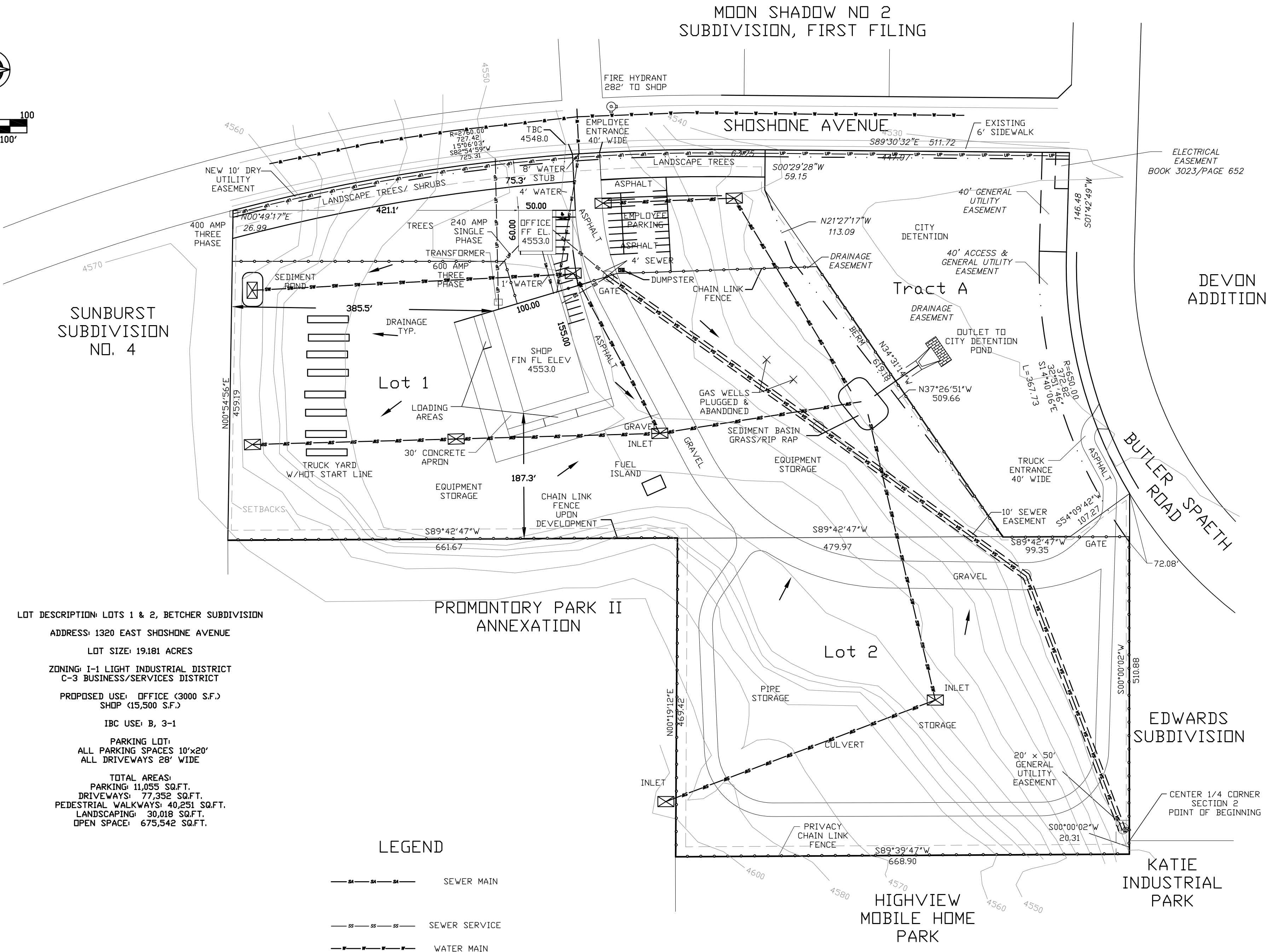
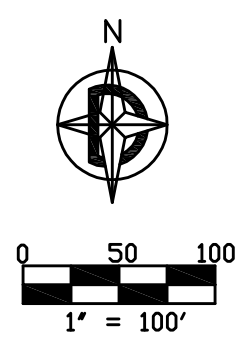


