



**CITY OF GILLETTE
PLANNING COMMISSION**

Tuesday, October 25, 2016
7:00 PM

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

CALL TO ORDER

APPROVAL OF MINUTES

1. **Pre-Meeting Workshop Minutes - October 11, 2016
Regular Meeting Minutes - October 11, 2016**

**CASE NO.
16.042V**

Carson Avenue Vacation, Lot 1, Block 1, Homco Subdivision

**CASE NO.
16.043V**

Portion of Elon Ave Right-of-Way & Sewer Right-of-Way Vacate

**CASE NO.
16.041SFPM**

Lots 1A & 1B, Block 10, Rolling Hills Subdivision

OLD BUSINESS

NEW BUSINESS

DIRECTOR'S REPORT

ADJOURNMENT

CHAIRMAN

Clark Sanders

VICE-CHAIRMAN

Jennifer Thomas

BOARD MEMBERS

Todd Mattson
Jim Nielsen

Bill Ellingson
Brenda Green

Cindy Reardon

www.gillettewy.gov

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



**CITY OF GILLETTE
PLANNING COMMISSION
October 25, 2016 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 10/25/2016 7:00:00 PM

CASE NUMBER AND TITLE:

Pre-Meeting Workshop Minutes - October 11, 2016
Regular Meeting Minutes - October 11, 2016

APPLICANT/OWNER:

AGENT:

CASE SUMMARY:

CASE BACKGROUND:

CASE REQUIREMENTS:

STAFF RECOMMENDATION:

CASE MANAGER:

TENTATIVE CITY COUNCIL DATE:

ATTACHMENTS:

Click to download

[10112016 Workshop Minutes](#)

[10112016 Meeting Minutes](#)

CITY PLANNING COMMISSION
MINUTES OF THE PRE-MEETING WORKSHOP
ENGINEERING CONFERENCE ROOM ~ CITY HALL
October 11, 2016 – 6:30 p.m.

The October 11, 2016, Pre-Meeting Workshop of the City of Gillette Planning Commission convened at 6:30 p.m. in the Engineering Conference Room, located on the second floor of City Hall. Planning Commission Members present were Chairman Clark Sanders, Cindy Reardon, Jim Nielsen, Bill Ellingson, and Brenda Green. Those present from the City of Gillette were Mike Cole, Planning Manager; Natalie Buchwald, Planner; and Jill McCarty, Administrative Assistant. Discussion was held on the cases to be presented at the regular meeting to follow.

The Pre-Meeting Workshop adjourned at 6:55 p.m.

Minutes taken and prepared by:

Jill McCarty
Administrative Assistant

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
October 11, 2016 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Bill Ellingson, Brenda Green, Jim Nielsen, and Cindy Reardon.

Commission Members Absent: Todd Mattson and Jennifer Thomas

Staff Present: Mike Cole, Planning Manager; Natalie Buchwald, Planner; and Jill McCarty, Administrative Assistant.

CALL TO ORDER

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

APPROVAL OF THE MINUTES

A motion was made by Jim Nielsen and seconded by Bill Ellingson to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of August 23, 2016. Motion carried 5/0.

16.040PUDP –
PRELIM PUD-Resub
Lot 3 Block 4 Marquiss
Addition

Natalie Buchwald presented Case No. 16.040PUDP. The applicant, R.E.N.E.W., is requesting approval of a Preliminary Planned Unit Development (PUD) Plat and Draft Planned Unit Development (PUD) Ordinance with the intent of splitting one (1) lot into two (2) lots in the R-4, Multi-Family Residential District.

Performing a traditional lot split for this development through a Minor Final Subdivision Plat would result in the creation of a residential lot with a non-conforming rear-yard set-back in the R-4 Multi-Family Residential District. As such, a PUD zoning district overlay is proposed to reduce the proposed rear-yard set-back requirements as part of the PUD Ordinance for this existing development.

Upon approval of this Preliminary PUD Plat and PUD Preliminary Ordinance, the owner will then have the opportunity to submit a Final PUD Plat to incorporate recommendations from the Planning Commission. The Final PUD Plat will be reviewed by the Planning Commission during a future meeting, before it moves forward to the City Council for final review and approval.

Chairman Sanders asked if there were any questions. Brenda Green asked if the easements for the lot could be clarified for final ownership and maintenance purposes. Scott Bruce, from Bruce Engineering, agent for the project, spoke to the question and said the utilities are not in an existing easement at this time, and a general utility statement will be done for each property for the owner to maintain and repair their own utility lines. Chairman Sanders asked if the easement would be on the final plat for review, and Scott Bruce said it would.

Cindy Reardon inquired of the potential for each of the two buildings to be owned by separate owners. Scott Bruce said if that were to happen, possible separate meters might then be needed for each property.

