

PLANNING & ZONING
August 06, 2026
5:30 PM
City Hall



Chairman:
John Gudger
Vice Chairman:
Chris Volzke
Members:
John Bryson
Laura Miramontes
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

Minutes

1. Chair
2. Vice-Chair

CONSENT AGENDA

3. Approval of Minutes from 07/09/2026 Meeting

AGENDA ITEM

- [4.](#) Chapman Industrial Park - Replat
5. Peterson Addition No. 4 - Replat
6. Un-tabling: Devore Limited Rezone/Map Amendment

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

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - 5:30 PM DAY, September 3rd, 2026

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.



Staff Report

Planning and Zoning Commission

August 6th, 2026

Applicants: Blue Mountain Real Estate, LLC - CCR Properties, LLC – Devore Limited, LLC

Agent: CIVIL ENGINEERING PROFESSIONALS, INC (CEPI) - ECS ENGINEERS

Summary:

- Blue Mountain Real Estate, LLC is requesting to subdivide an existing unplatted parcel into two conforming I-1 Light Industrial lots, establishing legal lots of record for future ownership and development.
- CCR Properties, LLC is requesting a vacation and replat of Lot 20, Peterson Addition No. 2 in order to create two conforming industrial lots, establishing legal lots of record for future ownership and development while maintaining existing access and utility easements.
- Devore Limited, LLC is requesting a rezone of multiple parcels in the area of 4100 W. Yellowstone, seeking a transition from C1 to C3 zoning.

Chapman Industrial Park Subdivision:

Location: 5701 Chapman Place, City of Mills, Wyoming

Current Zoning: I-1: Light Industrial

Overview:

The applicant requests approval of a final plat to create Chapman Industrial Park, subdividing an existing unplatted parcel into two industrial lots. The proposed subdivision will create Lot 1, containing approximately 1.04 acres (45,256 square feet), and Lot 2, containing approximately 4.54 acres (197,722 square feet).

No changes to the existing zoning are proposed. The purpose of the plat is to establish legal lots of record for future ownership and development while preserving existing easements and providing for continued access and utility service to the property.

Zoning Analysis:

The property is zoned I-1 Light Industrial.

The purpose of the I-1 Light Industrial District is to provide areas for light industrial, manufacturing, warehousing, contractor, service, and other compatible industrial uses while ensuring development occurs in an orderly manner with appropriate site and infrastructure standards.

The I-1 District establishes minimum development standards, including:

- Minimum lot size: 6,000 square feet
- Minimum lot width: 40 feet
- Front Setback: 25 feet



- Rear Setback: 15 feet
- Maximum Building Height: 45 feet

A review of the submitted plat indicates that the proposed replat complies with the minimum dimensional requirements of the I-1 District.

Both proposed lots substantially exceed the minimum lot size required within the I-1 District and are capable of accommodating future industrial development in accordance with the City's zoning regulations.

Each lot maintains frontage on an existing public street, existing utility and access easements are preserved or dedicated as necessary, and no nonconforming or landlocked parcels are created by the proposed replat. Existing public infrastructure is available to serve both lots.

Because the proposed replat creates two conforming industrial lots while maintaining compliance with the applicable dimensional standards and preserving adequate access and utility service, staff finds the proposal to be consistent with the intent and requirements of the I-1 Light Industrial zoning district.

Utility and Agency Overview:

The subdivision was circulated to applicable reviewing agencies.

The City of Mills Police Department, Mills Fire Department, and Public Works Department reviewed the application and reported no concerns with the proposed subdivision.

Rocky Mountain Power reviewed the proposal and indicated no concerns regarding the plat as submitted.

Black Hills Energy reviewed the application and noted that the proposed lot configuration will require the adjacent existing building to receive new utility service installations. This comment is informational in nature and does not affect the plat's compliance with the City's subdivision regulations. Any required utility modifications will be addressed during the utility permitting and service installation process.

The City Engineer reviewed the plat and provided a single comment regarding the location and documentation of survey control corners. The comment will be addressed prior to final plat recording following Planning and Zoning Commission review.

Staff finds that none of the agency comments constitute an impediment to approval of the proposed plat. The engineering comment is administrative in nature and can be resolved prior to final recording.

Subdivision Considerations:

The proposed subdivision creates two conforming industrial lots that remain consistent with the dimensional requirements of the I-1 Light Industrial zoning district. The plat maintains frontage on public streets, preserves and records the necessary utility and access easements, and

704 Fourth Street
PO BOX 789
Mills, Wyoming



(307) 234-6679
(307) 234-6528 Fax

Item # 4.

is served by existing public infrastructure capable of supporting the proposed lots. Staff finds the plat is consistent with the City's subdivision regulations, does not create any nonconforming lots, and will facilitate future development in an orderly manner. Remaining technical comments are administrative in nature and will be addressed prior to final plat recording.

Staff Recommendation:

Based upon the submitted plat, agency comments, and review of the City of Mills Land Development Regulations, staff recommends that the Planning and Zoning Commission recommend approval of the Chapman Industrial Park Replat to the City Council.

