



**CITY OF GILLETTE  
PLANNING COMMISSION**

**Tuesday**, May 27, 2014  
7:00 PM

**Council Chambers, City Hall  
201 E. 5th Street, Gillette, Wyoming  
(307)686-5281**

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**CALL TO ORDER**

**APPROVAL OF MINUTES**

1. **Pre-Meeting Workshop Minutes - May 13, 2014  
Regular Meeting Minutes - May 13, 2014**

**CASE NO. 14.021V**

**Vacation of a 20 Foot Wide Alley on Unplatted Property included in the Annexation Plat for the Longmont Addition**

**CASE NO. 14.024SFP**

**Final Plat - Legacy Ridge, Phase III**

**CASE NO.  
14.025SFP**

**Final Plat - Cacklebur Subdivision**

**CASE NO.  
14.023Z**

**Zoning Map Amendment - An unplatted parcel south of Chara Hill Estates, Phase I and Phase II from A, Agricultural District, to R-S, Suburban Residential District**

**CASE NO.  
14.022Z**

**Zoning Map Amendment - A portion of Tract E, Sawgrass Estates, Second Filing, from A, Agricultural District to R-1, Single-Family Residential District**

**CASE NO.  
14.026V**

**Vacation of Jordan Court, located in Block 2, Castle Heights Estates Subdivision, Phase I**

**OLD BUSINESS**

**NEW BUSINESS**

**DIRECTOR'S REPORT**

**ADJOURNMENT**

**CHAIRMAN**

Clark Sanders

**VICE-CHAIRMAN**

Jennifer Thomas

**BOARD MEMBERS**

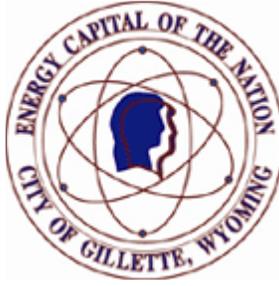
Dallas Streets  
Jim Howard

Lee Wittler  
Adrienne Hahn

Billy Montgomery

[www.gillettewy.gov](http://www.gillettewy.gov)

Productivity **Service With P.R.I.D.E.** Enthusiasm  
Responsibility Integrity Dedication



**CITY OF GILLETTE  
PLANNING COMMISSION  
May 27, 2014 7:00:00 PM  
Council Chambers, City Hall  
201 E. 5th Street, Gillette, Wyoming  
(307)686-5281**

**DATE:** 5/27/2014 7:00:00 PM

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**CASE NUMBER AND TITLE:**

Pre-Meeting Workshop Minutes - May 13, 2014  
Regular Meeting Minutes - May 13, 2014

**APPLICANT/OWNER:**

**AGENT:**

**CASE SUMMARY:**

**CASE BACKGROUND:**

**CASE REQUIREMENTS:**

**STAFF RECOMMENDATION:**

**CASE MANAGER:**

**TENTATIVE CITY COUNCIL DATE:**

**ATTACHMENTS:**

Click to download

- [Planning Commission Workshop Minutes](#)
- [Planning Commission Minutes](#)

**CITY PLANNING COMMISSION**  
**MINUTES OF THE PRE-MEETING WORKSHOP**  
**ENGINEERING CONFERENCE ROOM ~ CITY HALL**  
May 13, 2014 - 5:30 p.m.

The May 13, 2014 Pre-Meeting Workshop of the City of Gillette Planning Commission convened at 5:30 p.m. in the Engineering Conference Room, located on the second floor of City Hall. Planning Commission Members present were Clark Sanders, Dallas Streets, Jim Howard, Lee Wittler, Adrienne Hahn and Billy Montgomery. Those present from the City of Gillette were Heath VonEye, City Engineer, Larry Manning, Planning Manager, Michael Surface, Senior Planner, Staci Beecher, Planner, Charlene Penfold, Administrative Supervisor, and Maggie Stufflebeam, Administrative Assistant. Discussion focused on the case(s) to be presented at the regular meeting to follow. No action was taken.

The Pre-Meeting Workshop adjourned at 6:50 p.m.

Minutes taken and prepared by:

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Charlene Penfold  
Administrative Supervisor

# CITY OF GILLETTE PLANNING COMMISSION

## MINUTES OF THE REGULAR MEETING

City Council Chambers ~ City Hall

May 13, 2014 ~ 7:00 p.m.

### PRESENT

*Commission Members Present:* Clark Sanders, Lee Wittler, Billy Montgomery, Jim Howard, Dallas Streets and Adrienne Hahn.

*Commission Member Absent:* Jennifer Thomas

*Staff Present:* Heath VonEye, City Engineer, Larry Manning, Planning Manager, Michael Surface, Senior Planner, Staci Beecher, Planner, Charlene Penfold, Administrative Supervisor, and Maggie Stufflebeam, Administrative Assistant.

### CALL TO ORDER

Chairman Sanders called the meeting to order at 7:00 p.m.

### APPROVAL OF THE MINUTES

A motion was made by Mr. Wittler, seconded by Ms. Hahn to approve the Minutes of the City Planning Commission Meetings of April 8, 2014 and April 17, 2014. Motion carried 6/0.

### 14.013SFP – FINAL PLAT – Tenth Hole Estates, Phase 2

Mr. Streets made a motion to approve said case. Mr. Howard seconded the motion. Ms. Beecher presented the case.

Chairman Sanders asked if anyone had any questions.

There were no questions, therefore, a vote was taken on the motion. Motion carried 6/0.

### 14.014SFP – FINAL PLAT – Tenth Hole Estates, Phase 3

Mr. Montgomery made a motion to approve said case. Mr. Wittler seconded the motion. Ms. Beecher presented the case.

Chairman Sanders asked if anyone had any questions.

There were no questions, therefore, a vote was taken on the motion. Motion carried 6/0.

### 14.016SFP – FINAL PLAT – Resubdivision of Lots 1, 2, 13 and 14, Block 3, Energy Park Subdivision

Mr. Montgomery made a motion to approve said case. Mr. Streets seconded the motion. Mr. Surface presented the case.

Mr. Surface stated he received one (1) phone call but the caller had no concerns. Chairman Sanders asked if anyone had any questions.

There were no questions, therefore, a vote was taken on the motion. Motion carried 6/0.

### 14.008AP – ANNEXATION PLAT – Bobcat Annexation Plat – Tract N and a Vacation Portion of Crow Avenue, Sunburst Subdivision No. 3

Mr. Streets made a motion to approve said case. Ms. Hahn seconded the motion. Mr. Surface presented the case.

Mr. Surface stated he received one (1) phone call but the caller had no concerns. Chairman Sanders asked if anyone had any questions.

There were no questions, therefore, a vote was taken on the motion. Motion carried 6/0.

14.019SSP – SKETCH  
PLAT – Schuh  
Subdivision

Chairman Sanders stated a Sketch Plat is reviewed by the Planning Commission for discussion purposes only, no vote will be taken. Mr. Surface presented this case.

Chairman Sanders asked if anyone had any questions.

**Dick Doyle, Doyle Surveying, Inc.**, stated the owners, Mr. and Mrs. Don Schuh, were in the audience. Dick stated the name of the Subdivision may be changed to Paradise Pointe. Mr. Doyle stated he is aware the Planning Division received a letter from a resident concerned about covenants within this new subdivision being equal to, or more strict than, those already in the area. Mr. Doyle stated that should not be a concern as this will be addressed.

**Dave Bacca, 3601 Overdale Drive**, stated his concerns regarding fencing of the proposed lots that may prevent wildlife from roaming in the area. He enjoys the wildlife and would like to see it continue.

**Dick Doyle, Doyle Surveying, Inc.**, stated that he and the owners also share the same concern and will be addressing this in their covenants. He stated there are Drainage Easements on some of the lots that will regulate where a fence can be placed that will also be addressed.

There was no further discussion on this case.

14.020AP –  
ANNEXATION PLAT –  
Hagen-Shelstad  
Annexation Plat

Mr. Howard made a motion to approve said case. Ms. Hahn seconded the motion. Mr. Manning presented the case.

Chairman Sanders asked if anyone had any questions.

There were no questions, therefore, a vote was taken on the motion. Motion carried 6/0.

14.017V – VACATION –  
Vacation of a 60 Foot  
Wide Right-of-Way  
Adjacent to the West Lot  
Line of Lot 2C, a  
Resubdivision of Tract E,  
Sunburst Subdivision  
No. 4

Mr. Streets made a motion to approve said case. Ms. Hahn seconded the motion. Mr. Manning presented the case.

Chairman Sanders asked if anyone had any questions.

There were no questions, therefore, a vote was taken on the motion. Motion carried 5/0/1.

## OLD BUSINESS

### TABLED ITEMS:

14.005SFP – FINAL  
PLAT -- Resubdivision of  
Lots 2A, 2B, 3A, 3B, 4A,  
4B, 5A and 5B, Block 1,  
Castle Heights  
Subdivision, Phase 1

Mr. Streets made a motion to remove said case from the table, Mr. Wittler seconded the motion. A vote was taken on the motion. The motion carried 6/0. Mr. Surface presented the case.

Chairman Sanders asked if anyone had any questions. There were no questions.

Mr. Wittler made a motion to approve said case. Ms. Hahn seconded the motion. A vote was taken on the motion. The motion carried 6/0.

14.007SFP – FINAL  
PLAT -- Resubdivision of  
Lots 4, 10A, 10B, 11A,  
11B, 12A and 12B, Block  
3, Castle Heights Estates  
Subdivision, Phase 1

Mr. Howard made a motion to remove said case from the table, Ms. Hahn seconded the motion. A vote was taken on the motion. The motion carried 6/0. Mr. Surface presented the case.

Chairman Sanders asked if anyone had any questions. There were no questions.

Mr. Wittler made a motion to approve said case. Ms. Hahn seconded the motion. A vote was taken on the motion. The motion carried 6/0.

14.006SFP – FINAL  
PLAT -- Resubdivision of  
Lots 4, 5, 7A, 7B, 8A, 8B,  
9A, 9B, 10A and 10B,  
Block 2, Castle Heights  
Estates Subdivision,  
Phase 1

Mr. Howard made a motion to remove said case from the table, seconded by Mr. Streets. Mr. Surface presented the case.

Chairman Sanders asked if anyone had any questions.

**Steve Bruce, Bruce Engineering, Inc.**, requested this case be withdrawn with no further action due to this property being reconfigured. Mr. Bruce stated a new submittal will be provided at a later date.

There being no further questions or comments, this case was withdrawn.

#### NEW BUSINESS

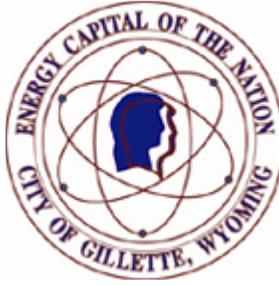
Mr. Surface stated there will be six (6) cases at the next Planning Commission Meeting on Tuesday, May 27, 2014 at 7:00 p.m.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 p.m.

Minutes taken and prepared by Charlene Penfold, Administrative Supervisor, Development Services Department.

*pcm051314minutes*



**CITY OF GILLETTE**  
**PLANNING COMMISSION**  
May 27, 2014 7:00:00 PM  
**Council Chambers, City Hall**  
**201 E. 5th Street, Gillette, Wyoming**  
**(307)686-5281**

**DATE:** 5/27/2014 7:00:00 PM

**CASE NUMBER AND TITLE:**

14.021V

Vacation of a 20 Foot Wide Alley on Unplatted Property included in the Annexation Plat for the Longmont Addition

**APPLICANT/OWNER:**

Michael and Krista Bundy

**AGENT:**

Michael Bundy

**CASE SUMMARY:**

The property owner is requesting that a 20 foot wide undeveloped alley be vacated and incorporated equally into the two (2) adjacent parcels. The alley right-of-way and two (2) adjacent parcels are currently unplatted.

**CASE BACKGROUND:**

The undeveloped alley and two (2) adjacent parcels were originally established by a Deed that was recorded in 1969. The property was annexed as part of the Annexation Plat for the Longmont Addition in 1982. The City no longer needs the alley and is willing to deed half the property back to the adjacent landowner on the north and half to the adjacent landowner on the south. The applicant has agreed to submit a Final Plat to incorporate the vacated alley into the adjacent parcel to the north and the adjacent parcel to the south. The owner has completed utility locates on the property and no utilities were located in the land area to be vacated. All City Divisions and other utility companies have been notified of this vacate request and no concerns have been expressed.

**CASE REQUIREMENTS:**

1. The applicant shall submit a Final Plat to equally incorporate the alley into the two (2) adjacent parcels.
2. Final approval of the Vacation is contingent upon the Final Plat being approved by City Council.
3. The Ordinance, Exhibit "A" Map, and Deed shall be recorded at the Campbell County Clerk's Office upon approval of the Vacation and Final Plat by City Council.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Vacation of a 20 foot wide undeveloped alley, located on Unplatted Property in the NE1/4 SE1/4 Section 22, Township 50N, Range 72W, as shown on the Exhibit "A" Map, subject to all Planning requirements.

**CASE MANAGER:**

Staci Beecher, Planner

**TENTATIVE CITY COUNCIL DATE:**

This case is tentatively scheduled for First Reading by City Council on June 3, 2014 at 7:00 p.m. in the City Council Chambers.

