



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Associate Planner

DATE: March 15, 2022

TITLE: PUBLIC HEARING regarding a Zone Change from A1 – Agricultural & Rural Residential to AR – Agricultural Residential and a Subdivision Permit and Plat for North Haven, for Tract 2, Murray Hill Estates, 7th Filing Laramie County, WY.

EXECUTIVE SUMMARY

AVI, PC, on behalf of 1105 Ashford LLC, has submitted Preliminary Development Plan and Subdivision Permit and Plat applications for this property located south of Horse Creek Road along Bishop Boulevard. The applications have been submitted to request a zone change from A1- Agricultural and Rural Residential to AR- Agricultural Residential and to subdivide the property into 12 residential tracts.

These applications have been combined into one staff report for ease of presentation and discussion with separate motions required for each.

BACKGROUND

The subject property consists of vacant residential land. The surrounding area consists of commercial, agricultural, and residential properties of varying acreage.

Pertinent Regulations

Section 1-2-103(b) of the Laramie County Land Use Regulations governing the criteria for a zone map amendment.

Section 2-1-100 of the Laramie County Land Use Regulations governing the requirements for submittal of a Preliminary Development Plan.

Section 2-1-101 (a-e) of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

Section 4-2-100 of the Laramie County Land Uses Regulations governing the AR – Agricultural Residential zone district.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). Within this area, higher density residential, intensive commercial, employment centers and industrial uses are indicated. Generally, these uses have access to public water and sewer services.

PlanCheyenne contemplates Rural Residential (RR) and Mixed-Use Commercial (MU-C) uses for this area. The (RR) category provides a gradual transition from the urbanized areas of the Cheyenne Area to the rural areas on the periphery; this would include a mix of rural and residential uses and is not intended to be an area for intensive future residential development. Mixed-Use Commercial (MU-C) areas include a wide variety of land uses and activities, focused primarily on commercial activities, but also including other employment, public, and residential uses.

According to the AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. General standards dictate that lots within this zone shall be a minimum of 5.25 acres in order to sufficiently recharge groundwater after withdraws from a pumping well.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). Approval from DEQ, in the form of a “Non-Adverse Recommendation”, is required prior to recordation of the plat. DEQ has sent a letter to the County Commissioners stating that they will have they’re review results by March 11th, 2022.

The subject property is located within the A1- Agricultural and Rural Residential zone district. This zone change has been proposed to allow for a minimum tract size of 5.25 acres.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Board must find at least one of the following:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; or
- ii. That the original zoning classification given to the property was inappropriate or improper; or
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Criteria i. is met by conformance with the Laramie County Comprehensive Plan and PlanCheyenne with the type of development.

A letter requesting waiver of the traffic and drainage studies was received with the Subdivision Permit and Plat application. The County Engineer has concurred with both requests based on the justification provided in the request. Agency comments were received regarding clerical errors, incorrect and missing information, access, and interior road design and details.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received regarding the application.

These applications were heard by the Planning Commission at the February 24, 2022 public hearing. Public comment was received regarding traffic and wildlife concerns. The Planning Commission voted 4 – 0 to recommend approval of the zone change and subdivision and 4 – 0 to approve the preliminary development plan with 1 recommendation.

The attached resolution for the Subdivision Permit and Plat shall serve as the subdivision permit upon approval by the Board.

RECOMMENDATION and FINDINGS

Based on evidence provided for the *Zone Change*, staff recommends the Board find that:

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. This application meets the criteria for a Zone Change pursuant to section 4-2-100 of the Laramie County Land Use Regulations.

And that the Board approve the Zone Change from A1 to AR for Tract 2, Murray Hill Estates, 7th Filing, Laramie County, WY with the following condition:

- 1. All easements shall be updated on the map to include type and sizing details prior to recordation of the resolution.

Based on evidence provided for the *Subdivision Permit and Plat*, staff recommends the Board find that:

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-100 governing the AR – Agricultural Residential zone district.

And that the Board approve the Subdivision Permit & Plat for North Haven with the following conditions:

1. All clerical errors on the preliminary development plan including incorrect or missing information, access, spelling errors and graphic errors shall be addressed prior to recordation of the plat.
2. All clerical errors on the plat including incorrect or missing information and graphic errors shall be addressed prior to recordation of the plat.
3. DEQ Approval in the form of a “Non-Adverse Recommendation” letter is required prior to recordation of the plat.

PROPOSED MOTION FOR ZONE CHANGE

I move to approve the Zone Change from A1 to AR for Tract 2, Murray Hill Estates, 7th Filing, Laramie County, WY with one condition and adopt the findings of fact a and b of the staff report for the *zone change*, as shown on the attached ‘Exhibit A’ – Zone Change Map.

PROPOSED MOTION FOR THE SUBDIVISION PERMIT & PLAT

I move to approve the Subdivision Permit and Plat for North Haven with three conditions and adopt the findings of facts a and b for the *subdivision permit & plat*, as shown in the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: AMEC Memo Map**
- Attachment 6: Current Zoning Map**
- Attachment 7: Project Narrative / Waiver Requests**
- Attachment 8: DEQ Study Submittal Letter**
- Attachment 9: Agency Comments Report**
- Attachment 10: Resolution ‘Exhibit A’ – Zone Change Map**
- Attachment 11: Zone Change Resolution**
- Attachment 12: Plat**
- Attachment 13: Subdivision Permit & Plat Resolution**

Laramie County, Wyoming



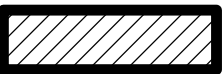
North Haven

Zone Change,
Preliminary
Development Plan,
and
Subdivision
Permit & Plat

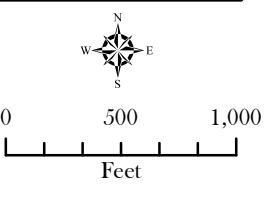
PZ-22-00013(14)(15)

