



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: June 17, 2025

TITLE: PUBLIC HEARING regarding a Vacation and Administrative Plat for Lot 1, Block 16, Wyoming Ranchettes, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Jones Land Surveying, Inc., on behalf of Pave the Way Properties, LLC, has submitted an Administrative Plat application for Wyoming Ranchettes, 3rd Filing for Lot 1, Block 16, Wyoming Ranchettes, 2nd Filing, Laramie County, WY. The subject property is located at southeast of the intersection of Crazy Horse and Chief Twomoon Roads. The purpose of the application is to vacate and divide the 11.73 acre tract into two (2) residential tracts.

BACKGROUND

The subject property is currently assessed as residential land and located in the A-1-Agricultural and Rural Residential zone district. The surrounding area consists of subdivisions and vacant agricultural land. The Board approved Wyoming Ranchettes, 2nd Filing on August 17, 1976, and must approve the vacation of that portion of the plat for this administrative plat to be approved.

Pertinent Statutes and Laramie County Land Use Regulations Include:

Wyoming Statutes § 34-12-108.

Section 2-1-101 (m) governing Board vacation of a subdivision plat.

Section 2-1-102 governing the criteria for an administrative plat.

Section 4-2-101 governing the A-1 – Agricultural and Rural Residential Zone District.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Metro (RM). When possible, shared systems and denser residential use should be encouraged. The PlanCheyenne Future Land Use Plan designates this as Rural Residential (RR).

According to the adopted AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. Development design standards contained within Section 2-1-104 of the Land

Use Regulations dictate that minimum acreage within Zone 2 be 5.25 acres to accommodate for the impervious surface of residential structures and driveways. The tracts will meet this minimum size requirement.

Water and sewer service will be provided by individual wells and septic systems.

The subdivision will be accessed via Chief Twomoon Road and Crazy Horse Road. Traffic and drainage study waivers were approved by the engineer since impacts will be minimal.

Agency review comments have been addressed and corrections were made to the final plat. Public notice was completed per section 1-2-104 and none were received.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This applications meets the criteria for vacation of a subdivision plat pursuant to Secion 2-1-101 (m) of the Laramie County Land Use Regulations.
- b. This application meets the criteria for an administrative plat pursuant to section 2-1-102 of the Laramie County Land Use Regulations.
- c. This application is in conformance with section 4-2-101 governing the A-1 -Agricultural and Rural Residential zone district.

and the Board of County Commissioners may approve the Vacation of Lot 1, Block 16, Wyoming Ranchettes, 2nd Filing, to become effective upon recordation of the Administrative Plat known as Wyoming Ranchettes, 3rd Filing with no conditions and to adopt the finding of facts a, b, and c of the staff report.

PROPOSED MOTION

I move to approve the Administrative Plat for Wyoming Ranchettes, 3rd Filing with no conditions and adopt the findings of facts a, b, and c of the staff report.

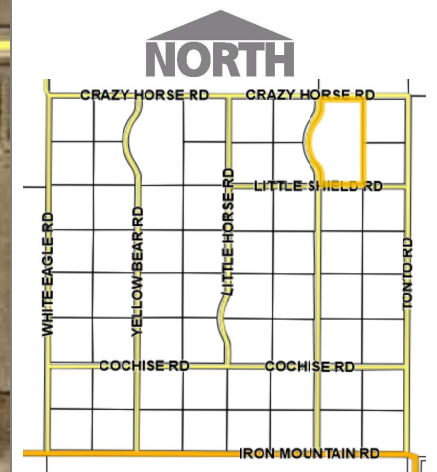
ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Project Narrative**
- Attachment 3: Pre-Application Meeting Notes**
- Attachment 4: CFF & PSF Acknowledgements**
- Attachment 5: Drainage & Traffic Study Waiver Request**
- Attachment 4: Combined Agency Comments and Applicant Response Report**
- Attachment 5: Resolution**
- Attachment 6: Plat**



**Wyoming Ranchettes,
3rd Filing**

**PZ-25-00037
Administrative Plat**





6750 Say Kally Rd., Cheyenne, Wyoming 82009

Off. (307) 637-7107

FAX (307) 778-3979

www.joneslandsurvey.com

May 8, 2025

Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: Wyoming Ranchettes, 3rd Filing

To whom it may concern,

Jones Land Surveying, Inc. on behalf of Pave the Way Properties, LLC are seeking a recommendation for approval for the Subdivision Plat of Wyoming Ranchettes, 3rd Filing. It is our intent to submit a Subdivision Permit and Plat for the property which is currently located along East of Chief Two Moon Road and south of Crazy Horse Road and is currently vacant.