**ATTACHMENTS:**

Click to download

- [Vicinity and Aerial Map](#)
- [Exhibit A Map](#)
- [Deed Granting Alley](#)
- [Case Sheet](#)




**CITY OF GILLETTE**

GIS Division  
 P.O. Box 3003  
 Gillette, Wyoming 82717-3003  
 Phone (307) 686-5364  
 www.gillettewy.gov



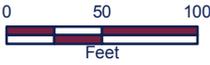
**Legend**

-  Project Area
-  County Tax Parcels

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.

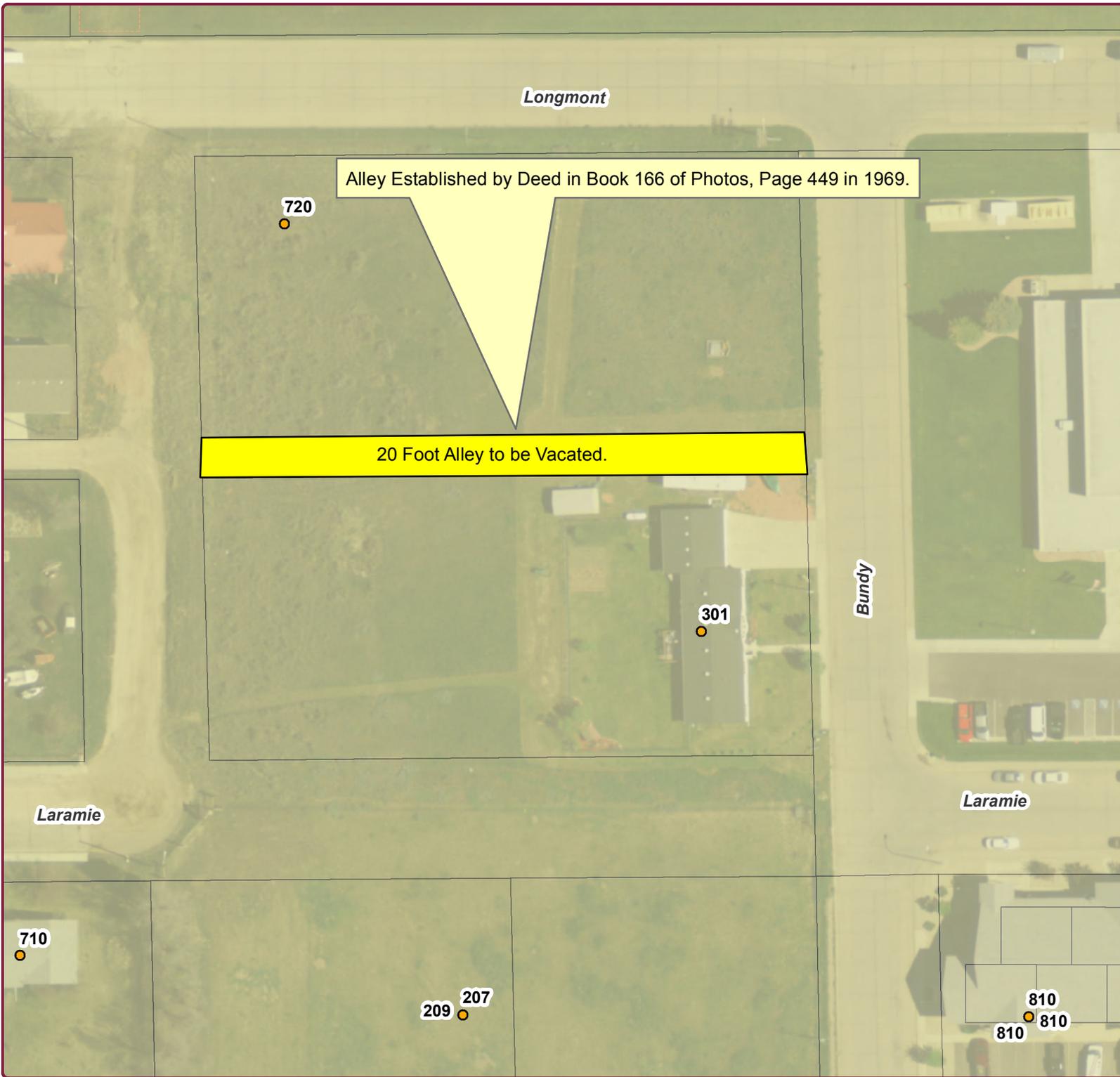


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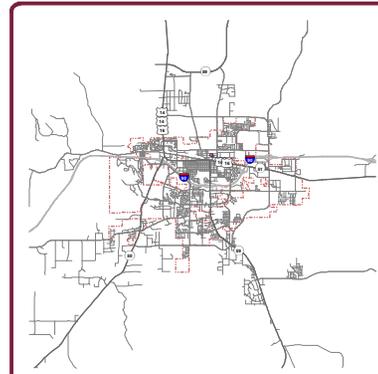
**14.021V**  
**Longmont Alley Vacate**

May 27th, 2014  
 Service With P.R.I.D.E.  
 Productivity Responsibility Integrity Dedication Enthusiasm



**CITY OF GILLETTE**

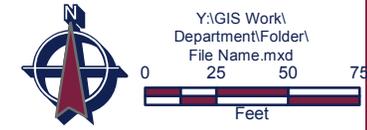
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 Gillette, Wyoming 82717-3003  
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- Legend**
- Easements
  - Addresses
  - Campbell County Tax Parcels
  - Road Centerlines

Unplatted Land Located in  
 the NE1/4 SE1/4 Section 22  
 Township 50N, Range 72 West

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**Exhibit A Map**  
**20 Ft. Alley to be Vacated**

May 19, 2014

Productivity **Service With P.R.I.D.E.** Enthusiasm  
 Responsibility Integrity Dedication

Recorded April 14th, 1969 10:38 A. M.  
WARRANTY DEED FORM NO. 9

Book 166 of Photos, Page 449.

Fees \$2.00

Yvonne I. Hayden, Campbell County Clerk

320356

WARRANTY DEED

The Town of the City of Gillette, Wyoming, a municipal corporation

grantor, of Campbell County, and State of Wyoming; for and in consideration of one dollar and other good and valuable consideration

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Mark H. Bundy and Lois D. Bundy, husband and wife,

grantee, of Campbell County and State of Wyoming the following described real estate, situate in Campbell 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:

Beginning at a point 733.8 feet southerly from the northwest corner of NE 1/4 of Section 22, T. 50 N., R. 72 W. along the quarter-quarter line and 65.61 feet easterly from the northeastern corner of Lot 1, Block 1 of the Northside Addition to the Town of Gillette, Wyoming, along the extension of the southern boundary of Longmont Street, which is the point of beginning, thence 300 feet easterly on the Longmont Street extension, thence southerly 300 feet, thence westerly 300 feet, thence northerly 300 feet to the point of beginning, all corners at right angles; reserving and excepting however unto the grantor a 20 feet alley, which divides the parcel into two equal north and south segments, each 300 feet x 140 feet, bearing east and west.

IN WITNESS WHEREOF The Town of the City of Gillette, Wyoming, by authority of its Town Council has caused this instrument to be executed by its Mayor and attested by its Town Clerk

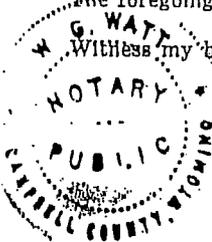
WITNESSEXXXXXXXXXXXXXXXXXXXXXX this 25th day of March, 19 69.

Attest: Ruth A. Pappas Town Clerk

TOWN OF THE CITY OF GILLETTE, WYOMING J. P. Swenson Mayor

State of Wyoming County of Campbell ss.

The foregoing instrument was acknowledged before me this 25th day of March, 19 69.



Witness my hand and official seal.

Signature of Notary Public Title of Officer

My Commission Expires: October 1, 1971

Planning Commission Agenda Item for May 27, 2014

Case Number 14.021V: Vacation of a 20 Foot Wide Alley on Unplatted Property included in the Annexation Plat for the Longmont Addition

Applicant/Owner: Michael & Krista Bundy

Summary:

The property owner is requesting that a 20 foot wide undeveloped alley be vacated and incorporated equally into the two (2) adjacent parcels. The alley right-of-way and two (2) adjacent parcels are currently unplatted.

Background:

The undeveloped alley and two (2) adjacent parcels were originally established by a Deed that was recorded in 1969. The property was annexed as part of the Annexation Plat for the Longmont Addition in 1982. The City no longer needs the alley and is willing to deed half the property back to the adjacent landowner on the north and half to the adjacent landowner on the south. The applicant has agreed to submit a Final Plat to incorporate the vacated alley into the adjacent parcel to the north and the adjacent parcel to the south. The owner has completed utility locates on the property and no utilities were located in the land area to be vacated. All City Divisions and other utility companies have been notified of this vacate request and no concerns have been expressed.

Planning Requirements:

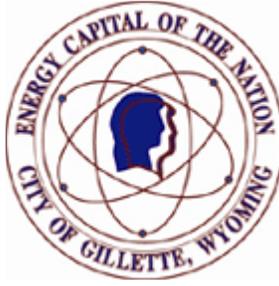
1. The applicant shall submit a Final Plat to equally incorporate the alley into the two (2) adjacent parcels.
2. Final approval of the Vacation is contingent upon the Final Plat being approved by City Council.
3. The Ordinance, Exhibit "A" Map, and Deed shall be recorded at the Campbell County Clerk's Office upon approval of the Vacation and Final Plat by City Council.

Staff Recommendation:

Staff recommends approval of the Vacation of a 20 foot wide undeveloped alley, located on Unplatted Property in the NE1/4 SE1/4 Section 22, Township 50N, Range 72W, as shown on the Exhibit "A" Map, subject to all Planning requirements.

*This case is tentatively scheduled for First Reading of City Council on June 3, 2014 at 7:00 p.m. in the City Council Chambers.*

Save: 14.021V PC Case Sheet  
Attachments: Vicinity and Aerial Map, Exhibit "A" Map, Deed Establishing Alley  
Case Management: Staci Beecher



**CITY OF GILLETTE**  
**PLANNING COMMISSION**  
May 27, 2014 7:00:00 PM  
**Council Chambers, City Hall**  
**201 E. 5th Street, Gillette, Wyoming**  
**(307)686-5281**

**DATE: 5/27/2014 7:00:00 PM**

**CASE NUMBER AND TITLE:**

14.024SFP  
Final Plat - Legacy Ridge, Phase III

**APPLICANT/OWNER:**

Quantum Partners, LLC

**AGENT:**

ECS Engineers

**CASE SUMMARY:**

The applicant is seeking Final Plat approval for 52 lots in the third phase of the Legacy Ridge development.

**CASE BACKGROUND:**

The 55.59 acre property is located south of Shoshone Avenue and west of the Tanner Drive extension. The property is zoned R-1, Single Family Residential District. The property is west of the Buffalo Ridge Elementary School and east of the Campbell County Recreation Center.

The Preliminary Plat showing a total of 265 lots was approved by the Planning Commission on June 5, 2012 and City Council on June 18, 2012. This subdivision phase is directly to the south of the existing Phase II development. The property has access points to both Shoshone Avenue and Tanner Drive. The Final Plat shows a total of 52 lots for single family residential development and one (1) tract to the south that is reserved for future development. The average lot size in Phase III is 8,475 square feet per lot. Also, this plat will vacate a Sanitary Sewer Easement and a Temporary Drainage Easement that are no longer necessary.

The Parks and Beautification Board reviewed this project on May 31, 2012. The parkland development fee shall apply as assessed by the Parks Board and Subdivision Regulations. The Final Plat has been modified slightly but is still in substantial compliance with the approved Preliminary Plat.

**CASE REQUIREMENTS:**

1. The parkland development fee of \$18,200 shall be paid prior to recording the Final Plat.
2. A Permit to Construct is required and shall be issued one (1) week prior to City Council acting on the Final Plat.
3. All requirements of the Campbell County Fire Department shall be met.
4. The existing sanitary sewer line needs to be relocated within the designated roadways and in accordance with the City Design Standards, prior to this phase of development gaining interim acceptance, as required by the City

Engineer.

5. All necessary Dry Utility Easements shall be added to the plat prior to recording.
6. All lots shall meet the Zoning Ordinance requirements and City of Gillette Design Standards.
7. An Unrecorded Plat Agreement and all the necessary attachments shall be submitted to City Planning prior to City Council approving the Final Plat.
8. A Consent to Subdivide document shall be submitted and recorded with the Final Plat.
9. The applicant shall submit appropriate documents indicating who has the authority to sign the plat dedication prior to recording the Final Plat.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Final Plat for Legacy Ridge, Phase III, subject to all Planning requirements.

**CASE MANAGER:**

Staci Beecher, Planner

**TENTATIVE CITY COUNCIL DATE:**

This case is scheduled for review by City Council on June 3, 2014 at 7:00 p.m. in the City Council Chambers.