Peterson Addition No. 4 - Replat:

Location: 1120 Falcon Ave., City of Mills, Wyoming
Current Zoning: I-1: Light Industrial

Overview:

The applicant requests approval of a vacation and replat to subdivide Lot 20, Peterson Addition No. 2 into Lot 1, containing approximately 0.855 acres, and Lot 2, containing approximately 7.865 acres. No changes to the existing zoning are proposed. The purpose of the replat is to establish two legal lots of record while maintaining existing access and utility infrastructure.

Zoning Analysis:

The property is zoned I-1 Light Industrial.

The I-1 District establishes minimum development standards, including:

- Minimum lot size: 6,000 square feet
- Minimum lot width: 40 feet
- Front Setback: 25 feet
- Rear Setback: 15 feet
- Maximum Building Height: 45 feet

A review of the submitted plat indicates that the proposed vacation and replat complies with the minimum dimensional requirements of the I-1 District.

Both lots substantially exceed the minimum lot size required within the I-1 District and are capable of accommodating future industrial development consistent with the City's zoning regulations.

Each lot maintains frontage on an existing public street, existing utility and access easements are preserved or dedicated as necessary, and no nonconforming or landlocked parcels are created by the proposed replat. Existing public infrastructure is available to serve both lots.

Because the proposed vacation and replat creates two conforming industrial lots while maintaining compliance with the applicable dimensional standards and preserving adequate access and utility service, staff finds the proposal to be consistent with the intent and requirements of the I-1 Light Industrial zoning district.



Utility and Agency Overview:

The subdivision was circulated to applicable reviewing agencies.

The City of Mills Police Department, Mills Fire Department, and Public Works Department reviewed the application and reported no concerns with the proposed replat.

Rocky Mountain Power reviewed the proposal and indicated no concerns regarding the subdivision.

Black Hills Energy reviewed the application and noted that a new natural gas service will be required to serve the newly created lot. This comment is informational in nature and will be addressed during the utility service installation process.

The City Engineer reviewed the plat and identified several scaling discrepancies and scrivener's (descriptor) errors. These comments and the necessary revisions will be completed following Planning and Zoning Commission review and prior to final plat recording.

Staff finds that the agency comments do not present any impediment to approval of the proposed vacation and replat. The remaining engineering comments are administrative in nature and will be resolved before the final plat is recorded.

Subdivision Considerations:

The proposed vacation and replat creates two conforming lots while maintaining consistency with the City's subdivision regulations. Both lots retain frontage on Falcon Avenue, existing utility and access easements are preserved or dedicated as necessary, and existing public infrastructure is capable of serving the proposed lots. Staff finds the proposal does not create any nonconforming or landlocked parcels and will facilitate orderly future development.

Staff Recommendation:

Based upon the submitted plat, agency comments, and review of the City of Mills Land Development Regulations, staff recommends that the Planning and Zoning Commission recommend approval of the Peterson Addition No.4 Replat to the City Council.

Devore Limited, LLC Zoning Map Amendment:

Location: Properties located near the intersection of Wy Blvd. and W. Yellowstone Hwy, specific addressing includes 4113 and 4101 W. Yellowstone Hwy., along with 650, 655, and 690 Kiskis. This rezone would include several vacant parcels.

Current Use: Vacant/Storage

Prior Use: Truck Sales and Repair

Current Zoning: C-1 General Commercial

Proposed Zoning: C-3 Business Service

Overview:

The applicant requests approval of a Zoning Map Amendment to change the zoning designation of the subject property/ies from C-1 General Commercial to C-3 Business Service.



The property is currently developed within an established commercial corridor and is located at the intersection of Wyoming Boulevard and West Yellowstone Highway, one of the City's primary transportation corridors.

The request does not alter property boundaries, create additional lots, or modify existing public rights-of-way. Approval of the request would modify only the property's zoning designation. Any future development or redevelopment would remain subject to all applicable provisions of the City of Mills Land Development Regulations.

Existing Zoning:

The subject property/ies is/are currently zoned C-1 General Commercial.

The purpose of the C-1 District is to accommodate a broad range of commercial retail, office, restaurant, and service establishments intended to serve the general public.

The applicant requests rezoning to the C-3 Business Service District. The C-3 District is intended to accommodate business service, contractor, office, wholesale, and other commercial service uses that typically require larger sites, outdoor operational areas, or activities that are more appropriately located along major transportation corridors and separated from residential neighborhoods.

Surrounding Land Use Analysis:

The subject property/ies is/are located at the intersection of Wyoming Boulevard and West Yellowstone Highway, two of the City's principal arterial roadways.

The location provides direct access to the City's transportation network and is well-suited for commercial development serving both the community and regional traffic.

Because of the property's location at a major arterial intersection, staff finds that Business Service zoning is compatible with the existing transportation infrastructure and represents a logical extension of commercial land use in this area.

The proposed zoning does not introduce industrial uses but instead expands the range of commercial business service activities that may occur on the property, while remaining subject to all applicable development standards in the Land Development Regulations.

Compatibility Analysis:

Staff considered the following factors in evaluating the proposed rezoning:

- The property is already commercially zoned.
- The request does not convert residential property to commercial use.
- The site fronts two major arterial roadways designed to accommodate higher traffic volumes.
- Existing public infrastructure is available to serve future development.
- Future development will continue to require compliance with all applicable site development, buffering, landscaping, parking, drainage, access management, and building regulations.