The final plat is proposing 2 new lots both meeting the minimum size requirements per the Laramie County Land Use Regulations.

Access to the 2 tracts will be from Chief Two Moon Road and Crazy Horse Road. These road are currently dedicated County roads.

Please feel free to contact my office with any questions regarding the Final Plat Application.

Regards,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S.



Laramie County, WY
Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303
www.laramiecountywy.gov
planning@laramiecounty.com

PERMIT

PA-25-00004

PRE-APPLICATION MEETINGS

SITE ADDRESS: UNKNOWN LARAMIE COUNTY
PRIMARY PARCEL: 15663510100600
PROJECT NAME: ADMIN PLAT W/VACATE - BELINDA SAWYER

ISSUED: 04/10/2025
EXPIRES: 10/07/2025

APPLICANT: JONES, COTTON ET UX
6750 SAYKALLY RD
CHEYENNE, WY 82009

OWNER:

POINT OF CONTACT: Sawyer, Belinda
420 Cherokee drive
Cheyenne, WY 82009
307-631-5434

Detail Name	Detail Value
Meeting Date	04/10/2025
MEETING AM OR PM	AM
Application Types	Administrative Plat with Vacate
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Potential Buyer
Detailed Project Narrative	VACATE EXISTING PARCEL AND ONCE PURCHASED, DIVIDE IT INTO TWO NEW PARCELS.
Staff Attending	JA, SK, CC, BH, DP, TG, PW
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Plat
Drainage Plans	No
Drainage Study	Letter of Waiver
Traffic Study	Letter of Waiver
Public Safety Fees Acknowledgement Letter	Yes
Community Facility Fees Acknowledgement Letter	Yes



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WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Roadway Maintenance Plan	No
Road/Easement Use Agreement	TBD
Right-of-Way Construction Permit	Upon Construction
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	Yes
Environmental and Services Impact Report	No
GESC Permit	No
Floodplain Development Permit	No
Perimeter Fence Construction per W.S.S. 18-5-319	Yes
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	PW comments: 1. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development. 2. Access permit applications through Public Works will be required for each tract. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works with any questions. 3. Any work taking place within the boundaries of the designated floodplain and/or floodway will require an approved "Floodplain Development Permit" through the Laramie County Planning and Development office.



Laramie County, WY

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Miscellaneous Notes (2)

Administrative Plat process that is done "in-house" however this process will need BOCC hearing in order to vacate originally approved plat that was approved by BOCC. This is considered an Administrative Plat with Vacate. Two Development Action signs will be required, \$26 each, Admin Plat with vacate \$750, Engineer review - actual costs, mailing notice fees - actual costs, Environmental Health Fees, Community Facility Fees, Public Safety Fees, Please see current fee schedule on our website.

CONDITIONS

* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.

* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.

* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.



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May 8, 2025

Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: Wyoming Ranchettes, 3rd Filing

To Whom It May Concern,

The owner and applicant acknowledge that community facility fees will be due prior to recording of the proposed subdivision.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S., President



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May 8, 2025

Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: Wyoming Ranchettes, 3rd Filing

To Whom It May Concern,

The owner and applicant acknowledge that Public Safety Fees will be due prior to recording of the proposed subdivision.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S., President



May 8, 2025

Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: Wyoming Ranchettes, 3rd Filing, Drainage and Traffic Study Waiver

To Whom It May Concern,

On behalf of Pave the Way Properties, LLC, we respectfully request waivers for the Traffic and Drainage Studies.

Since the subject property being platted is currently vacant and the proposed plat will create 2 new lots from 1, there should be very minimal traffic increase to the area once both lots are built out. The east lot will be accessed from Crazy Horse Road and the west lot from Chief Two Moon Road. We therefore request a waiver for the Traffic Study.

