

PLANNING & ZONING
January 02, 2025
5:30 PM
City Hall



Chairman:
John Gudger
Vice Chairman:
Chris Volzke
Members:
John Bryson
Nick Sterling
Robin Baye

AGENDA
MILLS CITY PLANNING COMMISSION

ITEMS ON THIS AGENDA ARE SUBJECT TO A PUBLIC HEARING BEFORE THE CITY COUNCIL FOR FINAL ACTION

CALL TO ORDER

CONSENT AGENDA

Minutes

- [1.](#) Approval of minutes from December 5, 2024

AGENDA ITEM

- [2.](#) 24.10 FSP - Minor Adjustment Plat of Mountain Meadows No. 2
- [3.](#) 24.04 DEV - Vision Beyond Borders Development Plan

PUBLIC COMMENT - Public comment is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note no formal action will be taken on these items during this time. However, they may be scheduled on a future posted agenda if action is required.

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 307-234-6679 within 48 hours prior to the meeting in order to request such assistance.

Board Members Present: John Gudger, John Bryson, Nick Sterling, and Robin Baye were present for the P&Z Meeting.

City Staff in Attendance: Megan Nelms, City Planner, Building Inspector Kevin O’Hearn and Sarah Osborn, City Clerk

Chairman John Gudger called meeting to order at 5:30pm on December 5, 2024, as a quorum was present.

Chairman Gudger asked if everyone had a chance to read the minutes from the previous meeting on November 7, 2024. Board Member John Bryson made a motion to approve the minutes. Board Member Robin Baye seconded the motion. Chairman Gudger called for a vote to pass the minutes of the November 7, 2024, P&Z meeting. All ayes, motion passed.

Chairman Gudger introduced the next item on the agenda, the Final Plat for DLD Addition. Chairman Gudger asked Megan for a staff report. Megan provided an overview of the case, 24.09 FSP, the final plat for the proposed DLD Addition. The applicant is Daniel Dwyer and his agent is Andrew Barns with WLC Engineering. He is proposing to resubdivide property in two separate subdivisions into two (2) lots in a newly named subdivision, the DLD Addition. Proposed Lot 1 will be a replat of portions of Lots 4 & 6, B & B Subdivision and a portion of Lot 2, DLD Simple Subdivision, resulting in a 2.57-acre lot. Proposed Lot 2 will be the remainder of Lot 2, DLD Simple Subdivision, and be 5.23-acres in size. It's located on the south side of Bergen Road just west of the intersection with Salt Creek Highway. It is zoned I-1 light industrial and there's no change of zoning requested or required and the following planning considerations will apply.

Planning Considerations:

1. Submit a site plan showing the location of all existing structures, infrastructure, fencing and other improvements on the existing lots.
2. Add symbols for parcel corners and other items to the plat legend
 - a. Verify the symbol being used on the easterly line of Dwyer Dr.
3. Add a notes section to the plat face with information regarding existing infrastructure, flood plain information, etc.
4. Verify that the access easement referenced in instrument #893029 covers the length of 312.90' along the southern boundary of Lot 2 or if it has been partially vacated.
5. Show the existing pipelines within an easement and label with the instrument number, if applicable.
 - a. Ensure all existing easements are shown and labeled on the plat face.

Staff Recommendations:

Staff recommends approval of the Final Plat, pending all considerations being completed and recommends the Planning Commission make a do-pass recommendation on the application to City Council.

Chairman Gudger opened the floor for questions from the public.

Mills Planning & Zoning Board Meeting Minutes

December 5, 2024

Item # 1.

Board Member Bryson asked if it is standard procedure to require a site plan. Planner Megan responded no, not usually but there are a lot of things happening on this property with existing structures, infrastructure and other items. Some of the buildings are also very close to the lot line, so a site plan showing existing conditions is helpful in terms of checking things like zoning setbacks and easements.

Andrew Barnes from WLC Engineering came forward and discussed the site plan. Megan explained that since there are existing structures on the site, a site plan was required. Board Member Bryson asked that we update the code to reflect that change. Megan stated that she is working on amendments to the code.

Chairman Gudger asked if there were any other questions or comments from the Board. There were none. With that, he asked for a motion.

Board Member Bryson moved to approve the final plat for the proposed DLD Addition, pending completion of all planning considerations. Board Member Baye seconded the motion. All ayes, motion passed.

Chairman Gudger opened the floor for public comment. There were none.

Chairman Gudger adorned the meeting into a work session at 5:52pm. The work session consisted of discussion of the November 2024 meeting and a brief board training. The work session was adjourned at 6:31pm.

John Gudger, Vice Chairman

Attest: Sarah Osborn, City Clerk

**Minor Adjustment Plat
of Mountain Meadows No. 2**

Final Plat

Planning Commission Meeting
January 2, 2025

City Council Meeting

Applicants: Greenbriar Partners, LLC

Case Number: 24.10 FSP

Agent: ECS Engineering/Steve Granger

Summary: The applicant is completing a boundary adjustment between Lots 1 and 2 of Mountain Meadows No. 2. The adjustment will increase proposed Lot 1A from 10.0 to 10.50-acres and decrease proposed Lot 2A from 37.65 to 37.15-acres in size.

Legal Description: Lots 1 & 2, Mountain Meadows No. 2

Location: The property is located at the intersection of Poison Spider Lane and Robertson Rd.

Current Zoning: UA (Urban Agriculture) *no change of zoning is requested or required.

Existing Land Use: The new Wyoming Classical Academy school is currently under construction on proposed Lot 1A.

Adjacent Land Use: North: Platte View Estates (UAR)
South: County (LI)
East: Robertson Hills Subdivision (C-1 & PLI)
West: County (UA)

Planning Considerations:

1. The name of the subdivision will be 'Minor Adjustment Plat of Mountain Meadows No. 2'. The entire title needs to be bolded and updated on the plat face.
2. Re-label the lots as Lot 1A & 2A and update across the plat and in the dedication.
3. Update the Certificate of Surveyor with the complete subdivision name and date of survey.

4. Cosmetic changes to the plat:

- a. Update all approvals and acknowledgements to 2025.
- b. Ensure all line types accurately match the legend.

5. Survey Reviews:

- a. The CL 30' wide Private Access Easement running east/west in the southern portion of Lot 2 is existing. Remove all ties, calls and curve data related to the easement and only reference Instrument #1155807 and #1156248.
 - b. Adjust the line type of the above referenced easement to match the legend.
 - c. Similarly, the 20' General Utility Easement along the westerly boundary of the subdivision was previously dedicated via Instrument #1155807. Revise accordingly.
 - d. Remove the 35' wide road easement (Instrument #457758) as it was vacated via the previous plat (Instrument #1156248).
 - e. Add the 75.98' back in along the westerly line of Lot 1 south of the CE1/16 corner and remove the 457.31' dimension as shown. There is a bearing break and should be as shown on the previous platting.
 - f. Replace the 1117.99' dimension with 1246.43' as depicted on the previous platting for the west line of Lot 2.
 - g. The new 50' wide utility easement along the eastern line of Lot 1 is being dedicated with this plat. Adjust the line type to match the legend.
-
-

Staff Recommendation:

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

PAID
DEC 18 2024



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

Date: _____
Return by: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Shawn Gustafson

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Greenbriar Properties
Owner Mailing Address: 259 S. Center St., Ste. 216
City, State, Zip: Casper, Wy 82601
Owner Phone: 307-577-7775
Applicant Email: Lisa@lisaburridge.net

AGENT INFORMATION:

Print Agent Name: Lisa Burridge
Agent Mailing Address: same
City, State, Zip: _____
Agent Phone: _____
Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 2, Mountain Meadows No. 2, City of Mills, Natrona County Wy
Being part of E1/2, Section 10, T33N, R80W.
Physical address of subject property if available: Robertson Road
Size of lot(s) 37.15 Acres sq. ft/acres:
Current zoning: Urban Agriculture Current use: Vacant
Intended use of the property: Future Development Subdivision
Zoning within 300 feet: Urban Agriculture Land use within 300 feet: School

ATTACHMENTS (REQUIRED):

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

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: N/A
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: _____ Number of Feet to be Vacated: _____

Please indicate the purpose for which the Right-of-Way / Easement is to be vacated: Abandoned

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.]



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: _____
Return by: _____
(*Submittal Deadline*)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Shawn Gustafson

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name:
XL Charter Development LLC
Owner Mailing Address:
855 W. Broad St., Suite 300
City, State, Zip: Boise, ID 83702
Owner Phone: 208-908-5505
Applicant Email: clayton@xlcharterdevelopment.com

AGENT INFORMATION:

Print Agent Name:
Clayton Howell
Agent Mailing Address:
same
City, State, Zip: _____
Agent Phone: _____
Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 1, Mountain Meadows No. 2, City of Mills, Natrona County Wy
Being part of E1/2, Section 10, T33N, R80W.