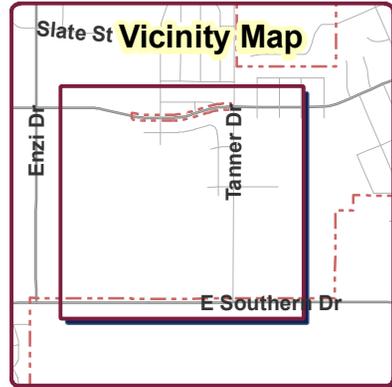
**ATTACHMENTS:**

Click to download

- [Vicinity and Aerial Map](#)
- [Plat Map pg.1](#)
- [Plat Map pg.2](#)
- [Case Sheet](#)



**CITY OF GILLETTE**  
 GIS Division  
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**Legend**

- Project Area
- Parcels

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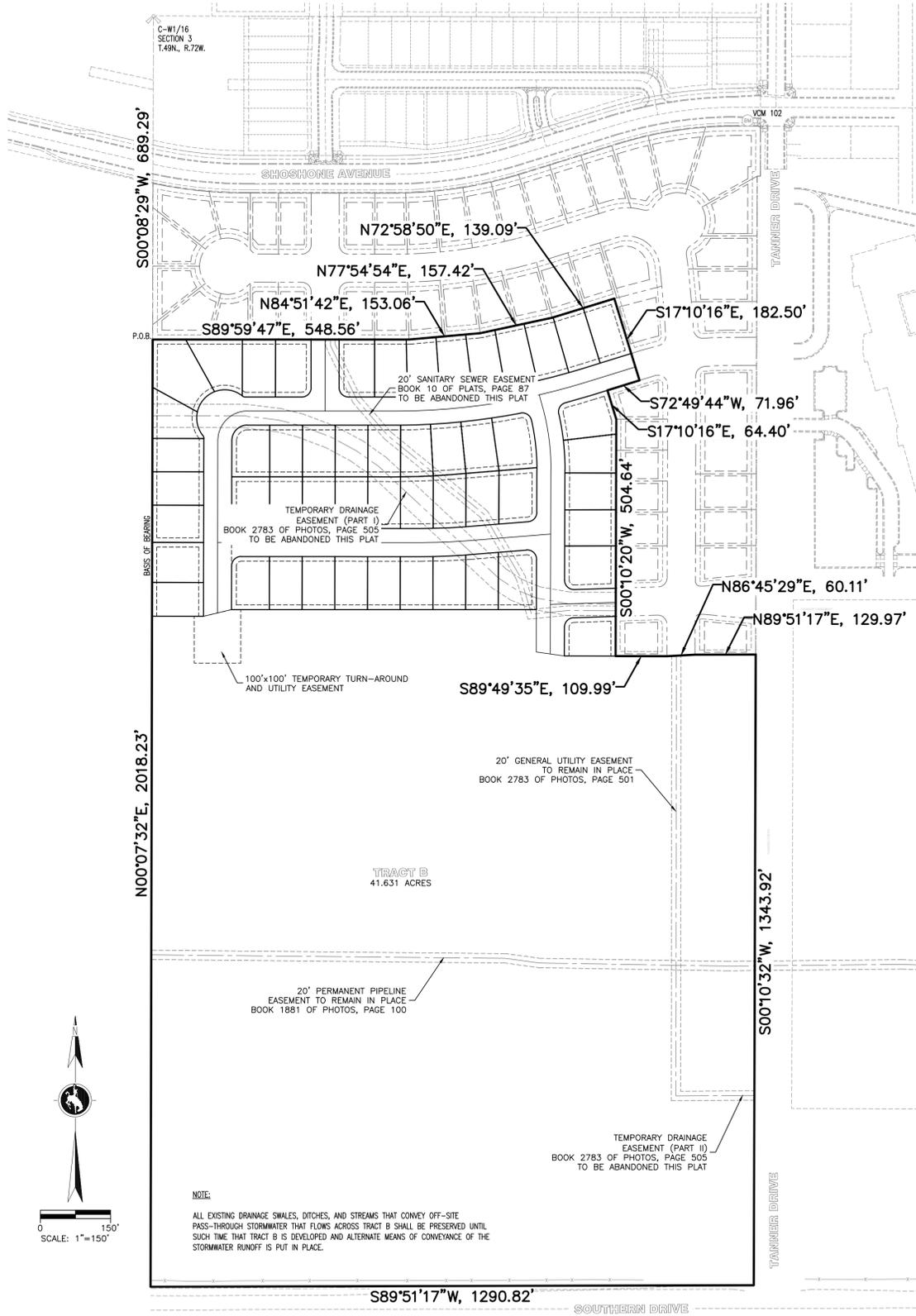
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**14.024SFP**  
**Legacy Ridge Phase III**

May 27th, 2014  
 Service With P.R.I.D.E.  
 Productivity Responsibility Integrity Dedication Enthusiasm

# FINAL PLAT OF LEGACY RIDGE, PHASE III

A RESUBDIVISION OF TRACT A, LEGACY RIDGE PHASE II, LOCATED IN THE E $\frac{1}{2}$ SW $\frac{1}{4}$ , SECTION 3,  
T.49N., R.72W. OF THE 6th P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING



**CERTIFICATE OF DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED QUANTUM PARTNERS, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE LEGACY RIDGE PHASE III, A RESUBDIVISION OF TRACT A, LEGACY RIDGE PHASE II, LOCATED IN SECTION 3, T.49N., R.72W. OF THE 6th P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 49 NORTH, RANGE 72 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THENCE SOUTH 00°08'29" WEST, 689.29 FEET, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 89°59'47" EAST, 548.56 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699;  
THENCE NORTH 84°51'42" EAST, 153.06 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699;  
THENCE NORTH 77°54'54" EAST, 157.42 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699;  
THENCE NORTH 72°58'50" EAST, 139.09 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699;  
THENCE SOUTH 17°10'16" EAST, 182.50 FEET, ALONG THE LINE COMMON TO THE WESTERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE EASTERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699;  
THENCE SOUTH 72°49'44" WEST, 71.96 FEET, ALONG THE LINE COMMON SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699;  
THENCE SOUTH 17°10'16" EAST, 64.40 FEET, ALONG THE LINE COMMON TO THE WESTERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE EASTERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699;  
THENCE SOUTH 00°10'20" WEST, 504.64 FEET, ALONG THE LINE COMMON TO THE WESTERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE EASTERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699;  
THENCE SOUTH 89°49'35" EAST, 109.99 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699;  
THENCE NORTH 86°45'29" EAST, 60.11 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699;  
THENCE NORTH 89°51'17" EAST, 129.97 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY FOR TANNER DRIVE, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 121699;  
THENCE SOUTH 00°10'32" WEST, 1,343.92 FEET, ALONG THE WESTERLY RIGHT-OF-WAY FOR TANNER STREET, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 121699;  
THENCE SOUTH 89°51'17" WEST, 1290.82 FEET, ALONG THE SOUTHERLY BOUNDARY OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER  
THENCE NORTH 00°07'32" EAST, 2,018.23 FEET, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO THE TRUE POINT OF BEGINNING.  
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 55.592 ACRES, MORE OR LESS.

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, ALL STREETS, ALLEYS, EASEMENTS, AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY QUANTUM PARTNERS, LLC, OWNER

MARK A. CHRISTENSEN, MEMBER  
THE MC FAMILY OF COMPANIES, LLC  
GILLETTE, WY 82717  
307-685-1295

STATE OF WYOMING )  
                                  )ss.  
CAMPBELL COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY MARK A. CHRISTENSEN AS A MEMBER OF MC FAMILY OF COMPANIES, LLC AS A MEMBER OF MC LEGACY GILLETTE, LLC AS A MEMBER OF QUANTUM PARTNERS, LLC AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY OFFICIAL HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

EDWARD E. RUST, MEMBER  
L & H INVESTMENTS, LLC  
GILLETTE, WY 82717

STATE OF WYOMING )  
                                  )ss.  
CAMPBELL COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY EDWARD E. RUST AS A MEMBER OF L & H INVESTMENTS, LLC AS A MEMBER OF QUANTUM PARTNERS, LLC AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY OFFICIAL HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING**

APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION**

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION, WYOMING THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**CERTIFICATE OF REVIEW OF THE CITY ENGINEER:**

DATA ON THIS PLAT REVIEWED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY THE CITY ENGINEER OF GILLETTE, WYOMING.

CITY ENGINEER \_\_\_\_\_

**DECLARATION VACATING PREVIOUS PLATTING**

THIS PLAT IS THE RESUBDIVISION OF TRACT A, LEGACY RIDGE PHASE II, LOCATED IN SECTION 3, T.49N., R.72W. OF THE 6th P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AS RECORDED IN BOOK 10 OF PLATS, PAGES 66-67 OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, INCLUDING A TEMPORARY DRAINAGE EASEMENT, AS RECORDED IN BOOK 2783 OF PHOTOS, PAGE 505 OF THE RECORDS OF THE CAMPBELL COUNTY CLERK, AND ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED WITH THIS PLAT.

JOHN C. ALT, MEMBER  
ALT DEVELOPMENT AND MANAGEMENT RESOURCES, LLC  
GILLETTE, WY 82717

STATE OF WYOMING )  
                                  )ss.  
CAMPBELL COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY JOHN C. ALT AS A MEMBER OF ALT DEVELOPMENT AND MANAGEMENT RESOURCES, LLC AS A MEMBER OF QUANTUM PARTNERS, LLC AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY OFFICIAL HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

MARK G. MURPHY  
GILLETTE, WY 82717

STATE OF WYOMING )  
                                  )ss.  
CAMPBELL COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY MARK G. MURPHY AS A MEMBER OF QUANTUM PARTNERS, LLC AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY OFFICIAL HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**SUBDIVISION SUMMARY**

TOTAL AREA: 55.592 ACRES  
TOTAL TRACTS: 1 TRACT (41.631 AC)  
TOTAL LOTS: 52 LOTS  
AVERAGE LOT SIZE: 8475 S.F. ±  
ZONING: R-1  
FLOOD PLAIN DESIGNATION: ZONE X  
RIGHT OF WAY: 3.84 ACRES

**BENCHMARK**

BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #102, ELEVATION 4609.666

**BASE OF BEARING**

THE WEST LINE OF THE E1/2SW1/4, SECTION 3, T.49N., R.72W.

**CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, AND IS DULY RECORDED IN BOOK NUMBER \_\_\_\_\_, PAGE NUMBER \_\_\_\_\_.

COUNTY CLERK \_\_\_\_\_

**LEGEND**

- SET 2" ALUMINUM CAP (LS 12699)
- ⊙ FOUND PROPERTY CORNER
- LOT BOUNDARY
- - - SUBDIVISION BOUNDARY
- EXISTING EASEMENT LINES
- PROPOSED GENERAL UTILITY EASMENT
- EXISTING LOT LINES
- xx" DUE DRY UTILITY EASEMENT
- xx" DUE GENERAL UTILITY EASEMENT



**NOTE:**

ALL EXISTING DRAINAGE SHOALS, DITCHES, AND STREAMS THAT CONVEY OFF-SITE PASS-THROUGH STORMWATER THAT FLOWS ACROSS TRACT B SHALL BE PRESERVED UNTIL SUCH TIME THAT TRACT B IS DEVELOPED AND ALTERNATE MEANS OF CONVEYANCE OF THE STORMWATER RUNOFF IS PUT IN PLACE.



PREPARED FOR:  
QUANTUM PARTNERS, LLC  
P.O. BOX 1289  
GILLETTE, WY 82717  
(307) 686-3620

PREPARED BY:  
EQS ENGINEERS  
511 E. 4th STREET, SUITE 3  
GILLETTE, WY 82716

**FINAL PLAT  
LEGACY RIDGE  
PHASE III**

PAGE 1/2

Scale: SEE DRAWING  
File Name: FinalPlat\_PhaseIII.dwg

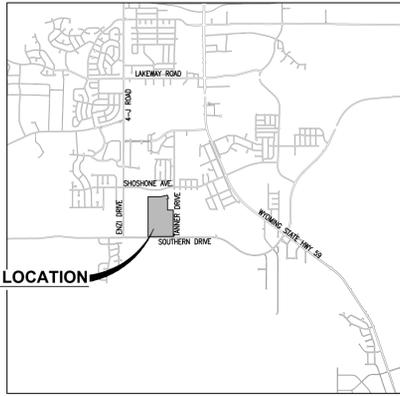
Date Drawn: 10.31.2013  
Project No.: 130100

REV	DATE	BY	CHK	REVISIONS



# FINAL PLAT OF LEGACY RIDGE, PHASE III

A RESUBDIVISION OF TRACT A, LEGACY RIDGE PHASE II, LOCATED IN THE E 1/2SW 1/4, SECTION 3, T.49N., R.72W. OF THE 6th P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING



VICINITY MAP  
N.T.S.

