



REPLAT PERMIT APPLICATION

CHECK ONE: () SIMPLE () MINOR () MAJOR

Owner Information:

Owner

Rehman Hafeez

Phone: 310-808-5905

Mailing Address

23040 Cumorah Crest Drive, Woodland Hills, California 93164

Project's Physical Address

Legal Description (Lot#, Block, Tract & Sub-division)

T37N R118W Section 20

Land Surveyor/Engineer (must be registered in the State of Wyoming)

Surveyor Scherbel Ltd PO Box 725, Afton, WY, 83110

Architectural/Structural/Engineer (if any)

Description of Project & Purpose

The applicant, Rehman Hafeez, is currently in the process of annexing his property into the Town of Alpine under the MRC - Mixed Residential and Commercial District. The property is located at the intersection of Wintergreen Drive and U.S. Highway 89 and lies between Wintergreen Drive and Old Alpine County Road No. 12-100. The property is approximately 10.05± acres and the applicant is applying for a permit to divide the property into two (2) commercial/multi-family lots.

Property Owners within a 500ft radius of property: (use separate sheet if needed)

Owner	<i>see attached</i>	Mailing Address
Owner		Mailing Address
Owner		Mailing Address
Owner		Mailing Address
Owner		Mailing Address
Owner		Mailing Address
Owner		Mailing Address
Owner		Mailing Address
Owner		Mailing Address

Signature of Owner or Authorized Representative

James Delora, Surveyor Scherbel
FOR TOWN USE ONLY

Date

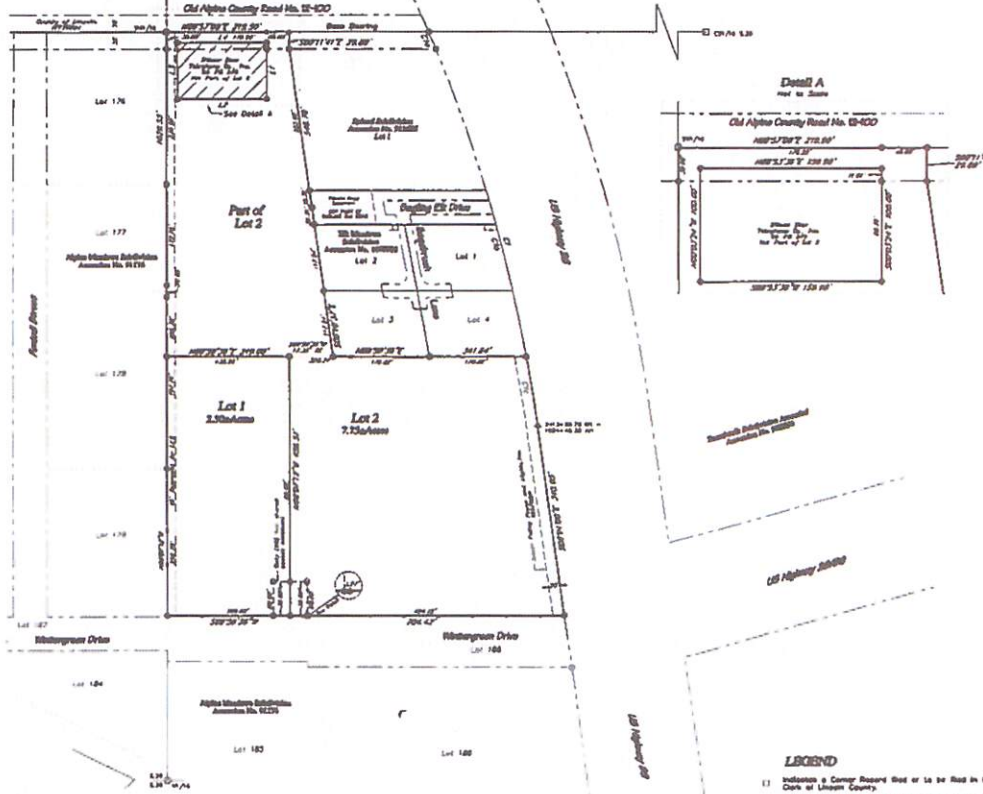
12/1/2023

Date Received	Permit #:	Zoning
Permit Fees	Paid: (Check #/Cash)	Date Paid
Town Surveyor Review	Town Engineer Review	Fire Dept. Review

HAFEEZ ADDITION

LINE TABLE

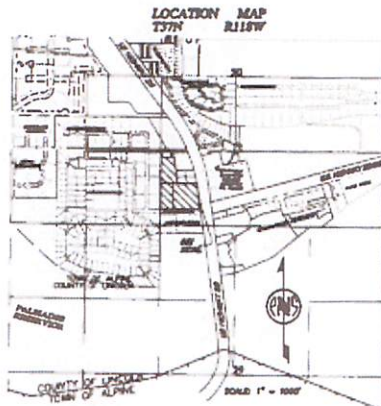
LINE	BEARING	DISTANCE
L1	S89°57'21"W	100.00'
L2	S89°57'21"W	100.00'
L3	S89°57'21"W	100.00'
L4	S89°57'21"W	100.00'