Physical address of subject property if available: Robertson Road
Size of lot(s) 10.5 Acres sq. ft./acres:
Current zoning: Urban Agriculture Current use: School
Intended use of the property: School
Zoning within 300 feet: Urban Agriculture Land use within 300 feet: Vacant

ATTACHMENTS (REQUIRED):

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

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: NA
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: _____ Number of Feet to be Vacated: _____

Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned

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:
Minor Adjustment Plat for Mountain Meadows No. 2

OWNER Signature Brian Huffer 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: \$ _____

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:
Minor Adjustment Plat for Mountain Meadows No. 2

OWNER Signature 
AGENT Signature _____

OWNER 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: 1.059155 Dec 18, 2024

Greenbrier Properties/Mountain Meadows 2
Previous Balance: .00
Planning
Plat/ Re-Plat 400.00
10-3200-5210
Building Permits Income
Total: 400.00
Check - Jonah Operating
Check No: 2991 400.00
Total Applied: 400.00
Change Tendered: .00

12/18/2024 8:42 AM

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:
Minor Adjustment Plat for Mountain Meadows No. 2

OWNER Signature Clayton Howell

OWNER Signature _____

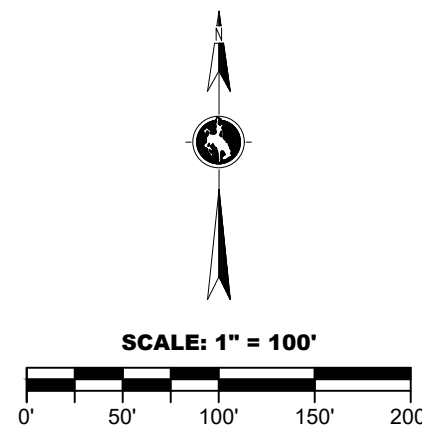
AGENT Signature _____

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: \$ _____

FINAL MINOR ADJUSTMENT PLAT OF MOUNTAIN MEADOWS NO. 2

AN ADDITION TO THE
CITY OF MILLS, WYOMING
LOCATED IN PORTIONS OF
THE NE1/4SE1/4 & SE1/4NE1/4,
SECTION 10, T.33N., R.80.W, 6TH P.M.,
NATRONA COUNTY, WYOMING



LEGEND

- ◇ RECOVERED BRASS CAP
- ⊕ RECOVERED HIGHWAY R/W MONUMENT
- ▣ RECOVERED ALUMINUM CAP
- SET ALUMINUM CAP
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- - - NEW EASEMENT LINE
- · - · - EXISTING EASEMENT LINE
- SECTION LINE
- - - 1/4 SECTION LINE
- · - · - 1/16 SECTION LINE
- N00°00'00"W, 1234.56' MEASURED BEARING & DISTANCE
- (N00°00'00"W, 1234.56') RECORD BEARING & DISTANCE

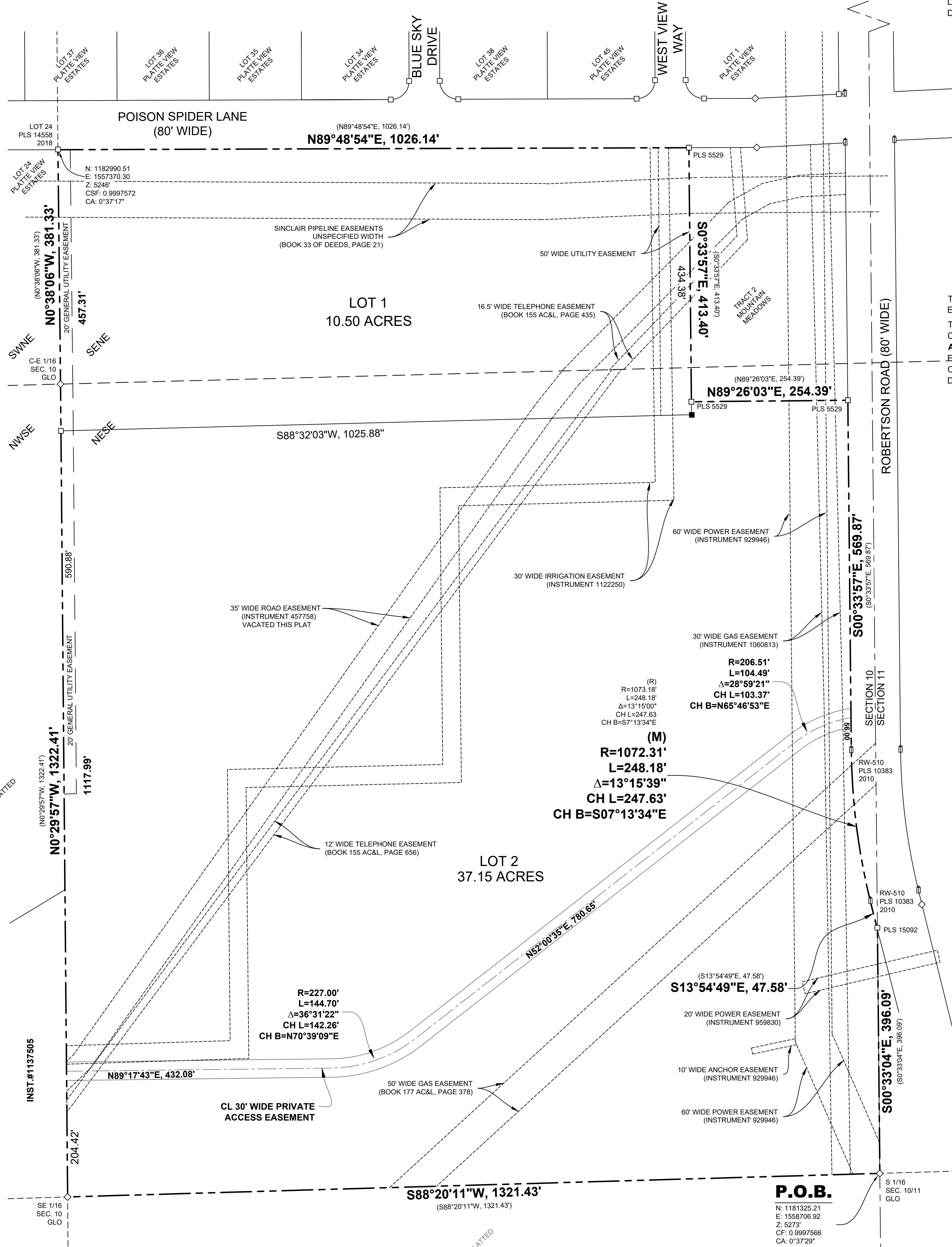
NOTES

1. ERROR OF CLOSURE EXCEEDS 1:494,094.
2. BEARINGS AND COORDINATES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/2011.
3. ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
4. DISTANCES: US SURVEY FOOT/GRID.



Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 220010



CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA

THE UNDERSIGNED, LISA BURRIDGE, MANAGER OF GREENBRIAR PARTNERS, LLC, BRIAN HUFFAKER, MANAGER OF GRHH PERFORMANCE MILLS LLC AND CLAYTON HOWELL, MANAGER OF XL CHARTER DEVELOPMENT LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF LOTS 1 AND 2, MOUNTAIN MEADOWS No. 2, LOCATED IN PORTIONS OF THE NE1/4SE1/4 AND THE SE1/4NE1/4, SECTION 10, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED AND THE SOUTHEAST CORNER OF SAID NE1/4SE1/4, SECTION 10;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.88°20'11"W., 1321.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF SAID NE1/4SE1/4, SECTION 10;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, N.0°29'57"W., 1322.41 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4NE1/4, SECTION 10;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID SE1/4NE1/4, SECTION 10 AND THE EAST LINE OF LOT 24 OF PLATTE VIEW ESTATES, N.0°38'06"W., 381.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, THE NORTHEAST CORNER OF SAID LOT 24, PLATTE VIEW ESTATES, AND A POINT IN THE SOUTHERLY LINE OF POISON SPIDER LANE;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID POISON SPIDER LANE, N.89°48'54"E., 1026.14 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND THE NORTHWEST CORNER OF TRACT 2, MOUNTAIN MEADOWS;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID TRACT 2, MOUNTAIN MEADOWS, INTO SAID NE1/4SE1/4, SECTION 10, S.0°33'57"E., 413.40 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2, MOUNTAIN MEADOWS;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID TRACT 2, MOUNTAIN MEADOWS, N.89°26'03"E., 254.39 FEET TO THE SOUTHEAST CORNER OF TRACT 2, MOUNTAIN MEADOWS AND A POINT IN THE WESTERLY LINE OF ROBERTSON ROAD;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID ROBERTSON ROAD, S.0°33'57"E., 569.87 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID ROBERTSON ROAD ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1072.31 FEET, AND THROUGH A CENTRAL ANGLE OF 13°15'39", SOUTHEASTERLY, 248.18 FEET, AND THE CHORD OF WHICH BEARS S.7°13'34"E., AND DISTANCE OF 247.63 FEET TO A POINT OF NON-TANGENCY;

THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID ROBERTSON ROAD, S.13°54'49"E., 47.58 FEET TO A POINT IN THE EAST LINE OF SAID NE1/4SE1/4, SECTION 10;

THENCE ALONG THE EAST LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.0°33'04"E., 396.09 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 47.65 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, BEING A MINOR ADJUSTMENT PLAT OF LOTS 1 AND 2, MOUNTAIN MEADOWS 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 "MINOR ADJUSTMENT PLAT OF MOUNTAIN MEADOWS NO. 2". ALL STREETS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC. UTILITY 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. THE 30' WIDE PRIVATE ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE ADJACENT PROPERTY AS RECORDED IN INSTRUMENT No. 1137505, NATRONA COUNTY RECORDS.

