



**CITY OF MILLS**  
EST. 1921

704 Fourth Street  
P.O. Box 789  
Mills, WY 82644

Phone: 307-234-6679  
Fax: 307-234-6528

## Memorandum

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**TO:** Mills City Council  
**FROM:** Megan Nelms, AICP, City Planner  
**DATE:** July 22, 2025  
**SUBJECT:** Final Plat – Lots 25 & 26, Block 34, Mountain View Extension

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**Case Number:** 25.07 FSP

**Summary:** The applicant is proposing to resubdivide Lots 1 & 2, Block 34, Mountain View Extension Addition. The application is a boundary line adjustment, changing the shared lot line to run from north to south versus east to west, to accommodate an existing, non-conforming mobile home and to place a new mobile home on the adjacent lot. This resubdivision will bring the existing mobile home into compliance with the required zoning setbacks.

**Current Zoning:** R-2 (One and Two-Family Dwelling District) \*no change of zoning is requested or required.

**Planning Commission Recommendation:** At their July 10, 2025, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the subdivision request, pending completion of all planning considerations.

**Staff Recommendation:** The applicant has completed all the required planning considerations and staff recommends APPROVAL of the subdivision final plat.

**Resubdivision of Lots 1 & 2, Blk 34,  
Mountain View Extension Addition  
Final Plat**

**Planning Commission Meeting**  
**July 10, 2025**

**City Council Meeting**

**Applicants:** MJR Enterprises, LLC – Marvin Rone

**Case Number:** 25.07 FSP

**Agent:** Kimber Bloem

**Summary:** The applicant is proposing to resubdivide Lots 1 & 2, Block 34, Mountain View Extension Addition. This application is a boundary line adjustment, changing the shared lot line to run from north to south versus east to west, to accommodate an existing, non-conforming mobile home and to place a new mobile home on the second lot.

**Legal Description:** Lots 1 & 2, Block 34, Mountain View Extension Addition

**Location:** The property is located on the southeast corner of the intersection of S 5<sup>th</sup> Avenue and Oregon Trail.

**Current Zoning:** R-2 (One and Two-Family Dwelling District) \*no change of zoning is requested or required.

**Existing Land Use:** There is an existing mobile home on proposed Lot 26. \*It is noted that the existing structure is considered non-conforming for setbacks

**Adjacent Land Use:** North: Mountain View Addition (R-2)  
South: Mountain View Addition (R-2)  
East: Mountain View Addition (R-2)  
West: Mountain View Addition (R-2)

**Planning Considerations:**

1. Verify utility easements provided on each lot – 10 feet versus 5 feet.
2. Survey Reviews:
  - a. Add record dimensions to the plat face.
  - b. Reference the vertical datum in Note 5.
  - c. Show only the lot acreage on the plat face, not sq. ft, will round up to 0.31-acres.

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**Staff Recommendation:**

Staff recommends APPROVAL of the final plat upon all planning considerations being completed and for the Planning Commission make a “Do Pass” recommendation on the Final Plat application.

**Planning Commission Recommendation:****City Council Decision:**



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



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

Date: \_\_\_\_\_  
Return by: \_\_\_\_\_  
(Submittal Deadline)  
For Meeting on: \_\_\_\_\_

**PLEASE PRINT**

**SINGLE POINT OF CONTACT:** Marvin Rone

**APPLICANT/PROPERTY OWNER(S) INFORMATION:**

Print Owner Name: MJR Enterprises, LLC - Marvin Rone  
Owner Mailing Address: 1521 Nottingham Dr.  
City, State, Zip: Casper, WY 82609  
Owner Phone: [REDACTED]  
Applicant Email: [REDACTED]

**AGENT INFORMATION:**

Print Agent Name: Kimber Bloem  
Agent Mailing Address: 5000 E. Yellowstone HWY.  
City, State, Zip: Evansville, WY 82636  
Agent Phone: [REDACTED]  
Agent Email: [REDACTED]