Curve Table					Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	6.75	10.00	38.68	N19°13'00"W	6.62	C33	58.93	60.00	56.27	N40°41'48"E	56.59
C2	175.14	60.00	167.24	N45°03'52"E	119.26	C34	53.53	60.00	51.12	N12°59'56"W	51.78
C3	6.75	10.00	38.68	S70°39'15"E	6.62	C35	6.75	10.00	38.68	N19°13'00"W	6.62
C4	31.39	20.00	89.94	N45°02'06"E	28.27	C36	51.77	33.00	89.88	S45°03'52"W	46.62
C5	31.44	20.00	90.06	S45°57'53"E	28.30	C37	12.97	1422.45	0.52	S89°44'33"W	12.97
C6	408.40	1362.45	17.17	N81°24'58"E	406.87	C38	63.87	1422.45	2.57	S88°11'42"W	63.86
C7	56.62	1422.45	2.28	S73°58'09"W	56.61	C39	65.16	1422.45	2.62	S85°35'47"W	65.15
C8	30.70	20.00	87.93	S31°08'31"W	27.77	C40	66.66	1422.45	2.68	S82°56'30"W	66.65
C9	120.25	530.00	13.00	S6°19'33"E	119.99	C41	62.48	1422.45	2.52	S80°20'27"W	62.48
C10	30.72	20.00	92.01	S45°49'46"E	28.78	C42	30.76	20.00	88.11	N56°51'46"W	27.81
C11	30.72	20.00	87.89	S44°10'15"W	27.78	C43	101.88	470.00	12.42	N6°35'54"W	101.68
C12	33.09	20.00	94.80	N47°13'33"W	29.44	C44	4.61	470.00	0.58	N0°06'27"W	4.61
C13	105.83	1310.00	4.63	S87°41'22"W	105.80	C45	29.74	20.00	85.20	N42°46'27"E	27.08
C14	31.37	20.00	89.88	S45°03'53"W	28.25	C46	5.17	1250.00	0.24	N85°29'36"E	5.17
C15	31.46	20.00	90.12	N44°56'08"W	28.31	C47	70.10	1250.00	3.21	N87°13'08"E	70.09
C16	51.77	33.00	89.88	N45°03'52"E	46.62	C48	25.71	1250.00	1.18	N89°24'51"E	25.71
C17	271.14	1422.45	10.92	N84°32'35"E	270.73	C49	31.46	20.00	90.12	S44°56'08"E	28.31
C18	30.76	20.00	88.11	S56°51'46"E	27.81	C50	12.74	1532.45	0.48	S89°45'56"W	12.74
C19	106.49	470.00	12.88	S6°19'02"E	106.26	C51	70.04	1532.45	2.62	S88°13'05"W	70.04
C20	29.74	20.00	85.20	S42°46'27"W	27.08	C52	40.34	1532.45	1.51	S86°09'16"W	40.34
C21	100.88	1250.00	4.63	S87°41'21"W	100.95	C53	56.62	1422.45	2.28	S73°58'09"W	56.61
C22	30.63	1362.45	1.29	N73°28'22"E	30.63	C54	30.70	20.00	87.93	S31°08'31"W	27.77
C23	69.99	1362.45	2.94	N75°31'19"E	69.98	C55	57.08	530.00	6.17	S9°44'23"E	57.05
C24	70.06	1362.45	2.95	N78°32'00"E	70.05	C56	63.17	530.00	6.83	S3°14'23"E	63.13
C25	70.00	1362.45	2.94	N81°28'42"E	69.99	C57	32.12	20.00	92.01	S45°49'46"E	28.78
C26	69.97	1362.45	2.94	N84°25'17"E	69.96	C58	31.37	20.00	89.88	S45°03'53"W	28.25
C27	69.97	1362.45	2.94	N87°21'50"E	69.97	C59	25.82	1310.00	1.12	S89°26'36"W	25.82
C28	27.78	1362.45	1.17	N89°25'10"E	27.78	C60	70.09	1310.00	3.07	S87°21'02"W	70.08
C29	31.44	20.00	90.06	S44°57'53"E	28.30	C61	10.12	1310.00	0.44	S85°35'47"W	10.12
C30	31.39	20.00	89.94	N45°02'06"E	28.27	C62	33.09	20.00	94.80	N47°13'33"W	29.44
C31	6.75	10.00	38.68	S70°39'15"E	6.62	C63	30.72	20.00	87.99	S44°10'15"W	27.78
C32	62.68	60.00	59.86	S81°14'24"E	59.87						

**SUBDIVISION SUMMARY**  
 TOTAL AREA: 55.592 ACRES  
 TOTAL TRACTS: 1 TRACT (41,631 AC)  
 TOTAL LOTS: 52 LOTS  
 AVERAGE LOT SIZE: 847.5 S.F. ±  
 ZONING: R-1  
 FLOOD PLAIN DESIGNATION: ZONE X  
 RIGHT OF WAY: 3.84 ACRES

- LEGEND**
- SET 2" ALUMINUM CAP (LS 12699)
  - FOUND PROPERTY CORNER
  - LOT BOUNDARY
  - - - SUBDIVISION BOUNDARY
  - - - EXISTING EASEMENT LINES
  - - - PROPOSED GENERAL UTILITY EASMENT
  - - - EXISTING LOT LINES
  - - - DRY UTILITY EASEMENT
  - - - GENERAL UTILITY EASEMENT

**BENCHMARK**  
 BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #102, ELEVATION 4609.666

**BASIS OF BEARING**  
 THE WEST LINE OF THE E1/2SW1/4, SECTION 3, T.49N., R.72W.

**DECLARATION VACATING PREVIOUS PLATTING**  
 THIS PLAT IS THE RESUBDIVISION OF TRACT A, LEGACY RIDGE PHASE II, LOCATED IN SECTION 3, T.49N., R.72W. OF THE 6th P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AS RECORDED IN BOOK 10 OF PLATS, PAGES 86-87 OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, INCLUDING A TEMPORARY DRAINAGE EASEMENT, AS RECORDED IN BOOK 2783 OF PHOTOS, PAGE 505 OF THE RECORDS OF THE CAMPBELL COUNTY CLERK, AND ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED WITH THIS PLAT.

**SURVEYOR'S CERTIFICATE**  
 I, GEORGE J. DALE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF THE LEGACY RIDGE PHASE III, A RESUBDIVISION OF TRACT A, LEGACY RIDGE PHASE II, LOCATED IN SECTION 3, T.49N., R.72W., OF THE 6th P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY DIRECT SUPERVISION.

**NOTE:**  
 ALL INTERIOR LOT CORNERS SHALL BE SET BY THE OWNER'S DESIGNATED WYOMING PROFESSIONAL LAND SURVEYOR UPON SUBSTANTIAL COMPLETION OF THE ROADWAY AND UTILITY CONSTRUCTION.



PREPARED FOR:  
 QUANTUM PARTNERS, LLC  
 P.O. BOX 1289  
 GILLETTE, WY 82717  
 (307) 686-3620

PREPARED BY:  
 ECS ENGINEERS  
 511 E. 4th STREET, SUITE 3  
 GILLETTE, WY 82716

**FINAL PLAT  
 LEGACY RIDGE  
 PHASE III**

Date Drawn: 10.31.2013  
 Project No.: 130100  
 Scale: SEE DRAWING  
 File Name: FinalPlat\_PhaseIII.dwg

REV	DATE	BY	CHK	REVISIONS

Planning Commission Agenda Item for May 27, 2014

Case Number 14.024SFP: Final Plat – Legacy Ridge, Phase III

Applicant/Owner: Quantum Partners, LLC

Agent: ECS Engineers

Summary:

The applicant is seeking Final Plat approval for 52 lots in the third phase of the Legacy Ridge development.

Background:

The 55.59 acre property is located south of Shoshone Avenue and west of the Tanner Drive extension. The property is zoned R-1, Single Family Residential District. The property is west of the Buffalo Ridge Elementary School and east of the Campbell County Recreation Center.

The Preliminary Plat showing a total of 265 lots was approved by the Planning Commission on June 5, 2012 and City Council on June 18, 2012. This subdivision phase is directly to the south of the existing Phase II development. The property has access points to both Shoshone Avenue and Tanner Drive. The Final Plat shows a total of 52 lots for single family residential development and one (1) tract to the south that is reserved for future development. The average lot size in Phase III is 8,475 square feet per lot. Also, this plat will vacate a Sanitary Sewer Easement and a Temporary Drainage Easement that are no longer necessary.

The Parks and Beautification Board reviewed this project on May 31, 2012. The parkland development fee shall apply as assessed by the Parks Board and Subdivision Regulations. The Final Plat has been modified slightly but is still in substantial compliance with the approved Preliminary Plat.

Planning Requirements:

1. The parkland development fee of \$18,200 shall be paid prior to recording the Final Plat.
2. A Permit to Construct is required and shall be issued one (1) week prior to City Council acting on the Final Plat.
3. All requirements of the Campbell County Fire Department shall be met.
4. The existing sanitary sewer line needs to be relocated within the designated roadways and in accordance with the City Design Standards, prior to this phase of development gaining interim acceptance, as required by the City Engineer.
5. All necessary Dry Utility Easements shall be added to the plat prior to recording.

6. All lots shall meet the Zoning Ordinance requirements and City of Gillette Design Standards.
7. An Unrecorded Plat Agreement and all the necessary attachments shall be submitted to City Planning prior to City Council approving the Final Plat.
8. A Consent to Subdivide document shall be submitted and recorded with the Final Plat.
9. The applicant shall submit appropriate documents indicating who has the authority to sign the plat dedication prior to recording the Final Plat.

Staff Recommendation:

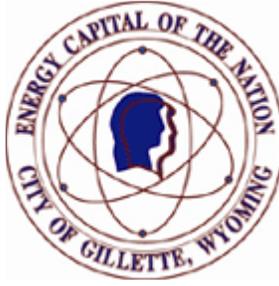
Staff recommends approval of the Final Plat for Legacy Ridge, Phase III, subject to all Planning requirements.

*This case is scheduled for review by the City Council on June 3, 2014 at 7:00 p.m. in the City Council Chambers.*

Save: 14.024SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Management: Staci Beecher



**CITY OF GILLETTE**  
**PLANNING COMMISSION**  
May 27, 2014 7:00:00 PM  
Council Chambers, City Hall  
201 E. 5th Street, Gillette, Wyoming  
(307)686-5281

**DATE:** 5/27/2014 7:00:00 PM

**CASE NUMBER AND TITLE:**

14.025SFP  
Final Plat - Cocklebur Subdivision

**APPLICANT/OWNER:**

City of Gillette  
Kanti and Sulabha Patel  
William and Pamela Taylor  
John C. McGuire Revocable Trust

**AGENT:**

Doyle Surveying, Inc.

**CASE SUMMARY:**

The owners are seeking Final Plat approval to create a subdivision for ownership purposes only.

**CASE BACKGROUND:**

The property, 21.38 acres, is located on the east side of Butler Spaeth Road, from an area just south of Cocklebur Drive to an area just north of Country Club Road. All of the property has a zoning designation of R-S, Suburban Residential. There are six (6) lots under private ownership and three (3) tracts which are owned by the City of Gillette. Lots 2, 3 and 4 are occupied by a dwelling unit. Lots 1, 5 and 6 are vacant at this time. The three (3) vacant tracts, A, B and C, are owned by the City.

No public improvements are a part of this subdivision. The subdivision helps to finalize new ownership patterns as the result of constructing Butler Spaeth Road and the annexation which followed.

**CASE REQUIREMENTS:**

1. The Minor Final Plat is for ownership purposes only. All development which may take place within the subdivision is subject to City of Gillette requirements at the time of development. This shall show as a note on the plat.
2. Finalize configuration of Access Easement on Lot 3.
3. Field verify all lot dimensions based upon existing recorded deeds.
4. A Title Report shall be provided prior to recording the plat.
5. A Consent to Subdivide shall be provided, if necessary, prior to recording the plat.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Final Plat for the Cocklebur Subdivision, subject to all planning requirements.

