

Resolution No. 2021-36

A RESOLUTION APPROVING A SITE PLAN FOR A 1,350 SQ. FT. COMMERCIAL BUILDING LOCATED ON A PORTION OF UNPLATTED LAND W1/2NE1/4, SECTION 7, T33N, R79W, CITY OF MILLS, NATRONA COUNTY, WYOMING (AKA 401 VAN HORN AVENUE).

WHEREAS, T&T Land, LLC. (Owner) submitted a site plan for a 1,350 sq. ft. commercial building located on a portion of unplatted land W1/2NE1/4, Section 7, T33N, R79W, City of Mills, Natrona County, Wyoming (AKA 401 Van Horn Avenue.); and

WHEREAS, the Owner submitted a site plan prior to the construction of said structure, which was be reviewed and approved by the City Staff; and

WHEREAS, the property is zoned Established Business (E-B); and

WHEREAS, notifications were sent to Staff and Utility providers on 15 October 2021; and

WHEREAS, the City Staff and Utility Providers have reviewed the information submitted and found the Site Plan complies with the City of Mills Zoning regulations and requirements; and

WHEREAS, a copy of said Site Plan is attached hereto as Exhibit "A," dated 10/14/2021 titled "New Building Construction – 401 Van Horn Avenue" and is hereby incorporated by reference at this point as if fully set forth.

THEREFORE, BE IT RESOLVED, the Mills City Council considered the application and recommendations of staff for a 1,350 sq. ft. commercial building located on a portion of unplatted land W1/2NE1/4, Section 7, T33N, R79W, City of Mills, Natrona County, Wyoming (AKA 401 Van Horn Avenue) with the following conditions:

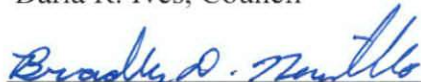
1. The Owner obtains all required building permits, and complies with all Mills Code and inspection requirements, and State and Federal regulations.
2. That prior to the issuance of certificates of occupancy, all requirements shall be completed to the satisfaction of the City Planner, City Engineer, Public Works Director, Fire Inspector, and Building Inspector.

PASSED, APPROVED, AND ADOPTED this 26th Day of October 2021.

CITY OF MILLS, WYOMING


Seth Coleman, Mayor

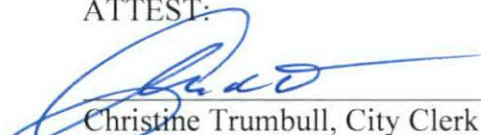

Darla R. Ives, Council


Brad Neumiller, Council


Sara McCarthy, Council


James Hollander, Council

ATTEST:


Christine Trumbull, City Clerk

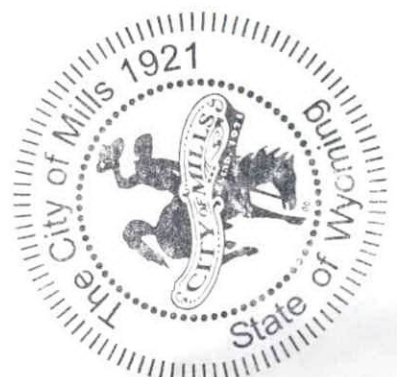


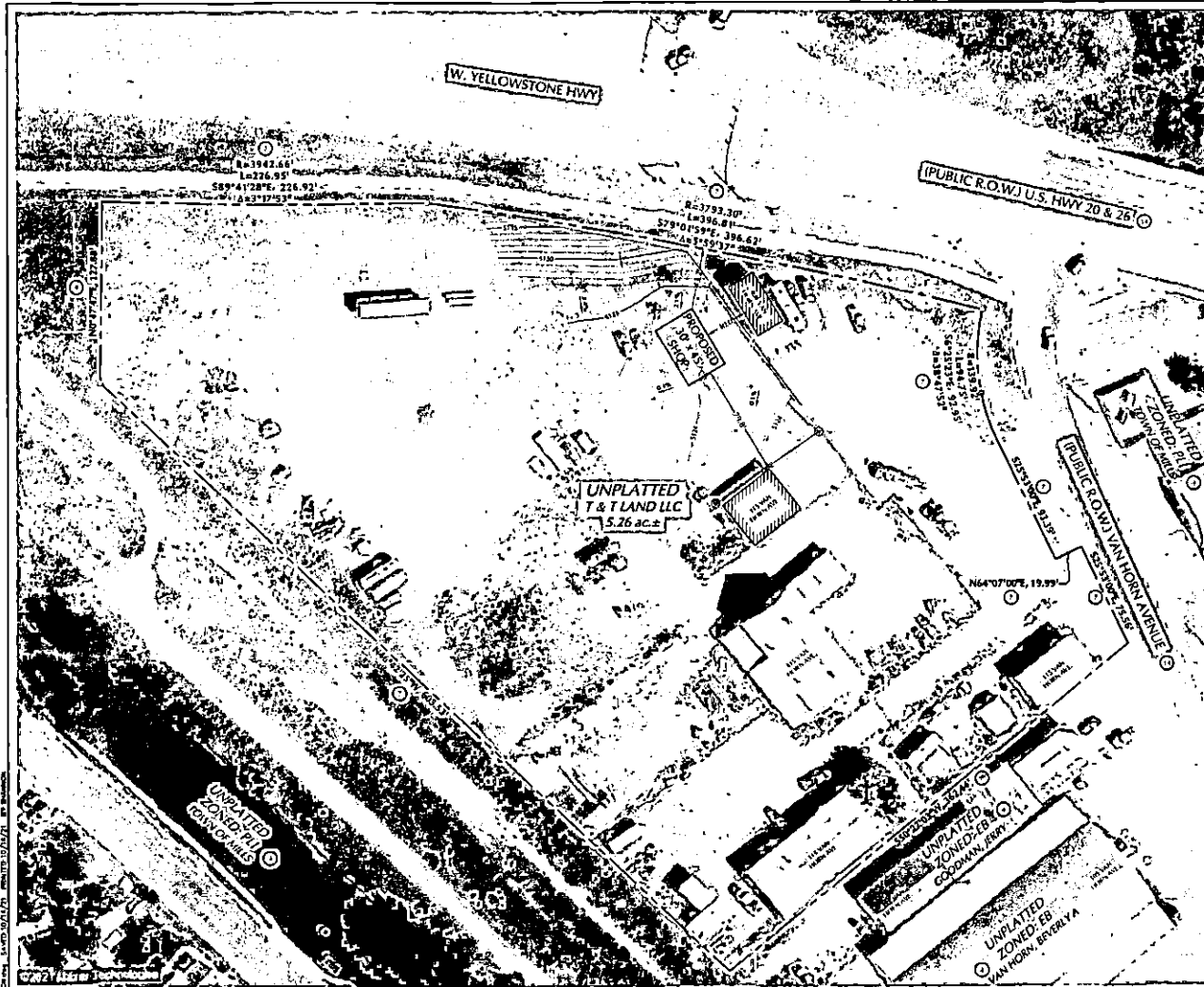
11/4/2021 12:50:49 PM NATRONA COUNTY CLERK

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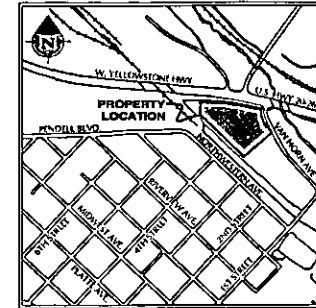
Tracy Good
Recorded: SA
Fee: \$15.00
CITY OF MILLS





LEGEND

D	RECOVERY BRASS CAP
○	RECOVERY OR MARK
⊙	UTILITY POLE
⊙	UTILITY POLE OR SIGN
⊙	UTILITY POLE OR SIGN
—	1.5" OVERBOLT AIR ROW
—	1.5" PAVED LINE
—	1.5" BLANKET
—	1.5" CONTIGUOUS MARK
—	1.5" CONTROL MARK
—	1.5" CONTROL MARK



VICINITY MAP
SCALE: 1" = 500'