Location Map

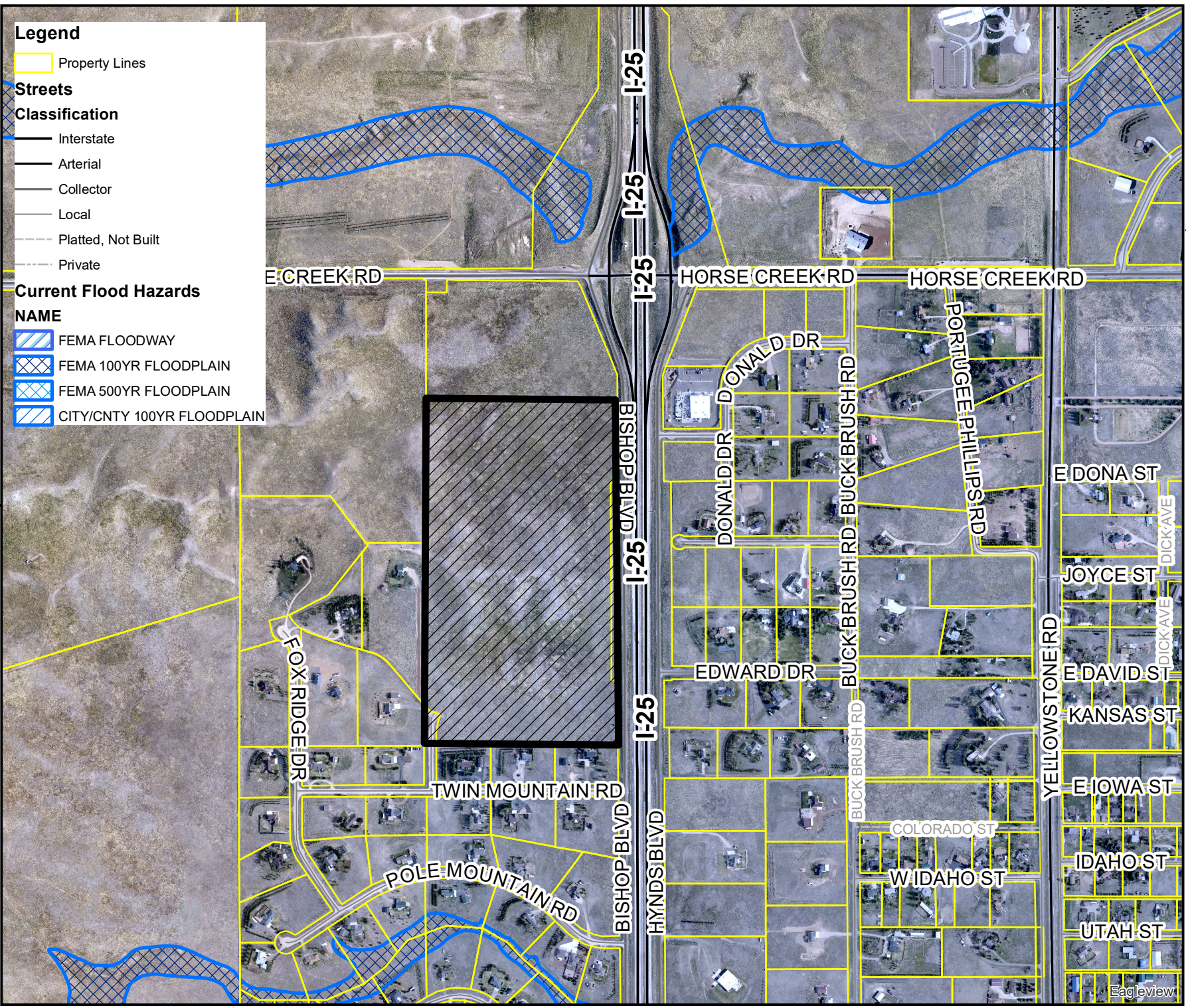
Subject
Property



December 2022



Legend
 Property Lines
Streets
Classification
 Interstate
 Arterial
 Collector
 Local
 Platted, Not Built
 Private
Current Flood Hazards
NAME
 FEMA FLOODWAY
 FEMA 100YR FLOODPLAIN
 FEMA 500YR FLOODPLAIN
 CITY/CNTY 100YR FLOODPLAIN