CURVE TABLE

CURVE	ARC	CGI/A	ANGLES	CHORD BEARING	CHORD	TANGENT
C1	724.84'	14°37'09"	724.19'	S 72° 25' 24" W	718.43'	262.80'
C2	31.50'	0°20'23"	724.19'	S 72° 25' 24" W	33.50'	46.21'
C3	367.36'	1°11'42"	724.19'	S 72° 25' 24" W	366.20'	254.72'
C4	121.43'	3°22'59"	724.19'	S 72° 25' 24" W	121.43'	85.77'

- LEGEND**
- 1) Indicate a Corner Record that is to be filed in the Office of the Clerk of Lincoln County.
 - 2) Indicate a 5/8" x 3/4" steel rebar with an aluminum cap inscribed "SURVEYOR SCHERBEL, L.D." and other details, set this survey.
 - 3) Indicate a 5/8" x 3/4" steel rebar with an aluminum cap inscribed "SURVEYOR SCHERBEL, L.D." and other details, found this survey.
 - 4) Indicate a 5/8" x 3/4" steel rebar with an aluminum cap inscribed "YLS4447" and other details, found this survey.
 - 5) Indicate a staked position, no monument found or set.
 - 6) Indicate a 6" x 6" concrete post with cross member inscribed "T1A1" inscribed "SURVEYOR SCHERBEL, L.D." with appropriate details, found this survey.
 - 7) Indicate an monument, find.
 - 8) Indicate a right-of-way line.
 - 9) Indicate an existing fence.
- The Base Bearing for this survey is the north line of the SE 1/4SW 1/4 of Section 20, T37N, R11E, being S89°57'00"E.



CERTIFICATE OF OWNERS
STATE OF WYOMING
COUNTY OF LINCOLN

The undersigned hereby certifies that the addition of part of the SE 1/4SW 1/4 of Section 20, T37N, R11E, within the incorporated limits of the Town of Alpine, Lincoln County, Wyoming, as shown on this plat and more particularly described in the Certificate of Survey, is with the true and correct and in accordance with the duties of the owner and proprietor of the described lands.

That the owner of the addition shall be the HAFEEZ ADDITION in the Town of Alpine.

That the fifty (50) feet shared driveway easement is granted to each lot owner.

That the undersigned owner hereby reserves a perpetual right of ingress, egress and egress over, under and across the above described driveway easement, in order to provide a perpetual access and if written to otherwise state and owner may designate.

That said addition is subject to any easements of record.

That this addition is subject to that Description of Easements, Conditions, and Restrictions of record in said Office in Book ___ of Photostatic Records on page ___ and any amendments thereto.

That Wyoming law does not recognize any riparian rights to the north-south course line of a stream or river for purposes being in the beds of a stream or river.

That all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released.

Surveyor Noted

Signature Obtained by Separate Affidavit
Surveyor Noted, Owner

CERTIFICATE OF MORTGAGES
STATE OF WYOMING
COUNTY OF LINCOLN

The First Bank of Wyoming, Division of Chester Bank certifies that it is the holder of a Deed of Mortgage of record in the Office of the Clerk of Lincoln County, in Book 101 of Photostatic Records on page 170 for that part of the SE 1/4SW 1/4 of Section 20, T37N, R11E, within the incorporated limits of the Town of Alpine, Lincoln County, Wyoming, under the Certificate of Survey and same hereby released in the Homestead Exemption Laws of the State of Wyoming, as shown on this plat and more particularly described in the Certificate of Survey, is with the true and correct and in accordance with the duties of the owner and proprietor of the land and same remains heretofore as contained under the Certificate of Survey and same shall be subordinate to the mortgage and easements shown heretofore and heretofore.

First Bank of Wyoming, Division of Chester Bank
Signature Obtained by Separate Affidavit

ADVANCE PLAT
SUBJECT TO CORRECTION
AND APPROVAL

CERTIFICATE OF RECORDATION
This plat was filed for record in the Office of the Clerk of Lincoln County on the ___ day of ___, 2024.