DEVELOPMENT PLAN
LOTS 1 & 2, BETCHER SUBDIVISION
1320 EAST SHOSHONE AVENUE
CITY OF GILLETTE, WYOMING

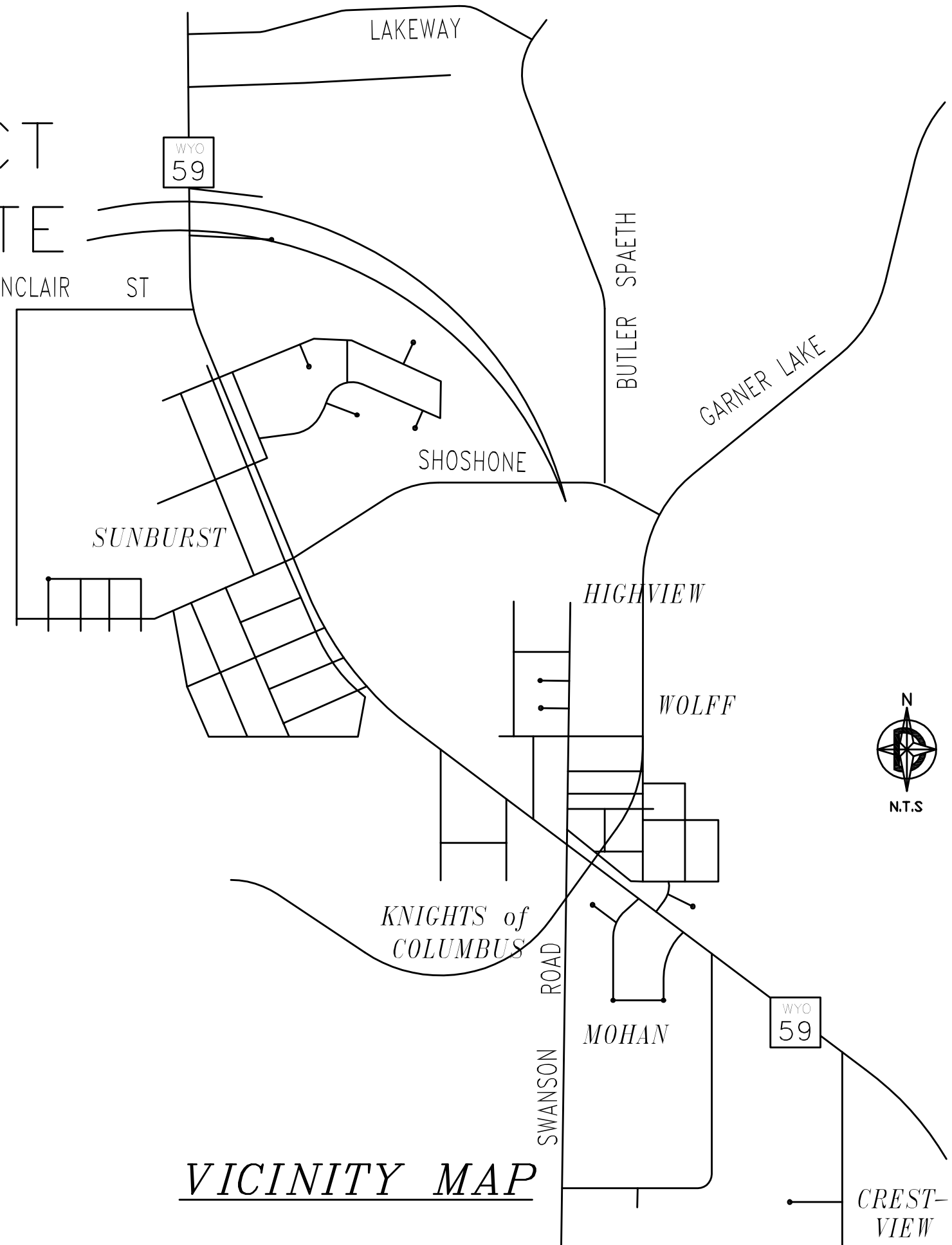


LOT DESCRIPTION: LOTS 1 & 2, BETCHER SUBDIVISION
ADDRESS: 1320 EAST SHOSHONE AVENUE
LOT SIZE: 19.181 ACRES
ZONING: I-1 LIGHT INDUSTRIAL DISTRICT
C-3 BUSINESS/SERVICES DISTRICT
PROPOSED USE: OFFICE (3000 S.F.)
SHOP (15,500 S.F.)
IBC USE: B, 3-1
PARKING LOT:
ALL PARKING SPACES 10'x20'
ALL DRIVEWAYS 28' WIDE
TOTAL AREAS:
PARKING: 11,055 SQ.FT.
DRIVEWAYS: 77,352 SQ.FT.
PEDESTRIAN WALKWAYS: 40,251 SQ.FT.
LANDSCAPING: 30,018 SQ.FT.
OPEN SPACE: 675,542 SQ.FT.

LEGEND

- SEWER MAIN
- SEWER SERVICE
- WATER MAIN
- WATER SERVICE
- STORM SEWER
- THREE PHASE POWER
- SINGLE PHASE POWER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER INLET

PROJECT SITE



VICINITY MAP

Approved by the City of Gillette Planning Commission this ____ day
of _____, _____, A.D.

Chairman

Arrest: Secretary

It is agreed that the conditions of this development plan shall be binding upon the undersigned, their successors and assigns, shall limit and control the issuance and validity of all zoning permits, and shall restrict and limit the location, construction and use of all land and structures included within the plan to all of the conditions set forth upon the plan; and that the development plan may be amended upon the application to and approval of the Planning Commission.

Executed this ____ day of _____, _____, by

Curtis J. Betcher, Power of Attorney

This Development Plan was filed for record in the Office of the Clerk and recorded at _____ O'clock, _____ M., _____.

County Clerk

STATE OF WYOMING)
) ss.
County of Campbell)

The foregoing instrument was acknowledged before me this ____ day
of _____, _____, A.D., by Curtis J. Beter, Power of Attorney,
as a free and voluntary act and deed.

Witness by hand and official seal.

Notary Public

My Commission Expires: _____

SITE PLAN

1320 EAST SHOSHONE AVE.
GILLETTE, WYOMING

Prepared for:
Curtis J. Betcher, ETAL
1333 Moonshiner Lane
Gillette, WY 82718

Prepared by:
DOYLE SURVEYING INC.
801 E 4TH ST
Suite 15
Gillette, WY 82716
PH: (307) 686-2410

Date of Preparation: JUNE, 2019

SHT 1 OF 1