GREENBRIAR PARTNERS, LLC GRHH PERFORMANCE MILLS LLC XL CHARTER DEVELOPMENT, LLC
421 S. CENTER STREET, SUITE 201 855 W. BROAD ST., SUITE 300 855 W. BROAD ST., SUITE 300
CASPER, WY 82601 BOISE, ID 83702 BOISE, ID 83702

LISA BURRIDGE, MANAGER BRIAN HUFFAKER, MANAGER CLAYTON HOWELL, MANAGER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY LISA BURRIDGE, MANAGER - GREENBRIAR PARTNERS, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY BRIAN HUFFAKER, MANAGER - GRHH PERFORMANCE MILLS LLC.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY CLAYTON HOWELL, MANAGER - XL CHARTER 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 _____ CITY SURVEYOR _____ CITY PLANNER _____

CERTIFICATE OF SURVEYOR

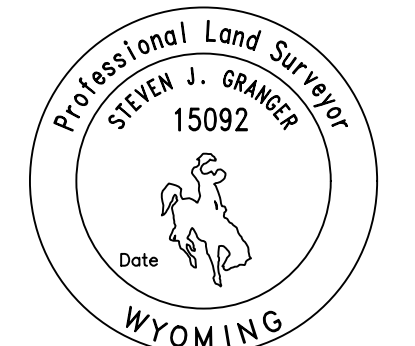
I, STEVEN J. GRANGER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF MOUNTAIN MEADOWS NO. 2, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL, 2023 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

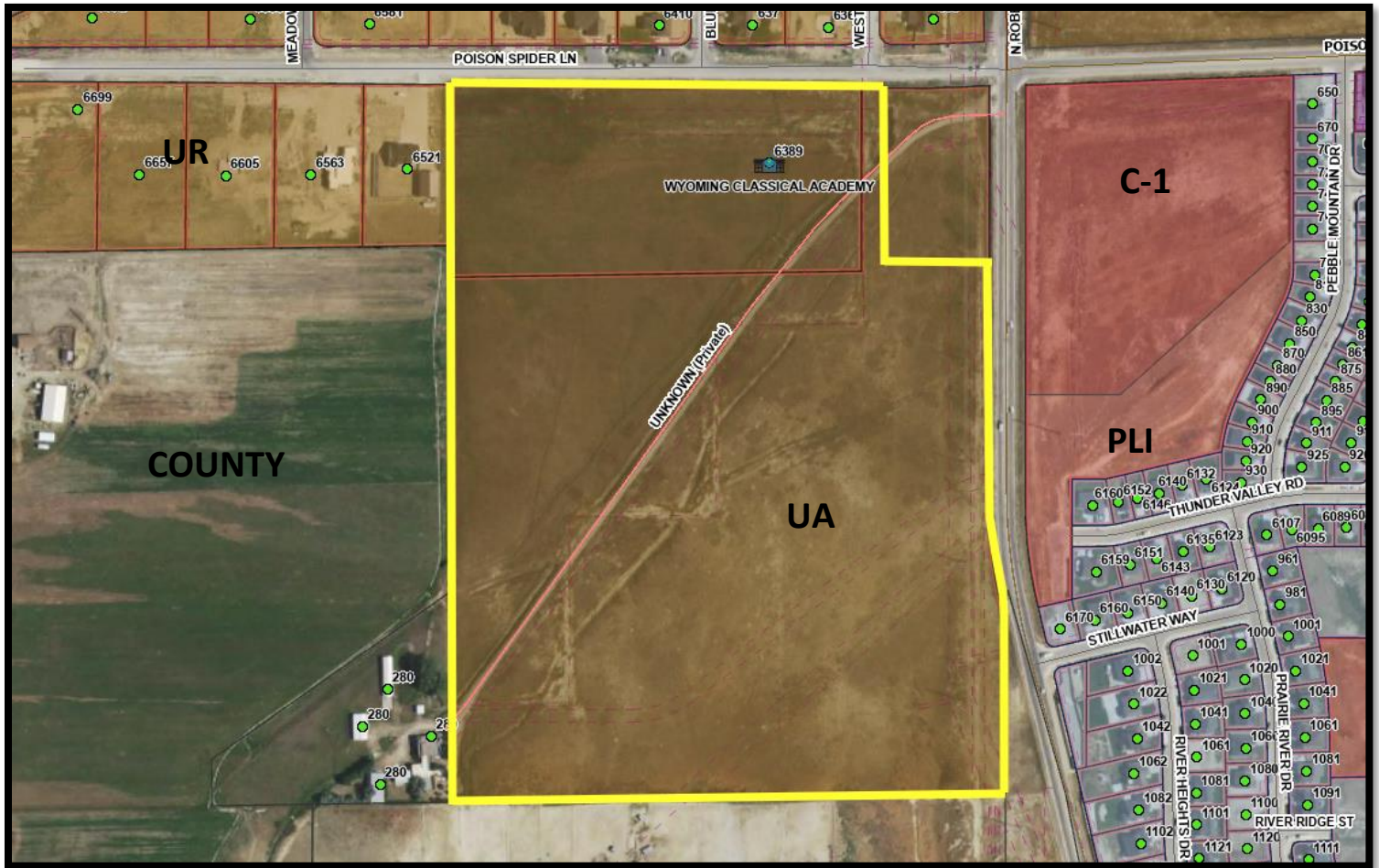
THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY STEVEN J. GRANGER

WITNESS MY HAND AND OFFICIAL SEAL.














MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



Minor Adjustment Plat of Mountain Meadows No. 2



Mills Zoning Districts

 Mills, C-1: General Commercial	 Mills, O-B: Office Business District
 Mills, C-3: Business Service District	 Mills, R-1: Single Family Dwelling District
 Mills, I-1: Light Industrial	 Mills, R-2: One and Two Family Dwelling District
 Mills, I-2: Heavy Industrial	 Mills, R-3: Multiple Family Dwelling District
 Mills, M-H: Manufactured Home District	 Mills, UA: Urban Agriculture
 Mills, M-P: Manufactured Home Park	 Mills, UR: Urban Agriculture Residential
 Mills, PLI: Public Land Institutions	

WARRANTY DEED

FT INVESTMENTS, LLC, 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

GREENBRIAR PARTNERS, LLC, grantee(s), whose address is:

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:

TRACT 1, "MOUNTAIN MEADOWS", AN ADDITION TO THE CITY OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JUNE 1, 2022, AS INSTRUMENT NO. 1125075.

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

Witness my/our hand(s) this 10th day of June, 2022.

FT INVESTMENTS, LLC

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 10th day of June, 2022 by KEITH P. TYLER as MEMBER and GARY FERGUSON as MEMBER of FT INVESTMENTS, LLC.

Given under my hand and notarial seal this 10th day of June, 2022.

My Commission Expires: May 7, 2024
[Signature]
Notarial Officer



Recording requested by
and when recorded please return to:

Performance Charter School Development LLC
855 W. Broad Street, Suite 300
Boise, ID 83702
Attn: Legal Department



6/21/2024 9:15:56 AM
Pages: 6

NATRONA COUNTY CLERK

Tracy Good
Recorded: CC
Fee: \$27.00
AMERICAN TITLE AGENCY

1156249

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this 17th day of June, 2024, by Greenbriar Partners LLC, a Wyoming limited liability company, whose address is 259 S. Center, Suite 214, Casper, Wyoming 82601 (the "Grantor") for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys and warrants unto GRHH PERFORMANCE MILLS LLC, an Idaho limited liability company, as to an undivided 90% interest, and XL CHARTER DEVELOPMENT, LLC, a Utah limited liability company, as to an undivided 10% interest (collectively, the "Grantee"), whose address is 855 W. Broad Street, Suite 300, Boise, Idaho 83702, and the Grantee's heirs and assigns forever all the real property together with any improvements located in the County of Natrona and State of Wyoming, described as follows:

See Exhibit A attached hereto.

