



**CITY OF MILLS
PETITION FOR ZONE CHANGE**



**or
APPLICATION FOR SPECIAL REVIEW PERMIT**
Pursuant to the Mills City Code

City of Mills, Wyoming
704 4th Street (Physical address)
P.O. Box 789 (Mailing address)
Mills, Wyoming 82644

Date: 5-23-24

Return by: _____
(Submittal Deadline)

For Meeting on: _____

ZONE CHANGE SPECIAL REVIEW

PLEASE PRINT

PRIMARY CONTACT: Gaby Martinez

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Mike Picazo
Owner Mailing Address: Box 2545
City, State, Zip: Mills, WY 82644
Owner Phone: 307-480-8616
Applicant Email: _____

AGENT INFORMATION:

Print Agent Name: Juan Picazo
Agent Mailing Address: Box 2545
City, State, Zip: Mills, WY 82644
Agent Phone: 303-409-0321
Agent Email: highlandsauto@yahoo.com

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Pt SW NE: AKA Mills
trs Pt SW NE (7-33-79) 7-33-79 Commercial
Physical address of subject property if available: _____
Size of lot(s): Acres 0.5890 SF 25,165 warehouse/shaw.com Store sq. ft./acres.
Current zoning: Commercial Current use: _____
Intended use of the property: motor vehicle sales used,
Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

- **Proof of ownership:** lease agreement (such as deed, title certification, attorney's title opinion)

SIGNATURE(S):

The following owner's signature signifies that all information on this petition/application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all petition/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 petition/make application to the City of Mills for:

special review

OWNER Signature _____

OWNER Signature _____

AGENT Signature Juan Picazo

FEE: \$250.00 (non-refundable)

Highlands Auto Sales LLC currently has a total of five employees as of right now. Our hours of operation would be: Monday 10:00 am- 6:00 PM, Tuesday 10:00 am- 6:00 PM, Wednesday 10:00 am- 6:00 PM, Thursday 10:00 am- 6:00 PM, Friday 8:00 AM- 4:30, and Saturday 10:00 AM- 2:00 PM. We have a business phone that is always with someone during business hours in case someone needs to get ahold of us. On average we have 9-12 cars available for sale.

LEASE AGREEMENT

This lease agreement was made this 06 day of may 2024 by and between MIKE PICAZO the "landlord" and JUAN PICAZO the "tenant".

Building address, 302 VAN HORN AVE, MILLS, WY 82604

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

- 1. LEASE TERM.** landlord hereby leases the leased premises to tenant, and the tenant hereby leases the same from landlord, for an "initial term" beginning on the 06 day of MAY, 2024, and ending on the day of 12 day of MAY, 2025. Landlords shall use their best efforts to give tenant possession as nearly as possible at the beginning of the lease term. If the landlord is unable to timely provide the leased premises, rent shall abate for the period of delay. Tenants shall make no other claim against the landlord for any such delay.
- 2. RENTAL.** Tenant shall pay to landlord during the initial term rental of \$21,600 per year, payable in installments of \$1800 per month. Each installment payment shall be due in advance on the first day of each calendar month during the lease term to the landlord.