Surveyor Noted, Clerk

CERTIFICATE OF SURVEYOR
STATE OF WYOMING
COUNTY OF LINCOLN

I, Matthew A. Scherbel, of Alpine, Wyoming, hereby certify that this plat was made from notes taken during an actual survey made by me personally under my supervision during the month of 2023 and from records in the Office of the Clerk of Lincoln County and that I am a duly licensed and sworn Surveyor as shown in the Certificate of Survey and same hereby released in the Homestead Exemption Laws of the State of Wyoming, as shown on this plat and more particularly described in the Certificate of Survey, is with the true and correct and in accordance with the duties of the owner and proprietor of the land and same remains heretofore as contained under the Certificate of Survey and same shall be subordinate to the mortgage and easements shown heretofore and heretofore.

That the owner of the addition shall be the HAFEEZ ADDITION in the Town of Alpine.

That the fifty (50) feet shared driveway easement is granted to each lot owner.

That the undersigned owner hereby reserves a perpetual right of ingress, egress and egress over, under and across the above described driveway easement, in order to provide a perpetual access and if written to otherwise state and owner may designate.

That said addition is subject to any easements of record.

That this addition is subject to that Description of Easements, Conditions, and Restrictions of record in said Office in Book 101 of Photostatic Records on page 170 and any amendments thereto.

That Wyoming law does not recognize any riparian rights to the north-south course line of a stream or river for purposes being in the beds of a stream or river.

That all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released.

Surveyor Noted

Signature Obtained by Separate Affidavit



The foregoing instrument was acknowledged before me by Matthew A. Scherbel on the ___ day of ___, 2024.

Surveyor Noted, Clerk

CERTIFICATE OF ACCEPTANCE
STATE OF WYOMING
COUNTY OF LINCOLN

The foregoing HAFEEZ ADDITION to the Town of Alpine was approved at the regular meeting of the Alpine Town Council on the ___ day of ___, 2024, in accordance with Sections 15-1-101 and 15-1-102, W.S., Wyoming Statutes, 2023, as amended.

Alpine
Town of Alpine

Mayor
Eric Dean, Mayor

OWNERS:

Owner Name	Address	City	State	Zip
Hafeez Addition, LLC	1000 N. Lincoln	Alpine	WY	82401

LAND USE TABLE:

Zone	Permitted Uses	Conditional Uses
Residential	Single-Family Detached	Community/Adult Family

SURVEYOR: Matthew A. Scherbel, L.S., License No. 1330, State of Wyoming, 2023-2026

DATE: November 2023

HAFEEZ ADDITION
TO THE TOWN OF ALPINE
WITHIN
SECTION 20, T37N, R11E
LINCOLN COUNTY, WYOMING

Section 4, Item b.

SURVEYOR SCHERBEL, L.T.D.
PROFESSIONAL LAND SURVEYORS

1001 W. 10TH STREET, SUITE 100, ALPINE, WY 82401
PHONE: 307-235-1234 FAX: 307-235-1235
WEBSITE: www.scherbel.com

DATE: 11/15/2023
PROJECT: HAFEEZ ADDITION

Town of Alpine Legal Notice Request for a Simple Re-Plat

Notice is hereby given that on January 15, 2024; applicant Rehman Hafeez, has filed a replat application with the Town of Alpine, requesting a simple subdivision replat of the property known as the Hafeez to the Town of Alpine, which will encompass a total area of 10.05 +/- acres of land, within the incorporated boundaries of the Town of Alpine, Lincoln County, Wyoming.

The subject property will be divided into two (2) lots; Lots #1 encompass an area of 2.30 +/- acres of land and Lot #2 will encompass an area of 7.75 +/- acres of land.

The property is located on the northwest side of Wintergreen Drive and US Highway 26/89 (Alpine Junction); {the property lies between Wintergreen Drive and Old Alpine – County Road No. 12-100}. The property is currently zoned as Mixed Residential and Commercial (MRC). Allowable uses are found in Part 3 of the Land Use and Development Code (LUDC) available on the Town of Alpine Website at:

alpinewy.gov/government/planning-zoning/land-use-development-code

A conceptual map of the replat is attached for review. The Planning and Zoning Administrator and/or Planning & Zoning Commission will take comments on the replat up until Monday, February 12th, 2024, by 4:00 p.m.

Simple subdivision regulations do not require a public hearing; however, notice has been given to all property owners located within a five hundred (500) foot radius of the proposed replat. The replat application and an advanced plat will be presented to the Planning and Zoning Commission at their scheduled meeting on February 13, 2024, with recommendations for approval, approval with contingencies or denial of the replat application/map. If approved a final plat map will be recommended for authorized signature by the Town Council, at their February 20th, 2024, Town Council Meeting.