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors of assigns of corporations, trust and trustees.)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments, easements, gaps and gores, rights of way and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, easements, hereditaments, rights of way and gaps and gores, unto the Grantee and the Grantee's heirs, successors and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND FOREVER DEFEND the above described premises but not any vacated street, alley, or other right-of-way that adjoins said premises, if any, in the quiet and peaceable possession of the Grantee and the heirs, successors and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to those matters identified on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

GENERAL WARRANTY DEED - 1

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Grantor:

Greenbriar Partners, LLC,
a Wyoming limited liability company

By: [Signature]
Name: Lisa Burridge
Title: Managing Member

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me this 17th day of June, 2024, by Lisa Burridge as Managing Member of Greenbriar Partners, LLC, a Wyoming limited liability company.

[SEAL]

[Signature]
Notary Public Signature
Print Name: Tristie Ross
My Commission Expires: 7-29-27

TRISTIE A. ROSS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 15545
MY COMMISSION EXPIRES 07/29/2027

EXHIBIT A
Legal Description

LOT 1, "MOUNTAIN MEADOWS NO. 2", AN ADDITION TO THE CITY OF MILLS,
NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JUNE 12, 2024, AS
INSTRUMENT NO. 1155807.

GENERAL WARRANTY DEED - 1

EXHIBIT B
Permitted Exceptions

1. TAXES OR ASSESSMENTS NOT YET DUE AND PAYABLE.
2. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY DEED, FROM GERTRUDE E. WALPORT, A SINGLE LADY, TO THE ILLINOIS PIPE LINE COMPANY, DATED JULY 19, 1921, RECORDED SEPTEMBER 21, 1921, IN BOOK 31 OF DEEDS, PAGE 36. AND SUBSEQUENT ASSIGNMENTS THEREOF.
3. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY GRANT, FROM GERTRUDE E. WALPORT, A SINGLE PERSON, TO R. E. WERTZ, DATED OCTOBER 8, 1921, RECORDED FEBRUARY 18, 1922, IN BOOK 33 OF DEEDS, PAGE 21. AND SUBSEQUENT ASSIGNMENTS THEREOF.
4. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY, FROM GERTRUDE E. MIRANDA FORMERLY GERTRUDE E. WALPORT, TO BOLTON OIL COMPANY, A WYOMING CORPORATION, DATED OCTOBER 5, 1922, RECORDED NOVEMBER 27, 1922, IN BOOK 36 OF DEEDS, PAGE 8.
5. TERMS AND PROVISIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA TO GERTRUDE E. MIRANDA, FORMERLY GERTRUDE E. WALPORT, DATED FEBRUARY 20, 1924, RECORDED JUNE 25, 1924, IN BOOK 42 OF DEEDS, PAGE 118.
6. TERMS AND PROVISIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA TO FREDERICK A. WALPORT, DATED DECEMBER 18, 1923, RECORDED JANUARY 11, 1924, IN BOOK 32 OF DEEDS, PAGE 436.
7. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY DEED BY AND BETWEEN R. E. WERTZ, AGENT, AND PRODUCERS AND REFINERS CORPORATION, DATED JULY 31, 1922, RECORDED DECEMBER 27, 1926, IN BOOK 22 AC&L, PAGE 155. AND SUBSEQUENT ASSIGNMENTS THEREOF.
8. TERMS AND PROVISIONS CONTAINED IN ASSIGNMENT OF RIGHTS OF WAY AND STATION SITE LEASES, PERMITS AND LICENSES, BETWEEN PRODUCERS AND REFINERS CORPORATION, ET AL, AND SINCLAIR WYOMING OIL COMPANY, DATED MAY 21, 1934, RECORDED NOVEMBER 22, 1934, IN BOOK 27 AC&L, PAGE 88.
9. TERMS, PROVISIONS AND EFFECT CONTAINED IN AMENDATORY CONTRACT BETWEEN THE UNITED STATES OF AMERICA AND THE CASPER-ALCOVA IRRIGATION DISTRICT, DATED AUGUST 3, 1935, RECORDED SEPTEMBER 23, 1935, IN BOOK 27 AC&L, PAGE 481; AND DATED NOVEMBER 25, 1957, RECORDED DECEMBER 3, 1957, IN BOOK 73 AC&L, PAGE 427. ALSO, SEE AFFIDAVIT AFFECTING TITLE DATED MAY 21, 1998, RECORDED JUNE 3, 1998, AS INSTRUMENT NO. 614975.
10. TERMS AND PROVISIONS CONTAINED IN AGREEMENT BY AND BETWEEN NORTHERN UTILITIES COMPANY AND SINCLAIR REFINING COMPANY, DATED JANUARY 3, 1941, RECORDED FEBRUARY 17, 1941, IN BOOK 31 AC&L, PAGE 413.
11. TERMS AND PROVISIONS CONTAINED IN CONTRACT AND GRANT OF EASEMENT BETWEEN THE UNITED STATES OF AMERICA AND H. A. NORDMAN, A SINGLE PERSON, DATED OCTOBER 19, 1951, RECORDED NOVEMBER 2, 1951, IN BOOK 47 AC&L, PAGE 105.

GENERAL WARRANTY DEED - 2

12. TERMS AND PROVISIONS CONTAINED IN GENERAL CONVEYANCE FROM NORTHERN UTILITIES COMPANY TO NORTHERN UTILITIES, INC., A WYOMING CORPORATION, DATED DECEMBER 20, 1962, RECORDED DECEMBER 31, 1962, IN BOOK 102 AC&L, PAGE 203.
13. TERM AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT FROM LAWSON E. MIDDAUGH, ET UX, TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, DATED OCTOBER 6, 1972, RECORDED NOVEMBER 6, 1972, IN BOOK 155 AC&L, PAGE 435; AND RIGHT OF WAY EASEMENT FROM LAWSON E. MIDDAUGH, ET UX, TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, DATED NOVEMBER 9, 1972, RECORDED DECEMBER 27, 1972, IN BOOK 155 AC&L, PAGE 656.
14. TERMS AND PROVISIONS CONTAINED IN LICENSE FROM THE COUNTY OF NATRONA, STATE OF WYOMING, TO PIONEER WATER AND SEWER DISTRICT, DATED OCTOBER 1, 1981, RECORDED OCTOBER 7, 1983, AS INSTRUMENT NO. 359637.
15. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT FROM DONALD E. MIDDAUGH, ET AL, TO JOHN C. DOYLE, A SINGLE PERSON, DATED MARCH 7, 1989, RECORDED MARCH 16, 1989, AS INSTRUMENT NO. 457758.
16. RECORD OF SURVEY PLAT SHOWING RIGHT-OF-WAY BOUNDARY FOR ROBERTSON ROAD, RECORDED OCTOBER 8, 2010, AS INSTRUMENT NO. 896458.
17. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT FROM LAWRENCE E. MIDDAUGH, ET AL, GRANTED TO PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, DATED JUNE 1, 2012, RECORDED JUNE 11, 2012, AS INSTRUMENT NO. 929946.
18. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 09-17, RESOLUTION NAMING POISON SPIDER LANE, RECORDED MAY 3, 2017, AS INSTRUMENT NO. 1030155.
19. TERMS AND PROVISIONS CONTAINED IN EASEMENT AND DEDICATION BY FT INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, AND PLATTE VIEW DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, GRANTED TO CASPER ALCOVA IRRIGATION DISTRICT, DATED APRIL 10, 2019, RECORDED APRIL 8, 2022, AS INSTRUMENT NO. 1122250.
20. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2022-25, RECORDED MAY 25, 2022, AS INSTRUMENT NO. 1124683.
21. EASEMENTS AS SHOWN ON THE PLAT OF MOUNTAIN MEADOWS, RECORDED JUNE 1, 2022, AS INSTRUMENT NO. 1125075.
22. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2022-44, DATED DECEMBER 13, 2022, RECORDED DECEMBER 15, 2022, AS INSTRUMENT NO. 1134515.
23. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2023-44, DATED NOVEMBER 14, 2023, RECORDED NOVEMBER 15, 2023, AS INSTRUMENT NO. 1147799.
24. TERMS AND PROVISIONS CONTAINED IN CITY OF MILLS/PERFORMANCE CHARTER SCHOOL MILLS LLC SITE PLAN AGREEMENT BY AND BETWEEN THE CITY OF MILLS , WYOMING, A MUNICIPAL CORPORATION, AND GRHH PERFORMANCE MILLS LLC, ET AL, DATED JANUARY 23, 2024, RECORDED JANUARY 31, 2024, AS INSTRUMENT NO. 1150547.

