

**Resubdivision of Lots 14 & 15, Blk 12,
Town of Mills
Final Plat**

Planning Commission Meeting
August 7, 2025

City Council Meeting

Applicants: Eric Rice

Case Number: 25.09 FSP

Agent: Steven Cowley, Heintz Surveying

Summary: The applicant is proposing to resubdivide Lots 14 & 15, Block 12, Town of Mills. This application is combining two existing lots into one .25-acre parcel to facilitate construction of a new accessory shop building. Removal of the lot line is needed to comply with all required zoning setbacks.

Legal Description: Lots 14 & 15, Block 12, Town of Mills

Location: The property is located on Wasatch Ave., near the intersection with Fourth St. and has an address of 410 Wasatch Ave.

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 shop home on Lot 14.

Adjacent Land Use: North: Town of Mills (Original Plat) (R-2)
South: Mills Senior Center (PLI)
East: Town of Mills (Original Plat) (R-2)
West: Town of Mills (Original Plat) (R-2)

Planning Considerations:

1. Add a 5' utility easement along the front lot line.
2. Add the statement to the dedication "All streets shown hereon have previously been dedicated to the use of the public."
3. Cosmetic changes to the plat:
 - a. Add the lot size (in acres) to the plat face.
 - b. Remove the labels for Lots 14 & 15 and the previous lot line

- c. Add signature and date lines for the City Planner and City Surveyor
4. Survey Reviews:
- a. Add a vicinity map with the plat name label within
 - b. Provide record dimensions and distances
 - c. Add CF to each SPC given
 - d. Recommend bounding the legal description to the adjoining lots, not the ones being vacated.
-

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 4th 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: Steven Cowley

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: _____
Eric W. Rice
Owner Mailing Address: _____
2123 Waterford Street
City, State, Zip: Casper, WY 82609
Owner Phone: [REDACTED]
Applicant Email: [REDACTED]

AGENT INFORMATION:

Print Agent Name: _____
Steven Cowley - Heintz Surveying and Engineering
Agent Mailing Address: _____
350 Big Horn Road, Suite 200
City, State, Zip: Casper, WY 82601
Agent Phone: (307) 333-3290
Agent Email: [REDACTED]

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 14 & Lot 15, Block 12, Town of Mills

Physical address of subject property if available: 410 Wasatch Ave & 406 Wasatch Ave
Size of lot(s) 5600 sq. ft/acres:
Current zoning: R-2 Current use: Residential
Intended use of the property: Residential
Zoning within 300 feet: R-2 & PLI Land use within 300 feet: Residential & Public Buildings

ATTACHMENTS (REQUIRED):

1. Proof of ownership: X (such as deed, title certification, attorney's title opinion)
2. One (1) full sized copy of the plat/replat: _____
3. One reproducible 11 x 17 plat/replat hard copy: _____
4. One plat/replat electronic copy (pdf): X

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: _____
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: _____ 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.]