- The proposed C-3 Business Service designation is compatible with the surrounding commercial corridor and provides additional flexibility for commercial development while remaining consistent with the City's overall commercial land use pattern.

Expansion:

At the Commission's request, staff prepared the following summary describing the intent and primary differences between the C-1 General Commercial and C-3 Business Service zoning districts established under the City of Mills Land Development Regulations.

- Both the C-1 and C-3 districts are commercial zoning districts intended to accommodate business activity; however, they serve different purposes within the City's overall land use framework.
- The C-1 General Commercial District is intended to preserve and expand the City's general business areas. The district is designed to accommodate a broad range of retail, office, and service-oriented commercial uses that serve the general public.
 - The emphasis of the district is on commercial activity that attracts customers and provides goods and services directly to the community. Typical C-1 uses include retail stores, restaurants, financial institutions, medical and professional offices, personal service businesses, entertainment uses, and similar customer-oriented commercial establishments.
- The C-3 Business Service District serves a different function by accommodating businesses that bridge the gap between traditional commercial development and manufacturing activities.
 - Unlike the C-1 District, the C-3 District is intended to accommodate businesses that may involve production, fabrication, assembly, or processing in addition to traditional commercial activities.
 - The C-3 District does not permit light industrial uses as a broad category. Rather, it permits light manufacturing, which Title 17 defines as the production, processing, cleaning, testing, and distribution of materials, goods, food, and products where the materials, equipment, and processes are generally clean, quiet, and free of objectionable or hazardous elements, and which typically occur in facilities of 100,000 square feet or less.
 - Examples of light manufacturing may include cabinet and furniture fabrication, custom metal fabrication, sign manufacturing, commercial bakeries, printing and publishing operations, assembly of electronic components, small-scale food processing, craft manufacturing, medical device assembly, and similar businesses where manufacturing activities occur primarily within an enclosed building and do not generate excessive noise, vibration, odors, dust, smoke, or hazardous byproducts.
 - This differs from wholesale or light industrial activities, which often emphasize outdoor storage, contractor yards, heavy equipment, bulk material handling, fleet



operations, oilfield service yards, warehousing with significant truck traffic, equipment repair operations, salvage activities, or industrial processing. While some of these uses may involve limited manufacturing or fabrication, their operational characteristics—including outdoor activity, equipment storage, material stockpiling, and heavier vehicle movements—are generally associated with industrial zoning districts rather than the C-3 Business Service District. Consequently, the C-3 District is intended to accommodate businesses with a manufacturing component that remain compatible with surrounding commercial development, while more intensive industrial and wholesale operations are directed to the City's industrial zoning districts.

- In addition to regulating the types of permitted uses, Title 17 establishes development standards intended to ensure that business and manufacturing activities remain compatible with adjacent properties. Depending upon the proposed use and site design, development within the C-3 District may be subject to requirements for landscaping, buffering, screening of outdoor storage areas, fencing, lighting, and applicable performance standards. These provisions are intended to reduce visual impacts, protect adjacent properties, and maintain an orderly commercial environment. Where outdoor storage is permitted, the Land Development Regulations provide mechanisms requiring such storage to be screened from adjacent rights-of-way and neighboring properties. Likewise, manufacturing activities are expected to remain consistent with the definition of light manufacturing by avoiding objectionable operational impacts such as excessive noise, vibration, odors, dust, or hazardous emissions. These development standards are reviewed during the site development and permitting process to ensure individual projects remain compatible with surrounding land uses.
- In practice, the C-3 District functions as a transitional commercial district that accommodates business service and light manufacturing uses while directing heavier industrial operations, wholesale yard activities, contractor yards, outdoor equipment storage, and more intensive industrial uses for the I-1 and I-2 Industrial Districts.

Staff Recommendation:

Based upon the application, surrounding land uses, existing infrastructure, and review of the City of Mills Land Development Regulations, staff recommends that the Planning and Zoning Commission recommend approval of the requested Zoning Map Amendment from C-1 General Commercial to C-3 Business Service to the City Council.

City Council Decision:



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

Item # 4.



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

PAID
JUL 21 2026

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

PLEASE PRINT

SINGLE POINT OF CONTACT: Khale O. Rothschild, Managing Member

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: _____
Bluemountain Real Estate, LLC
Owner Mailing Address: _____
P.O. Box 23
City, State, Zip: Casper, WY 82604
Owner Phone: [REDACTED]
Applicant Email: [REDACTED]

AGENT INFORMATION:

Print Agent Name: _____
Civil Engineering Professionals Inc
Agent Mailing Address: _____
6080 Enterprise Drive
City, State, Zip: Casper, WY 826
Agent Phone: (307) 266-4346
Agent Email: billf@cepi-casper.com

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Portion of Lots 2 & 3, Section 2, T.33N., R.80W.