GENERAL WARRANTY DEED - 3

- 25. EASEMENTS AS SHOWN ON THE PLAT OF MOUNTAIN MEADOWS NO. 2, RECORDED JUNE 12, 2024, AS INSTRUMENT NO. 1155807.
- 26. TERMS AND PROVISIONS CONTAINED RESOLUTION NO. 2024-14, RECORDED JUNE 12, 2024, AS INSTRUMENT NO. 1155809.
- 27. 49. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2024-13, RECORDED JUNE 12, 2024, AS INSTRUMENT NO. 1155811.

GENERAL WARRANTY DEED - 4

**Vision Beyond Borders
Commercial Development Plan**

Planning Commission Meeting
January 2, 2025

City Council Meeting

Applicants: Patrick Klein, Vision Beyond Borders

Case Number: 24.04 DEV

Agent: Steve Granger, ECS Engineering

Summary: The applicant is proposing to construct a commercial pole building.

Legal Description: Lot 3, Vision Beyond Borders Addition

Location: The property is located on the southwest side of Yellowstone Highway, at the intersection with Radio Rd.

Current Zoning: C-1 (General Commercial) *no change of zoning is requested or required.

Adjacent Land Use: North: Yellowstone Highway ROW
South: Lariat Mobile Home Court (MP)
East: Lariat Mobile Home Court (MP)
West: Various commercial businesses (C-1)

Applicable Land Development Regulations

Section 10.40 of the Mills LDRs provides the review criteria for the approval of a Development Plan. Those criteria include whether the site plan complies with all applicable regulations and if the development requires any additional site and design considerations. The proposed development should not create conflicts with vehicle, bicycle or pedestrian circulation and the Commission and/or City Council may require modifications, or condition plans, to ensure specific design features and conformance with all applicable standards.

Summary:

A Development Plan application has been submitted for a new pole building for Vision Beyond Borders, located just off Yellowstone Highway, accessing via Radio Ave. The site encompasses .75-acres and is zoned C-1 (General Commercial).

Per Section 40.40 of the LDRs, a minimum of 10% of the site must be landscaped. Although a conceptual layout of landscaping has been provided on the Development Plan, a detailed landscaping plan has not yet been submitted, therefore, a condition of approval has been added to address the requirement. The development notes that exterior lighting on the site will

utilize full cutoff fixtures (shielded) to prevent off-site glare and light trespass, however, a full lighting plan has not been submitted.

The development plan shows the required six (6) parking spaces as paved, however, the LDRs require all parking spaces and all driveways, entrances and exits from the parking area to be paved with asphalt, concrete or similar permanent surface. The applicant has indicated on the plan to utilize gravel surfacing across the remainder of the site, with plans to pave in the future. The Commission should evaluate this request and include a recommendation to Council to allow an exception or request a revision of the plan from the applicant.

Staff recommends that the following conditions be placed on the Development Plan:

Planning Considerations:

1. Submit a detailed lighting plan per Section 40.35 detailing the types of lighting proposed for the property, including lumens and shielding, manufacturer specifications and locations of all site lighting.
2. Submit a detailed landscaping plan per Section 40.40(4) which includes types of materials to be used, plant locations and quantities and the percentage of site to be landscaped.
 - a. All required landscaping should be provided and shown for Lot 3. Landscaping on adjacent lots/structures does not count towards required landscaping for development on Lot 3.
3. Provide final, City Engineer approved design plans for:
 - a. Final grading plan
 - b. Final access/approach plans
 - c. Final utility service plans
4. Per Section 40.10(6) all required parking spaces and all driveways, entrances and exits from the parking area shall be paved with asphalt, concrete or similar permanent surface.
5. A new address will be assigned after approval of the site plan.
6. Obtain all required building permits for:
 - a. All site lighting
 - b. All on-premise signage.

Staff Recommendation:

Staff recommends the Planning Commission TABLE the Development Plan application pending submittal of a revised Development Plan and supplemental materials.



CITY OF MILLS
APPLICATION FOR SITE PLAN APPROVAL
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: 12/23/2024
Return by:
(Submittal Deadline)
For Meeting on:

PLEASE PRINT

SINGLE POINT OF CONTACT:

APPLICANT/PROPERTY OWNER(S) INFORMATION:
Print Owner Name: Patrick Klein
Owner Mailing Address:
City, State, Zip:
Owner Phone: 406-839-5674
Applicant Email: ptthomas@hushmail.com
AGENT INFORMATION:
Print Agent Name: ECS Engineers
Agent Mailing Address: 1607 CY Avenue, Suite 104
City, State, Zip: Casper, WY 82604
Agent Phone: 307-337-2883
Agent Email:

PROPERTY INFORMATION:
Subject property legal description (attach separate page if long legal): Lot 3, Vision Beyond Borders Addition
Physical address of subject property if available:
Size of lot(s) sq. ft./acres: 32,497 sq. ft.
Current zoning: Current use: Vacant
Intended use of the property:
Zoning within 300 feet: Land use within 300 feet:

ATTACHMENTS (REQUIRED):
1. Proof of ownership: (such as deed, title certification, attorney's title opinion)
2. Seven (7) full sized copies of the Site Plan:
3. One reproducible 11 x 17 Site Plan hard copy:
4. One Site Plan electronic copy (pdf):
IF APPLICABLE, INCLUDE:
1. Number of employees on the premises:
2. Building occupant loading (if recreational, entertainment, place of assembly, a facility or building of similar nature):
3. Number of residential units:
4. Number of off-street parking spaces provided:
5. Number of off-street parking spaces required:

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 to be the contact 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:

OWNER Signature Patrick T. Klein
OWNER Signature
AGENT Signature

FEE: \$10.00 per dwelling unit with a \$250.00 minimum and a \$1000.00 maximum; plus a recordation fee of \$150.00.

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

LANDSCAPING APPLICATION FORM

OWNER: Vision Beyond Borders TELEPHONE: 307-333-6545
ADDRESS: 4505 W. Yellowstone Hwy. Casper, WY.

OWNER'S AUTHORIZED REPRESENTATIVE:
NAME: Patrick Klein
ADDRESS: 3335 Plateau Street, Casper, WY. 82601
TELEPHONE: 406-839-5674

NAME OF DESIGNER OR LANDSCAPE PLAN:
J & G Landscaping
ADDRESS: 4316 W. Highway Street, Casper, WY. 82604
TELEPHONE: (307)-234-3874

AMOUNT PROPOSED FOR LANDSCAPING \$: 2000.00

PERCENTAGE OF LAND UNDER CONSIDERATION
REQUIRED TO BE LANDSCAPED: 0.25 acre

PERCENTAGE OF INORGANIC LANDSCAPING: _____

TYPES OF IRRIGATION/SPRINKLING PROVISIONS:
- None -

TYPE AND NUMBER OF TREES AND PLANTINGS:
6 aspen trees + 8-10 bushes

DATE OF COMPLETION: August 31, 2025

The following owner's signature signifies that all information on the landscaping plan application is correct and accurate to the best of the owner's knowledge and that the owner has thoroughly read and understands all landscaping information and requirements and shall honor all commitments made therein.