This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

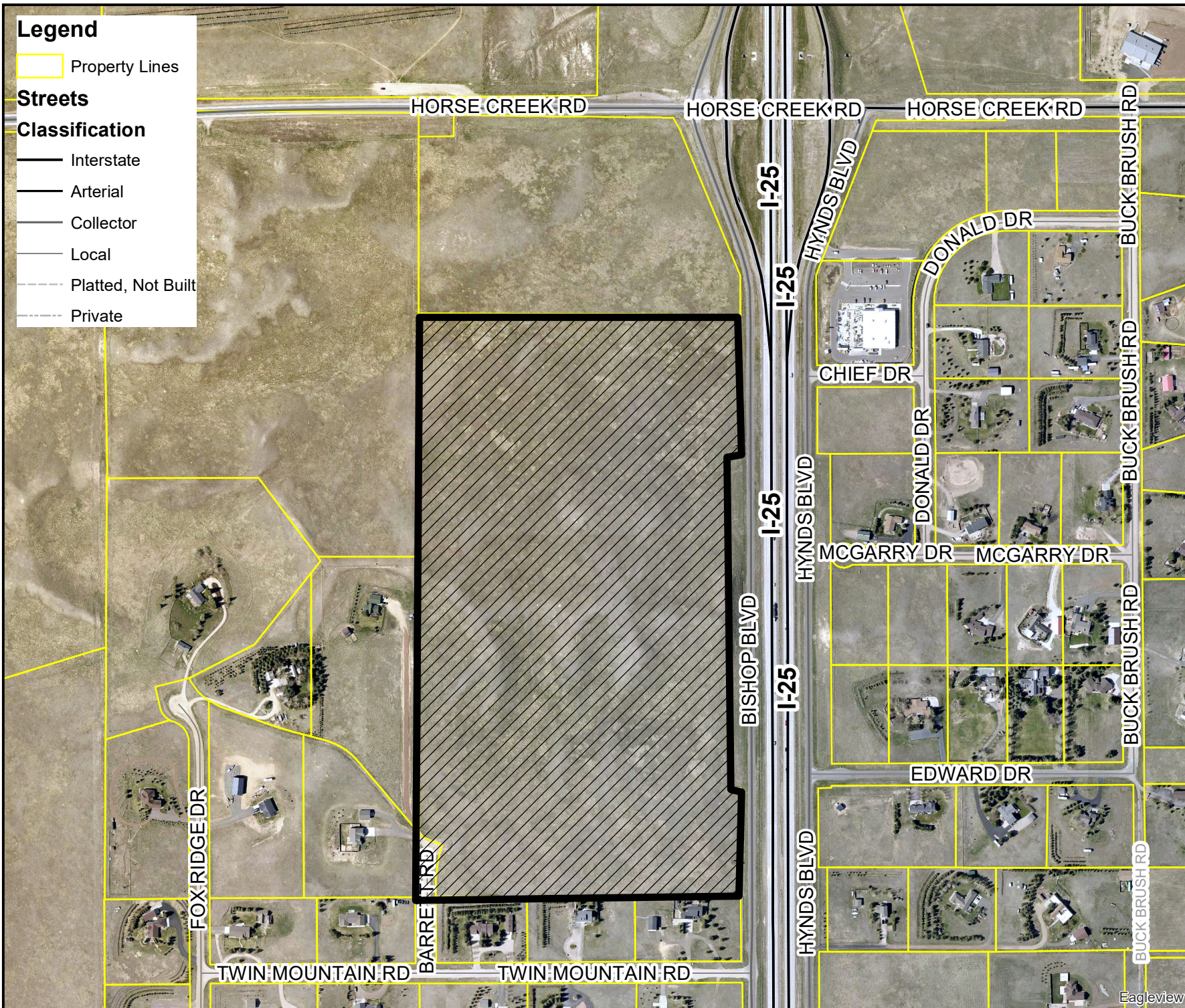
Legend

 Property Lines

Streets

Classification

-  Interstate
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Private



Laramie County, Wyoming



North Haven

Zone Change,
PDP,
Subdivision
Permit & Plat

PZ-22-00013(14)(15)

Aerial Map

Subject
Property



February 2022



0 300 600
Feet

Eagleview


Legend


 Property Lines

Future Land Use Districts

OTHER

 Urban-Rural Interface (URI)

 Rural Metro (RM)


 Rural Ag Interface (RAI)

 Ag & Range Land (AGR)