MIKE PICAZO



JUAN PICAZO

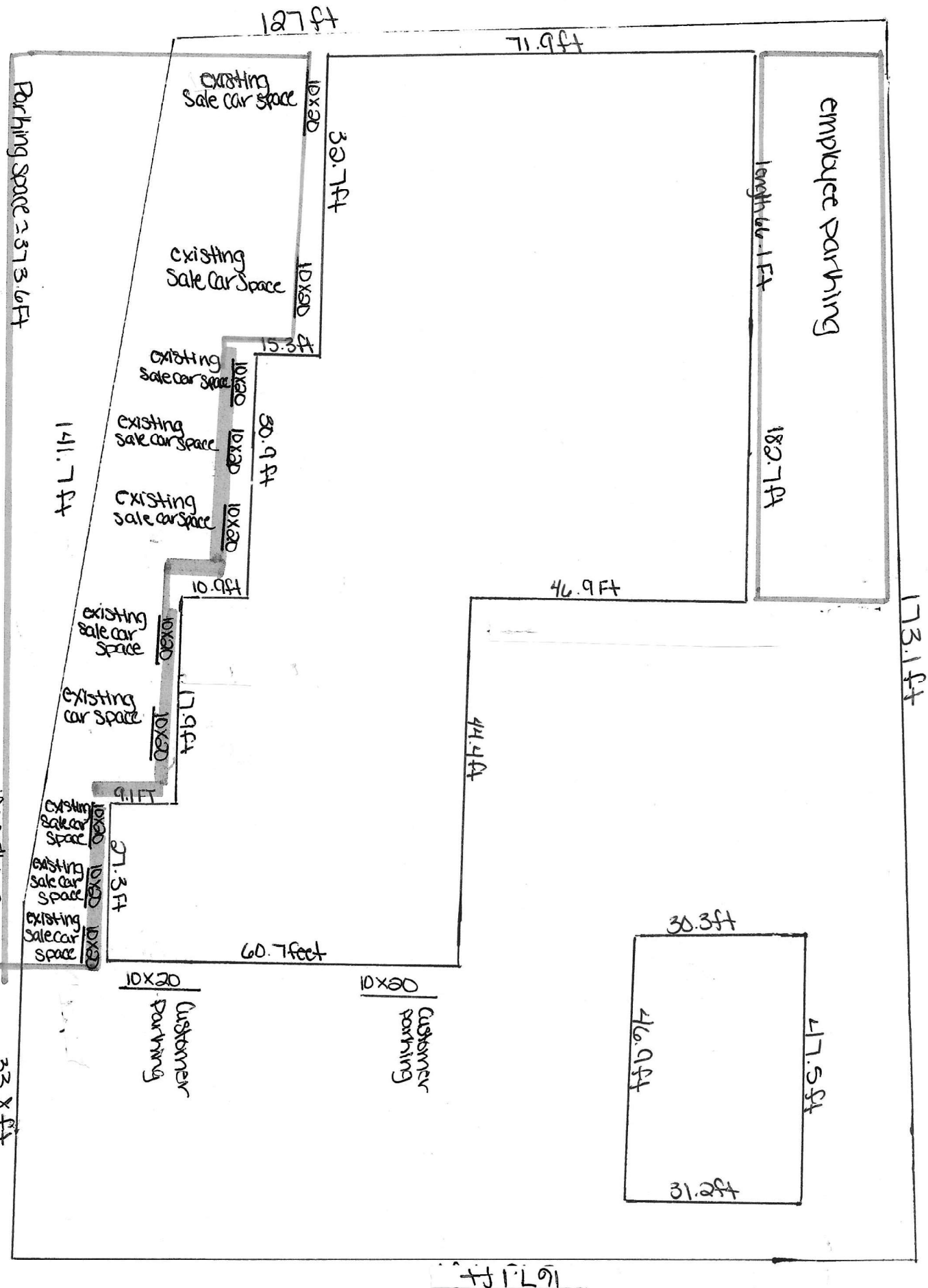
302 Van Horn Ave – Highland Auto/Motor Vehicle Sales Special Review Permit



Mills Zoning Districts

 Mills, DB	 Mills, ER: Established Residential
 Mills, DI: Developing Industrial	 Mills, PLI: Public Land Institutions
 Mills, DMH: Developing Mobile Home	 Mills, PUD: Planned Urban Development
 Mills, DR: Developing Residential	 Mills, MSR: Mixed Sized Residential
 Mills, EB: Established Business	 Mills, MU: Mixed Use
 Mills, EI: Established Industrial	 Mills, UA: Urban Agriculture
	 Mills, UR: Urban Agriculture Residential

VAN HORN RD



167.1 ft



CITY OF MILLS
EST. 1921

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

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

June 4, 2024

Fred & Dorothy Van Horn Rev. Trust
136 Tulip St
Casper, WY 82604

**RE: Special Review Permit – Motor Vehicle Sales
302 Van Horn Ave.**

Dear Neighboring Landowner:

I would like to inform you of a proposed special review permit request in your area. If you should have any concerns or comments, you are invited to attend the following public hearing:

The Mills City Council will hold a public hearing on June 25, 2024, at 7:00 P.M. or as time allows, in the Council Chambers, 704 Fourth St., Mills, Wyoming.

The request is to permit a motor vehicle sales lot on the property. The attached aerial photo shows the area of the property that will be used for the motor vehicle sales highlighted in yellow.

If you are unable to attend the meeting and have any comments regarding this proposal, you may send a signed letter or fax to the City Clerk's Office, and it will be forwarded to the Council on your behalf. Please do not hesitate to contact me at (307) 632-5656 if you have any questions.

Sincerely,

Megan Nelms, AICP
City Planner

Enclosure

Name	Address	City	State	Zip
Wade Kindel	PO Box 51551	Casper	WY	82605
Todd & Terry Lee	PO Box 2151	Mills	WY	82644
GNB Inc	PO Box 1468	Casper	WY	82602
T&T Land LLC	PO Box 999	Evansville	WY	82636
Jerry Goodman	PO Box 1327	Mills	WY	82644
EJO Rink LLC	2455 Fairdale Ave	Casper	WY	82601
Fred & Dorthy Van Ho	136 Tulip St	Casper	WY	82604

Public Hearing

The Mills City Council will hold a public hearing on June 25, 2024, at 7:00 P.M, or as time allows, in the Council Chambers, 704 Fourth St., Mills, Wyoming, to consider the following: **A Special Review application to establish a motor vehicle sales use located on a portion of the SW1/4 NE1/4, Section 7, T33N, R79W, also known as 302 Van Horn Avenue.**

Written comments will be accepted by the City Clerk until June 20, 2024, and interested parties can appear at the public hearing to present testimony.

Do not publish items below line
For publication June 13th