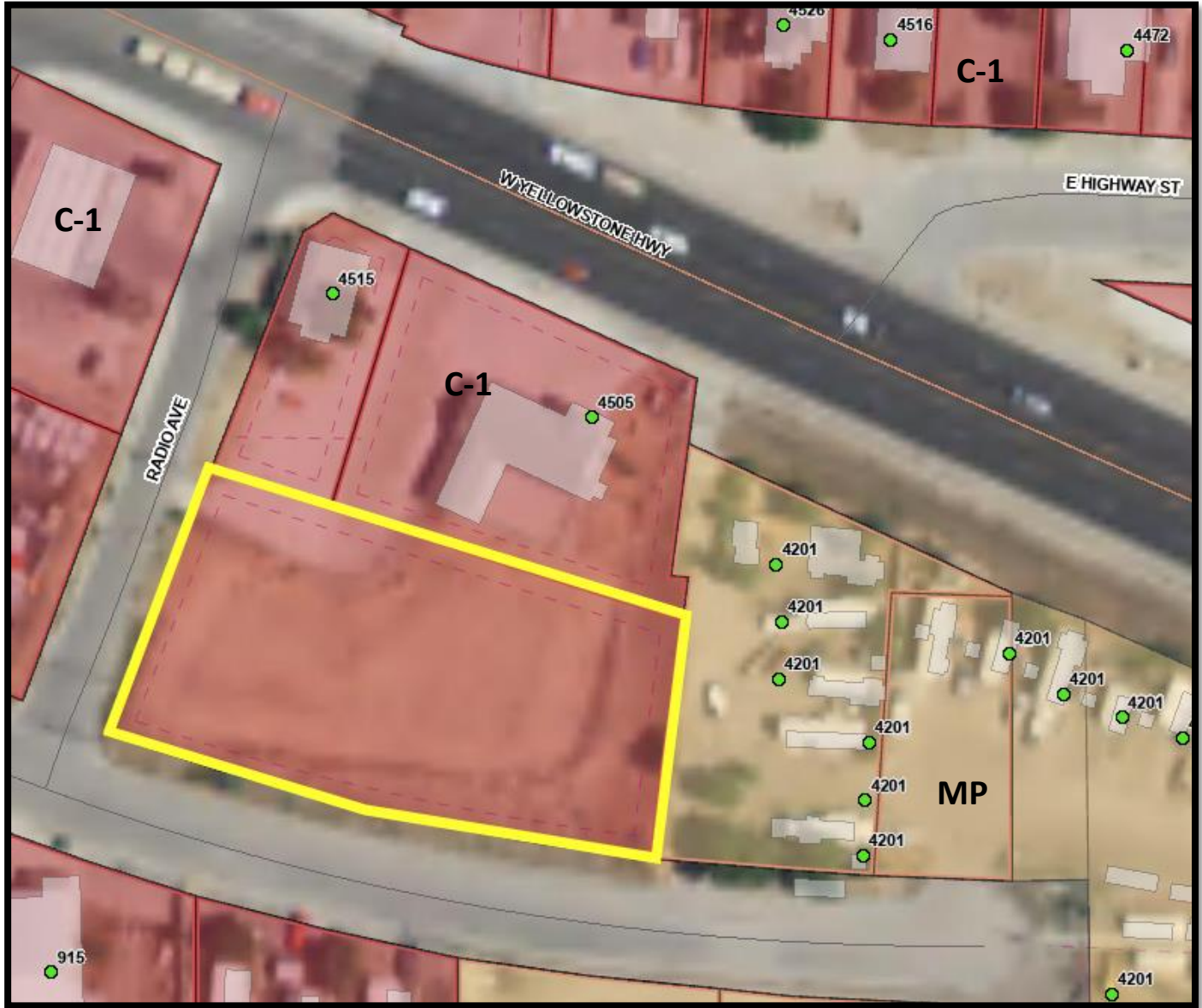
SIGNATURE OF PROPERTY OWNER: Patrick T. Klein

DATE: 12/23/2024

SIGNATURE OF PLANNING DIRECTOR: _____

DATE: _____

Vision Beyond Borders – Development Plan



Mills Zoning Districts

Mills, C-1: General Commercial	Mills, O-B: Office Business District
Mills, C-3: Business Service District	Mills, R-1: Single Family Dwelling District
Mills, I-1: Light Industrial	Mills, R-2: One and Two Family Dwelling District
Mills, I-2: Heavy Industrial	Mills, R-3: Multiple Family Dwelling District
Mills, M-H: Manufactured Home District	Mills, UA: Urban Agriculture
Mills, M-P: Manufactured Home Park	Mills, UR: Urban Agriculture Residential
Mills, PLI: Public Land Institutions	

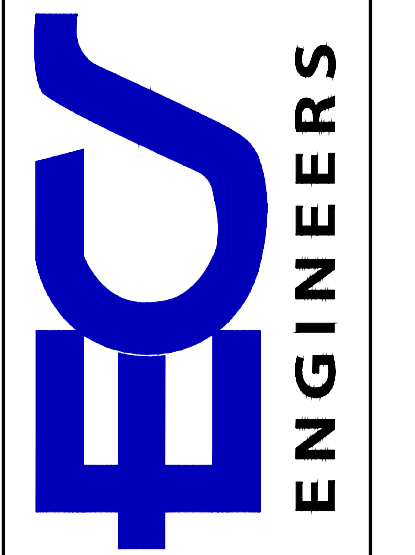
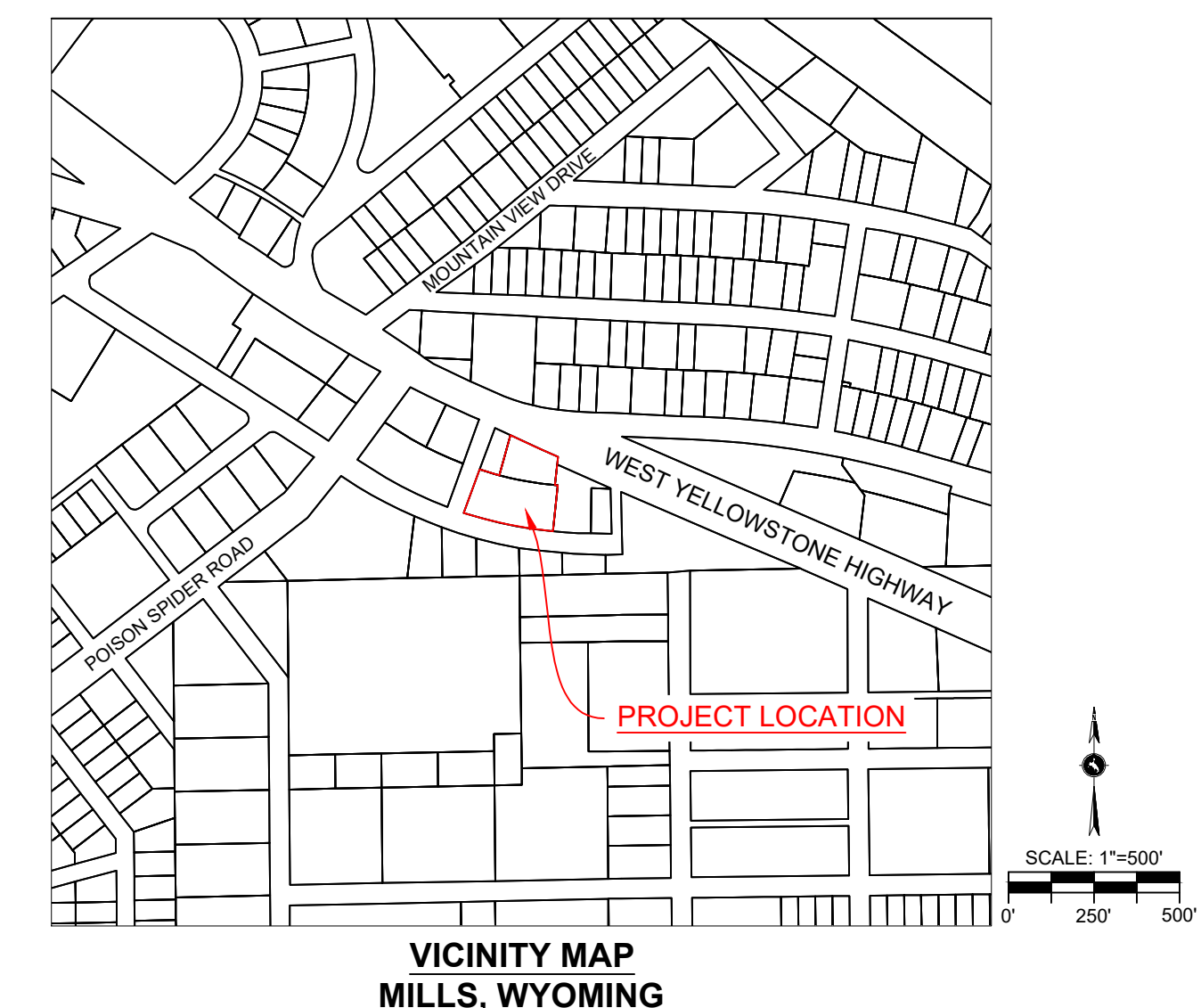
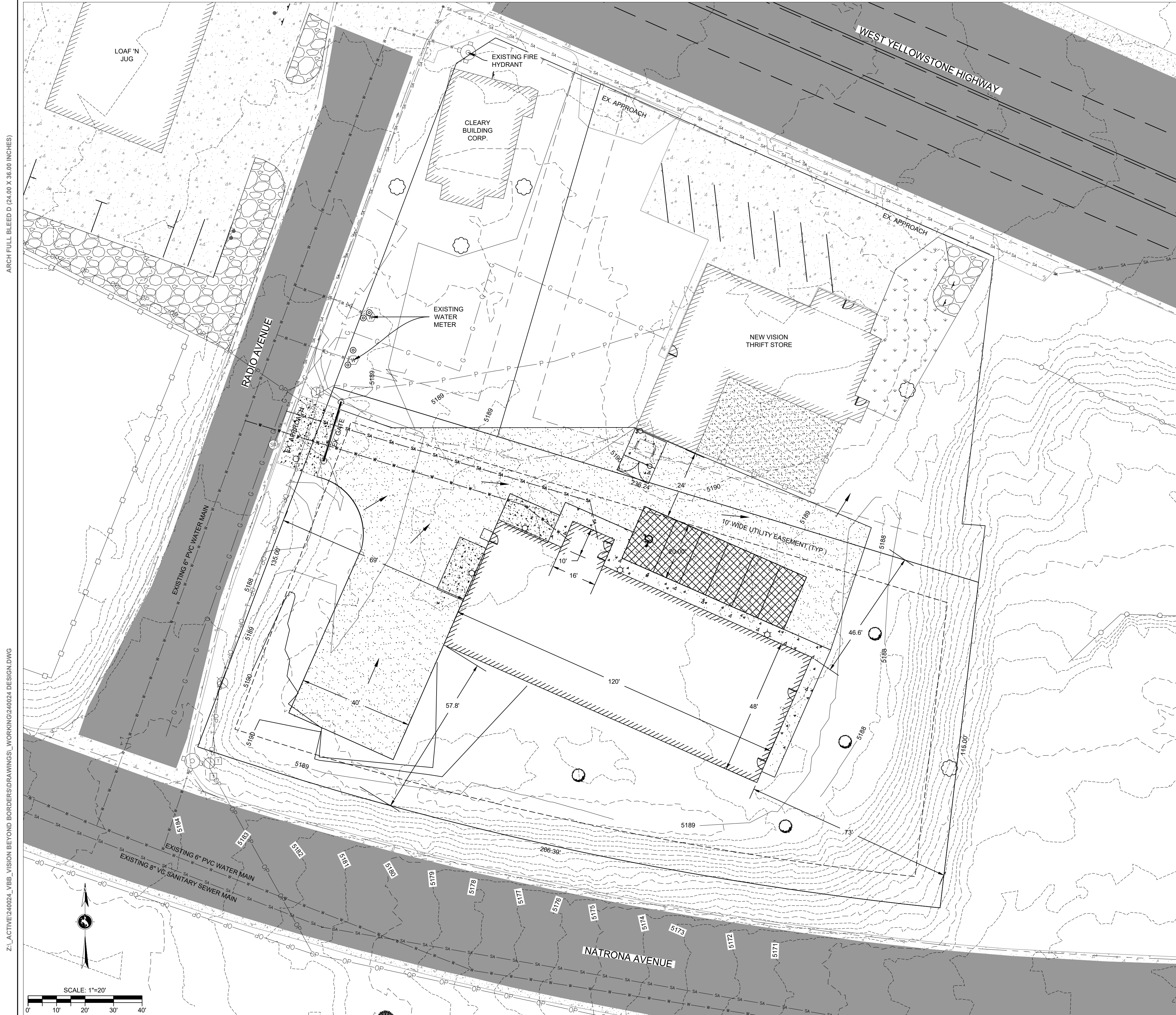
EXISTING CONDITIONS FOR VISION BEYOND BORDERS IN THE CITY OF MILLS NATRONA COUNTY, WYOMING