Streets

Classification

 Interstate

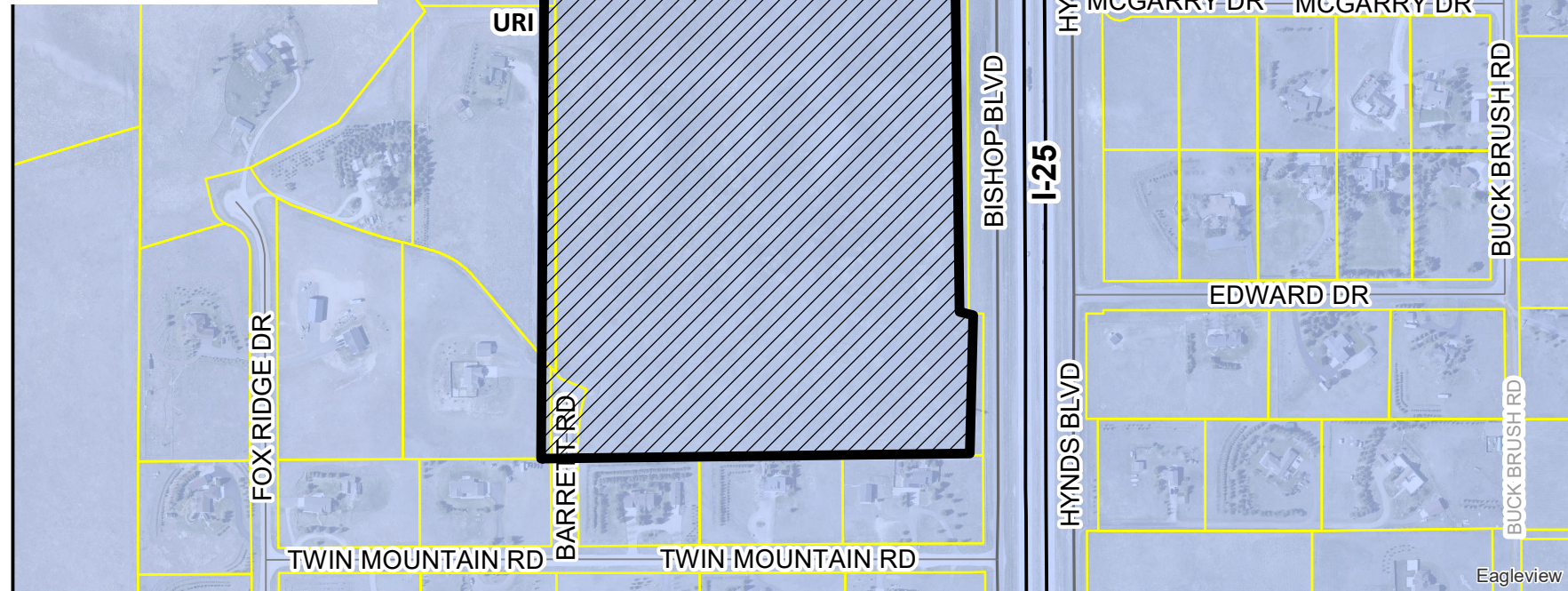
 Arterial

 Collector

 Local

 Platted, Not Built

 Private



Laramie County, Wyoming



North Haven

Zone Change,
PDP,
Subdivision
Permit & Plat

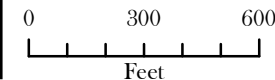
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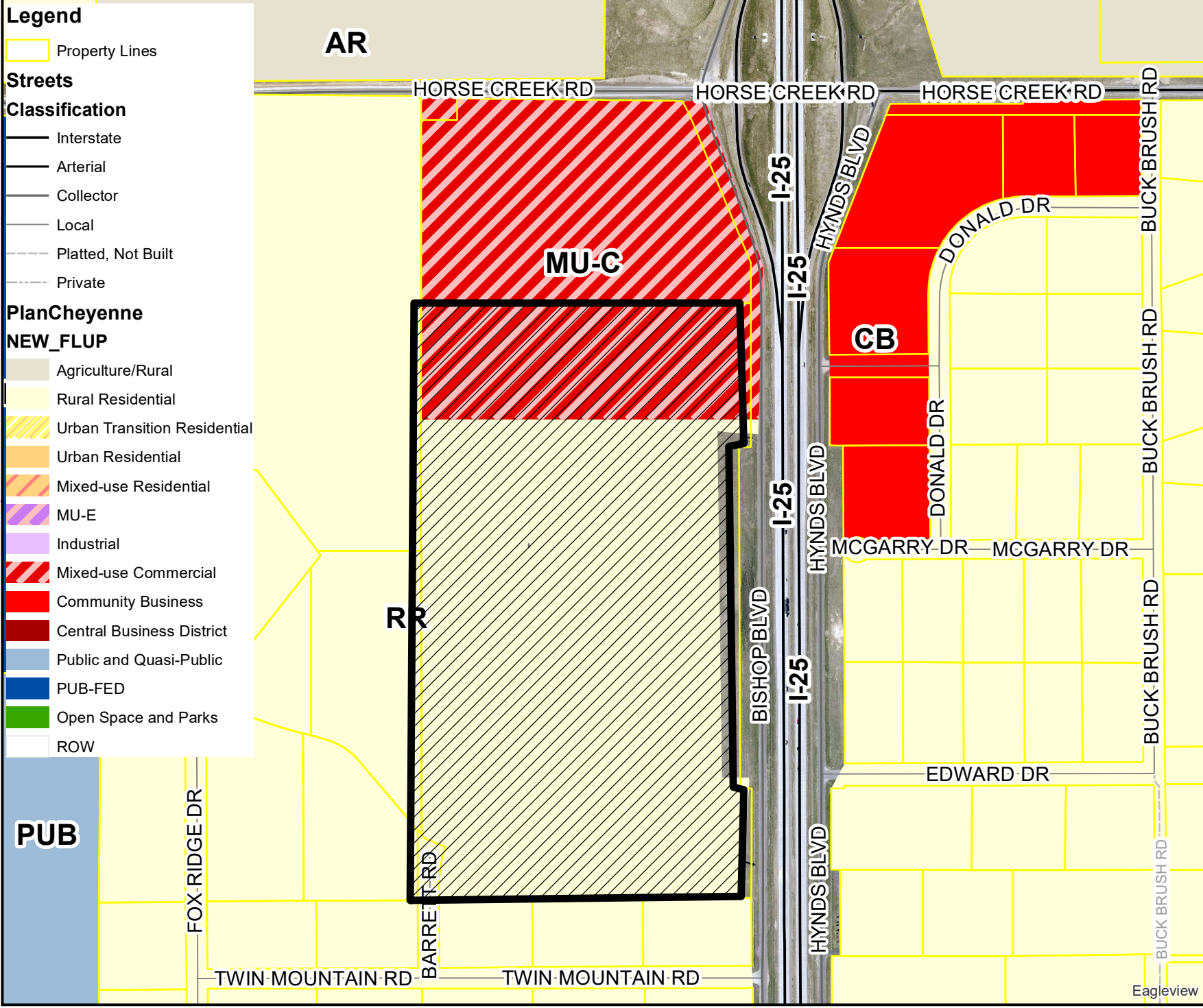
Comprehensive Map

Subject
Property



February 2022





Laramie County, Wyoming



North Haven

Zone Change,
PDP,
Subdivision
Permit & Plat

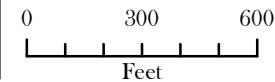
PZ-22-00013(14)(15)

