/2NW1/4, OF SECTION 11, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OF THE PARCEL BEING DESCRIBED, THE NORTHEAST CORNER OF LOT 12, ROBERTSON HILLS No. 2 AND A POINT IN THE SOUTH LINE OF POISON SPIDER ROAD; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID POISON SPIDER ROAD, S.89°34'10"E., 392.61 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND THE NORTHWEST CORNER OF TRACT 5C, ROBERTSON HILLS No. 2; THENCE ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID TRACT 5C, ROBERTSON HILLS No. 2, S.0°42'27"E., 152.23 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE NORTHEAST CORNER OF LOT 23, OF SAID ROBERTSON HILLS No. 2; THENCE ALONG THE SOUTH LINE OF SAID PARCEL AND THE NORTH LINE OF LOTS 16 THROUGH 23, OF SAID ROBERTSON HILLS No. 2, S.88°46'14"W., 392.68 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE SOUTHEAST CORNER OF LOT 14, OF SAID ROBERTSON HILLS No. 2; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF LOTS 12 THROUGH 14, OF SAID ROBERTSON HILLS No. 2, N.0°39'51"W., 163.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.423 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATION, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, BEING A VACATION AND REPLAT OF LOT 6, ROBERTSON HILLS COMMONS No. 2, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "ROBERTSON HILLS COMMONS No. 3". ALL STREETS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS.

PLATTE VIEW DEVELOPMENT, LLC
259 S. CENTER, STE. 216
Casper, WY 82601

LISA BURRIDGE, ORGANIZER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
)SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY LISA BURRIDGE, ORGANIZER FOR PLATTE VIEW DEVELOPMENT, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

APPROVALS

CITY OF MILLS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER _____ DULY PASSED, ADOPTED AND
APPROVED ON THIS _____ DAY OF _____, 2024.

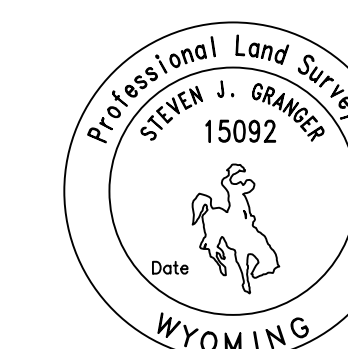
MAYOR _____

ATTEST: CITY CLERK _____

CITY ENGINEER _____

CERTIFICATE OF SURVEYOR

I, STEVEN J. GRANGER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF ROBERTSON HILLS COMMONS No. 3, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JULY, 2024 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.



STATE OF WYOMING)
)SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY STEVEN J. GRANGER.