Jim Nielsen made a motion to approve said case. Bill Ellingson seconded the motion. Motion carried 5/0.

OLD BUSINESS

None

NEW BUSINESS

Mike Cole reported there will be three cases at the next meeting on October 25, 2016.

DIRECTORS REPORT

Charlene Busk from the Gillette Historic Preservation Commission introduced fellow member Kim Roesser, Chairman. Kim said the other members of the commission not present are Mary Kelley and Robert Henning. The commission was established a year ago, and its goal is to protect, enhance and perpetuate historical and archeological relics within Gillette. Kim said the commission represents the Gillette Certified Local Government Program, and because of certain requirements their commission meets, they are able to apply for state grants, and get access to technical service from the Historic Preservation office.

Kim said their commission would like to work with the Planning Commission on being able to hear about historic buildings being raised or renovated. While the commission understands there are some historic buildings that will not be preserved, Kim said the commission would like the opportunity to go through the buildings before they are taken down to take pictures and observe the structure, craftsmanship and building materials that were used for their records.

Charlene clarified that for a building to be classified as a historic building, it would only have to be 50 years old.

Kim asked that the commission be used as a resource for getting information on historic buildings in Gillette. Currently a survey is being done by the commission on what historic buildings are in Gillette.

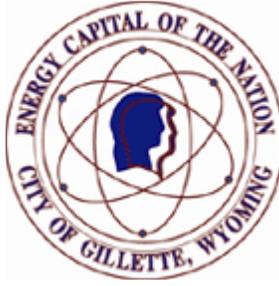
Chairman Sanders asked what other criteria besides the age of the building would be needed for a building to be considered historic. Kim said while the requirements and definition are strict for the national registry, the commission is looking at architectural styles, materials and the significance to the community.

Cindy Reardon asked for the parameters they are looking at within the city. Charlene said they are currently working on the downtown area, but eventually would like to include all of Gillette, and in some cases the county as well.

ADJOURNMENT

The meeting adjourned at 7:16 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.



CITY OF GILLETTE
PLANNING COMMISSION
October 25, 2016 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281

DATE: 10/25/2016 7:00:00 PM

CASE NUMBER AND TITLE:

16.042V
Carson Avenue Vacation, Lot 1, Block 1, Homco Subdivision

APPLICANT/OWNER:

Silver Spur Trading, LLC

AGENT:

Mr. Buddy Morman

CASE SUMMARY:

Silver Spur Trading, LLC (the applicant) is requesting approval to vacate a portion of the public right-of-way known as Carson Avenue so that it may be incorporated with the adjacent Lot 1, Block 1 of the Homco Subdivision as part of a future resubdivision of this area for commercial development purposes.

CASE BACKGROUND:

The portion of public right-of-way known as Carson Avenue that is being requested for vacation is approximately 35 feet by 130 feet and is located directly east of South Douglas Highway and directly west of Lot 1, Block 1 of the Homco Subdivision, with an address of 2309 South Douglas Highway.

Carson Avenue was originally platted as public right-of-way but was never improved as a public street. Other portions of Carson Avenue have since been vacated and resubdivided into the surrounding area.

This area is zoned C-1, General Commercial Zoning District. No changes are anticipated to re-zone this area.

CASE REQUIREMENTS:

1. The applicant will submit a Subdivision Plat for review and approval by the City that incorporates the vacated portion of the Carson Avenue right-of-way within the adjacent Lot 1, Block 1 of the Homco Subdivision.
2. The vacate request shall take effect after the Subdivision Plat has been approved, signed and delivered to the City for recordation with the County Clerk.

STAFF RECOMMENDATION:

Staff recommends approval of this request to vacate a portion of the Carson Avenue right-of-way, subject to all Planning Requirements.

CASE MANAGER:

Natalie Buchwald, Planner

TENTATIVE CITY COUNCIL DATE:

November 1, 2016

ATTACHMENTS:

Click to download

[AERIAL & VICINITY MAP](#)

[Photos](#)

[Exhibit A - Carson Ave](#)



Aerial Map

Madison St

S Douglas Hwy

E-Z St

Project Area

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

Vicinity Map

12th St
 90
 Lakeway Rd
 S Douglas Hwy

Legend

- Project Area
- Parcels
- City Limits

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

H:\PL\PlanningCommission\Maps
 0 40 80
 Feet

16.042V
Carson Avenue Vacate

10/25/2016
 Service With P.R.I.D.E.
 Productivity Responsibility Integrity Dedication Enthusiasm