**PROPERTY INFORMATION:**

Subject property legal description (attach separate page if long legal): \_\_\_\_\_  
Lot 1 & 2 Blk 34 of First Mountain View Extension Addition  
Physical address of subject property if available: 5101 @ 5107 Oregon Trail  
Size of lot(s) 0.31 Acres sq. ft/acres: \_\_\_\_\_  
Current zoning: R-2 Current use: Mobile Home  
Intended use of the property: Mobile Home  
Zoning within 300 feet: R-2 Land use within 300 feet: Mobile Home and Residential

**ATTACHMENTS (REQUIRED):**

1. **Proof of ownership:** 100 (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: Oregon Trail & 5th St.  
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: 80' & 60' Number of Feet to be Vacated: \_\_\_\_\_

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 

OWNER Signature \_\_\_\_\_

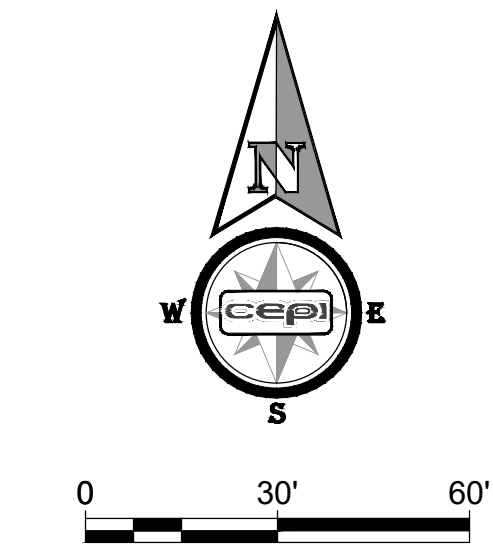
AGENT Signature \_\_\_\_\_

**FEES (Plat/Replat):** \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), **plus \$150.00 recording fee.**

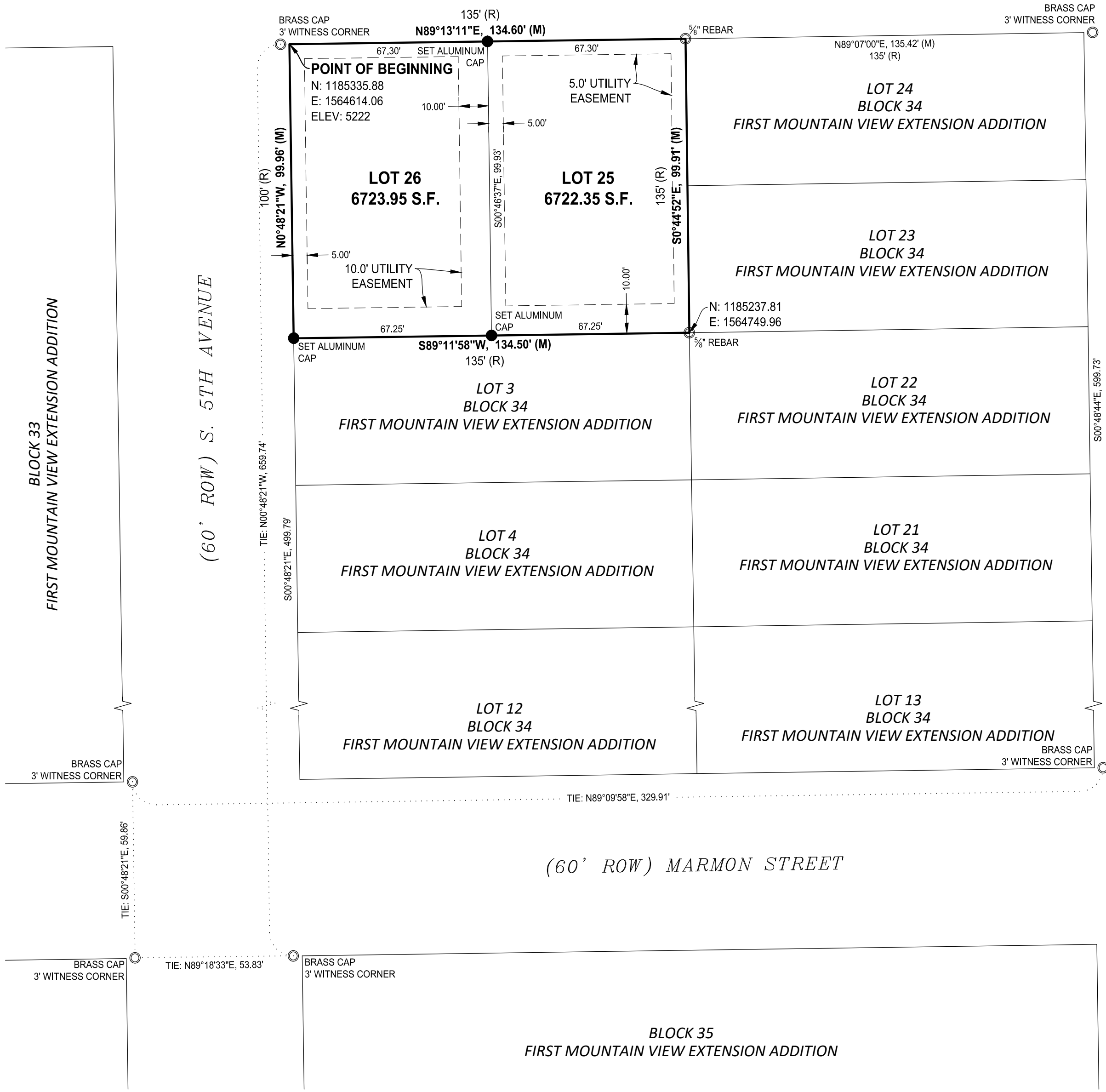
<b>For Office Use Only: Signature verified:</b> _____ <b>Proof of ownership provided:</b> _____ <b>Fee Paid: \$</b> _____
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M:\Land 2025\Surveying\25-174 5101 Oregon Trail Replat\Drawings\Survey\Plots\25-174-FIRST MTN VIEW REPLAT.dwg, 7/15/2025, Shannon Garrison