The Drainage Study Waiver is also requested as the current and historic drainage will not be modified and will continue to drain as it always has. There should be no additional impact on the current drainage to require a drainage study in my opinion.

Thank you for taking our request for waivers on the above studies into consideration.

If you have any questions, please contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S., President

AGENCY REVIEW #1

Permit Notes

Permit Number: PZ-25-00037

Parcel Number: 15663510100600

Submitted: 05/08/2025

Site Address: UNKNOWN

Technically Complete: 05/08/2025

Applicant: Jones Land Surveying, Inc
Owner: MC CLURE, MARTIN E ET UX

Laramie County, WY 00000

Approved:
Issued:

Project Description: Admin Plat

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
05/08/2025		Application	PZ-25-00037	GENERAL	Public Hearing for vacate will be held 6.17.25 before BOCC. PSF Acknowledgement is needed	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
05/12/2025		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
05/12/2025	05/23/2025	Workflow	GIS REVIEW	DEFICIENCY	The road name is CHIEF TWOMOON RD, not TWO MOON RD.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
05/13/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Owner of record (BK 2923, PG 1845) and parcel data appears to be in order.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
05/14/2025		Application	PZ-25-00037	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTY.WY.GOV
05/20/2025		Application	PZ-25-00037	GENERAL	Vacation will need approval by BOCC. No further comments.	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
05/21/2025		Application	PZ-25-00037	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV

Permit Notes

05/21/2025	Application	PZ-25-00037	GENERAL	<p>PZ-25-00037 Wyoming Ranchettes, 3rd Filing Administrative Plat Review 1st Review Engineer Review 1.The plat labels the western roadway as Two Moon Road and it should be Chief Twomoon Road. 2.The plat shows labels for the curves along the western property line, but no curve data/table is included (i.e., radius, central angle, arc length, chard bearing and distance, etc.). 3.I agree that a Traffic Study and Drainage Study is not warranted for this plat.</p> <p>Surveyor Review 1.There is no survey tie by bearing and distance to a public land survey corner shown on this plat. 2.The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
05/22/2025	Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	<p>A Small wastewater permit is required for lot. A small wastewater system must have 50' setback from property lines and intermittent bodies of water i.e. drainages. Provide careful consideration for lot with slope. Septic systems are not allowed on greater than 15 percent slope. Also, keep wastewater systems out of easements. A signed final plat must be submitted to this office prior to application for any permits.</p>	JAMES.JONES@L ARAMIECOUNTYW Y.GOV
05/22/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>PW review #1: 1. All comments from the review engineer and/or surveyor shall be addressed. 2. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.</p>	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
05/23/2025	Application	PZ-25-00037	GENERAL	<p>Agency comments need to be addressed and changes made to the plat.</p>	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV

AGENCY REVIEW #2

Permit Notes

Permit Number: PZ-25-00037

Parcel Number: 15663510100600

Submitted: 05/08/2025

Site Address: UNKNOWN

Technically Complete: 05/08/2025

Applicant: Jones Land Surveying, Inc
Owner: PAVE THE WAY PROPERTIES LLC

Laramie County, WY 00000

Approved:
Issued:

Project Description: Admin Plat

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
05/08/2025		Application	PZ-25-00037	GENERAL	Public Hearing for vacate will be held 6.17.25 before BOCC. PSF Acknowledgement is needed	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
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Permit Notes

05/21/2025	Application	PZ-25-00037	GENERAL	<p>PZ-25-00037 Wyoming Ranchettes, 3rd Filing Administrative Plat Review 1st Review Engineer Review 1.The plat labels the western roadway as Two Moon Road and it should be Chief Twomoon Road. 2.The plat shows labels for the curves along the western property line, but no curve data/table is included (i.e., radius, central angle, arc length, chard bearing and distance, etc.). 3.I agree that a Traffic Study and Drainage Study is not warranted for this plat.</p> <p>Surveyor Review 1.There is no survey tie by bearing and distance to a public land survey corner shown on this plat. 2.The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
05/22/2025	Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	A Small wastewater permit is required for lot. A small wastewater system must have 50' setback from property lines and intermittent bodies of water i.e. drainages. Provide careful consideration for lot with slope. Septic systems are not allowed on greater than 15 percent slope. Also, keep wastewater systems out of easements. A signed final plat must be submitted to this office prior to application for any permits.	JAMES.JONES@L ARAMIECOUNTYW Y.GOV
05/22/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>PW review #1: 1. All comments from the review engineer and/or surveyor shall be addressed. 2. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.</p>	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
05/23/2025	Application	PZ-25-00037	GENERAL	Agency comments need to be addressed and changes made to the plat.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
06/05/2025	Application	PZ-25-00037	GENERAL	<p>2nd Review - The road should be named Chief Twomoon (one word) Road and not Chief Two Moon Road. All other previous comments have been adequately addressed.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