Physical address of subject property if available: 5701 Chapman Place

Size of lot(s) 1.04 Ac and 4.54 Ac sq. ft/acres: _____

Current zoning: I-2: Heavy Industrial Current use: Industrial

Intended use of the property: Industrial

Zoning within 300 feet: I-2: Heavy Industrial Land use within 300 feet: Industrial

ATTACHMENTS (REQUIRED):

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

RIGHT-OF-WAY / EASEMENT INFORMATION:

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

Width of Existing Right-of-Way / Easement: Varies Number of Feet to be Vacated: 0

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:

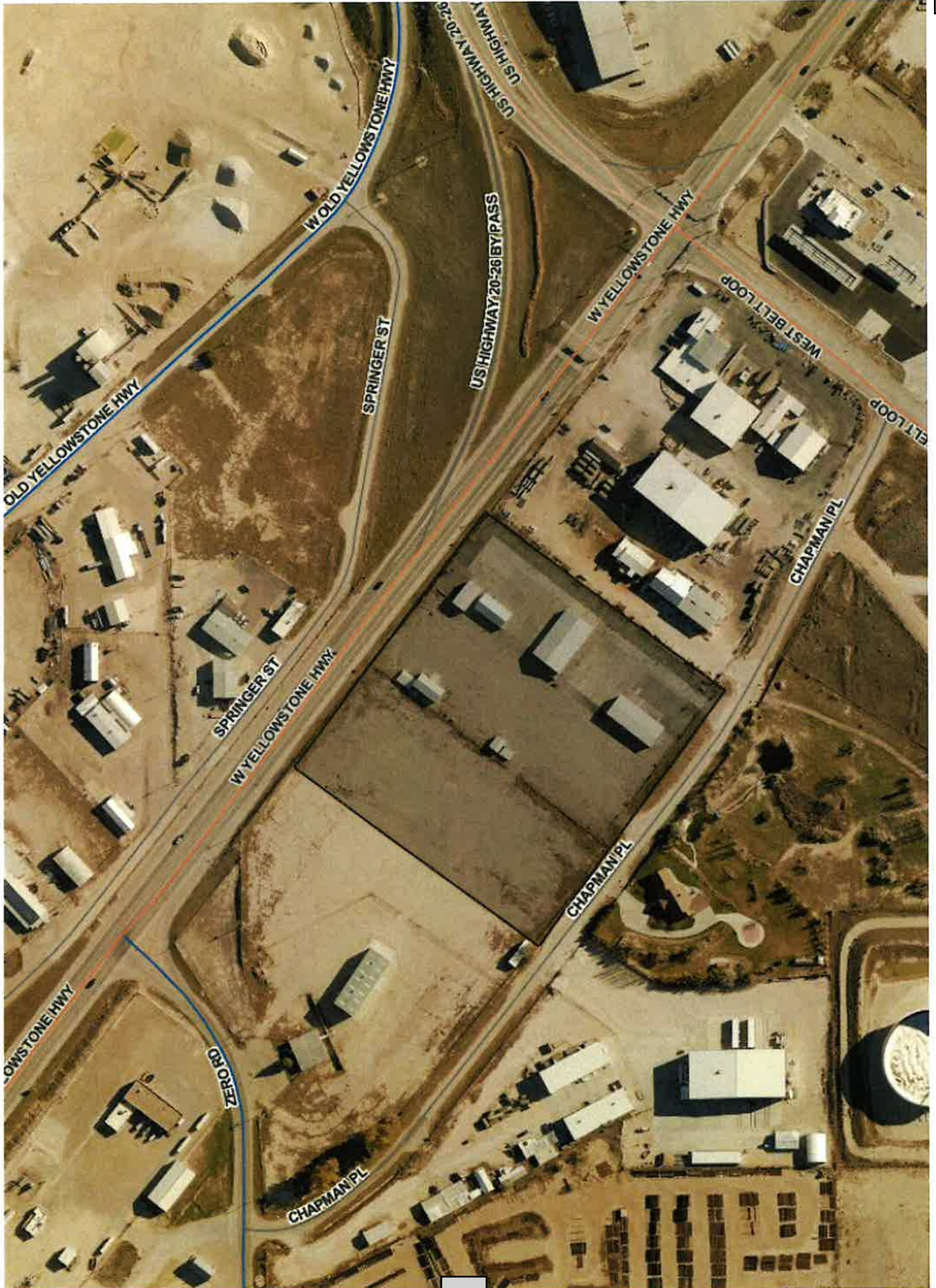
OWNER Signature Khale Rothschild
Khale Rothschild (Jul 14, 2026 14:19:02 MDT)

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: \$ _____





7/17/2026 2:16:34 PM

NATRONA COUNTY CLERK

Pages: 3 eRecorded

 Tracy Good
 Recorded: SA
 Fee: \$18.00
 CSC eRecording
1190596**SPECIAL WARRANTY DEED**

M-I L.L.C., a Delaware limited liability company, whose address is 155 Industrial Boulevard, Room 104, Sugar Land, Texas 77478 ("**Grantor**"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and specially warrants to BLUEMOUNTAIN REAL ESTATE, LLC, a Wyoming limited liability company, whose address is P.O. Box 2245, Fort Collins, Colorado 80522 ("**Grantee**"), that certain real estate situated in Natrona County, Wyoming and described on Exhibit "A" attached hereto, together with any and all improvements situated thereon, all rights, tenements, hereditaments, easements, appendages, privileges and appurtenances pertaining thereto (collectively, the "**Property**"), subject to all taxes and all covenants, conditions, and restrictions and all easements, encumbrances and other matters of record in Natrona County, Wyoming (the "**Permitted Exceptions**"). Grantor hereby specially warrants to defend title against all persons who assert claims to the Property arising by, through, or under Grantor, but against none other; provided, however, subject to the Permitted Exceptions. The foregoing is intended to set forth that Grantor is making a special, and not a general, warranty of title to the Property.

