



REPLAT PERMIT APPLICATION

CHECK ONE: (x) 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 & Subdivision):

T37N R118W Section 20

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

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

Attached additional Information Page, if needed:

Description of Proposal & 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:

Signature of Owner (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:

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

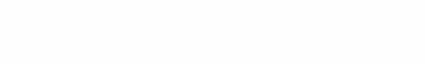
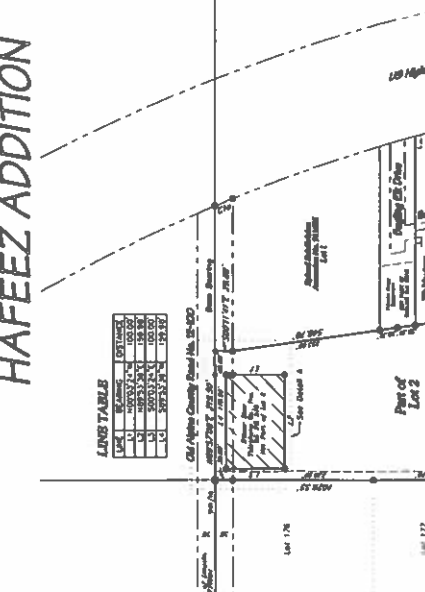
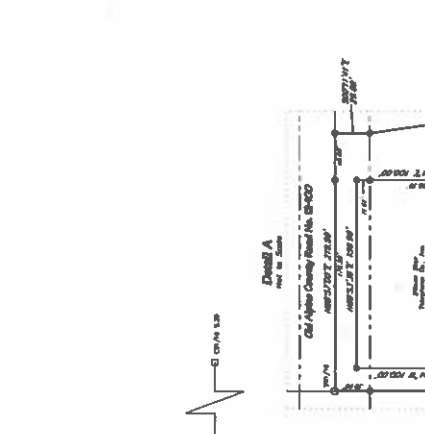
A conceptual map of the replat is attached for review. The Planning and Zoning Administrator and/or Planning & Zoning Commission will take comments on the replat up until Monday, February 12th, 2024, by 4:00 p.m.

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

HAFEEZ ADDITION



LAND TABLE

LOT	ACRES	OWNER
1	2.500	Hafeez Addition Owners
2	2.500	Hafeez Addition Owners
3	2.500	Hafeez Addition Owners
4	2.500	Hafeez Addition Owners
5	2.500	Hafeez Addition Owners
6	2.500	Hafeez Addition Owners
7	2.500	Hafeez Addition Owners

CURVE TABLE

NO.	ANGLE	CHORD	CHORD BEARING	ARC LENGTH
1	90.00	100.00	S 00° 00' 00" E	157.08
2	90.00	100.00	S 00° 00' 00" E	157.08
3	90.00	100.00	S 00° 00' 00" E	157.08

SCALE: 1" = 100'

DATE: 11/15/2023

DRAWN BY: [Name]

CHECKED BY: [Name]

APPVED BY: [Name]

CERTIFICATE OF SURVEYOR
STATE OF WYOMING
COUNTY OF LINCOLN

CERTIFICATE OF OWNERS
STATE OF WYOMING
COUNTY OF LINCOLN

CERTIFICATE OF MORTGAGES
STATE OF WYOMING
COUNTY OF LINCOLN

CERTIFICATE OF ACCEPTANCE
STATE OF WYOMING
COUNTY OF LINCOLN

LAND USE TABLE

LAND USER TABLE

ADVANCE PLAT - SUBJECT TO CORRECTION AND APPROVAL

CERTIFICATE OF RECORDDATION

Surveyor: **Scherbel, L.D.**
Professional Surveyor License No. 10000
Address: [Address]
City: [City]
State: [State]
Zip: [Zip]

Recorded in the Office of the County Clerk, Lincoln County, Wyoming, on this 15th day of November, 2023.

ADVANCE PLAT - SUBJECT TO CORRECTION AND APPROVAL

CERTIFICATE OF RECORDDATION

RECORDED IN THE OFFICE OF THE COUNTY CLERK, LINCOLN COUNTY, WYOMING, ON THIS 15TH DAY OF NOVEMBER, 2023.

RECORDING FEE: [Amount]

INDEXING FEE: [Amount]

FILE NO.: [Number]

BOOK NO.: [Number]

PAGE NO.: [Number]

RECORDED BY: [Name]

SURVEYOR SCHERBEL, L.D.
PROFESSIONAL SURVEYOR

11/15/2023

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Small print text at the bottom of the page, including surveyor information and disclaimer text.

SCOTT A. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 3689
Utah Registration No. 372111
Idaho Registration No. 8026

MARLOWE A. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 5368

KARL E. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 11810
Idaho Registration No. 13493
Certified Federal Surveyor No. 1223

SURVEYOR SCHERBEL, LTD. PROFESSIONAL LAND SURVEYORS

EST. 1951 CONSULTANTS IN Boundary Matters, Irrigation and Water Rights

ADDRESS

BIG PINEY OFFICE
Box 96, 283 Main Street
Big Piney-Marbleton, Wyoming 83113

AFTON OFFICE
Box 725, 46 West 3rd Avenue
Afton, Wyoming 83110

TELEPHONE

307-276-3347
307-276-3348 (Fax)

307-885-9319
307-885-9809 (Fax)

SUSAN HOFFMAN
Big Piney Office Manager

JAMIE DECORA
Afton Office Manager

Jackson, WY
Direct to Big Piney Office
307-733-5903 & Fax

Lava Hot Springs, ID
Direct to Big Piney Office
208-776-5930 & Fax

Montpelier, ID
Direct to Afton Office
208-847-2800 & Fax

Revised: 5 December 2023
1 December 2023

VIA: Email and USPS

Mayor Eric Green
Town of Alpine
P.O. Box 3070
Alpine, Wyoming 83128

Re: Rehman Hafeez – Replat Application – within Section 20, T37N R118W, within
the Town of Alpine, Lincoln County, Wyoming

Dear Mayor Green,

Enclosed please find the following for the above referenced project:

- 1) A Replat Application.
- 2) A copy of the Ownership deed:

Rehman Hafeez - 439 PR 005.

- 3) A list of property owners within 500 feet of the proposed development with mailing addresses based on the most current information from the Lincoln County GIS.
- 4) A print of an advance plat titled, "HAFEEZ ADDITION TO THE TOWN OF ALPINE WITH THE SE¼SW¼ SECTION 20 T37N R118W LINCOLN COUNTY, WYOMING", dated 8 November 2023.

Mayor Eric Green
Town of Alpine
1 December 2023
Page Two

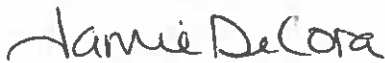
- 5) A reduced 11 X 17 print of item 4) above.
- 6) Check No. 13614 in the amount of \$750.00 for application fees.

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) lots for commercial and multi-family use.

Please consider this letter as a request for review and approval of the final plat to be presented to the Alpine Planning and Zoning Board and the Alpine Town Council at their next available meetings.

If you have any questions or if all is not in order, please contact me.

Sincerely,
SURVEYOR SCHERBEL, LTD.



Jamie DeCora

enclosures

cc Rehman Hafeez (via: email)
Casey Rammell (via: email)