PlanCheyenne Map

Subject
Property



February 2022



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Legend

Property Lines

memo_zone

1

2

3

4

5

Streets

Classification

Interstate

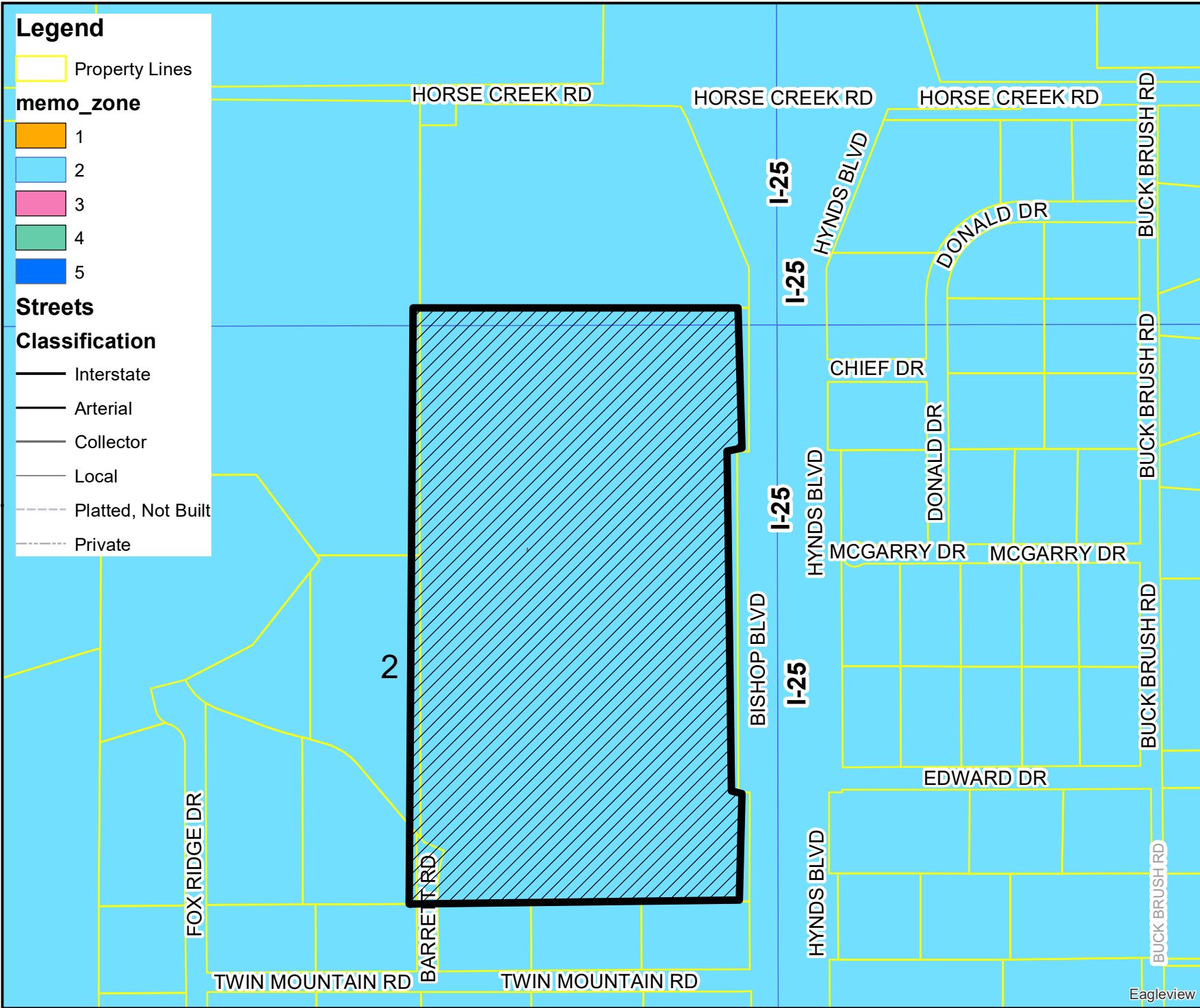
Arterial

Collector

Local

Platted, Not Built

Private



Laramie County, Wyoming



North Haven

Zone Change,
PDP,
Subdivision
Permit & Plat

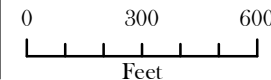
PZ-22-00013(14)(15)

AMEC Map

Subject
Property



February 2022



Laramie County, Wyoming



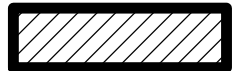
North Haven

Zone Change,
PDP,
Subdivision
Permit & Plat

PZ-22-00013(14)(15)