10/14/2016 10:48



E-7 St

STOP

MIDAS

PREVENTIVE MAINTENANCE
BRAKES
DIAGNOSTIC
MIDAS
Bridgestone
Tirestone
TIRES
ALIGNMENTS
FRONT END REPAIR

10/14/2016 10:48

MTBAS

WHEEL
ALIGNMENT
TIRE SERVICE

PREVENTIVE MAINTENANCE
BRAKES
DIAGNOSTIC
TIRE ALIGNMENTS
FRONT END REPAIR
MTBAS
DUNLOP
Firestone

COLDWELL
BANKPAC II

FOR RENT
CALL [unreadable]

10/14/2016 10:48



10/14/2016 10:48

PREVENTIVE MAINTENANCE
BRAKES
DIAGNOSTIC
MIDAS
BRIDGESTONE
FIRESTONE
TIRES
ALIGNMENTS
FRONT END REPAIR



10/14/2016 10:48



10/14/2016 10:49

AutoZone
Auto Parts • Accessories • Tools

ADVANCE
TRUCK & AUTO

CARWASH



10/14/2016 10:51

FOOTING DIMENSIONS

H35

FOUNDATION DIMENSIONS

FOUNDATION DIMENSIONS

Final Plat

Homco Subdivision

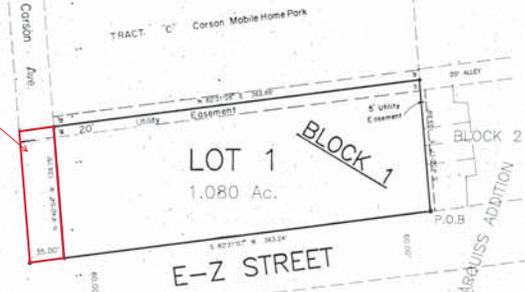
located in a portion of the NE1/4 of the NE 1/4 of Section 34,
T 50 N, R 72 W of the 6th P.M., City of Gillette, Campbell County, Wyoming



LEGEND

- Found Rebar & Cap
- Set the Top
- Set Rebar & Cap (EAGLE LS-584)

Portion of Carson Ave to be vacated.



Vicinity Map

CERTIFICATE OF SURVEYOR

Robert S. Hill, being the duly sworn and qualified Professional Land Surveyor of the State of Wyoming, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly sworn and qualified Professional Land Surveyor of the State of Wyoming.



BEFORE ME, the undersigned authority, on this _____ day of _____, 1991, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given this _____ day of _____, A.D. 1991, by
Robert S. Hill
 Surveyor & C.O.
 COUNTY OF CAMPBELL, WYOMING



STATE OF WYOMING)
 COUNTY OF CAMPBELL)
 The foregoing instrument was acknowledged before me this _____ day of _____, 1991, by Burton S. Colburn, Vice President & CEO and Kenneth M. Colburn, Assistant Treasurer of Homco International, Inc. as a free and voluntary act and deed.

Witness my hand and official seal: _____
 My commission expires: _____

CERTIFICATE OF CITY ENGINEER
 Date on this plat released this _____ day of _____, 1991, to the City Engineer of the City of Gillette, Wyoming
Bill S. Carson

CERTIFICATE OF APPROVAL BY CITY OF GILLETTE PLANNING COMMISSION
 This plat approved by the City of Gillette Planning Commission this _____ day of _____, A.D. 1991.
Barbara J. Brann

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY CITY COUNCIL
 Accepted by the City Council of the City of Gillette, Wyoming, this _____ day of _____, A.D. 1991.
Deborah Robbins

CERTIFICATE OF COUNTY CLERK
 This plat was filed for records in the office of the Clerk and Treasurer at _____ o'clock _____ of the month of _____, 1991 and is duly recorded in Book _____ of page _____.

PREPARED FOR
HOMCO International Inc.
 P. O. Box 2442
 HOUSTON, TX. 77262

Eagle ENTERPRISES, INC.
 BOX 2566
 GILLETTE, WY 82716
 (307) 682-9000

LAND SURVEYING	PLANNING	MAPPING
DATE: 8-13-91	DATE: 8/19/91	



**CITY OF GILLETTE
PLANNING COMMISSION
October 25, 2016 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 10/25/2016 7:00:00 PM

CASE NUMBER AND TITLE:

16.043V
Portion of Elon Ave Right-of-Way & Sewer Right-of-Way Vacate

APPLICANT/OWNER:

West Properties, LLC

AGENT:

Doyle Land Surveying

CASE SUMMARY:

West Properties, LLC (the applicant) is requesting approval to vacate a portion of public right-of-way known as Elon Avenue and a portion of sewer right-of-way adjacent to the south boundary of Lot 1, Block 10, Rolling Hills Subdivision for commercial development purposes.