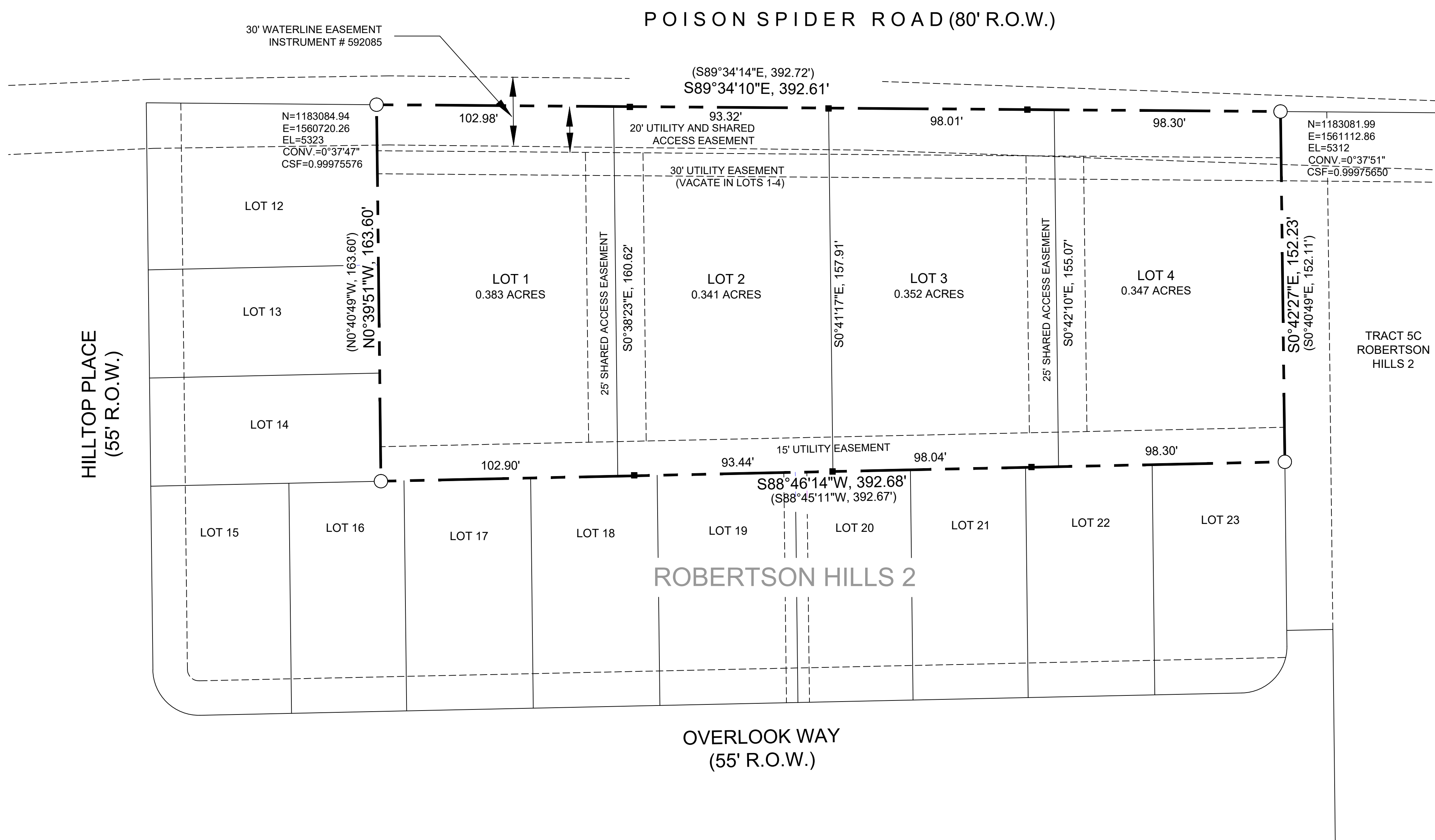
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

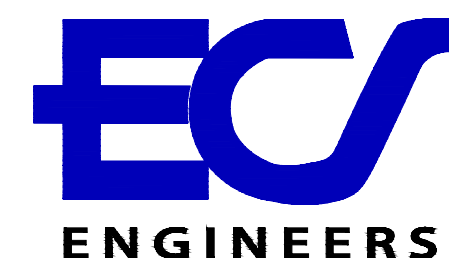
NOTES

1. PLAT CLOSURE RATIO EXCEEDS: 1:123.721
2. BASIS OF BEARINGS: NAD83/2011 (EPCH 2010.0000) STATE PLANE COORDINATES, WYOMING EAST CENTRAL ZONE(4902), US SURVEY FEET - GRID. ELEVATIONS ARE NAVD88 AND NOT INTENDED AS BENCHMARK.
3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
4. PROPOSED LAND USE: RESIDENTIAL
5. UTILITY EASEMENTS ARE DEDICATED AS SHOWN AND DELINEATED HEREON.
6. THIS SUBDIVISION DOES NOT CONTAIN ANY DESIGNATED WATER RIGHTS PER THE WYOMING STATE ENGINEERS OFFICE RECORDS.
7. PROPERTY FALLS IN ZONE X, NO FLOOD ZONE.



LEGEND

- RECOVERED BRASS CAP
- SET 5/8" REBAR W/ALUMINUM CAP
- SUBDIVISION BOUNDARY
- LOT LINE
- - - - - EASEMENT LINE



Environmental and Civil Solutions, LLC
1607 CY Ave., Suite 104
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