SYMBOLS

- PROPOSED TREE
- TREE
- △ ECS CONTROL POINT
- ELECTRICAL VAULT
- FIBER OPTIC PEDESTAL
- ⊕ FIRE HYDRANT
- ⊕ PROFILE FIRE HYDRANT
- ▭ FLARED END SECTION
- ⊠ GAS METER
- ▭ CATCH BASIN
- ⋈ GUY WIRE ANCHOR
- ⊗ POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEAN OUT
- ➔ DRAINAGE DIRECTION ARROW
- ⊙ STORM SEWER MANHOLE
- ⊙ STREET LAMP
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ BORE HOLE LOCATION
- ⊙ WATER TEE
- ⊙ WATER CROSS
- ⊙ WATER VALVE
- ⊙ CURB STOP
- ⊙ ELECTRICAL METER CABINET
- ⊙ SINGLE SIGN POST
- ⊙ BOLLARD
- ⊙ RECOVERED BRASS CAP
- ⊙ RECOVERED ALUMINUM CAP
- ⊙ RECOVERED REBAR
- ⊙ RECOVERED ALUMINUM CAP

LEGEND

- RIGHT OF WAY
- PROPERTY LINES
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EDGE EXISTING ASPHALT
- EXISTING WOOD FENCE
- PROPOSED CHAINLINK FENCE
- EXISTING GAS LINE
- PROPOSED CRUDE MAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY MAIN
- PROPOSED SANITARY MAIN
- EXISTING STORM MAIN
- PROPOSED STORM MAIN
- OP OVERHEAD POWER LINE
- T TELEPHONE LINE
- P UNDERGROUND POWER
- EXISTING FIBEROPTIC LINE
- PROPOSED MAJOR CONTOUR
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING CONCRETE SURFACING
- PROPOSED CONCRETE SURFACING
- EXISTING ASPHALT SURFACING
- PROPOSED ASPHALT SURFACING
- PROPOSED LANDSCAPING
- EXISTING GRAVEL



FOR: VISION BEYOND BORDERS
P.O. Box 1935
Casper, WY 82602
307.333.6545

BY: ECS ENGINEERS
1607 CY AVENUE, SUITE 104
CASPER, WY 82604
307.337.2883

Date Drawn: 12.20.2024
Scale: SEE DRAWING
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**EXISTING CONDITIONS
VISION BEYOND BORDERS
MILLS, WY**

REV	DATE	REVISIONS	BY

C2.0

ARCH FULL BLEED D (24.00 X 36.00 INCHES)

Z:\ACTIVE\240024_VBB_VISION BEYOND BORDERS\DRAWINGS\WORKING\240024 DESIGN.DWG

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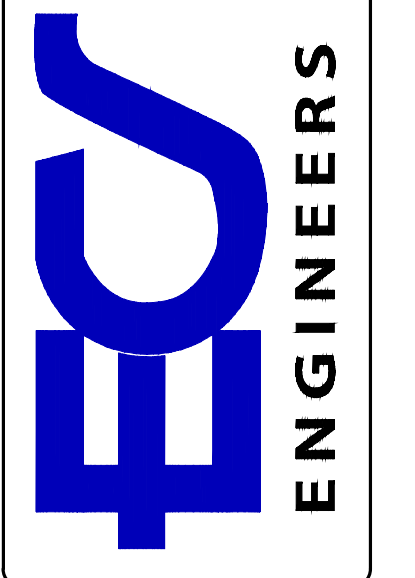
PRELIMINARY GRADING PLAN FOR VISION BEYOND BORDERS IN THE CITY OF MILLS NATRONA COUNTY, WYOMING

SYMBOLS

- | | |
|----------------------------|----------------------------|
| ○ PROPOSED TREE | ⊕ STORM SEWER MANHOLE |
| ○ TREE | ⊕ STREET LAMP |
| △ ECS CONTROL POINT | ⊕ TELEPHONE MANHOLE |
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| ⊕ SANITARY SEWER CLEAN OUT | ⊕ RECOVERED ALUMINUM CAP |
| → DRAINAGE DIRECTION ARROW | ⊕ RECOVERED REBAR |
| | ⊕ RECOVERED ALUMINUM CAP |

LEGEND

- | | |
|---------------|-----------------------------|
| — T — T — T — | TELEPHONE LINE |
| — P — P — P — | UNDERGROUND POWER |
| — — — — — | EXISTING FIBEROPTIC LINE |
| — — — — — | PROPOSED MAJOR CONTOUR |
| — — — — — | EXISTING MAJOR CONTOURS |
| — — — — — | EXISTING MINOR CONTOURS |
| — — — — — | EXISTING CONCRETE SURFACING |
| — — — — — | PROPOSED CONCRETE SURFACING |
| — — — — — | EXISTING ASPHALT SURFACING |
| — — — — — | PROPOSED ASPHALT SURFACING |
| — — — — — | PROPOSED LANDSCAPING |
| — — — — — | EXISTING GRAVEL |
-
- | | |
|------------------|--------------------------|
| — — — — — | RIGHT OF WAY |
| — — — — — | PROPERTY LINES |
| — — — — — | EXISTING CENTERLINE |
| — — — — — | PROPOSED CENTERLINE |
| — — — — — | EDGE EXISTING ASPHALT |
| — — — — — | EXISTING WOOD FENCE |
| — — — — — | PROPOSED CHAINLINK FENCE |
| — G — G — G — | EXISTING GAS LINE |
| — G — G — G — | PROPOSED CRUDE MAIN |
| — W — W — W — | EXISTING WATER MAIN |
| — W — W — W — | PROPOSED WATER MAIN |
| — SA — SA — SA — | EXISTING SANITARY MAIN |
| — SA — SA — SA — | PROPOSED SANITARY MAIN |
| — SW — SW — SW — | EXISTING STORM MAIN |
| — SW — SW — SW — | PROPOSED STORM MAIN |
| — OP — OP — OP — | OVERHEAD POWER LINE |