CASE BACKGROUND:

The portion of public right-of-way known as Elon Avenue being requested for vacation is approximately 30 feet by 157 feet and is located directly west and adjacent to Lot 1, Block 10, Rolling Hills Subdivision, addressed as 1401 E 7th St. Elon Avenue was originally platted as public right-of-way, but the portion adjacent to Lot 1, Block 10, Rolling Hills Subdivision was never improved as a public street.

The portion of sewer right-of-way being requested for vacation originally contained a sanitary sewer main. The sanitary sewer main was relocated from the sanitary sewer right-of-way to West Seventh Street in 2010/2011. The sanitary sewer right-of-way in this area is no longer necessary. This portion of sewer right-of-way being requested for vacation is located directly south and adjacent to Lot 1, Block 10, Rolling Hills Subdivision, addressed as 1401 & 1403 E 7th St.

Lot 1, Block 10, Rolling Hills Subdivision is zoned C-1, General Commercial District. The vacated Elon Ave right-of-way and the vacated sanitary sewer right-of-way shall be zoned C-1, General Commercial District upon approval of this vacation request.

The applicant will submit a Final Plat that incorporates the vacated areas into the existing Lot 1, Block 1, Rolling Hills Subdivision.

CASE REQUIREMENTS:

1. The applicant will submit a Subdivision Plat for review and approval by the City that incorporates the vacated portion of the Elon Ave right-of-way and the vacated Sewer Right-of-Way within the adjacent Lot 1, Block 10, Rolling Hills Subdivision.

2. The vacate request shall take effect after the Subdivision Plat has been approved, signed and delivered to the City for recordation with the County Clerk.
3. The applicant shall remove the existing fence and prohibit the parking/storage of vehicles/equipment within the east half of Elon Street that is not being vacated, adjacent to Lot 1D, Block 9, Rolling Hills Subdivision.
4. The applicant will address all comments and concerns in ePlans.

STAFF RECOMMENDATION:

Staff recommends approval of this request, subject to all Planning Requirements.

CASE MANAGER:

Natalie Buchwald, Planner

TENTATIVE CITY COUNCIL DATE:

November 1, 2016

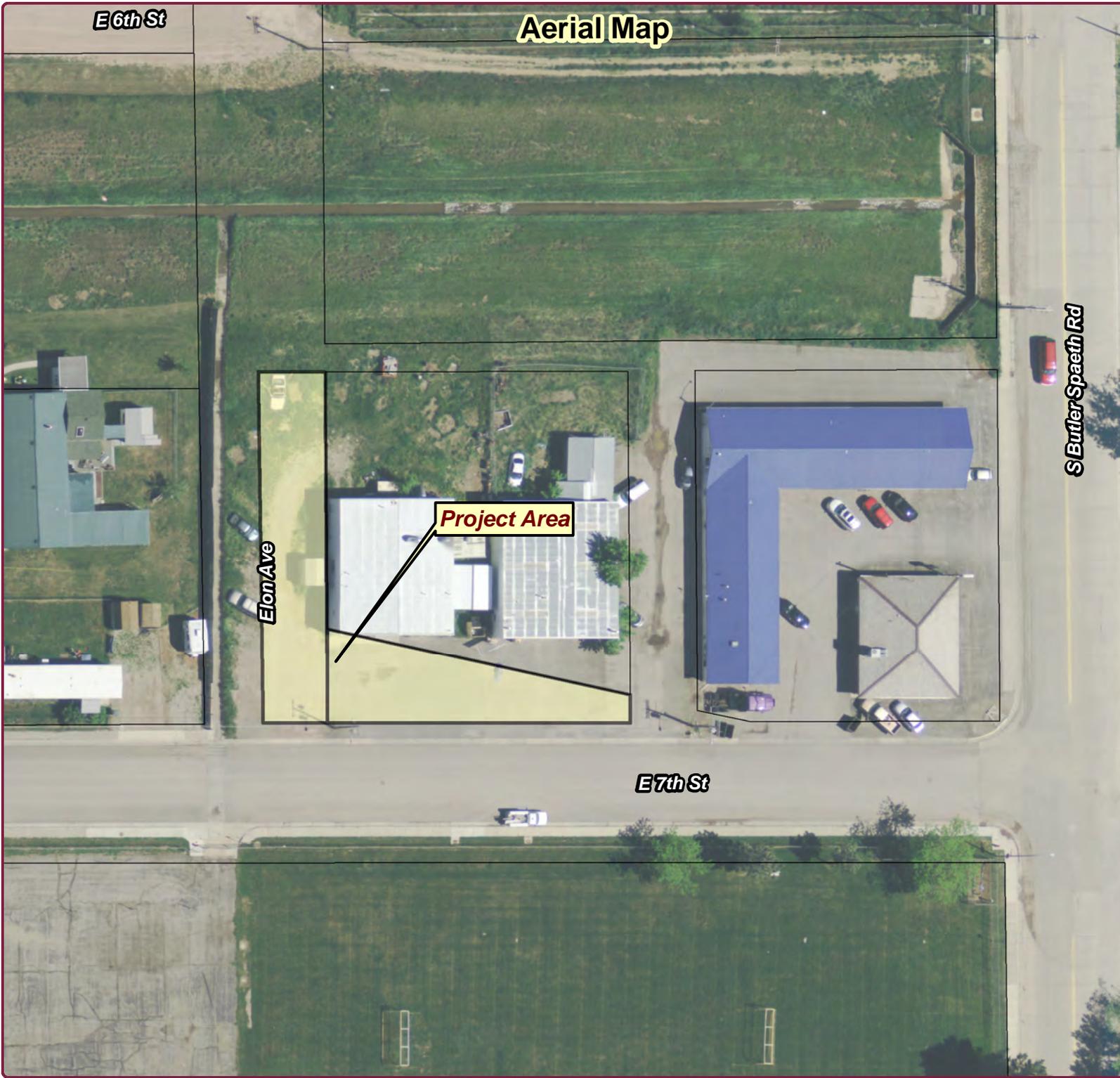
ATTACHMENTS:

Click to download

[Aerial & Vicinity](#)

[Photos](#)

[Exhibit](#)



Aerial Map

E6th St

Elon Ave

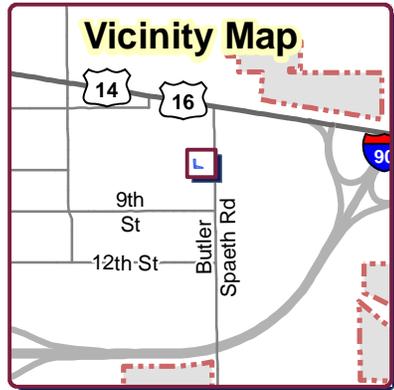
E7th St

S Butler Spaeth Rd

Project Area



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



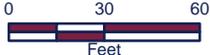
Legend

-  Project Area
-  Parcels
-  City Limits

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



H:\PL\Planning\Commission\Maps



0 30 60
Feet

16.043V
Portion of Elon Ave ROW & Sewer ROW Vacate

10/25/2016

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



FOR SALE
680 6274

10/14/2016 10:39



10/14/2016 10:39



10/14/2016 10:39



10/14/2016 10:40



10/14/2016 10:40



10/14/2016 10:40



10/14/2016 10:40



10/14/2016 10:40



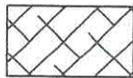
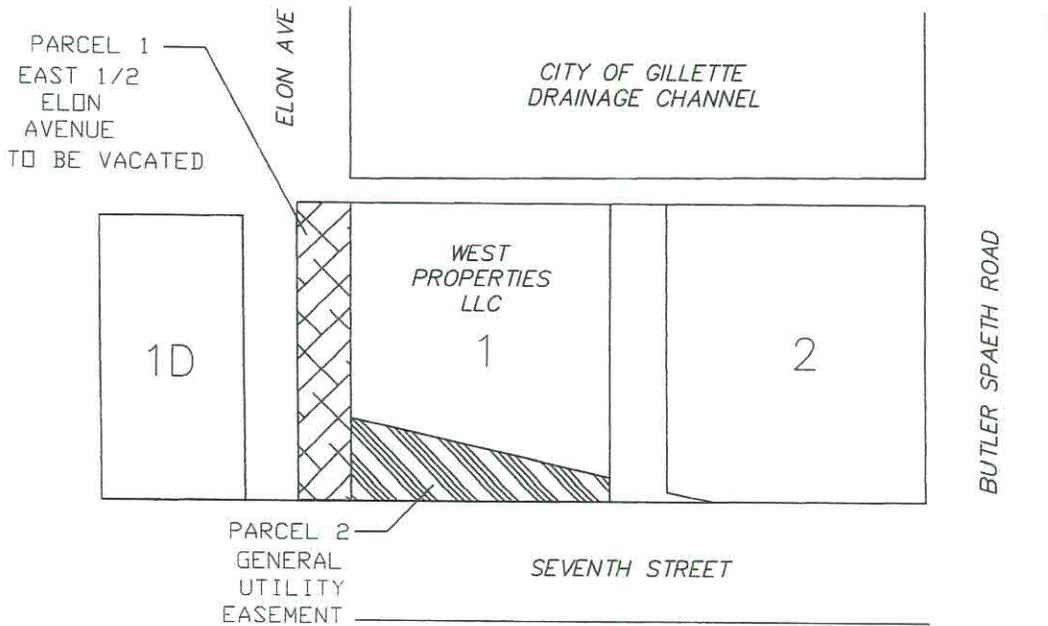
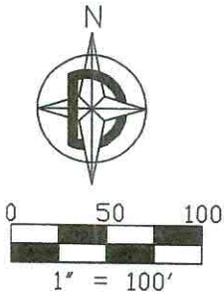
10/14/2016 10:41