Zoning Map

Subject
Property



February 2022



0 300 600
Feet

Eagleview

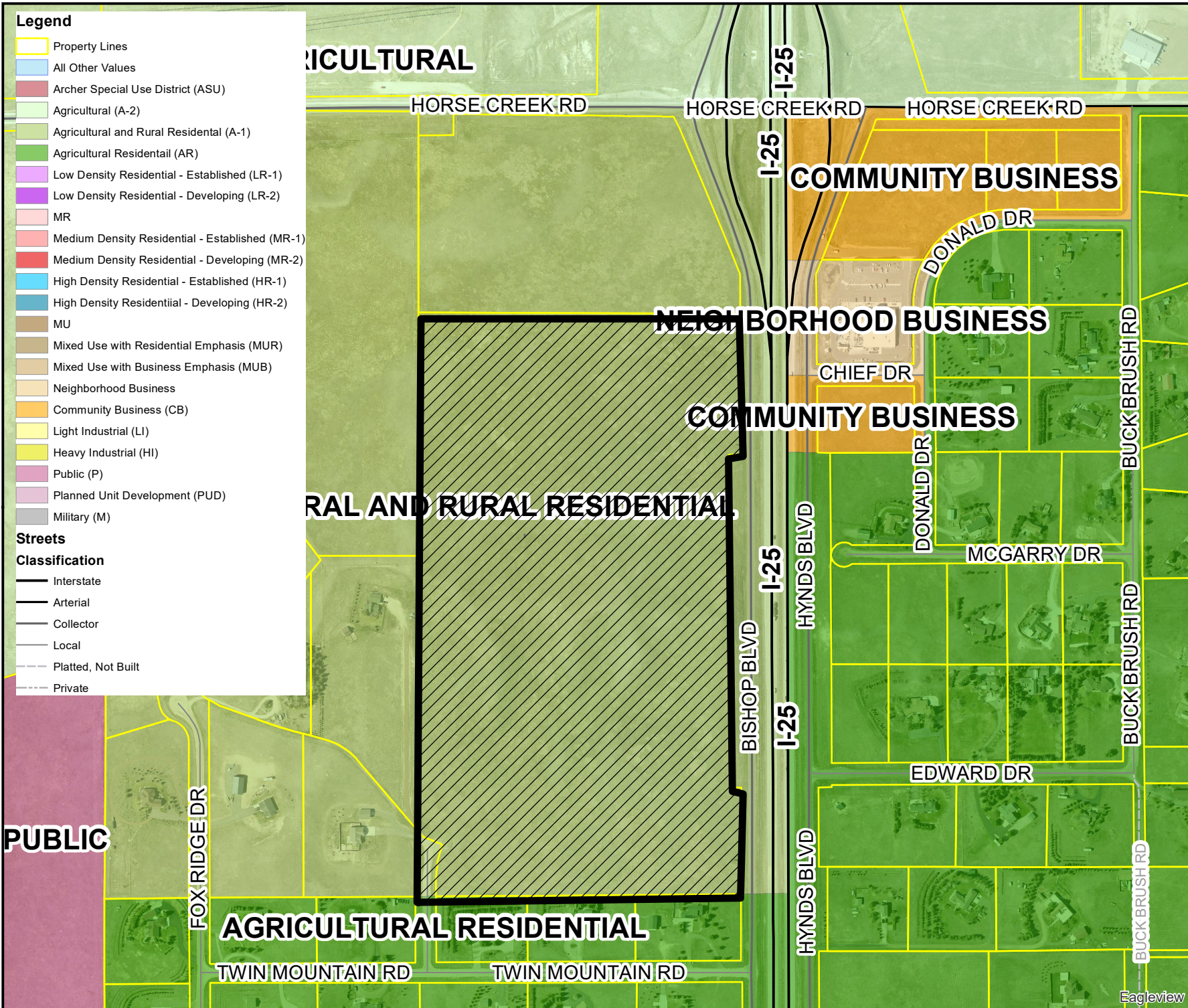
Legend

- Property Lines
- All Other Values
- Archer Special Use District (ASU)
- Agricultural (A-2)
- Agricultural and Rural Residential (A-1)
- Agricultural Residentail (AR)
- Low Density Residential - Established (LR-1)
- Low Density Residential - Developing (LR-2)
- MR
- Medium Density Residential - Established (MR-1)
- Medium Density Residential - Developing (MR-2)
- High Density Residential - Established (HR-1)
- High Density Residential - Developing (HR-2)
- MU
- Mixed Use with Residential Emphasis (MUR)
- Mixed Use with Business Emphasis (MUB)
- Neighborhood Business
- Community Business (CB)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Public (P)
- Planned Unit Development (PUD)
- Military (M)

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private



North Haven
Thursday, January 13, 2022
Page 1 of 1



January 13, 2022
4567

Marissa Pomerleau, Laramie County Planning
3966 Archer Parkway
Cheyenne, WY 82009

RE: North Haven - Drainage & Traffic Study Waiver Request and CFF letter

Dear Mrs. Pomerleau,

We would like to request a waiver for providing a Drainage and Traffic Plan at this time. The proposed development consists of 12 single-family rural residential tracts coming off of two separate cul-de-sacs off of Bishop Road. Impacts to the existing terrain, roadways and traffic patterns will be minimal, with most of the grading to occur for the residential structures, associated structures. Drainage calculations will be submitted with road construction drawings to show how road development will impact existing drainage patterns to WYDOT ROW.

Community Facility Fees for this area were paid with Murry Hills Estates 7th filing and no additional land is being considered with this plat.

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

Respectfully Submitted,

A handwritten signature in blue ink, reading 'Brad Emmons', is positioned below the 'Respectfully Submitted,' text.

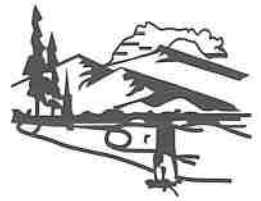
Brad Emmons, AICP

A.V.I. PROFESSIONAL CORPORATION



Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Mark Gordon, Governor

Todd Parfitt, Director

January 11, 2022

Laramie County Board of Commissioners
309 West 20th Street
Cheyenne, WY 82001
Via Email: office@laramiecountyclerk.com

RE: North Haven Subdivision – 2022-012 Cheyenne, Laramie County

Dear Commissioners:

The Wyoming Department of Environmental Quality (WDEQ) has received application material related to the North Haven Subdivision for review of the safety and adequacy of water supply and sewer systems pursuant to W.S. §18-5-306. The application material was received January 10 2022. As described in the statute, WDEQ has 30 days to respond with comments and recommendations, however, if necessary WDEQ may extend the review period for an additional 30 days. Due to the current workload the WDEQ's is extending the review period to 60 days. The WDEQ's recommendations will be provided to the Commission by March 11, 2022.

A copy of the subdivision application package has been provided to the Wyoming State Engineer's Office for their information and advice to the Water Quality Division.

Please do not hesitate to contact me at (307) 777-7088 if you have any questions regarding this subdivision application or WDEQ's subdivision application review process.

Sincerely,

Dennis Lewis, PE
Southeast District Engineer
Water and Wastewater Program, Wyoming Water Quality Division
DL/

Cc Brandon Swain, 1105 Ashford, LLC., bswainy23@gmail.com
Jerry Hunt, PE, Weston Engineering, Inc., laramieoffice@wetonengineering.com
Ben Jordan, PG, Weston Engineering, Inc., laramieoffice@wetonengineering.com
Markus Malessa, SEO, markus.malessa@wyo.gov

Planners: Planners, Marissa Pomerleau Comments Attached 02/09/2022

1. Property information and owner for the tract to the north must be added.
2. As established in the Murray Hill Estates, 7th Filing plat, the existing road easement is a road reservation the road reservation is to be shown on the map, recording information must be added.
3. The types of easements are missing from the easements to the west.
4. Existing and proposed accesses to the site with their dimensions must be shown.
5. Estimated trips per day is not require on this map.
6. The Legal Description describing the property can be on this map, but is not required. The description errors: Murray Hills 3rd Filing is incorrect; the east property boundary shows a distance of 1,302.47 but the legal description states 1,302.50,
7. The acreage of the property shown on the plat. Tract 2, Murray Hill Estates, 7th Filing is 62.59 acres.

AGENCIES WITH NO COMMENTS

County Assessor, County Attorney, County Real Estate Office, Intraoffice

AGENCIES WITH NO RESPONSE

County Clerk, County Treasurer

Building Dept.: Building Dept., Daniel Peters Comments Attached 02/08/2022
Building permits shall be required for all new building construction.

Laramie County has adopted the 2021 I-codes and the 2020 NEC.

County Assessor: County Assessor, Kaycee Eisele Comments Attached 02/07/2022
The acreage is incorrect under the legal description. The parent parcel is only 62.89 per plat of Murray Hill Estates, 7th Filing.

As this is a replat of Murray Hill Estates 7th Filing, would this not be an Administrative Replat with the name Murray Hills, 8th Filing. Please advise.