Contact the Alpine Town Hall Office at (307) 654-7757, extension #7 for additional information and/or to submit your comments. Written comments can be submitted to:

Christine Wagner, Zoning Administrator
Town of Alpine
PO Box 3070 - Alpine, WY 83128
Email Address: [planning @alpinewy.gov](mailto:planning@alpinewy.gov)

February 9, 2024

**Rehman Hafeez
Lots #1 & 2 ~ Hafeez Addition
Wintergreen Drive
Simple Replat**

Staff Report from the Zoning Administrator

- 1 The application and related filing fees have been submitted and processed by the Town of Alpine. All prepared forms have been deemed acceptable.
- 2 The Preliminary Plat has been submitted with applicant's lot boundaries lines identified. Information has been deemed acceptable.
- 3 All property Owners within the five hundred (500) foot radius have been notified of the proposed boundary line amended, with ample opportunity give to respond to the mailing. Response deadline was established as Monday, February 12th, 2024.
- 4 A total of Sixty-Eight (68) notifications were mailed, of those mailings six (6) property owners had one or more lots within the notification area. The Town has received **NO** return mailings.
- 5 Of the mailings distributed, **to date**, there has been one (1) verbal inquiry as to the replat application. That inquiry was seeking additional information as to the intent of the future development.
- 6 A Planning & Zoning Commission Meeting will be held to review and receive any and all additional comments from area property owners, review proposed re-plat map on the submitted application. Subsequently, a recommendation will be made to the Town Council for their consideration and/or subsequent approval on presented simple subdivision re-plat.

Comments by Zoning Administrator:

As part of the application process the applicant is to provide a description of the proposal and purpose of the replat. The description provided stated: The applicant, Rehman Hafeez, is currently in the process of annexing his property into the Town of Alpine under the MRC {Mixed Residential and Commercial District}. The property is located at the intersection of Wintergreen Drive and US Highway 89 and lies between Wintergreen Drive and Old Alpine County Road No. 12-100. The property is approximately 10.05+/- acres and the applicant is applying for a permit to divide the property into two (2) commercial/multi-family lots.

As part of the review and approval process the applicant/representative has had a pre-application conference. During the pre-application review process, "preliminary" plans were made available for the proposed project. The property has recently been annexed into the incorporated boundaries and once a lot split has been completed, proposed development/building plans will be submitted.

With that said, applicants are to follow the guidelines that have been established by the Town in the Alpine Land Use and Development Code (LUDC) regarding the use of the property within their established zoning district. The "MRC" Mixed Residential and Commercial District has specifically established the Intent and Purpose of the District: This district is intended to accommodate a combination of residential multi-unit housing, retail commercial facilities, and other commercial services within selected areas of the community that are immediately accessible to primary roadways and near other residential district in the community. The purpose of the "MRC" District is to establish viable commercial expansion areas that can serve and be accessible to the entire community, as well as those residing in multi-unit housing within the "MRC" District. It is envisioned that multi-unit residential uses will, in some cases, be combined with approved commercial uses within one structure.

The simple subdivision process is the quickest and easiest way to complete a basic lot split. The simple subdivision only allows for the creation of one (1) additional lot or parcel. With this process there are no changes to the current zoning. Notifications are sent to landowners within five hundred (500) feet of the proposed simple subdivision. Upon scheduling the application, the Planning and Zoning Commission shall review and discuss the recommendations of the Zoning Administrator. Although no public hearing will be required, all notified property owners shall have fifteen (15) business days to submit their comments; this notification has allowed area landowners until February 12th, 2024, to submit their comments. Subsequently, the Planning and Zoning Commission shall approve, approve with conditions or modification, or deny the proposed subdivision. If approved by the Planning and Zoning Commission, the preliminary plat of the simple subdivision shall be deemed and accepted as a final plat. However, it is customary the Commission sends a recommendation to the Town Council for their information and consideration. If approved with modifications, the preliminary plat shall be revised and filed by the applicant as a final plat with the Zoning Administrator. Any appeal of the decisions by the Planning and Zoning Commission shall be made to the Alpine Town Council.

Zoning Administrator Recommendation:

There has been only one (1) inquiry regarding the lot split, that inquiry was more inquisitive in nature inquiry regarding the development of the land. The applicant has demonstrated and/or met the requirements for the submitted simple subdivision application. It is my view that this lot split does not appear to be harmful to the adjacent neighbors, as this property was annexed into the incorporated boundaries under the "MRC" Mixed Residential and Commercial Zoning District. Permitted uses for this parcel are outlined in Section 3-204 (b) of the LUDC. If at a future date, development is proposed on these parcels, the applicants and/or developers will adhere to the currently adopted guidelines and/or regulations that are found in the LUDC.

It is my opinion that this replat application should be approved. There is no justifiable means that would warrant a denial of the replat, so with that I would have to recommend approval of the simple replat.

Furthermore: It should be noted that if the approved final plat is not recorded within one (1) year from the date of plat approval, or upon expiration of any time extension that may have been issued, the approval of such plat shall expire. Should the applicant thereafter desire to record the final plat, a new application for a new simple subdivision shall be required.