10/14/2016 10:41

EXHIBIT

SHOWING PROPOSED VACATION
OF GENERAL UTILITY EASEMENT
AND EAST 1/2 ELON AVENUE
ADJACENT TO LOT 1, BLOCK 10
ROLLING HILLS SUB-DIVISION
CITY OF GILLETTE, WYOMING



PARCEL 1: EAST 1/2 ELON AVE ADJACENT TO
LOT 1, BLOCK 10, ROLLING HILLS SUB-DIVISION

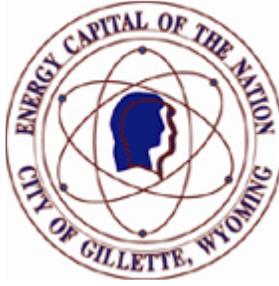


PARCEL 2: GENERAL UTILITY EASEMENT LOCATED IN
LOT 1, BLOCK 10, ROLLING HILLS SUB-DIVISION

PREPARED FOR:
WEST PROPERTIES LLC
3651 VAQUERA DRIVE
GILLETTE, WY 82716

PREPARED BY:
DOYLE SURVEYING INC.
801 E. Fourth St.
Suite C-8
Gillette, WY 82716
PH: (307) 686-2410

DATE OF PREPARATION: SEP, 2016



CITY OF GILLETTE
PLANNING COMMISSION
October 25, 2016 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281

DATE: 10/25/2016 7:00:00 PM

CASE NUMBER AND TITLE:

16.041SFPM
Lots 1A & 1B, Block 10, Rolling Hills Subdivision

APPLICANT/OWNER:

West Properties, LLC

AGENT:

Doyle Land Surveying

CASE SUMMARY:

West Properties, LLC (the applicant) is requesting approval of a Final Plat with the intent of incorporating portions of the vacated Elon Ave right-of-way and the vacated sewer right-of-way into the existing Lot 1, Block 10, Rolling Hills Subdivision and subsequently splitting the existing lot into two (2) separate lots in the C-1, General Commercial Zoning District.

CASE BACKGROUND:

Located directly west and adjacent to the existing Lot 1, Block 10, Rolling Hills Subdivision is a portion of unimproved public right-of-way know as Elon Avenue that is being considered separately for vacation. Also, located directly south and adjacent to the existing Lot 1, Block 10, Rolling Hills Subdivision is a portion of sewer right-of-way that is also being considered separately for vacation. If the vacation request is approved, the applicant will absorb these portions of vacated right-of-way into the existing Lot 1, Block 10 of the Rolling Hills Subdivision while subsequently splitting the existing lot into two (2) separate lots for ownership and commercial development purposes.

The newly created lots will be zoned C-1, General Commercial District. The existing buildings located on the newly created lots will meet building set-back requirements after the subdivision is recorded.

CASE REQUIREMENTS:

1. The Ordinance approving the vacation request for a portion of the Elon Avenue right-of-way and the sewer right-of-way will be approved by the City and recorded with the County Clerk before this subdivision plat is recorded.
2. A Consent to Subdivide from the mortgage holder is required to be executed and submitted to the City prior to this subdivision plat being recorded with the County Clerk.
3. The applicant will address all comments and concerns in ePlans.

STAFF RECOMMENDATION:

Staff recommends approval of this Final Plat, Subject to all Planning Requirements.

CASE MANAGER:

Natalie Buchwald, Planner

TENTATIVE CITY COUNCIL DATE:

December 6, 2016

ATTACHMENTS:

Click to download

[Aerial & Vicinity Map](#)

[Exhibit](#)



Aerial Map

E6th St

Project Area

Elon Ave

E7th St

S Butler Spaeth Rd

Cimarron Dr



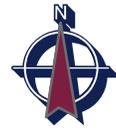
CITY OF GILLETTE
 GIS Division
 P.O. Box 3003
 Gillette, Wyoming 82717-3003
 Phone (307) 686-5364
 www.gillettewy.gov

Vicinity Map

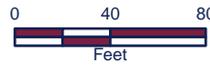
Legend

- Project Area
- Parcels
- City Limits

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



H:\PL\PlanningCommissionMaps



16.041 SFPM
Lots 1A & 1B, Block 10
Rolling Hills Subdivision
 10/25/2016
 Service With P.R.I.D.E.
 Productivity Responsibility Integrity Dedication Enthusiasm