**CASE MANAGER:**

Michael Surface, AICP, Senior Planner

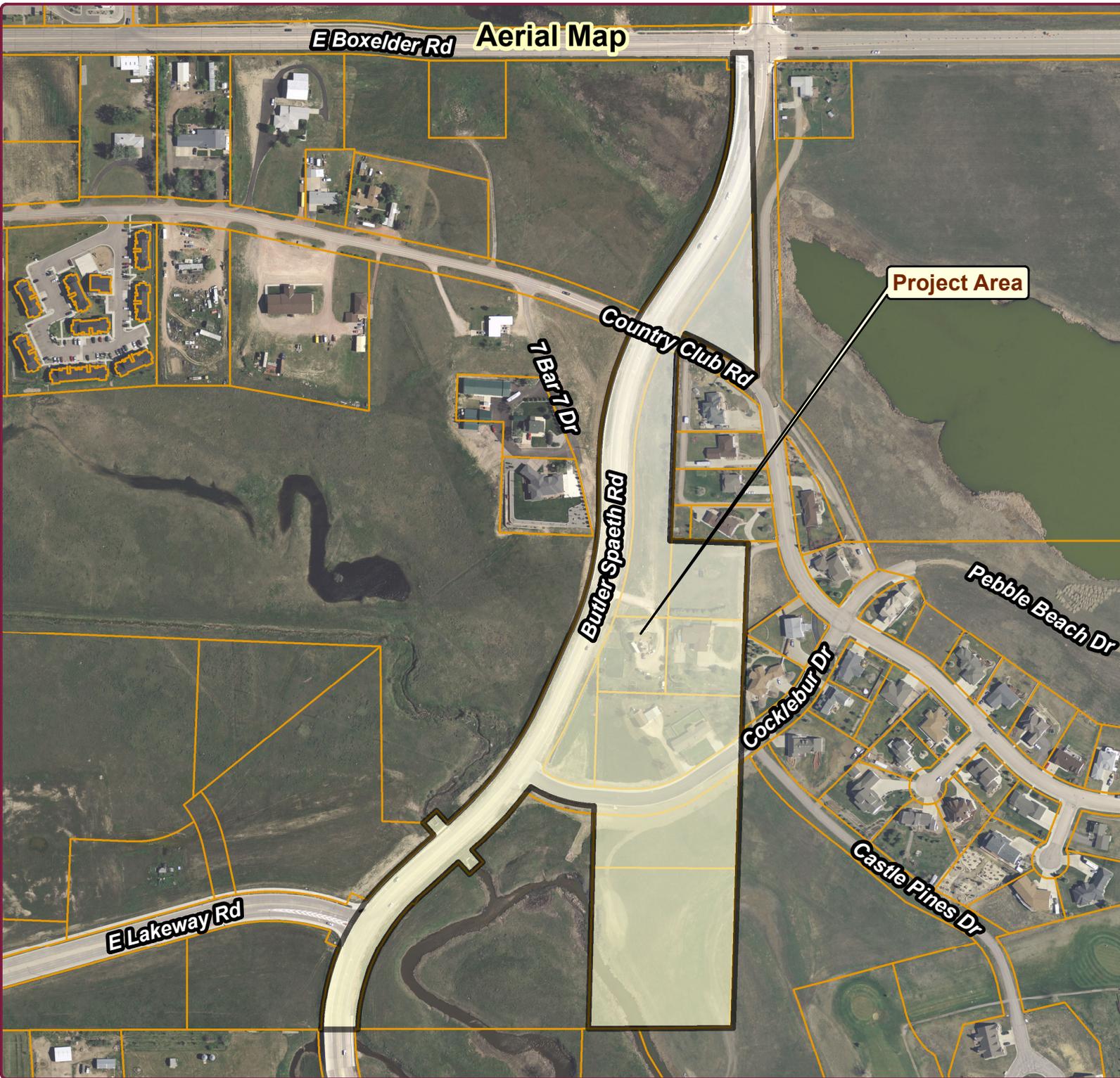
**TENTATIVE CITY COUNCIL DATE:**

June 3, 2014

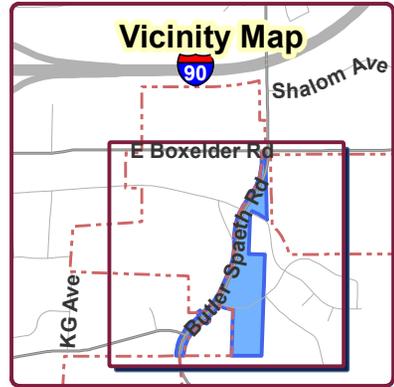
**ATTACHMENTS:**

Click to download

- [Aerial and Vicinity Map](#)
- [Final Plat Map](#)
- [Case Sheet](#)



**CITY OF GILLETTE**  
 GIS Division  
 P.O. Box 3003  
 Gillette, Wyoming 82717-3003  
 Phone (307) 686-5364  
 www.gillettewy.gov



**Legend**

- Project Area
- Parcels

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.

Y:\GIS Work\EDS\Planning\PlanningCommissionMaps

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 Feet

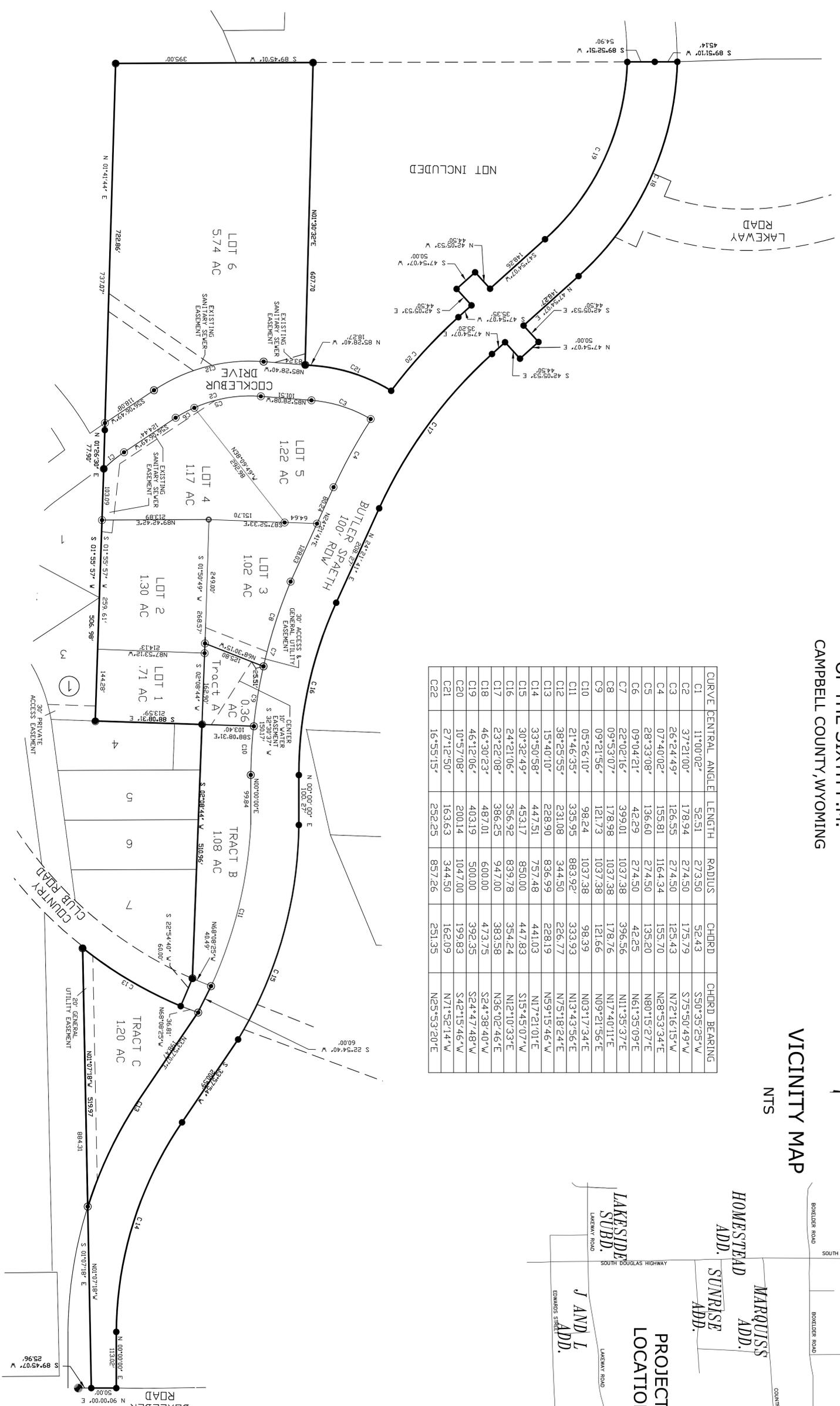
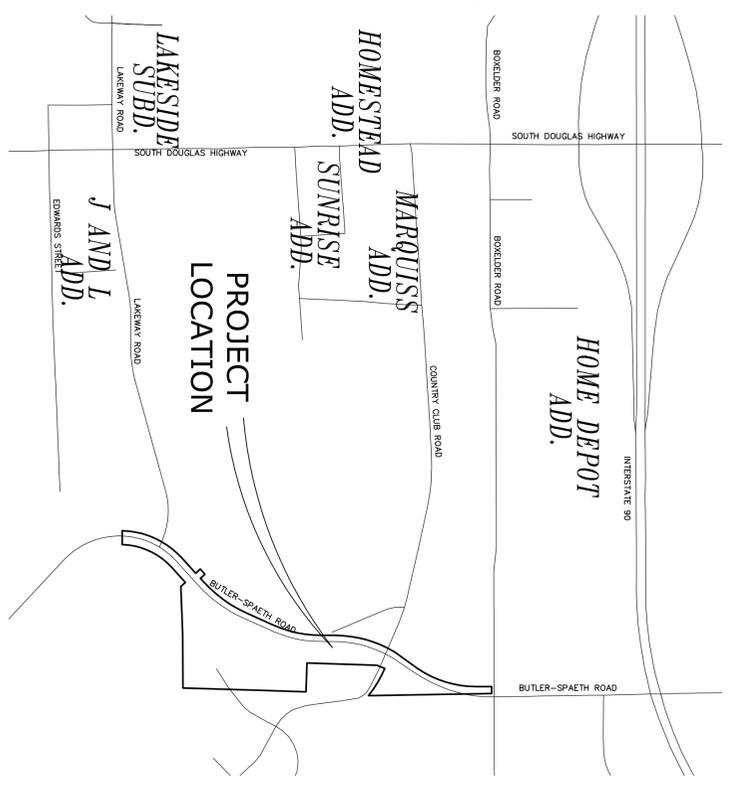
**14.025SFP**  
**Final Plat**  
**Cocklebur Subdivision**

May 27th, 2014  
 Service With P.R.I.D.E.  
 Productivity Responsibility Integrity Dedication Enthusiasm

**Final Plat**  
**Cocklebur Subdivision**  
 A PORTION OF E1/2 NW1/4,  
 SECTION 35, T50N, R72W  
 OF THE SIXTH P.M.  
 CAMPBELL COUNTY, WYOMING

CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	11°00'02"	52.51	273.50	52.43	S50°35'25"W
C2	37°21'00"	178.94	274.50	175.79	S75°50'49"W
C3	26°24'49"	126.55	274.50	125.43	N72°16'15"W
C4	07°40'02"	155.81	1164.34	155.70	N28°53'34"E
C5	28°33'08"	136.60	274.50	135.20	N80°15'27"E
C6	09°04'21"	42.29	274.50	42.25	N61°35'09"E
C7	22°02'16"	399.01	1037.38	396.56	N11°35'37"E
C8	09°53'07"	178.98	1037.38	178.76	N17°40'11"E
C9	09°21'56"	121.73	1037.38	121.66	N09°21'56"E
C10	05°26'10"	98.24	1037.38	98.39	N03°17'34"E
C11	21°46'35"	335.95	883.92	333.93	N13°43'56"E
C12	38°25'55"	231.08	344.50	226.77	N75°18'24"E
C13	15°40'10"	228.90	836.99	228.19	N59°15'46"W
C14	33°50'58"	447.51	757.48	441.03	N17°21'01"E
C15	30°32'49"	453.17	850.00	447.83	S15°45'07"W
C16	24°21'06"	356.92	839.78	354.24	N12°10'33"E
C17	23°22'08"	386.25	947.00	383.58	N36°02'46"E
C18	46°30'23"	487.01	600.00	473.75	S24°38'40"W
C19	46°12'06"	403.19	500.00	392.35	S24°47'48"W
C20	10°57'08"	200.14	1047.00	199.83	S42°15'46"W
C21	27°12'50"	163.63	344.50	162.09	N71°52'14"W
C22	16°55'15"	252.25	857.26	251.35	N25°53'20"E

**VICINITY MAP**  
 NTS



**SUMMARY**  
 TOTAL AREA: 21.38 AC  
 BENCHMARK: VCM #18

**LEGEND**  
 ● PROPERTY CORNERS  
 ◉ NORTH 1/4 CORNER SECT. 35

**Final Plat**  
**Cocklebur Subdivision**  
**GILLETTE, WY**

Prepared for:  
 City of Gillette  
 Gillette, WY 82716

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

Revised: 5/14

Date of Preparation: April, 2014

SHT 2 OF 2

Planning Commission Agenda Item for May 27, 2014

Case Number 14.025SFP: Final Plat – Cocklebur Subdivision

Applicant/Owner: City of Gillette  
Kanti and Sulabha Patel  
William and Pamela Taylor  
John C. McGuire Revocable Trust

Agent: Doyle Surveying, Inc.

Summary:

The owners are seeking Final Plat approval to create a subdivision for ownership purposes only.

Background:

The property, 21.38 acres, is located on the east side of Butler Spaeth Road, from an area just south of Cocklebur Drive to an area just north of Country Club Road. All of the property has a zoning designation of R-S, Suburban Residential. There are six (6) lots under private ownership and three (3) tracts which are owned by the City of Gillette. Lots 2, 3 and 4 are occupied by a dwelling unit. Lots 1, 5 and 6 are vacant at this time. The three (3) vacant tracts, A, B and C, are owned by the City.

No public improvements are a part of this subdivision. The subdivision helps to finalize new ownership patterns as the result of constructing Butler Spaeth Road and the annexation which followed.

Planning Requirements:

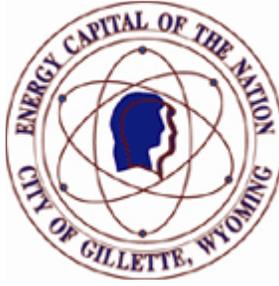
1. The Minor Final Plat is for ownership purposes only. All development which may take place within the subdivision is subject to City of Gillette requirements at the time of development. This shall show as a note on the plat.
2. Finalize configuration of Access Easement on Lot 3.
3. Field verify all lot dimensions based upon existing recorded deeds.
4. A Title Report shall be provided prior to recording the plat.
5. A Consent to Subdivide shall be provided, if necessary, prior to recording the plat.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Cocklebur Subdivision, subject to all planning requirements.

*This case is tentatively scheduled for review by City Council on June 3, 2014 in the City Council Chambers at 7:00 p.m.*

Save: 14.025SFP Case Sheet  
Attachments: Vicinity and Aerial Map, Plat Map  
Case Manager: Michael Surface  
ePlans: 14-025SFP



**CITY OF GILLETTE  
PLANNING COMMISSION  
May 27, 2014 7:00:00 PM  
Council Chambers, City Hall  
201 E. 5th Street, Gillette, Wyoming  
(307)686-5281**

**DATE: 5/27/2014 7:00:00 PM**

**CASE NUMBER AND TITLE:**

14.023Z

Zoning Map Amendment - An unplatted parcel south of Chara Hill Estates, Phase I and Phase II from A, Agricultural District, to R-S, Suburban Residential District

**APPLICANT/OWNER:**

Chara Hills, LLC

**AGENT:**

Doyle Surveying, Inc.