FOR: VISION BEYOND BORDERS
200 N. W. 10th
CASPER, WY 82602
307.333.6545

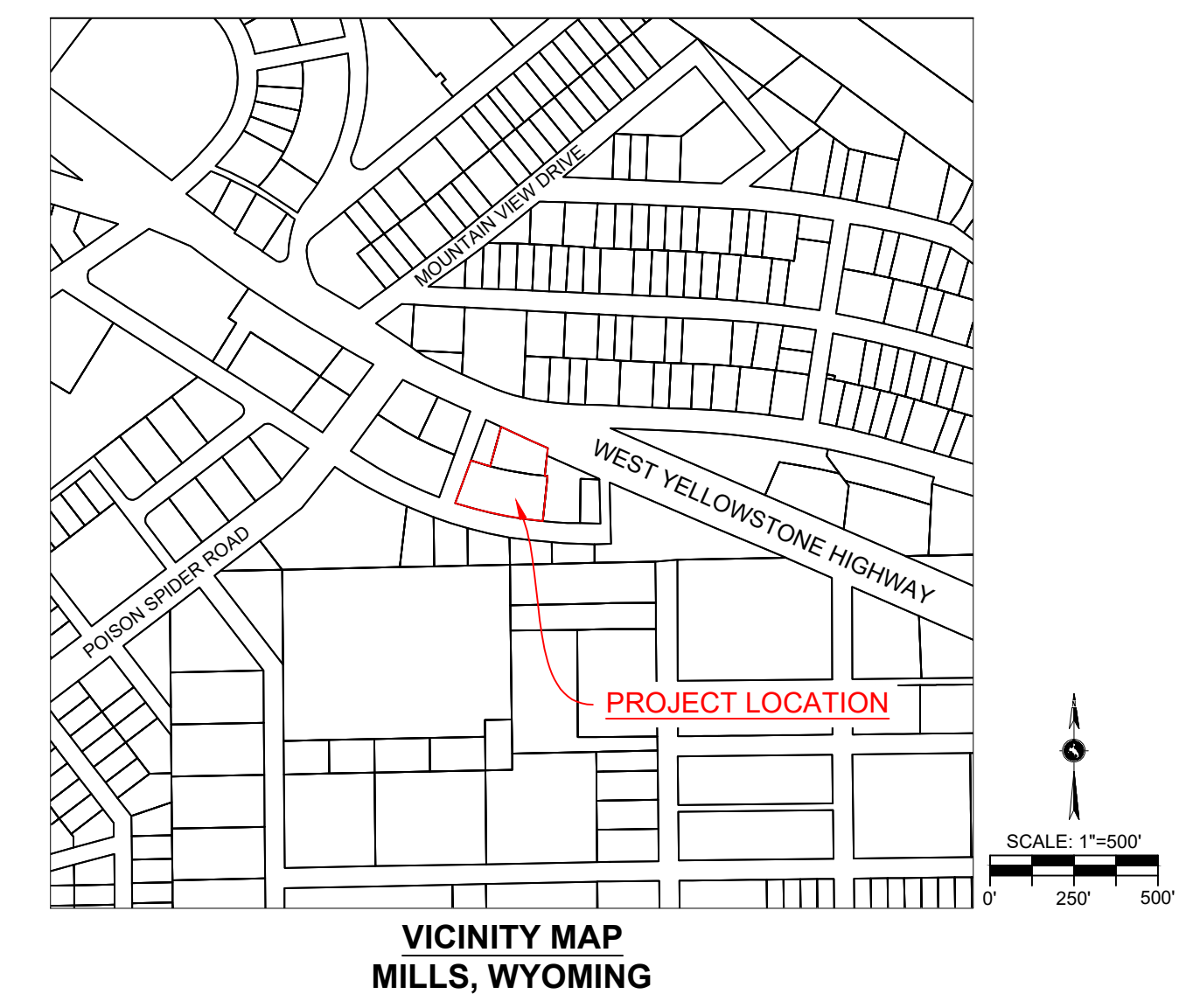
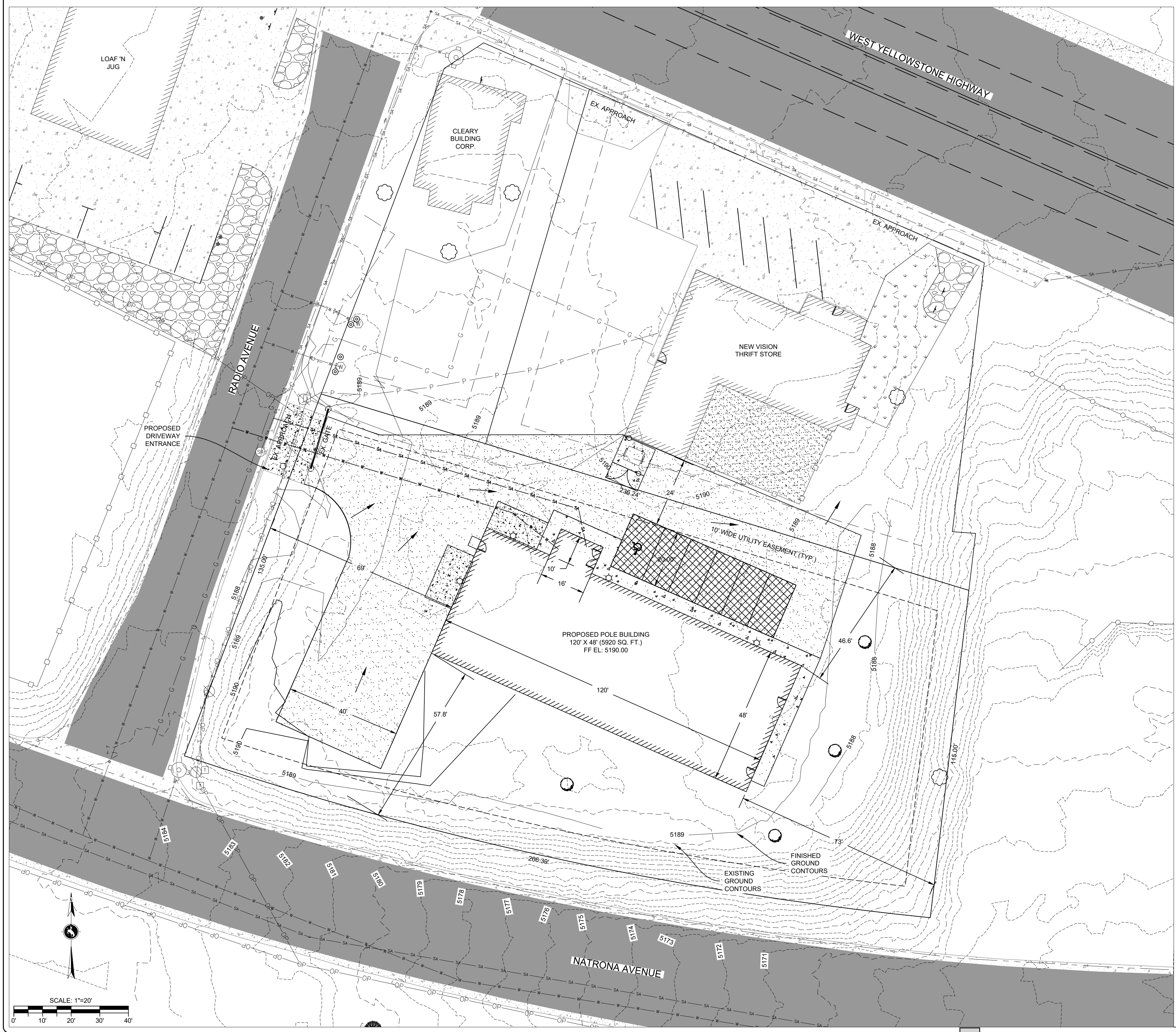
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Date Drawn: 12.30.2024
Scale: SEE DRAWING
File Name: 240024_02wpn.dwg
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PAGE 1/1

**PRELIMINARY GRADING PLAN
VISION BEYOND BORDERS
MILLS, WY**

REV	DATE	REVISIONS	BY

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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ARCH FULL BLEED D (24.00 X 36.00 INCHES)