County Attorney: County Attorney, Joe Chenchar Comments Attached 02/08/2022
Are the roads intended to be dedicated to the public? What about road maintenance?

County Engineer: County Engineer, Scott Larson Comments Attached 02/08/2022
Engineer Review

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study at this time. If WYDOT requires a Traffic Study, then one will have to be provided.
2. Note 1 does not include the FIRM Map/Panel number and date associated with this area.
3. There is no signature block provided for the County Clerk.
4. Should there be any utility easements shown just outside of the proposed roadway ROWs for the purposes of utility companies installing their various utility lines for each tract?
5. I believe there is a typo in the legal description. It indicates a total of 82.594 acres, and I believe it should be 62.594 acres.
6. In the scanned copy of the plat I reviewed, the labels for the offsite roadways/ROWs, other property/lot lines, etc. are extremely faint and barely legible. Please make sure the plat that is recorded shows these items more clearly.

Surveyor Review

1. It appears that this plat is a VACATION and subsequent REPLAT of TRACT 2 Of MURRAY HILL ESTATES 7TH FILING. Should there be a "Statement to Vacate" on the plat?

County Real Estate Office: County Real Estate Office, Laura Pate Comments Attached 01/26/2022
County approvals - Laramie County CommissionerS

and then the line should say Chairman (not Troy specifically)
and need a line for County Clerk

Environmental Health: Environmental Health Department, Tiffany Gaertner Comments
Attached 02/08/2022
Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. Also, keep wastewater systems out of easements. Plan lots so that septic systems are installed on slopes less than 15 percent. A DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits.

Intraoffice: Planners, Cambia McCollom Comments Attached 01/26/2022
The Right of Ways have no dedication associated with them. Are they intended to be public or private?
Is access being restricted to interior roads or will access off of Bishop BLVD be allowed?
It is now Laramie County Fire Authority, not Laramie County Fire District #2.

Laramie County Fire Authority: Laramie County Fire Authority, Cooper McCullar
Comments Attached 01/28/2022
Cul de sacs within the subdivision must meet Laramie county land use regulations for fire department vehicles.

Planners: Planners, Marissa Pomerleau Comments Attached 02/10/2022

1. A note regarding ROW dedication and maintenance must be added to the plat.
2. In the signature block for Troy Thompson it should read Laramie County Board of Commissioners.
3. Is there any difference between the recorded measurements that border the property and what was measured for this plat? If so measured and recorded numbers must be included.
4. There is no vacation statement on this plat.
5. Are there no proposed easements within the subdivision (i.e. drainage and utility)? If there are they must be shown on the plat.
6. Fire District #2 must be updated to the Laramie County Fire Authority.
7. As stated in the zone change map and PDP review the east property boundary

shows a distance of 1,302.47 but the legal description states 1,302.50. Which is correct?

7. "Old Road Reservation" can be confusing as it still exists. Please revise.
8. The acreage of the property provided on the plat is incorrect.
9. The property directly south of Edward DR is not labeled.
10. As stated in the zone change map and PDP review, the easements shown to the west are missing type and size details.
11. Please add a revision date with any changes made to the map.
12. As a note, while the Chapter 23 Study has been submitted to DEQ, A non-adverse recommendation is required prior to recordation of the plat.
13. ROW permits will be required for the construction of the new ROW's.

AGENCIES WITH NO COMMENT

Cheyenne MPO, Combined Communications Center

AGENCIES WITH NO RESPONSE

Black Hills Energy, CenturyLink, County Clerk, County Conservation District, County Public Works Department, County Treasurer, Emergency Management, Laramie County Weed & Pest, Sheriff's Office, US Post Office, WY State Engineer's Office WYDOT, Wyoming DEQ

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM
A1 – AGRICULTURAL & RURAL RESIDENTIAL TO AR - AGRICULTURAL
RESIDENTIAL FOR TRACT 2, MURRAY HILL ESTATES, 7TH FILING,
LARAMIE COUNTY, WY.**

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 zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

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

The Laramie County Board of Commissioners find that:

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from A1 – Agricultural & Rural Residential to AR – Agricultural Residential for Tract 2, Murray Hill Estates, 7th Filing, Laramie County, WY with one condition, as shown on the attached ‘Exhibit A’ – Zone Change Map.

1. All easements shall be updated on the map to include type and sizing details prior to recordation of the resolution.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