**CASE SUMMARY:**

The applicant requests a zone change on a 15.06 acre parcel from A, Agricultural District, to R-S, Suburban Residential District to facilitate residential development.

**CASE BACKGROUND:**

The site is an unplatted portion of the Chara Hill Estates development. Two (2) previously platted subdivisions, zoned R-S, exist to the north of the parcel. Southwest of the parcel is property zoned C-1, General Commercial District, along Boxelder Road at Butler Spaeth Road. The parcel is a natural extension of the Chara Hill Estates R-S type of development. The current lots in the previously subdivided area are 75% built out. The land area slopes fairly steep down to the south and the lot sizes required in the R-S District allow for additional area needed for development.

An amendment to the Zoning Map shall not take place unless at least one (1) of two (2) criteria exists as set forth in Section 12 of the City of Gillette Zoning Ordinance.

- a. The zoning map may be amended when there is a need to correct an obvious error. In this case, there was no error in the original zoning of the property.
- b. The zoning map may be amended to recognize changing conditions within the City. This request does recognize changing residential conditions in the City.

Section 12 of the City of Gillette Zoning Ordinance also provides for a minimum size land area for the R-S Zoning District. This request, combined with the existing R-S zoned land, meets the minimum size requirements.

**CASE REQUIREMENTS:**

1. The rezone of the property shall be approved prior to a subdivision plat being approved.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Zoning Map Amendment for an unplatted parcel south of Chara Hill Estates, Phase I and Phase II from A, Agricultural District, to R-S, Suburban Residential District, subject to all Planning requirements.

**CASE MANAGER:**

Larry Manning, Planning Manager

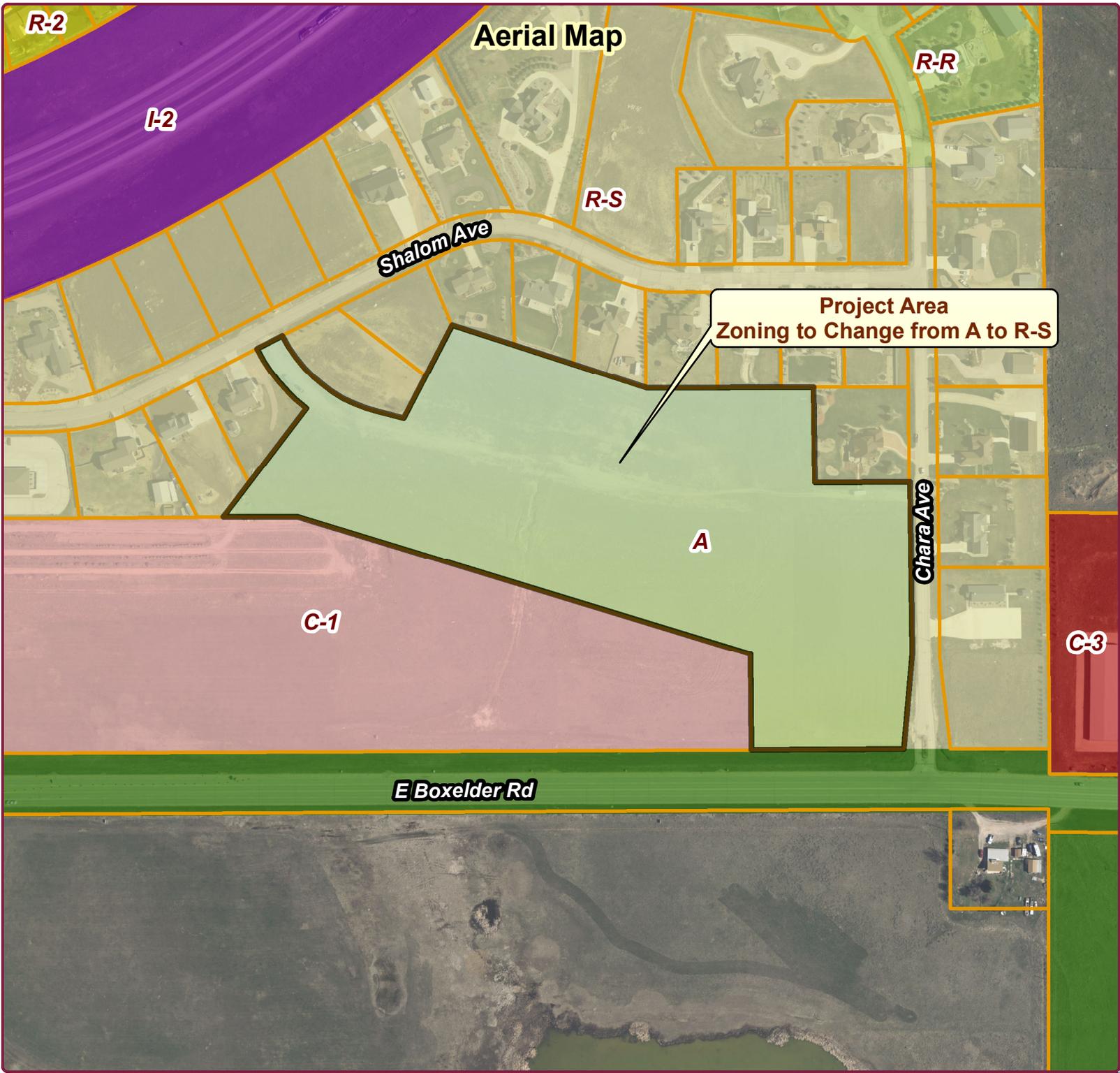
**TENTATIVE CITY COUNCIL DATE:**

This case is tentatively scheduled for Public Hearing and First Reading by City Council on June 3, 2014 at 7:00 p.m. in the City Council Chambers.

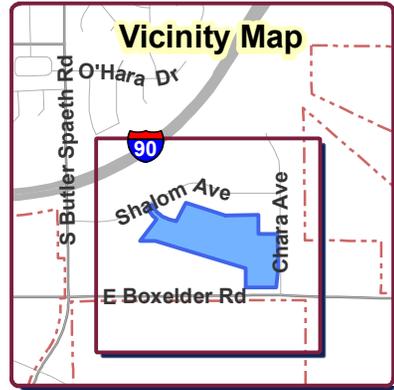
**ATTACHMENTS:**

Click to download

- [Vicinity and Aerial Map](#)
- [Exhibit A Map](#)
- [Case Sheet](#)




**CITY OF GILLETTE**  
 GIS Division  
 P.O. Box 3003  
 Gillette, Wyoming 82717-3003  
 Phone (307) 686-5364  
 www.gillettewy.gov



**Legend**

-  Project Area
-  Parcels

**Zoning Districts**

**Zoning Classification, Zoning Description**

-  A, Agricultural
-  C-1, General Commercial
-  C-3, Business/Services
-  I-2, Heavy Industrial
-  R-2, Single & Two Family Resi
-  R-R, Rural Resi
-  R-S, Suburban Resi

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.



Y:\GIS Work\EDS\Planning\PlanningCommissionMaps

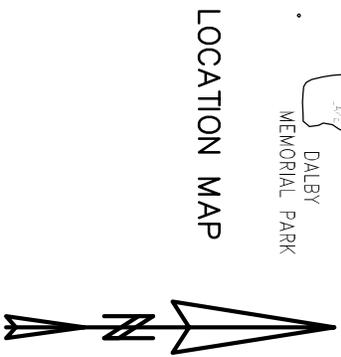
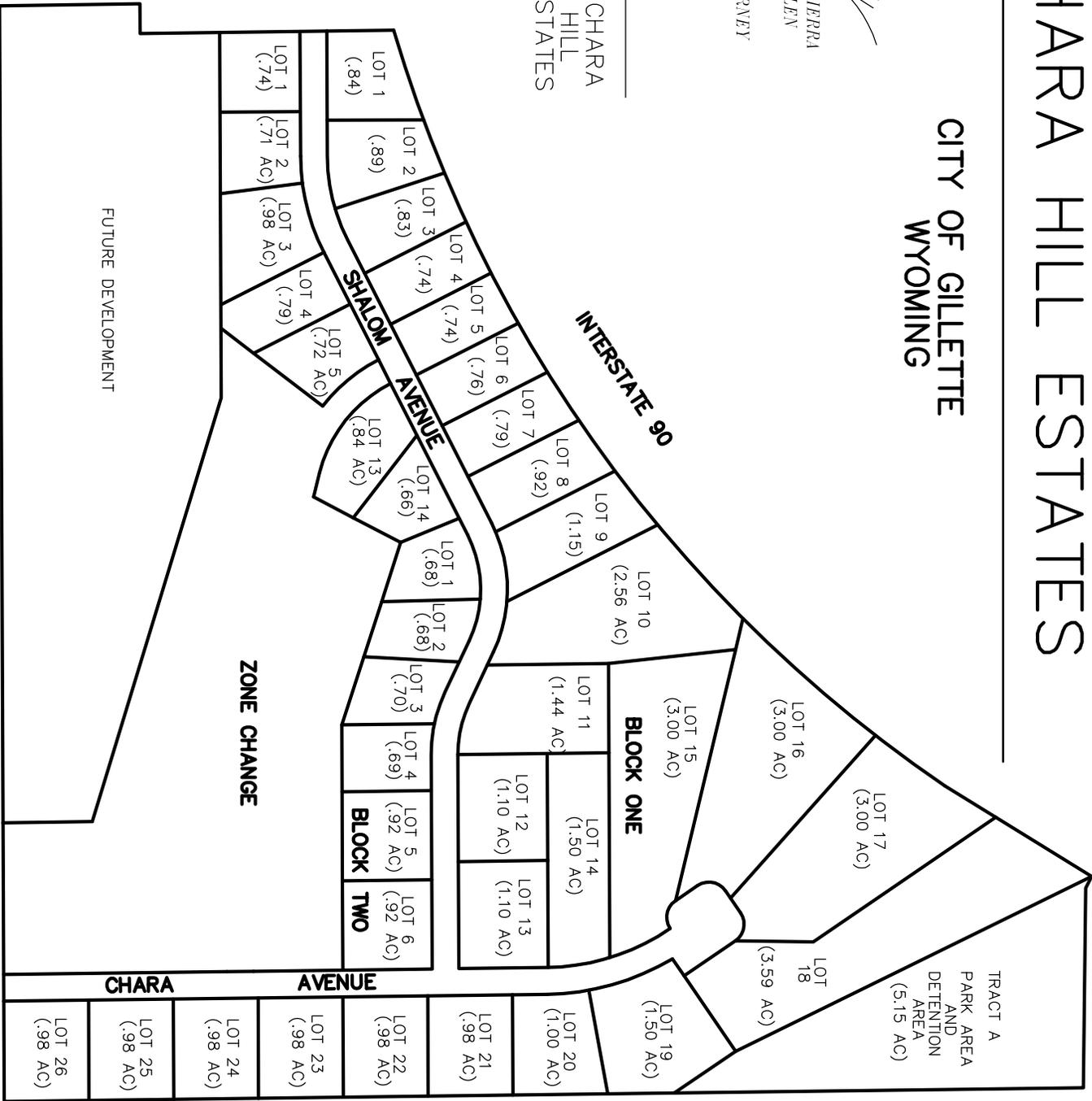
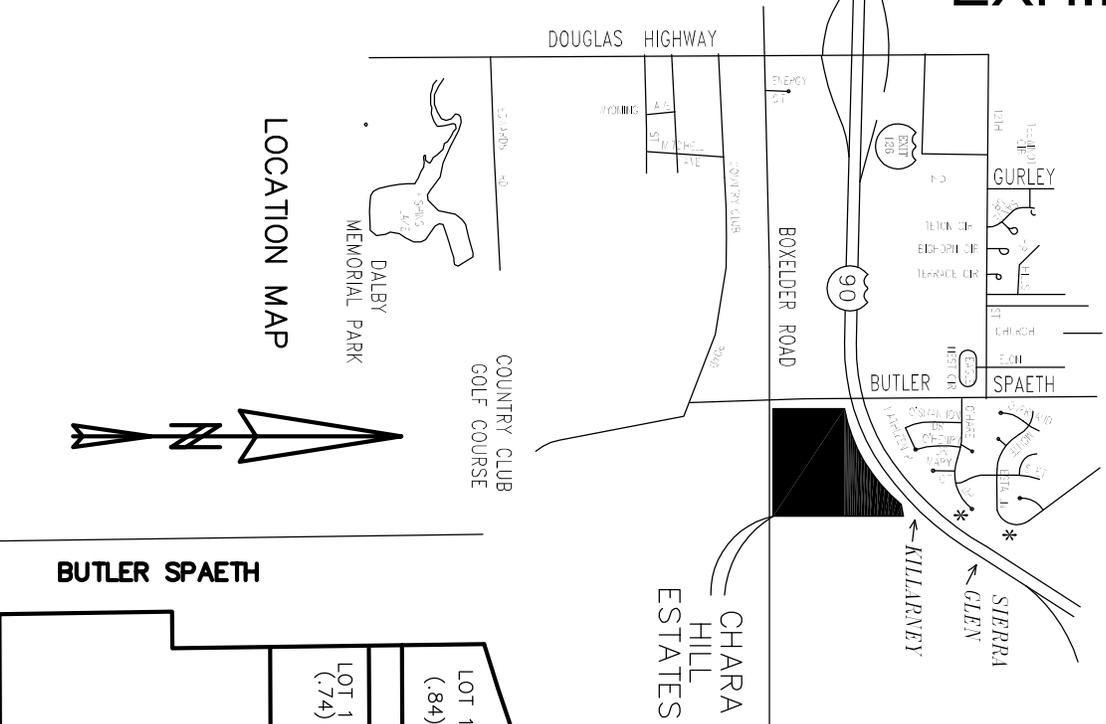


14.023Z  
 Zoning Map Amendment  
 for Unplatted Land  
 in Nankivel Addition  
 May 13, 2014  
 Service With P.R.I.D.E.  
 Productivity Responsibility Integrity Dedication Enthusiasm

# EXHIBIT A

## CHARA HILL ESTATES

CITY OF GILLETTE  
WYOMING



LOCATION MAP

Planning Commission Agenda Item for May 27, 2014

Case Number 14.023Z: Zoning Map Amendment – An unplatted parcel south of Chara Hill Estates, Phase I and Phase II from A, Agricultural District, to R-S, Suburban Residential District

Location: Located west of Chara Avenue, south of Shalom Avenue, and north of Boxelder Road

Owner: Chara Hills, LLC

Agent: Doyle Surveying, Inc.