- LEGEND
- FOUND MONUMENT AS NOTED
  - SET MONUMENT 5/8" REBAR & ALUMINUM CAP



(60' ROW) S. 4TH AVENUE

BLOCK 37  
MOUNTAIN VIEW SUBURB

#### APPROVALS

APPROVED BY THE CITY COUNCIL OF MILLS, WYOMING BY RESOLUTION NO. \_\_\_\_\_, DULY PASSED,  
ADOPTED AND APPROVED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

ATTEST: \_\_\_\_\_ MAYOR  
\_\_\_\_\_  
CITY CLERK  
INSPECTED AND APPROVED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.  
\_\_\_\_\_  
CITY ENGINEER  
INSPECTED AND APPROVED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.  
\_\_\_\_\_  
CITY SURVEYOR  
INSPECTED AND APPROVED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.  
\_\_\_\_\_  
CITY PLANNER

#### NOTES

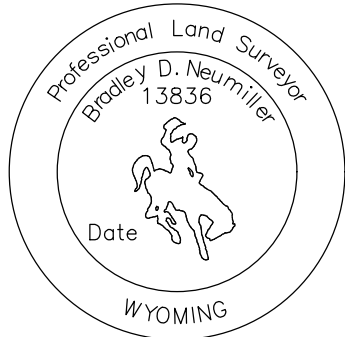
- ERROR OF CLOSURE = 1:468,974,000.
- BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
- CONVERGENCE ANGLE AT POINT OF BEGINNING = 0°38'23.37"  
COMBINED FACTOR = 0.99976258
- ALL DISTANCES ARE GRID.
- ELEVATIONS ARE IN NGVD 88 AND ARE SHOWN FOR REFERENCE ONLY.

#### CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF NATRONA }SS

I, BRADLEY D. NEUMILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 13836, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN MAY, 2025, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_



NOTARY PUBLIC

#### CERTIFICATE OF DEDICATION

STATE OF WYOMING }  
COUNTY OF NATRONA }SS

THE UNDERSIGNED, MJR ENTERPRISES LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING VACATION AND REPLAT CREATING TWO NEWLY CONFIGURED LOTS WITHIN THE CITY OF MILLS. A VACATION AND REPLAT OF LOTS 1 AND 2, BLOCK 34, FIRST MOUNTAIN VIEW EXTENSION ADDITION, LOCATED WITHIN THE CITY OF MILLS, NATRONA COUNTY, WYOMING (RECORDED OCTOBER 3, 1977 IN BOOK 281 OF DEEDS, PAGE 26), DESIGNATED AS FIRST MOUNTAIN VIEW EXTENSION ADDITION, LOTS 25 & 26, BLOCK 34, SITUATE IN THE NW1/4NW1/4, OF SECTION 12, T.33N., R.80W., 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED AND THE NORTHWEST CORNER OF BLOCK 34, FIRST MOUNTAIN VIEW EXTENSION ADDITION, ALSO BEING A POINT OF INTERSECTION OF SOUTH 5TH AVENUE AND OREGON TRAIL, MONUMENTED BY A BRASS CAP WITNESS CORNER 3 FEET TO THE WEST;

THENCE N89°13'11"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH RIGHT-OF-WAY LINE OF SAID OREGON TRAIL, A DISTANCE OF 134.60 FEET TO THE NORTHEAST CORNER OF THE PARCEL AND THE NORTHWEST CORNER OF LOT 24, OF SAID BLOCK 34, FIRST MOUNTAIN VIEW EXTENSION ADDITION, MONUMENTED BY A 5/8" REBAR;

THENCE S0°44'52"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF LOTS 23 AND 24, OF SAID BLOCK 34, FIRST MOUNTAIN VIEW EXTENSION ADDITION, A DISTANCE OF 99.91 FEET TO THE SOUTHEAST CORNER OF THE PARCEL AND THE SOUTHWEST CORNER OF SAID LOT 23, ALSO BEING THE NORTHEAST CORNER OF LOT 3, OF SAID FIRST MOUNTAIN VIEW EXTENSION ADDITION, MONUMENTED BY A 5/8" REBAR;

THENCE S89°11'58"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 134.50 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE NORTHWEST CORNER OF SAID LOT 3 AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 5TH AVENUE;

THENCE N0°48'21"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 5TH AVENUE, A DISTANCE OF 99.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.31 ACRES, (13446.30 S.F.) MORE OR LESS, AND IS SUBJECT TO ALL RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCROACHMENTS WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "FIRST MOUNTAIN VIEW EXTENSION ADDITION, LOTS 25 & 26, BLOCK 34" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

MJR ENTERPRISES LLC  
1521 NOTTINGHAM DRIVE  
CASPER, WYOMING 82609-3109

MARVIN RONE — MANAGER OF MJR ENTERPRISES LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARVIN RONE — MANAGER OF MJR ENTERPRISES LLC,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