AGENCY REVIEW #1

Permit Notes

APPLICANT RESPONSE

Permit Number: PZ-25-00037

Parcel Number: 15663510100600

Submitted: 05/08/2025

Site Address: UNKNOWN

Technically Complete: 05/08/2025

Applicant: Jones Land Surveying, Inc

Owner: MC CLURE, MARTIN E ET UX

Project Description: Admin Plat

(Owner information is incorrect)

Laramie County, WY 00000

Approved:

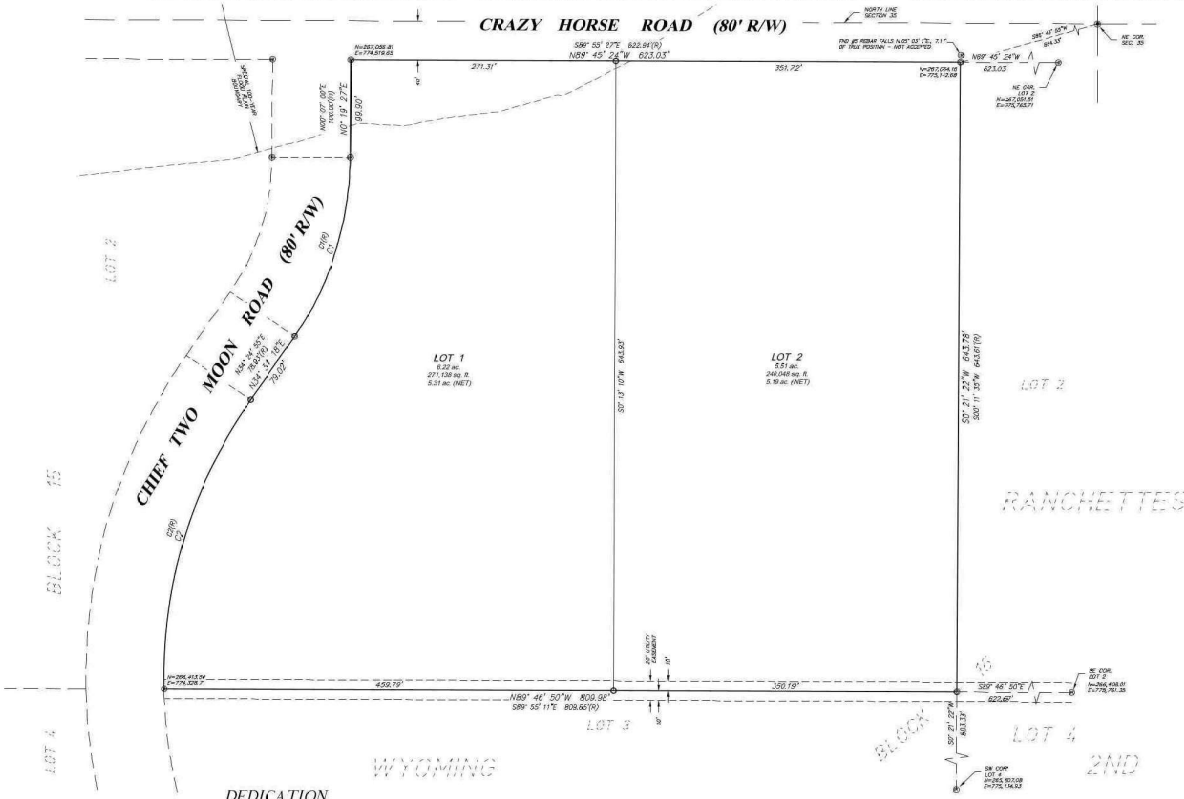
Issued:

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Permit Notes

05/21/2025	Application	PZ-25-00037	GENERAL	<p>PZ-25-00037 Wyoming Ranchettes, 3rd Filing Administrative Plat Review 1st Review Engineer Review</p> <p>Corrected see above</p> <p>Added</p> <p>Added</p> <p>Reads ok at scale</p> <p>1.The plat labels the western roadway as Two Moon Road and it should be Chief Twomoon Road. 2.The plat shows labels for the curves along the western property line, but no curve data/table is included (i.e., radius, central angle, arc length, chard bearing and distance, etc.). 3.I agree that a Traffic Study and Drainage Study is not warranted for this plat.</p> <p>Surveyor Review 1.There is no survey tie by bearing and distance to a public land survey corner shown on this plat. 2.The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
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THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY NO PUBLIC SEWAGE TREATMENT SYSTEM PROPOSED



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: PAVE THE WAY PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY, OWNER IN FEE, SIMPLE OF LOT 1, BLOCK 16, WYOMING RANCHETTES, 2ND FILING, SITUATE IN THE NORTHEAST QUARTER (NE1/4), SECTION 35, T. 15 N., R. 66 W., 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "WYOMING RANCHETTES, 2ND FILING" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1, BLOCK 16, WYOMING RANCHETTES, 2ND FILING, LARAMIE COUNTY, WYOMING.

SAID PARCELS CONTAINS 11.73 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "WYOMING RANCHETTES, 2ND FILING" DOES HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT "TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

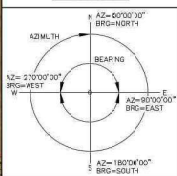
- PAVE THE WAY PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY

BELINDA SAWYER - PRESIDENT

VICINITY MAP



AZIMUTH



CURVE TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4° 20' 13"	324.07'	184.31'	N17° 25' 20"E	191.31'
C2	25° 07' 19"	500.00'	313.82'	N16° 36' 48"E	308.69'
C3/4	34° 17' 55"	324.07'	183.98'	N17° 15' 57"E	191.11'
C5/6	25° 04' 09"	500.00'	313.43'	N18° 27' 24"E	308.22'

FILING RECORD

ACKNOWLEDGMENT

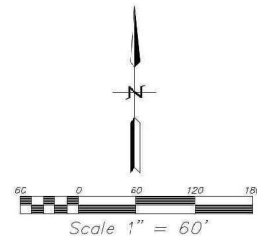
STATE OF WYOMING)
COUNTY OF LARAMIE) SS

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2025, BY BELINDA SAWYER, PRESIDENT, PAVE THE WAY PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING
MY COMMISSION EXPIRES: ____

LEGEND

- FOUND 1 1/2" ALUMINUM CAP
- SET #5 X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "P.L.S. 9834"
- FOUND #5 REBAR
- FOUND 1" PLASTIC CAP
- (R) INDICATES RECORD DATA PER PLAT OF WYOMING RANCHETTES, 2ND FILING ON FILE IN THE LARAMIE COUNTY CLERK'S OFFICE.



APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING DEPARTMENT,
LARAMIE COUNTY, WYOMING THIS ____ DAY OF ____ 2025.

JUSTIN ARNOLD, PLANNING DIRECTOR

APPROVED BY THE LARAMIE COUNTY PUBLIC WORKS,
LARAMIE COUNTY, WYOMING THIS ____ DAY OF ____ 2025.

MOLLY BENNETT, PUBLIC WORKS DIRECTOR

ACKNOWLEDGMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2025, BY ____ AND ____ OF THE LARAMIE COUNTY, WYOMING PLANNING AND DEVELOPMENT OFFICE.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES: ____

VACATION STATEMENT

THE PURPOSE OF THIS REPLAT IS TO VACATE LOT 1, BLOCK 16, WYOMING RANCHETTES, 2ND FILING AND CREATE THE NEW LOTS AND BLOCK AS SHOWN WITHIN THE BOUNDS OF THIS REPLAT.

NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE NAD83. ALL DISTANCES AS SHOWN ARE U.S. SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES FALL WITHIN THE SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP PANEL No. 56021C105F, DATED JANUARY 17, 2007.
- 3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP ON #5 X 24" REBAR STAMPED "P.L.S. 9834" AND APPROPRIATE DATA.
- 4.) THERE SHALL BE NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/ACCESS EASEMENTS

CERTIFICATE OF SURVEYOR

I, COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS REPLAT OF "WYOMING RANCHETTES, 2ND FILING" WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL 2025, THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE.

WYOMING RANCHETTES, 3RD FILING
ADMINISTRATIVE REPLAT

OF LOT 1, BLOCK 16,
WYOMING RANCHETTES, 2ND FILING,
SITUATE IN THE NE1/4,
SECTION 35, T. 15 N., R. 66 W., 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED MAY 2025



REV. 5/30/25

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A VACATION FOR LOT 1, BLOCK 16, WYOMING RANCHETTES, 2ND FILING, SITUATED IN THE NE1/4 OF SECTION 35, T15N, R66W, LARAMIE COUNTY, WY TO BECOME EFFECTIVE UPON RECORDATION OF THE ADMINISTRATIVE PLAT KNOWN AS "WYOMING RANCHETTES, 3RD FILING."

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed Vacation is in accordance with W.S. §34-12-106 to §34-12-111; and

WHEREAS, the proposed Vacation is in accordance with the Laramie County Land Use Regulations, Section 2-1-102 (m); and

WHEREAS, this Body approved the subdivision plat known as Wyoming Ranchettes, 2nd Filing on August 17, 1976; and

WHEREAS, this Resolution shall vacate Lot 1, Block 16, Wyoming Ranchettes, 2nd Filing.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. The application is in conformance with W.S. §34-12-106 to §34-12-111.
- b. The application is in conformance with Section 2-1-102(m) of the Laramie County Land Use Regulations.
- c. The vacation has been submitted to create an Administrative Plat known as Wyoming Ranchettes, 3rd Filing.
- d. This vacation will become effective only upon recording of the Administrative Plat known as Wyoming Ranchettes, 3rd Filing.

And the Board approves the Vacation of Lot 1, Block 16, Wyoming Ranchettes, 2nd Filing, situated in the NE1/4 of Section 35, T15N, R66W, Laramie County, WY, to become effective upon the recordation of the Administrative Plat known as Wyoming Ranchettes, 3rd Filing.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2025.

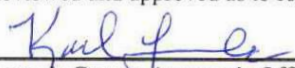
LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

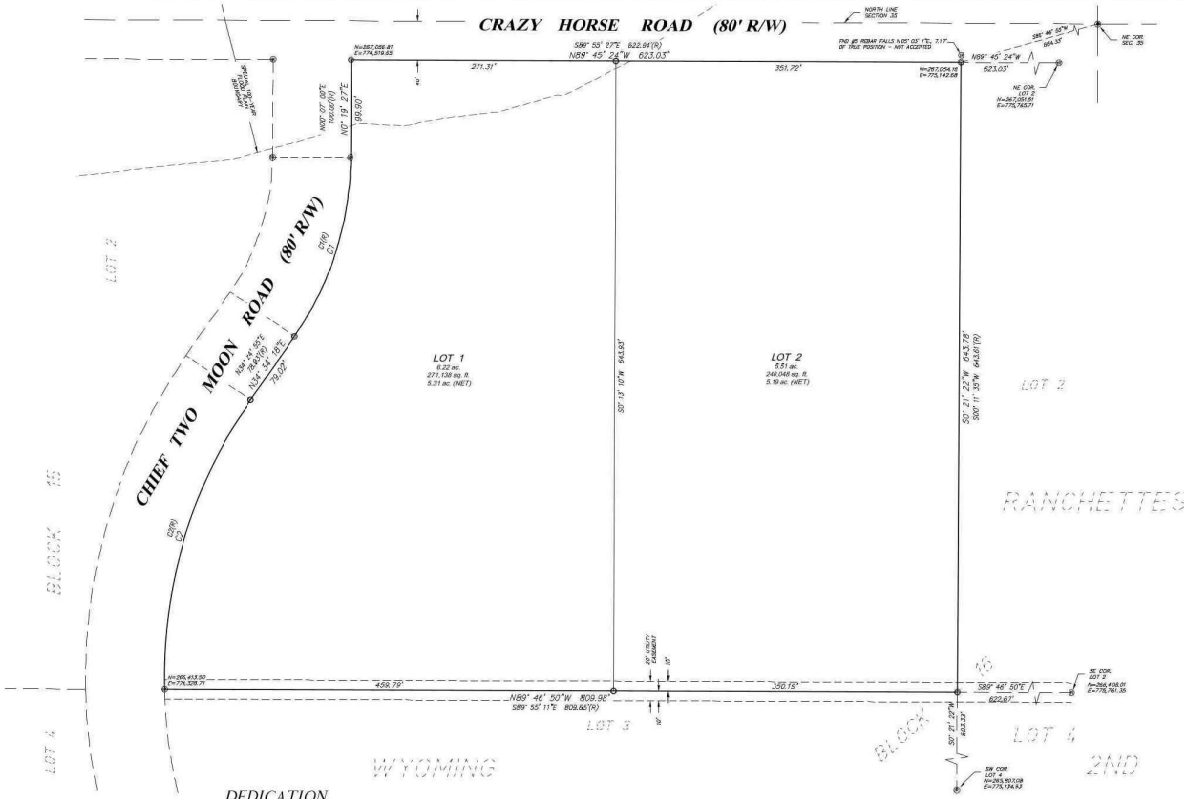
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY NO PUBLIC SEWAGE TREATMENT SYSTEM PROPOSED