Summary:

The applicant requests a zone change on a 15.06 acre parcel from A, Agricultural District, to R-S, Suburban Residential District to facilitate residential development.

Background:

The site is an unplatted portion of the Chara Hill Estates development. Two (2) previously platted subdivisions, zoned R-S, exist to the north of the parcel. Southwest of the parcel is property zoned C-1, General Commercial District, along Boxelder Road at Butler Spaeth Road. The parcel is a natural extension of the Chara Hill Estates' R-S type of development. The current lots in the previously subdivided area are 75% built out. The land area slopes fairly steep down to the south and the lot sizes required in the R-S District allow for additional area needed for development.

An amendment to the Zoning Map shall not take place unless at least one (1) of two (2) criteria exists as set forth in Section 12 of the City of Gillette Zoning Ordinance.

- a. The zoning map may be amended when there is a need to correct an obvious error. In this case, there was no error in the original zoning of the property.
- b. The zoning map may be amended to recognize changing conditions within the City. This request does recognize changing residential conditions in the City.

Section 12 of the City of Gillette Zoning Ordinance also provides for a minimum size land area for the R-S Zoning District. This request, combined with the existing R-S zoned land, meets the minimum size requirements.

Planning Requirements:

1. The rezone of the property shall be approved prior to a subdivision plat being approved.

Staff Recommendation:

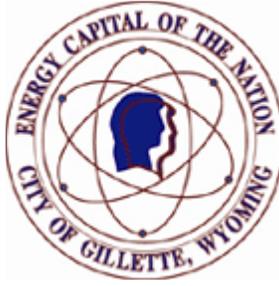
Staff recommends approval of the Zoning Map Amendment for an unplatted parcel south of Chara Hill Estates, Phase I and Phase II from A, Agricultural District, to R-S, Suburban Residential District, subject to all Planning requirements.

*This case is tentatively scheduled for First Reading by City Council on June 3, 2014 at 7:00 p.m. in the City Council Chambers.*

Save: 14.023Z Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit 'A' Map

Case Management: Larry Manning



**CITY OF GILLETTE**  
**PLANNING COMMISSION**  
May 27, 2014 7:00:00 PM  
**Council Chambers, City Hall**  
**201 E. 5th Street, Gillette, Wyoming**  
**(307)686-5281**

**DATE: 5/27/2014 7:00:00 PM**

**CASE NUMBER AND TITLE:**

14.022Z

Zoning Map Amendment - A portion of Tract E, Sawgrass Estates, Second Filing, from A, Agricultural District to R-1, Single-Family Residential District

**APPLICANT/OWNER:**

Firstier Bank

**AGENT:**

Anthony Willie, High Plains Builders

**CASE SUMMARY:**

The applicant requests a zone change on a 2.15 acre parcel from A, Agricultural District, to R-1, Single-Family Residential District to facilitate residential development.

**CASE BACKGROUND:**

The site is a portion of Tract E, Sawgrass Estates, Second Filing. Tract E is a total of 10.56 acres, most of which is currently zoned R-1, Single-Family Residential. Approval of this zone change will make the entire Tract an R-1 zoning and available for development as single-family residential. To the north and west are parcels owned by the City, zoned Agricultural and Single-Family Residential, respectively. To the south, across Pintail Drive, is land currently platted into lots and zoned Single-Family Residential. Southeast of the site, at the corner of Butler Spaeth Road and Pintail Drive, is a parcel zoned C-1.

An amendment to the Zoning Map shall not take place unless at least one (1) of two (2) criteria exists as set forth in Section 12 of the City of Gillette Zoning Ordinance.

- a. The zoning map may be amended when there is a need to correct an obvious error. In this case, there was no error in the original zoning of the property.
- b. The zoning map may be amended to recognize changing conditions within the City. This request does recognize changing residential conditions in the City.

Section 12 of the City of Gillette Zoning Ordinance also provides for a minimum size land area for the R-1 Zoning District. This request, combined with the existing R-1 zoned land, meets the minimum size requirements.

**CASE REQUIREMENTS:**

1. The rezone of the property shall be approved prior to a subdivision plat being approved.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Zoning Map Amendment for a portion of Tract E, Sawgrass Estates, Second Filing, from A, Agricultural District to R-1, Single-Family Residential District, subject to all Planning requirements.

**CASE MANAGER:**

Larry Manning, Planning Manager

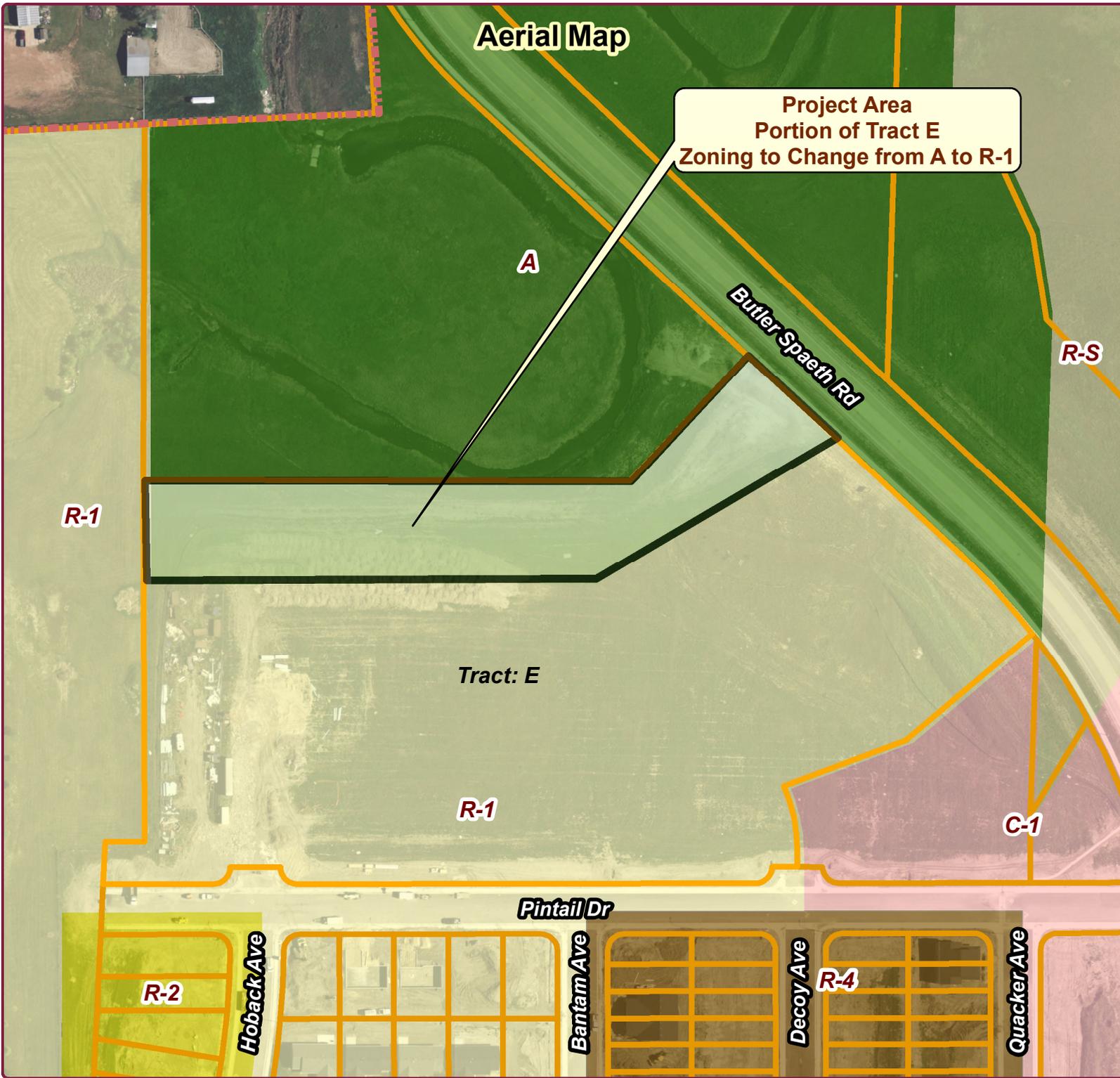
**TENTATIVE CITY COUNCIL DATE:**

This case is tentatively scheduled for a Public Hearing and First Reading by City Council on June 3, 2014 in the City Council Chambers.

**ATTACHMENTS:**

Click to download

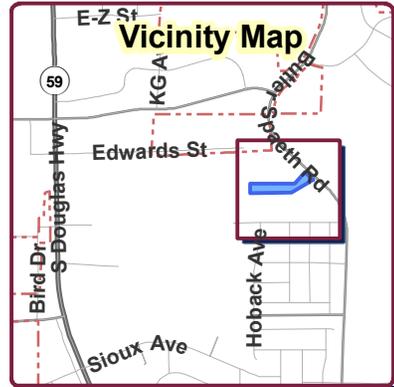
- [Vicinity and Aerial Map](#)
- [Exhibit A Map](#)
- [Case Sheet](#)



**Project Area**  
**Portion of Tract E**  
**Zoning to Change from A to R-1**



**CITY OF GILLETTE**  
 GIS Division  
 P.O. Box 3003  
 Gillette, Wyoming 82717-3003  
 Phone (307) 686-5364  
 www.gillettewy.gov



**Legend**

- City Limits
- Project Area
- Parcels

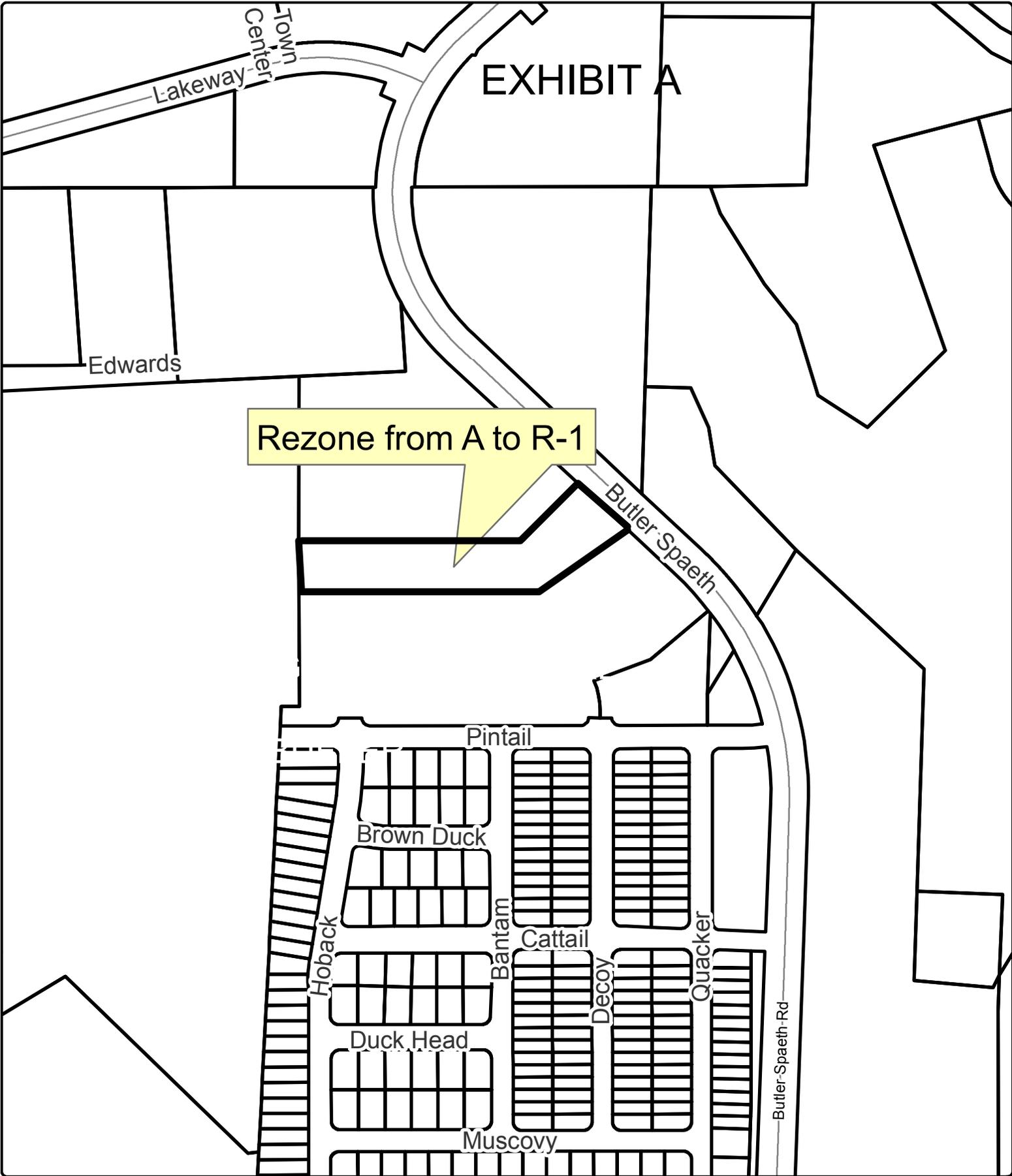
**Zoning Districts**  
**Zoning Classification, Zoning Description**

- A, Agricultural
- C-1, General Commercial
- R-1, Single Family Resi
- R-2, Single & Two Family Resi
- R-4, Multi Family Resi
- R-S, Suburban Resi

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.