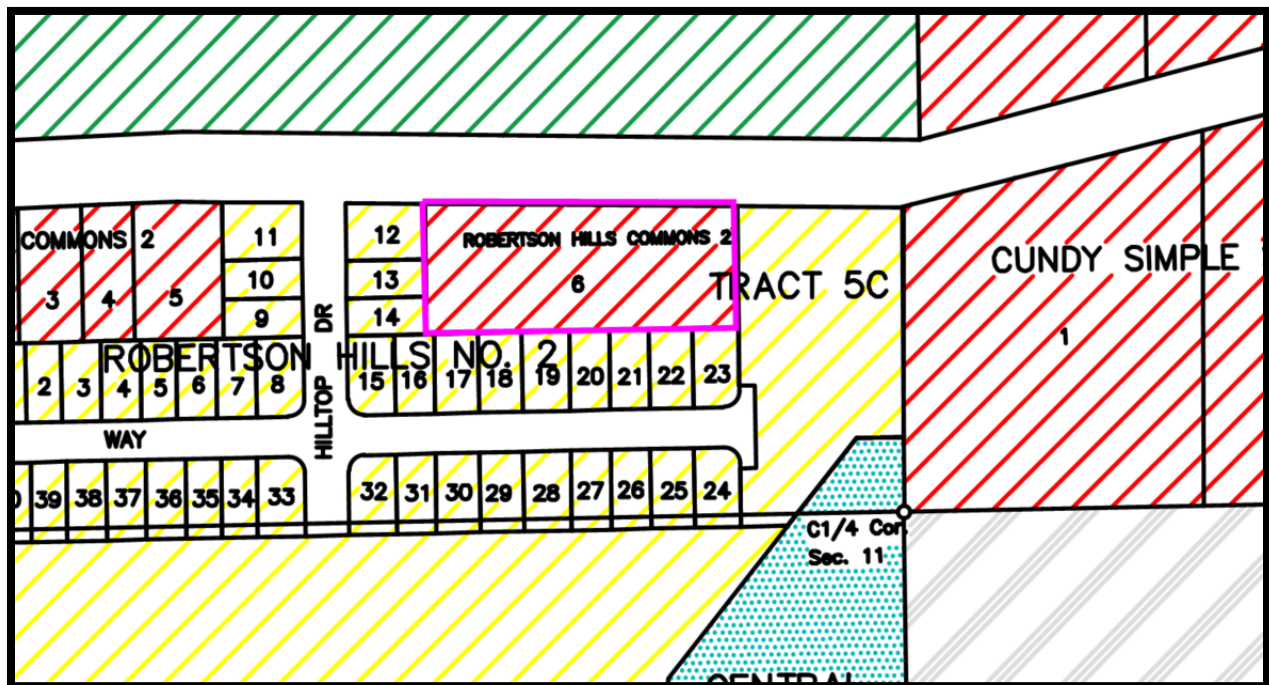
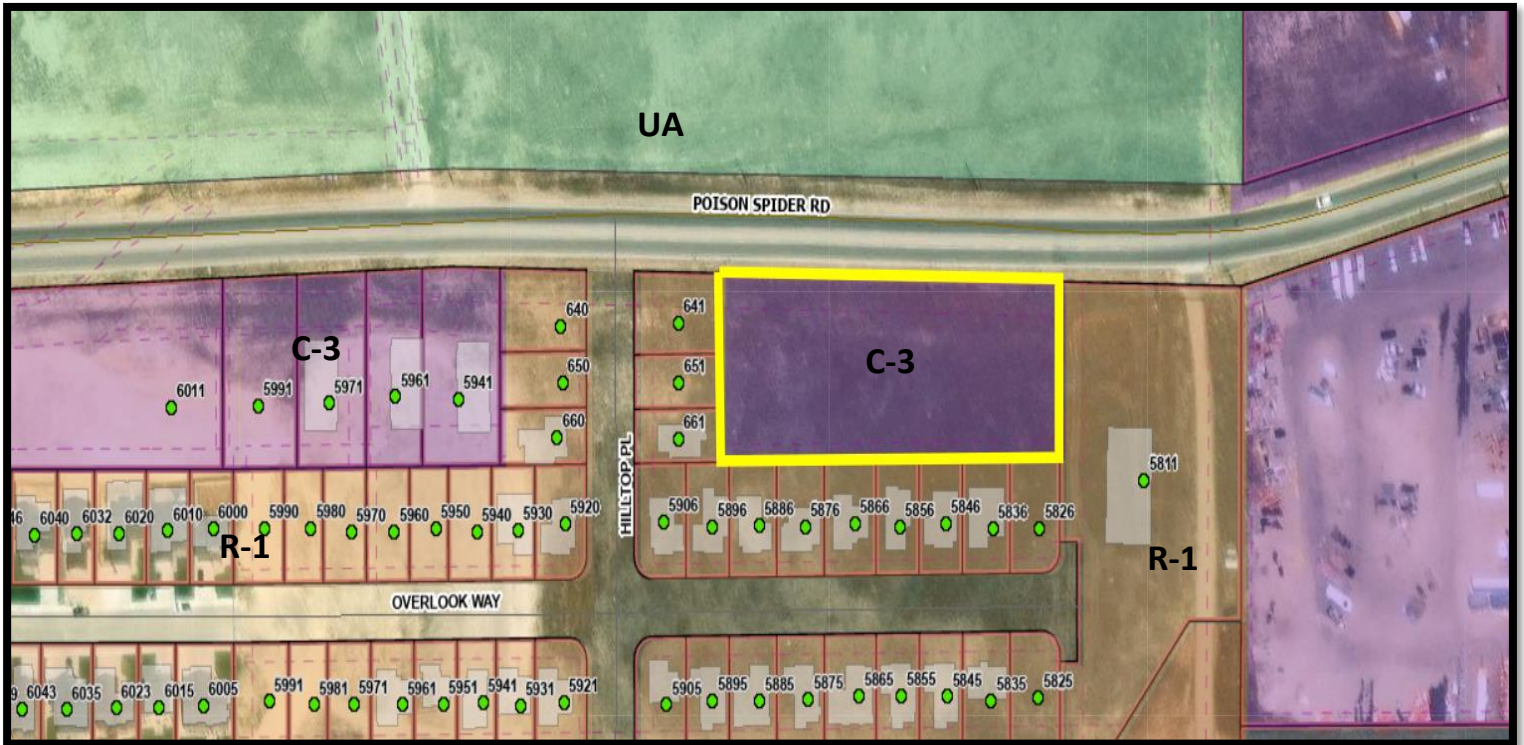
OWNER:
PLATTE VIEW DEVELOPMENT, LLC
421 S. CENTER, SUITE 101
CASPER, WY 82601