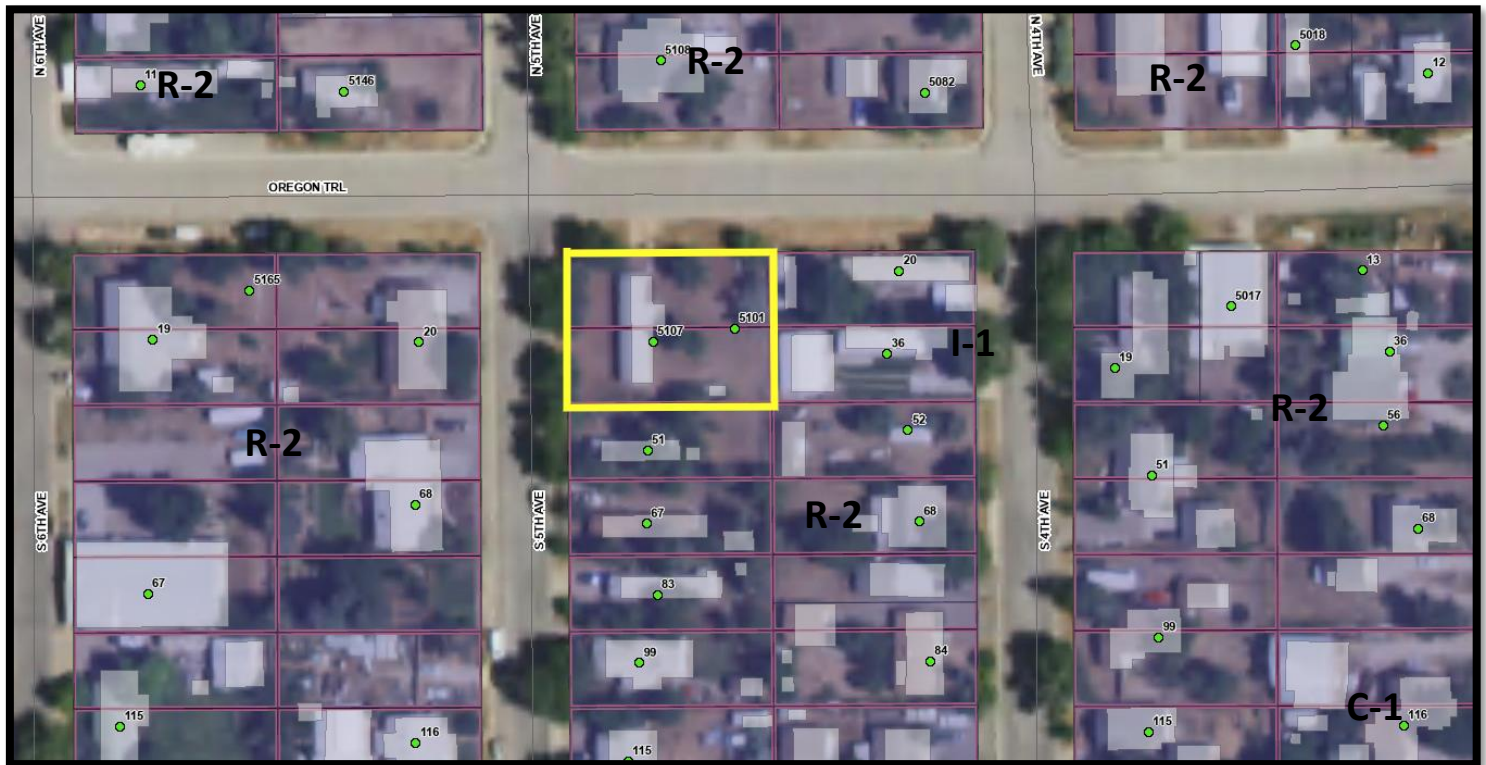
#### A VACATION AND REPLAT OF LOTS 1 & 2, BLOCK 34 FIRST MOUNTAIN VIEW EXTENSION ADDITION

#### AS FIRST MOUNTAIN VIEW EXTENSION ADDITION LOTS 25 & 26, BLOCK 34














AN ADDITION TO THE CITY OF MILLS, WYOMING  
BEING A PORTION OF THE NW1/4NW1/4 OF SECTION 12,  
T.33N., R.80W., 6TH P.M. NATRONA COUNTY, WYOMING

W.O. 25-174

## Resubdivision of Lots 1 & 2, Blk 34, Mountain View – Final Plat



## Mills Zoning Districts

 Mills, C-1: General Commercial	 Mills, O-B: Office Business District
 Mills, C-3: Business Service District	 Mills, R-1: Single Family Dwelling District
 Mills, I-1: Light Industrial	 Mills, R-2: One and Two Family Dwelling District
 Mills, I-2: Heavy Industrial	 Mills, R-3: Multiple Family Dwelling District
 Mills, M-H: Manufactured Home District	 Mills, UA: Urban Agriculture
 Mills, M-P: Manufactured Home Park	 Mills, UR: Urban Agriculture Residential
 Mills, PLI: Public Land Institutions	