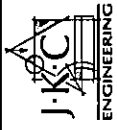
TOWN OF MILLS SITE PLAN CHECKLIST

1. Legal description and corners established in a deed or as a parcel of land recorded in a GRANTEE'S DEED RECORDED AS INSTRUMENTS, copies in the OFFICE OF THE CLERK OF NATALIA COUNTY
2. This plan showing lot(s) of parcel, size(s), and address and telephone number of owner. PROJECT: NEW BUILDING AT VAN HORN AVENUE
Civil ENGINEERING, P.C. (INCORPORATED)
111 W. 2nd ST., Ste. 402
Casper, WY 82401
3. Name of all existing property owners of whom fees are payable: AS B CMN
4. Surrounding lot area and zoning on all adjoining lots, including those lots separated from the lot under consideration by a lot corner, alleyway, easement, etc.
NORTH: ESTABLISHED RESIDENTIAL
EAST: FTAB 2ND SUBDIVISION
SOUTH: ESTABLISHED RESIDENTIAL
WEST: PUBLIC LAND INSTITUTION
5. Current zoning of the lot under consideration and proposed zoning if established. CURRENT ZONING: EB
REPORTS ZONING: EB
6. Name, title, scale of the site plan as a scale of 1" = 100' as a multiple parcel, and date the plan was prepared: AS B CMN
7. Lot area dimensions: AS B CMN
8. Dimensions of all existing and proposed buildings
NORTH: 111' 0" x 111' 0"
EAST: 111' 0" x 111' 0"
WEST: 111' 0" x 111' 0"
9. Location and dimensions of all proposed or existing structures, including those on other lots, to be shown: NONE PROPOSED
10. Locations of all trees to be removed: NONE PROPOSED
11. Dimensions of all trees to be removed: NONE PROPOSED
12. Any existing or proposed signs to be installed or otherwise shown which are to be changed: NONE PROPOSED
13. Location of existing and proposed utility, lighting, height, of poles, post size and number of lines: NONE PROPOSED
14. Height and width of all proposed signs, location and location of all signs and signs, including all signs, both proposed and existing, including signs of any, pavement, utility, and ground use of any of the lot under consideration
15. Location and dimensions of parking and proposed to be used, including all signs: AS B CMN
16. Off to road parking spaces, location and dimensions, space, traffic control, and proposed parking areas, including all parking spaces to be proposed: LOCATED AS B CMN
17. Location of all street signs, location, and location of proposed signs: AS B CMN
18. Types of ground or soil covering proposed, grass, paving, gravel, etc: AS B CMN
19. Existing and proposed easements: NONE PROPOSED
20. Utility: none at a scale of 1" = 100' other than the location of the lot and the location of the lot, including any other utility: NONE PROPOSED
21. General notes to include a summary sheet on the site plan:
a. Total lot area in acres or square feet: AS B CMN
b. Total building area including lot: 111' 0" x 111' 0"
c. Total lot area: 111' 0" x 111' 0"
d. Total building area: 111' 0" x 111' 0"
e. Total area of all buildings: 111' 0" x 111' 0"
f. Percentage of lot covered by buildings: 0.00%
g. Percentage of lot covered by parking: 0.00%
h. Percentage of lot covered by parking: 0.00%
i. Percentage of lot covered by parking: 0.00%
j. Percentage of lot covered by parking: 0.00%
k. Percentage of lot covered by parking: 0.00%
22. Numbering of lots on the site plan as shown to be shown on the plan: AS B CMN
23. Existing and proposed contours: AS B CMN
24. Elevation of the building to be constructed: None, not used by CLIENTS
25. Surface drainage plan for site, to be shown on the site plan: AS B CMN
26. Proposed design report for building area:
27. Traffic study of proposed by the Town Engineer, Planning Dept., Planning and Zoning Board of the Town of Mills

REVISION TABLE

NUMBER	DATE	DESCRIPTION

ENGINEERING • SURVEYING • GIS MAPPING
CONSTRUCTION MANAGEMENT
111 W. 2nd St., Ste. 420 • Casper, Wyoming 82401
Ph: 307-265-4601 • Fax: 307-265-4672



PRELIMINARY
NEW BUILDING CONSTRUCTION
401 VAN HORN AVENUE
CITY OF MILLS, WYOMING

DATE: 10/14/2021
PROJECT #: 21-46
DRAWN BY: RB/SAS
SHEET TITLE:
SITE PLAN
SHEET NUMBER
C1.1