14.022Z  
 Zoning Map Amendment  
 for Portion of Tract E,  
 Sawgrass Estates,  
 Second Filing  
 May 27, 2014  
 Service With P.R.I.D.E.  
 Productivity Responsibility Integrity Dedication Enthusiasm



Planning Commission Agenda Item for May 27, 2014

Case Number 14.022Z: Zoning Map Amendment – A portion of Tract E, Sawgrass Estates, Second Filing, from A, Agricultural District to R-1, Single-Family Residential District

Location: Generally located at 3050 South Butler Spaeth Road, west of Butler Spaeth Road and north of Pintail Drive

Owner: Firstier Bank

Agent: Anthony Willie, High Plains Builders

Summary:

The applicant requests a zone change on a 2.15 acre parcel from A, Agricultural District, to R-1, Single-Family District to facilitate residential development.

Background:

The site is a portion of Tract E, Sawgrass Estates, Second Filing. Tract E is a total of 10.56 acres, most of which is currently zoned R-1, Single-Family Residential. Approval of this zone change will make the entire Tract an R-1 zoning and available for development as single-family residential. To the north and west are parcels owned by the City, zoned Agricultural and Single-Family Residential, respectively. To the south, across Pintail Drive, is land currently platted into lots and zoned Single-Family Residential. Southeast of the site, at the corner of Butler Spaeth Road and Pintail Drive, is a parcel zoned C-1.

An amendment to the Zoning Map shall not take place unless at least one (1) of two (2) criteria exists as set forth in Section 12 of the City of Gillette Zoning Ordinance.

- a. The zoning map may be amended when there is a need to correct an obvious error. In this case, there was no error in the original zoning of the property.
- b. The zoning map may be amended to recognize changing conditions within the City. This request does recognize changing residential conditions in the City.

Section 12 of the City of Gillette Zoning Ordinance also provides for a minimum size land area for the R-1 Zoning District. This request, combined with the existing R-1 zoned land, meets the minimum size requirements.

Planning Requirements:

1. The rezone of the property shall be approved prior to a subdivision plat being approved.

Staff Recommendation:

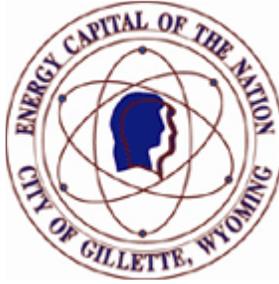
Staff recommends approval of the Zoning Map Amendment for a portion of Tract E, Sawgrass Estates, Second Filing, from A, Agricultural District to R-1, Single-Family Residential District, subject to all Planning requirements.

*This case is tentatively scheduled for First Reading by City Council on June 3, 2014 at 7:00 p.m. in the City Council Chambers.*

Save: 14.022Z Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit 'A' Map

Case Management: Larry Manning



**CITY OF GILLETTE**  
**PLANNING COMMISSION**  
May 27, 2014 7:00:00 PM  
**Council Chambers, City Hall**  
**201 E. 5th Street, Gillette, Wyoming**  
**(307)686-5281**

**DATE:** 5/27/2014 7:00:00 PM

**CASE NUMBER AND TITLE:**

14.026V

Vacation of Jordan Court, located in Block 2, Castle Heights Estates Subdivision, Phase I

**APPLICANT/OWNER:**

Castle Group, LLC

**AGENT:**

Bruce Engineering, Inc.

**CASE SUMMARY:**

The property owner is requesting the right-of-way for Jordan Court, located in Block 2 of Castle Heights Estates Subdivision, Phase I, be vacated in order to resubdivide property.

**CASE BACKGROUND:**

The land owner wishes to redesign lots that front on Jordan Court. A resubdivision of those lots that currently front on Jordan Court are being incorporated into a new Final Plat which the Planning Commission will review at their June 10, 2014 meeting. In order for the new Final Plat to be approved for lots that currently front on Jordan Court, the vacation of Jordan Court must be approved first by City Council.

**CASE REQUIREMENTS:**

1. The applicant shall remove all services from within the right-of-way of Jordan Court upon its approval.
2. A Deed from the City to Castle Group, LLC shall be provided upon approval of the vacate request.
3. The Ordinance, Exhibit "A" Map, and Deed shall be recorded at the Campbell County Clerk's Office upon approval of the Vacation and Final Plat by City Council.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Vacation of Jordan Court, located in Block 2, Castle Heights Estates Subdivision, Phase I, as shown on the Exhibit "A" Map, subject to all Planning requirements.

**CASE MANAGER:**

Michael Surface, AICP, Senior Planner

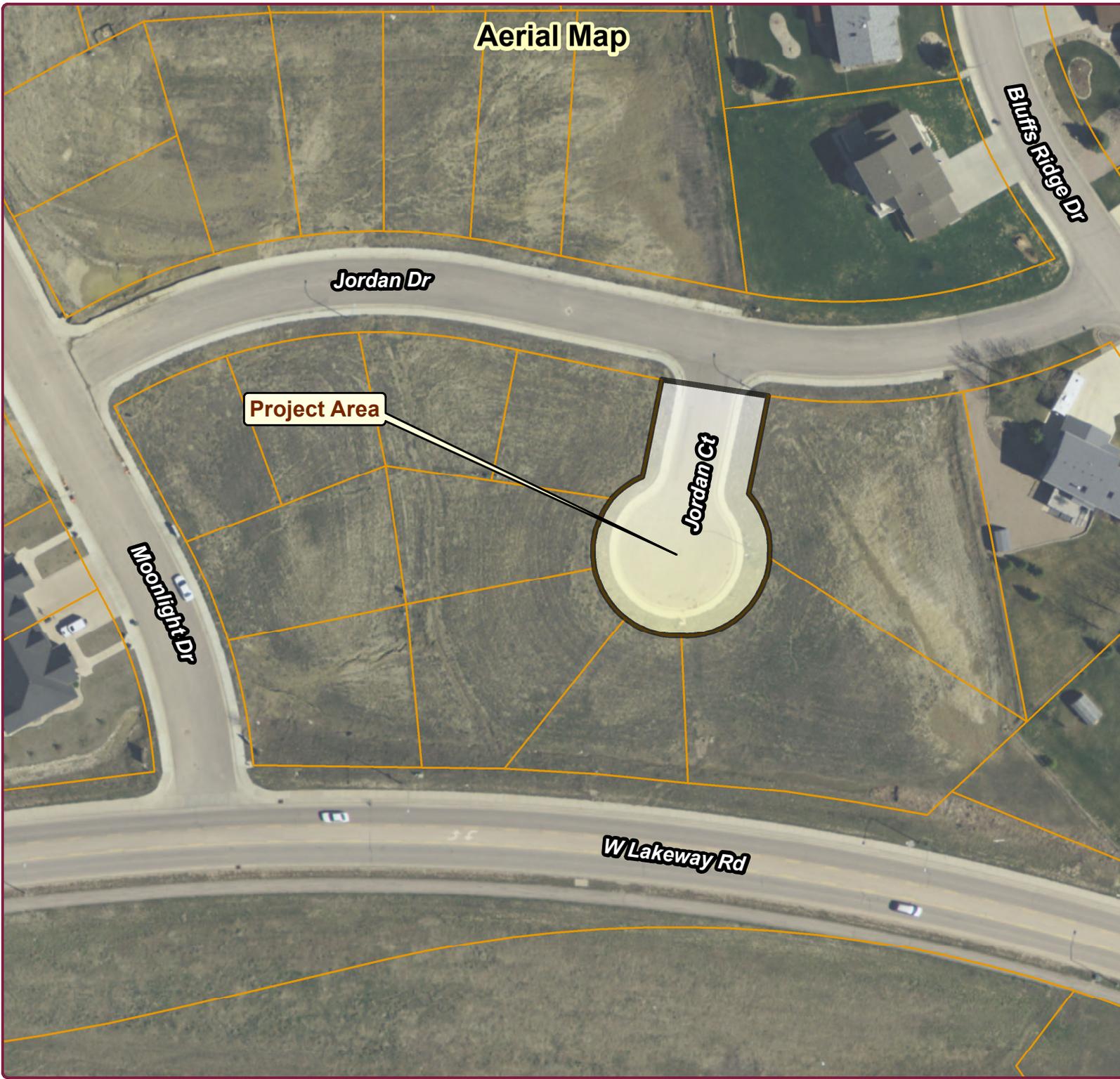
**TENTATIVE CITY COUNCIL DATE:**

This case is tentatively scheduled for First Reading by City Council on June 3, 2014 at 7:00 p.m. in the City Council Chambers.

## **ATTACHMENTS:**

**Click to download**

- [Aerial and Vicinity Map](#)
- [Site and Exhibit "A" Map showing area to be vacated](#)
- [Case Sheet](#)

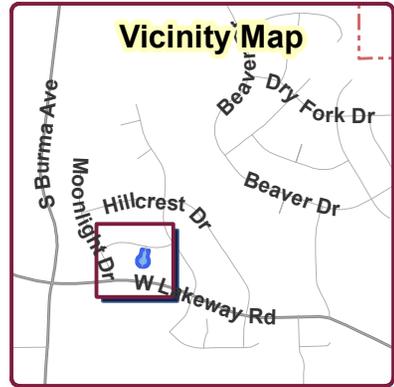


# Aerial Map



## CITY OF GILLETTE

GIS Division  
 P.O. Box 3003  
 Gillette, Wyoming 82717-3003  
 Phone (307) 686-5364  
 www.gillettewy.gov



# Vicinity Map

### Legend

-  Project Area
-  Parcels

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.

Y:\GIS Work\EDS\Planning\CommissionMaps



14.026V  
 Jordan Drive  
 ROW Vacate

May 27th, 2014  
 Service With P.R.I.D.E.  
 Productivity Responsibility Integrity Dedication Enthusiasm

# EXHIBIT "A"

Castle Heights Estates Subdivision, Phase 1  
Jordan Court to be vacated



1 inch = 100 ft.



SHEET:  
**1/1**

**PREPARED FOR:**  
Castle Group, LLC  
P.O. Box 1776  
Gillette, WY 82717

**BRUCE ENGINEERING, INC.**  
1300 EAST HWY 14-16  
GILLETTE, WY 82716  
(307) 686-2252 FAX: (307) 687-7163  
CIVIL ENGINEERING • LAND SURVEYING • MANAGEMENT

DESIGN:	SMB
DRAWN:	KAL
CHECKED:	SMB
JOB No.:	14-008
DATE:	5/19/14
SCALE:	AS SHOWN
DATE:	11/07
BY:	NIS
DATE:	11/07
BY:	NIS

Planning Commission Agenda Item for May 27, 2014

Case Number 14.026V: Vacation of Jordan Court, located in Block 2, Castle Heights Estates Subdivision, Phase I

Applicant/Owner: Castle Group, LLC

Agent: Bruce Engineering

Summary:

The property owner is requesting the right-of-way for Jordan Court, located in Block 2 of Castle Heights Estates Subdivision, Phase I, be vacated in order to resubdivide property.

Background:

The land owner wishes to redesign lots that front on Jordan Court. A resubdivision of those lots that currently front on Jordan Court are being incorporated into a new Final Plat which the Planning Commission will review at their June 10, 2014 meeting. In order for the new Final Plat to be approved for lots that currently front on Jordan Court, the vacation of Jordan Court must be approved first by City Council.

Planning Requirements:

1. The applicant shall remove all services from within the right-of-way of Jordan Court upon its approval.
2. A Deed from the City to Castle Group, LLC shall be provided upon approval of the vacate request.
3. The Ordinance, Exhibit "A" Map, and Deed shall be recorded at the Campbell County Clerk's Office upon approval of the Vacation and Final Plat by City Council.

Staff Recommendation:

Staff recommends approval of the Vacation of Jordan Court, located in Block 2, Castle Heights Estates Subdivision, Phase I, as shown on the Exhibit "A" Map, subject to all Planning requirements.

*This case is tentatively scheduled for First Reading of City Council on June 3, 2014 at 7:00 p.m. in the City Council Chambers.*

Save: 14.026V PC Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit "A" Map

Case Management: Michael Surface