FINAL PLAT
 LOTS 1A & 1B, BLOCK 10,
 ROLLING HILLS SUB-DIVISION
 CITY OF GILLETTE, WYOMING

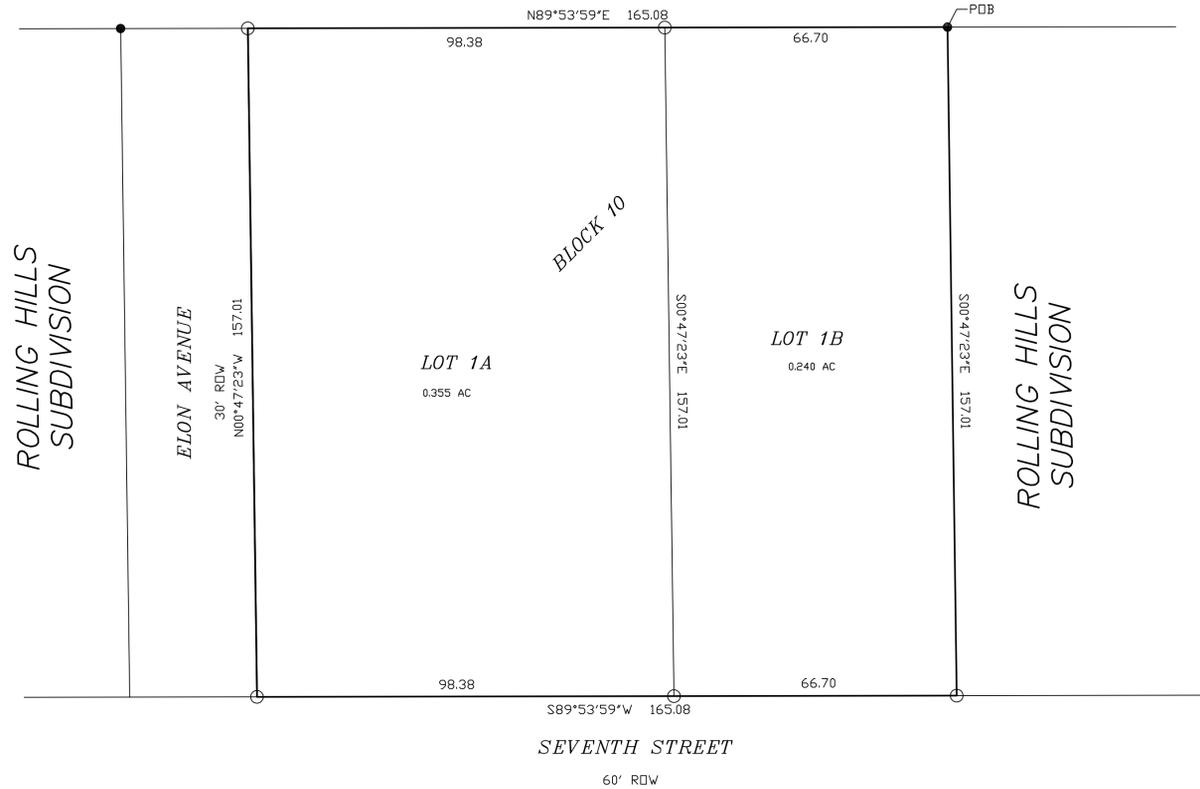
DECLARATION VACATING PREVIOUS PLATTING
 THIS PLAT IS THE RESUBDIVISION OF LOT 1, BLOCK 10, ROLLING HILLS SUB-DIVISION AND A VACATED PORTION OF THE SEWER EASEMENT AND THE EAST ONE-HALF OF ELON AVENUE ADJACENT TO LOT 1, BLOCK 10 ROLLING HILLS SUB-DIVISION RECORDED IN BOOK 1 OF PLATS, PAGE 69, OF THE RECORDS OF CAMPBELL COUNTY. ALL EARLIER PLAT OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

SURVEYOR'S CERTIFICATE

I, Richard T. Doyle, do hereby certify that I am a registered land surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of LOTS 1A & 1B, BLOCK 10, ROLLING HILLS SUB-DIVISION as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with City of Gillette regulations governing the subdivision of the land.