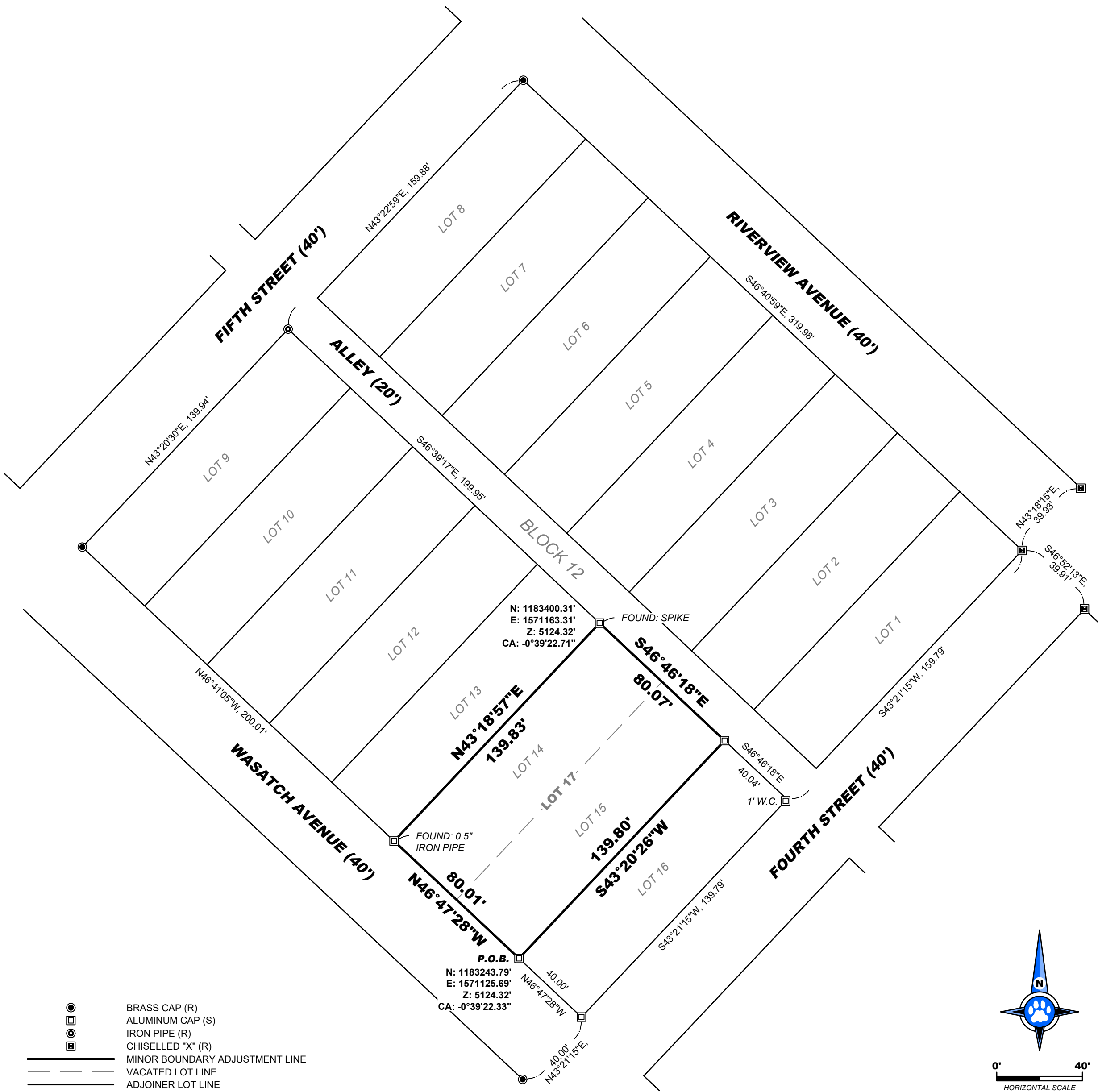
I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

OWNER Signature  ERIC W RICE 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.

For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____



PREPARED FOR:
ERIC W. RICE
2123 WATERFORD STREET
CASPER, WY 82609

PREPARED BY:
HSE
HEINTZ SURVEYING & ENGINEERING
HEINTZ SURVEYING AND ENGINEERING
350 BIG HORN ROAD, SUITE 200
CASPER, WY 82601

CERTIFICATE OF DEDICATION

The undersigned, ERIC W. RICE, hereby certify that he is the owner and proprietor of the foregoing vacation and replat of Lots 14 and 15, Block 12, Town of Mills, Wyoming, being a portion of the SE1/4NW1/4 of Section 7, Township 33 North, Range 79 West, of the 6th Principal Meridian, Natrona County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at an aluminum cap monumenting the southeast corner of said Lot 15; thence from said Point-of-Beginning along the southwest line of the parcel being described and the northeast line of a 40 foot wide Wasatch Avenue right-of-way, N46°47'28"W, 80.01 feet to an aluminum cap monumenting the southwest corner of said Lot 14; thence along the northwest line of the parcel being described, N43°18'57"E, 139.83 feet to an aluminum cap monumenting the northwest corner of said Lot 14 and a point in the southwest line of a 20 foot wide alley; thence along the northeast line of the parcel being described and the southwest line of said alley, S46°46'18"E, 80.07 feet to an aluminum cap monumenting the northeast corner of said Lot 15; thence along the southeast line of the parcel being described, S43°20'26"W, 139.80 feet, more or less, to the **Point-of-Beginning**, said parcel contains 0.2569 acres, more or less.