GRANTEE, BY ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT IT HAS INSPECTED AND ASSESSED THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME AND THAT IT ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESSED, IMPLIED, BY OPERATION OF LAW OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, WITHOUT IMPLIED WARRANTY AS TO HABITABILITY, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR FITNESS FOR ANY PURPOSE, SAVE AND EXCEPT THE WARRANTIES OF TITLE CONTAINED HEREIN. THE DISCLAIMERS, WAIVERS AND OTHER PROVISIONS OF THIS PARAGRAPH INURE TO THE BENEFIT OF GRANTOR AND GRANTOR'S PREDECESSORS IN INTEREST.

By acceptance of this Deed, Grantee assumes payment of all property taxes on the Property for the year 2026 and subsequent years and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

[signature page follows]

EXHIBIT "A"DESCRIPTION OF THE PROPERTYTrace One:

A Parcel of Land Situate within a Portion of NE1/4 of Section 2 ,Township 33 North, Range 80 West of the 6th P.M., Natrona County, Wyoming, being described as follows:

Commencing at the Northwest Corner of Lot 3, said Section 2: thence S. 59°48'54" E., a distance of 1495.00 feet to Southwest Corner of the Parcel, monumented by an Aluminum Cap located on the Northerly Right-of-Way Line of Chapman Place and being the Point of Beginning; Thence N.38°12'05"E, a distance of 609.57 feet to the Northwest Corner of the Parcel, located on the Southerly Right-of-Way line of Yellowstone Highway, monumented by a Rebar; thence S.51°55'45"E. along the Southerly Right-of-Way Line of Yellowstone Highway, a distance of 198.38 feet to the Northeast Corner of the Parcel, monumented by a Rebar; thence S.38°12'59"W., a distance of 610.88 feet to the Southeast Corner of the Parcel, located on the Northerly Right-of-Way Line of Chapman Place monumented by an Iron Pipe; thence N.51°33'04"W., along the Northerly Right-of-Way Line of Chapman Place, a distance 198.22 feet to the Point of Beginning.

Tract Two:

A parcel of land in the Northeast Quarter (NE1/4) of Section Two (2), Township Thirty-three (33) North, Range Eighty (80), West of the 6th P.M., Natrona County, State of Wyoming, more particularly described as follows:

Beginning as a point 458.5' North 51 degrees 54 minutes West from a point marked with a 5/8" iron pin which is on the South boundary of the NW1/4 NE1/4 of Section 2, Township 33 North, Range 80 West, which bears 89 degrees 25 minutes West a distance of 700.49' from the Southeast corner of the NW 1/4 NE1/4 of Section 2, Township 33 North, Range 80 West.

Thence North 51 degrees 54 minutes West a distance of 200', to a point marked with a 5/8" iron pin.

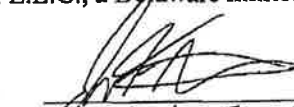
Thence North 38 degrees 06 minutes East a distance of 609.23' to a point on the South boundary of the New Yellowstone Highway marked with a 5/8" iron pin.

Thence South 51 degrees 54 minutes East along the South boundary of the New Yellowstone Highway a distance of 200' to a point marked with a 5/8" iron pin.

Thence South 38 degrees 06 minutes West a distance of 609.23' to the point of beginning.

WITNESS our hand this 10 day of July, 2026.

M-I L.L.C., a Delaware limited liability company

By: 

Name: JOHN FLGTHAR

Its: VICE PRESIDENT

STATE OF TEXAS

§

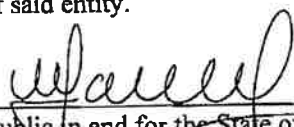
§

COUNTY OF HARRIS

§

The foregoing instrument was acknowledged before me this 10 day of July, 2026, by JOHN FLGTHAR, as VICE PRESIDENT of M-I L.L.C., a Delaware limited liability company, on behalf of said entity.




Notary Public in and for the State of Texas

My Commission Expires: 11-25-2027

Riverway Title
GF 2026051427-AW



RECEIVED
JUL 21 2026
JUL 21 3

Item # 4.

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: 7/17/26
Return by: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: STEVE GRANGER - ECS

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: DAN ELROD - CCR PROPERTIES LLC
Owner Mailing Address: ~~1607 CY AVE STE. 104~~
City, State, Zip: CASPER, WY 82604
Owner Phone: ~~307-337-2883~~
Applicant Email: _____

AGENT INFORMATION:

Print Agent Name: STEVE GRANGER - ECS ENGINEERS
Agent Mailing Address: 1607 CY AVE STE. 104
City, State, Zip: CASPER, WY 82604
Agent Phone: 307-337-2883
Agent Email: SGRANGER@ECSENGINEERS.NET

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): LOT 20
PETERSON ADDITION No. 2
Physical address of subject property if available: 1120 FALCON, N. 715
Size of lot(s) 0.855 + 7.865 sq. ft./acres:
Current zoning: L1 Current use: LIGHT INDUSTRIAL
Intended use of the property: SAME
Zoning within 300 feet: C1 + M-P Land use within 300 feet: COMMERCIAL + MH PARK