DATE DRAWN:
9.11.2024















DRAWN BY:
S/JG

PROJECT NO. 210001(200028)

Robertson Hills Commons No. 3 – Final Resubdivision Plat



Mills Zoning Districts

 — AG URBAN AGRICULTURE	 — O-B OFFICE BUSINESS DISTRICT
 — C-1 GENERAL COMMERCIAL	 — PLI PUBLIC LANDS AND INSTITUTIONS
 — C-3 BUSINESS SERVICE DISTRICT	 — R-1 SINGLE FAMILY DWELLING DISTRICT
 — I-1 LIGHT INDUSTRIAL	 — R-2 ONE AND TWO FAMILY DWELLING DISTRICT
 — I-2 HEAVY INDUSTRIAL	 — R-3 MULTIPLE FAMILY DWELLING DISTRICT
 — M-H MANUFACTURED HOME DISTRICT	 — STREETS PLATTED / NOT OPEN
 — M-P MANUFACTURED HOME PARK	 — UR URBAN AGRICULTURE RESIDENTIAL

WARRANTY DEED

FT INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, grantor(s) of Natrona County, State of Wyoming, 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

PLATTE VIEW DEVELOPMENT, LLC, grantee(s), whose address is:

259 S CENTER ST., STE 214
CASPER, WY 82601

of Natrona County and State of Wyoming, the following described real estate, situate in Natrona County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to wit:

LOT 6, "ROBERTSON HILLS COMMONS 2" TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED MAY 21, 2020, AS INSTRUMENT NO. 1081635.

Subject to Covenants, Conditions, Restrictions, and Easements of Record, if any.

Witness my/our hand(s) this 20th day of August, 2024.

FT INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY

BY: [Signature]
KEITH P. TYLER
MEMBER

BY: [Signature]
GARY FERGUSON
MEMBER

State of Wyoming)
)SS.
County of Natrona)

This record was acknowledged before me on this 20th day of August, 2024 by KEITH P. TYLER as MEMBER and GARY FERGUSON as MEMBER of FT INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY.

Given under my hand and notarial seal this 20th day of August, 2024.

My Commission Expires: Jan 26, 2030 [Signature]
Notarial Officer



8/20/2024 3:13:47 PM NATRONA COUNTY CLERK
Pages: 1 Tracy Good
Recorded: CC
1159130 Fee: \$12.00
AMERICAN TITLE AGENCY