ROLLING HILLS
 SUBDIVISION



ROLLING HILLS
 SUBDIVISION

LEGEND

- FOUND CORNER MONUMENT
- SET 24" LONG 5/8" REBAR WITH ALUMINUM SURVEY CAP MARKED "RLS 2333"

SUMMARY
 TOTAL LOTS: 2
 RDW AREA: N/A
 TOTAL AREA: 0.595 AC
 ZONING: C-1

DEDICATION

Know all men by these presents that the undersigned WEST PROPERTIES, LLC., being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify,

The above and foregoing LOTS 1A & 1B, BLOCK 10, ROLLING HILLS SUB-DIVISION being more particularly described as follows:

Lot 1, Block 10, Rolling Hills Sub-division and the vacated portions of the Sewer Easement and the East one-half of Elon Avenue adjacent to Lot 1, Block 10, Rolling Hills Sub-division being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, Block 10, Rolling Hills Sub-division; Thence S00°47'23"E along the East line of said Lot 1, Block 10 a distance of 157.01 feet to the North right of way of Seventh Street; Thence S89°53'59"W along the said North right of way of Seventh Street a distance of 165.08 feet to the original centerline of Elon Avenue; Thence N00°47'23"E along the said original centerline of Elon Avenue a distance of 157.01 feet to the extended North line of said Lot 1, Block 10; Thence N89°53'57"E along the said extended North line of Lot 1, Block 10 a distance of 165.08 feet to the TRUE POINT OF BEGINNING.

Said tract of land contains 0.595 acres, more or less, subject to all rights, restrictions and/or easements of sight and record, and as appears on this plat, is made with the free consent, and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct plat of the area as it is divided in lots, blocks, streets and easements, and

That the undersigned owners and proprietors of the land shown and described on this plat do hereby dedicate to the City of Gillette for perpetual public use all streets, alleys, easements and other lands within the boundary lines of the plat as indicated and not already otherwise dedicated for public use. Utility easements as designated on this plat are hereby dedicated to the City of Gillette for perpetual public use for installing, repairing, replacing and maintaining water lines, sewers, gas lines, electrical lines, telephone lines, cable TV lines and the forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, A. D., 20____ by:

Owner: WEST PROPERTIES, LLC

CDRY L WEST for WEST PROPERTIES, LLC

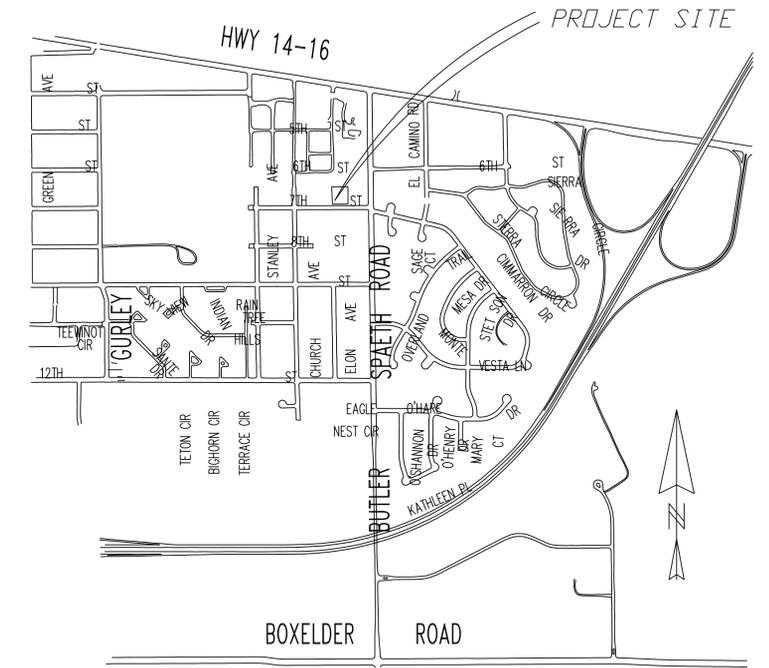
STATE OF WYOMING)
) ss
 COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this _____ day of _____, A. D., 20____, by CDRY L WEST, as _____ for WEST PROPERTIES, LLC., as a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires _____



VICINITY MAP
 NOT TO SCALE

APPROVALS

Data on this plat reviewed this _____ day of _____, 20____, A.D., by the City Engineer of Gillette, Wyoming.

City Engineer _____

This plat approved by the City of Gillette Planning Commission this _____ day of _____, 20____, A.D.

Chairman _____ Secretary _____

Approved by the City Council of the City of Gillette, Wyoming this _____ day of _____, 20____, A.D.

Mayor _____ City Clerk _____

This plat filed for record in the office of the Clerk and Recorder at _____ o'clock _____ m., _____, 20____, and is duly recorded in Book _____, Page No. _____.

County Clerk _____

FINAL PLAT

LOTS 1A & 1B, BLOCK 10
 ROLLING HILLS SUB-DIVISION
 CITY OF GILLETTE, WYOMING

PREPARED FOR:
 WEST PROPERTIES LLC.
 3651 VAQUERO DR
 GILLETTE, WY 82716

PREPARED BY:
 DOYLE SURVEYING, INC.
 801 E. Fourth St.
 Suite 15
 Gillette, WY 82716
 PH: (307) 686-2410