ATTACHMENTS (REQUIRED):

1. Proof of ownership: 8 (such as deed, title certification, attorney's title opinion)
2. Seven (7) full sized copies of the plat/replat: _____
3. One reproducible 11 x 17 plat/replat hard copy: _____
4. One plat/replat electronic copy (pdf): _____

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: ALONG SOUTH LINE LOT 2 & N+TW LINE
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: 50' + 55' Number of Feet to be Vacated: 0

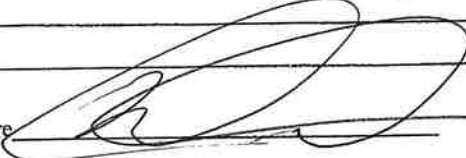
Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned

N/A

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:

OWNER Signature  OWNER Signature _____
AGENT Signature _____

FEEES (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: \$ _____



WARRANTY DEED

DANIEL R. ELROD and MELISSA A. ELROD, HUSBAND AND WIFE

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

CCR PROPERTIES, LLC

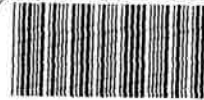
grantee(s),

whose address is:

1120 FALCON AVENUE
MILLS, WY 82644

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

LOT 20, "PETERSON ADDITION NO. 2", TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT, RECORDED APRIL 21, 1972, IN BOOK 240 OF DEEDS, PAGE 305.

**948739**

NATRONA COUNTY CLERK, WY

Renea Vitto

Recorded: JF

Apr 9, 2013 09:07:47 AM

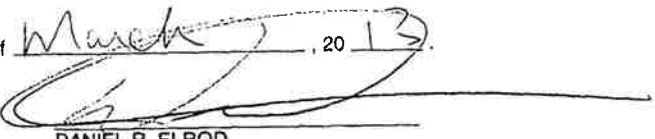
Pages: 1

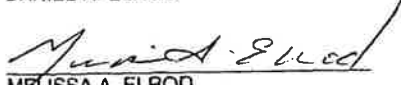
Fee: \$8.00

AMERICAN TITLE AGENCY

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

Witness my/our hand(s) this 25 day of March, 2013.


DANIEL R. ELROD

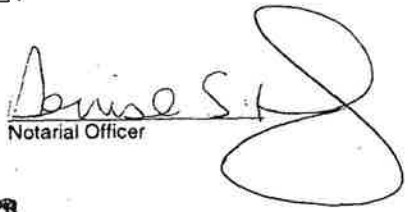
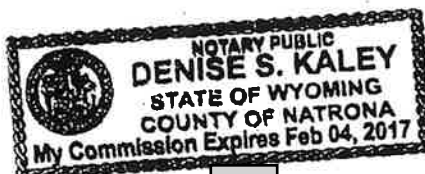

MELISSA A. ELROD

State of Wyoming)
County of Natrona) ss.

The foregoing instrument was acknowledged before me by DANIEL R. ELROD and MELISSA A. ELROD, HUSBAND AND WIFE

this 25 day of March, 2013.
Witness my hand and official seal.

My commission expires: Feb 4, 2017


Notarial Officer




CITY OF MILLS
PETITION FOR ZONE CHANGE
or
APPLICATION FOR SPECIAL REVIEW PERMIT
Pursuant to the Mills City Code



Item # 4.
Item # 4.

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

Date: 6/15/2026

Return by: _____

For Meeting on: 7/9/26 (Submittal Deadline)

☒ ZONE CHANGE ☐ SPECIAL REVIEW

PLEASE PRINT

PRIMARY CONTACT: Nat Steinhoff

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Devore Limited, LLC
Owner Mailing Address: [REDACTED]
City, State, Zip: Casper, Wy 82601
Owner Phone: [REDACTED]
Applicant Email: [REDACTED]

AGENT INFORMATION:

Print Agent Name: Nat Steinhoff
Agent Mailing Address: [REDACTED]
City, State, Zip: Casper, Wy 82601
Agent Phone: [REDACTED]
Agent Email: [REDACTED]

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Please see attached Exhibit A.

Physical address of subject property if available: 4113& 4101 W Yellowstone and 650,655&690 Kiskis & Vacant Parcels- See Exhibit A
Size of lot(s) 5.6 Acres sq. ft./acres.
Current zoning: C-1 Current use: Most Recently- Truck Sales and Repair
Intended use of the property: Many potential buyers of the properties have needed C-3 Zoning for their use.
Zoning within 300 feet: M-P, R-1, C-1 Land use within 300 feet: Manufactured Home Park + Commercial

ATTACHMENTS (REQUIRED):

- Proof of ownership: Attached Deed (such as deed, title certification, attorney's title opinion)

SIGNATURE(S):

The following owner's signature signifies that all information on this petition/application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all petition/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 petition/make application to the City of Mills for:
A zoning change to C-2. (C-3)

OWNER Signature

R. L. Devore

OWNER Signature

AGENT Signature

Nat Steinhoff

FEE: \$250.00 (non-refundable)
City of Mills
Rev: 05/2016

Petition for Zone Change or
Application for Special Review Permit

Page 1

CITY OF HILLS
PO BOX 789
704 FOURTH STREET
HILLS NY 82644 307-234-6679

Receipt No: 1,000065379 Jun 22, 2026

DEVORE LIMITED LLC

Previous Balance: .00
Planning
Plat/ Re-Plat 250.00
19-3200-5210
Building Permits Income

Total: 250.00

Check = Jondr Operating
Check No: 2634 250.00

Payor:
DEVORE LIMITED LLC

Total Applied: 250.00

Change tendered: .00

06/22/2026 4:32 PM

WARRANTY DEED

DEVORE LIMITED PARTNERSHIP, 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

DEVORE LIMITED, LLC, grantee(s), whose address is:

1421 S CENTER STREET
CASPER, WY 82601

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Witness my/hour hand(s) this 28 day of Dec., 2023.