The plat of these lots as they appear herein is with free consent, and in accordance with the desires of the under-signed owners and proprietors, said plat is laid out and surveyed as **TOWN OF MILLS, BLOCK 12, LOT 17**, a minor boundary adjustment plat in Natrona County, Wyoming.

Executed this ____ day, of _____, 2025

By: _____
ERIC W. RICE, Owner

STATE OF WYOMING }
COUNTY OF NATRONA } **SS**

The foregoing instrument was acknowledged before me by:

_____ this ____ day, of _____, 2025

Witness my hand and official seal,

Notary Public _____

My commission expires: _____

APPROVALS

Approved by the City Council of the City of Mills, Wyoming by Resolution No. _____ duly passed, adopted and approved on this ____ day, of _____, 2025

Mayor _____

Attest: City Clerk _____

Inspected and approved by the City of Mills Engineer on this ____ day, of _____, 2025

City Engineer _____

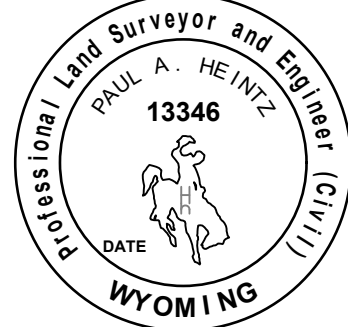
NOTES

- Plat Closure Ratio Exceeds: 1:140,000
- Basis-of-Bearing: NAD83(2011) Wyoming State Plane Coordinate System, East Central Zone
- Distances are grid, US Survey Feet
- Vertical Datum: NAVD83(GEOD18); Elevations shown herein are for reference only.
- (S) = Set Monument, (R) = Recovered Monument

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA } **SS**

I, Paul A. Heintz, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat of **TOWN OF MILLS, BLOCK 12, LOT 17** correctly represents the results of a survey made by me or under my supervision during the month of July, 2025.



The foregoing instrument was acknowledged before me by:

_____ this ____ day, of _____, 2025

Witness my hand and official seal,

Notary Public _____

My commission expires: _____














MINOR BOUNDARY ADJUSTMENT PLAT OF TOWN OF MILLS, BLOCK 12, LOT 17

A VACATION AND REPLAT OF
LOTS 14 AND 15, BLOCK 12, TOWN OF MILLS, WYOMING,
AN ADDITION IN THE CITY OF MILLS
BEING A PORTION OF THE SE1/4NW1/4 OF SECTION 7,
TOWNSHIP 33 NORTH, RANGE 79 WEST, OF THE 6TH P.M.,
NATRONA COUNTY, WYOMING

Resubdivision of Lots 14 & 15, Blk 12, Town of Mills – 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		



File No.: 4511-4119054 (KB)

1151155

WARRANTY DEED

Matthew T. Klein, grantor(s) of **Natrona** County, State of **WY**, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Eric W. Rice, grantee(s),

whose address is: **410 Wasatch Aveune, Mills, WY 82604** of **Natrona** County and State of **WY**, the following described real estate, situate in **Natrona** County and State of **Wyoming**, to wit:

**LOTS 14 AND 15, BLOCK 12, IN THE TOWN OF MILLS, NATRONA COUNTY, WYOMING
ACCORDING TO THE PLAT RECORDED FEBRUARY 9, 1921 IN BOOK 27 OF DEEDS, PAGE 572.**

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 15th day of February, 2024.

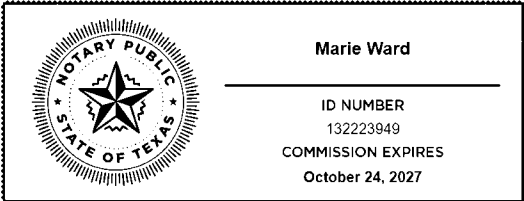
Matthew T. Klein

Matthew T. Klein

State of Texas

County of Brazoria

This instrument was acknowledged before me on this 15th day of February, 2024, by **Matthew T. Klein**.



Marie Ward

Notary Public

My commission expires: 10/24/2027

Electronically signed and notarized online using the Proof platform.