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: PAVE THE WAY PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY, OWNER IN FEE SIMPLE OF LOT 1, BLOCK 16, WYOMING RANCHETTES, 2ND FILING, SITUATE IN THE NORTHEAST QUARTER (NE1/4), SECTION 35, T. 15 N., R. 66 W., 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "WYOMING RANCHETTES, 2ND FILING" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1, BLOCK 16, WYOMING RANCHETTES, 2ND FILING, LARAMIE COUNTY, WYOMING.

SAID PARCELS CONTAINS 11.73 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED PLATTED AND KNOWN AS "WYOMING RANCHETTES, 2ND FILING", DOES HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND TO HEREBY GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

- PAVE THE WAY PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY

BELINDA SAWYER - PRESIDENT

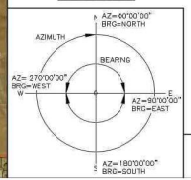
VICINITY MAP



CURVE TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	14° 20' 13"	324.03'	184.21'	N17° 28' 23"W	191.31'
C2	3° 57' 39"	500.00'	31.382'	N16° 36' 48"E	308.69'
C1(R)	14° 17' 55"	324.03'	183.98'	N17° 15' 57"E	191.11'
C2(R)	3° 54' 59"	500.00'	31.343'	N16° 27' 24"E	308.32'

AZIMUTH



FILING RECORD

ACKNOWLEDGMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____

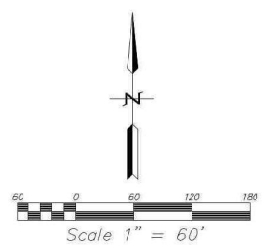
2025 BY BELINDA SAWYER, PRESIDENT, PAVE THE WAY PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES: ____

LEGEND

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LARAMIE COUNTY, WYOMING THIS ____ DAY OF ____, 2025.

JUSTIN ARNOLD, PLANNING DIRECTOR

APPROVED BY THE LARAMIE COUNTY PUBLIC WORKS,
LARAMIE COUNTY, WYOMING, THIS ____ DAY OF ____, 2025.

MOLLY BENNETT, PUBLIC WORKS DIRECTOR

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COUNTY OF LARAMIE) SS

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OF THE LARAMIE COUNTY, WYOMING PLANNING AND DEVELOPMENT OFFICE.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES: ____

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SITUATE IN THE NE1/4,
SECTION 35, T. 15 N., R. 66 W., 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED MAY 2025



6750 Say Kelly Rd.
Cheyenne, WY 82009
PH: 307-637-7107
Cell: 307-636-8550
Email: cotton.jones@jonesland.com

REV. 5/30/25