DEVORE LIMITED PARTNERSHIP

BY: Stanley F. DeVore, Jr.
STANLEY F. DEVORE, JR.
GENERAL PARTNER

State of Wyoming)
County of Natrona)

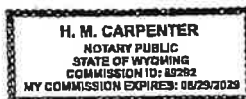
The foregoing instrument was acknowledged before me by STANLEY F. DEVORE, JR. as GENERAL PARTNER of DEVORE LIMITED PARTNERSHIP.

this 28 day of Dec., 2023.

Witness my hand and official seal.

My Commission Expires: 8-29-2029

H. M. Carpenter
Notarial Officer



12/28/2023 3:25:46 PM NATRONA COUNTY CLERK
Pages: 2 Tracy Good
1149310 Recorded: CC
Fee: \$31.00
AMERICAN TITLE AGENCY

EXHIBIT "A"

PARCEL I:

LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK 4, KISKIS ADDITION TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING.

PARCEL II:

THE SOUTH 58 FEET OF LOTS 1 AND 2 AND ALL OF LOTS 3, 4, 5 AND 6, BLOCK 5, KISKIS ADDITION TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING

AND

THE SOUTH ONE-HALF OF VACATED ALLEY ADJACENT TO SAID LOTS 3, 4, 5 AND 6, BLOCK 5, AS VACATED BY ORDINANCE NO. 657, RECORDED JULY 9, 2015, AS INSTRUMENT NO. 995332 AND RE-RECORDED FEBRUARY 9, 2016, AS INSTRUMENT NO. 1007320 AND RE-RECORDED FEBRUARY 11, 2016, AS INSTRUMENT NO. 1007426.

EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 14, 2012, AS INSTRUMENT NO. 924598.

PARCEL III:

LOTS 7, 8, 9 AND 10, BLOCK 5, KISKIS ADDITION TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING.

AND

THE SOUTH ONE-HALF OF VACATED ALLEY ADJACENT TO SAID LOTS 7, 8, 9 AND 10, BLOCK 5, AS VACATED BY ORDINANCE NO. 657, RECORDED JULY 9, 2015, AS INSTRUMENT NO. 995332 AND RE-RECORDED FEBRUARY 9, 2016, AS INSTRUMENT NO. 1007320 AND RE-RECORDED FEBRUARY 11, 2016, AS INSTRUMENT NO. 1007426.

PARCEL IV:

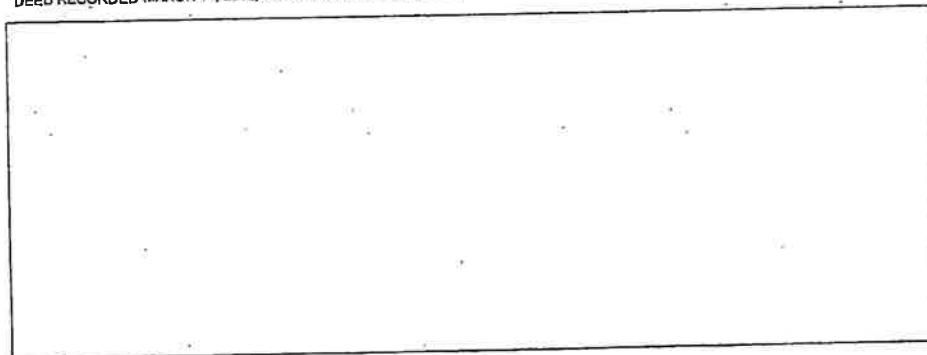
THAT PORTION OF BLOCK 7, KISKIS ADDITION TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 7; THENCE WEST ALONG THE SOUTH PROPERTY LINE OF SAID BLOCK 7 A DISTANCE OF 504.80 FEET TO A POINT; THENCE NORTHERLY 274.80 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE 150 FOOT WIDE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 20-26, SAID POINT BEING ALSO ON THE NORTH LINE OF SAID BLOCK 7 AND 553.80 FEET NORTHWEST OF THE NORTHEAST CORNER OF SAID BLOCK 7; THENCE SOUTHEASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID U.S. HIGHWAY 20-26, 553.80 FEET TO A POINT ON THE EAST PROPERTY LINE OF SAID BLOCK 7; THENCE S.0°18'W., 47.60 FEET TO THE POINT OF BEGINNING.

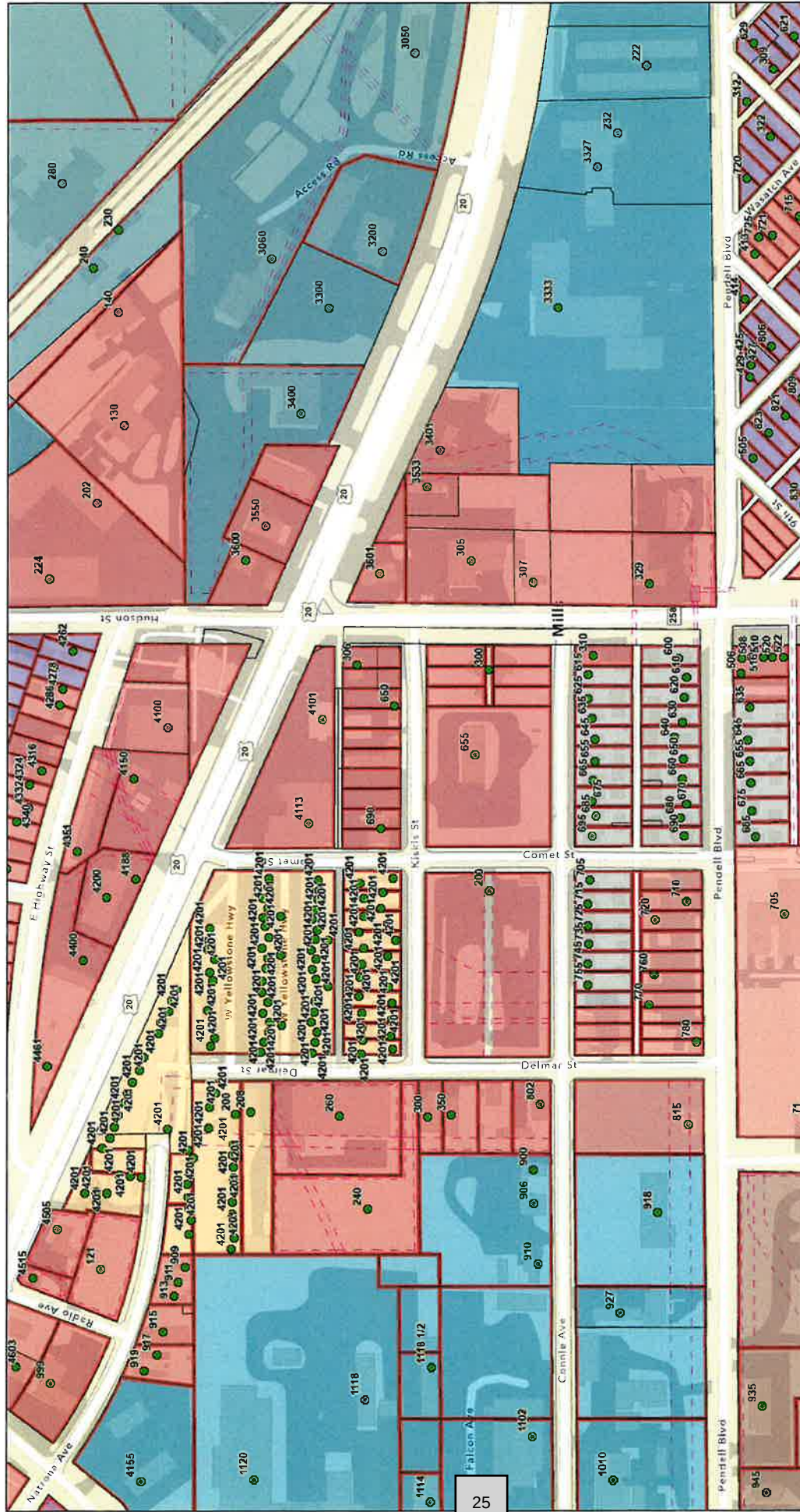
AND

THE NORTH ONE-HALF OF THE WEST 400 FEET OF VACATED ALLEY ADJACENT TO THE ABOVE DESCRIBED LAND AS SHOWN AND DESCRIBED IN ORDINANCE NO. 657, RECORDED JULY 9, 2015, AS INSTRUMENT NO. 995332 AND RE-RECORDED FEBRUARY 9, 2016, AS INSTRUMENT NO. 1007320 AND RE-RECORDED FEBRUARY 11, 2016, AS INSTRUMENT NO. 1007426.

EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 14, 2012, AS INSTRUMENT NO. 924598.

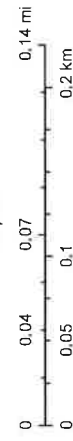


Devore Limited Rezone/Map Amendment



6/25/2026, 1:25:28 PM

1:3,898



0 0.04 0.07 0.1 0.14 mi
0 0.05 0.1 0.2 km

County Wide Address
Easement
<all other values>
Ownership Boundary (Approx)
Subdivision

Zoning Classification
Mills, PLI: Public Land Institutions
Mills, C-1: General Commercial
Mills, C-3: Business Service District
Mills, I-1: Light Industrial

Mills, I-2: Heavy Industrial
Mills, M-P: Manufactured Home Park
Mills, R-1: Single Family Dwelling District
Mills, R-2: One and Two Family Dwelling District
Mills, R-3: Multiple Family Dwelling District

Natrona County Assessor: NRGISC, Bar Nunn;
Evanville Mills, Casper Planning Department, Natrona
County Planning and Development Department,
NRGISC, Natrona Regional Geospatial Cooperative, Esri
Community Maps Contributors, University of Wyoming