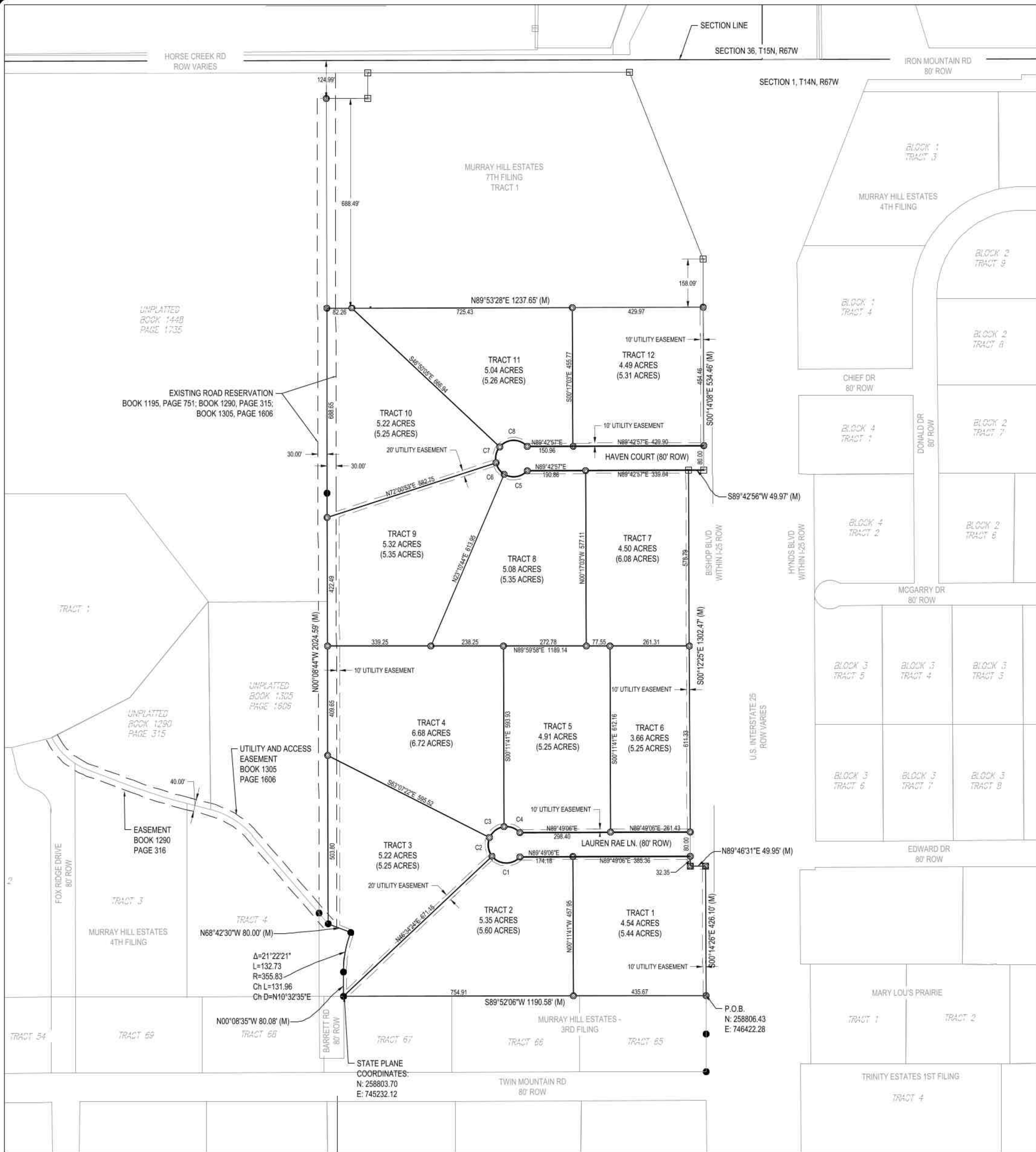
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

C:\test\wp\MapPlan_55315\4529 SUBDIVISION PERMIT.dwg Feb 22, 2022 - 1:26pm northward



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	104.51	60.00	99°50'09"	N88°39'40"W	91.78
C2	65.12	60.00	62°12'46"	N07°36'16"W	61.97
C3	62.02	60.00	59°15'10"	N53°05'30"E	59.29
C4	57.82	60.00	55°02'33"	S69°45'40"E	55.43
C5	83.04	60.00	79°18'07"	N81°12'06"E	76.57
C6	48.35	60.00	46°10'30"	S36°03'35"E	47.06
C7	56.01	60.00	53°29'06"	S13°46'12"W	54.00
C8	101.95	60.00	97°20'58"	N89°11'17"E	90.12

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT BRANDON SWAIN, PRESIDENT, 1105 ASHFORD LLC, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "NORTH HAVEN," DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, DOES HEREBY GRANT THE PUBLIC RIGHT OF WAYS AND EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

BRANDON SWAIN, PRESIDENT, 1105 ASHFORD LLC.

ACKNOWLEDGEMENTS
STATE OF _____)
COUNTY OF _____)SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY
THIS _____ DAY OF _____, 2022, WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC, _____
MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION
BEING SITUATED IN THE WEST HALF PORTION OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 67 WEST, COUNTY OF LARAMIE, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF TRACT 65 OF MURRAY HILL ESTATES 3RD FILING AND US INTERSTATE 25 RIGHT OF WAY LINES, THENCE WESTERLY ALONG THE NORTH LINE OF SAID MURRAY HILLS 3RD FILING S89°52'06"E A DISTANCE OF 1190.59 FEET TO A POINT ON THE RIGHT OF WAY OF BARRETT ROAD AND THE NORTHWEST CORNER OF TRACT 67; THENCE NORTHERLY ALONG THE EASTERLY BARRETT ROAD RIGHT OF WAY LINE N00°08'35"W A DISTANCE OF 80.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH EAST, SAID CURVE HAVING A RADIUS OF 355.83 FEET, A CHORD BEARING OF N10°32'35"E, A CHORD DISTANCE OF 131.96 FEET AND A CENTRAL ANGLE OF 21°22'21", THENCE ALONG THE ARC OF SAID CURVE 132.73 FEET TO A POINT OF NON-TANGENCY; THENCE N88°42'30"W A DISTANCE OF 80.00 FEET TO A POINT; THENCE N00°08'44"W A DISTANCE OF 2024.59 FEET TO A POINT; THENCE N89°53'28"E A DISTANCE OF 1237.65 FEET TO A POINT ON THE WESTERN I-25 RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S00°14'08"E A DISTANCE OF 534.46 FEET TO A POINT; THENCE S89°42'56"W A DISTANCE OF 49.97 FEET TO A POINT; THENCE S00°12'25"E A DISTANCE OF 1302.47 FEET TO A POINT; THENCE N89°46'31"E A DISTANCE OF 49.95 FEET TO A POINT; THENCE S00°14'26"E A DISTANCE 426.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 62.59 ACRES, MORE OR LESS

BASIS OF BEARINGS
COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901. TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.99964738638.
EXAMPLE POINT POB
GROUND NORTHING = 158897.72
GROUND EASTING = 546685.61
N = (158897.72+100000)*SF = 258806.43
E = (546685.61+200000)*SF = 746422.28
STATE PLANE NORTHING = 258806.43
STATE PLANE EASTING = 746422.28

- NOTES**
- THERE ARE NO SPECIAL FLOOD HAZARD AREAS WITHIN THE PROPOSED TRACTS AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1079 OF 1650. MAP NOS. 56021C1079 WITH AN EFFECTIVE DATE OF JANUARY 17, 2007.
 - FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY.
 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
 - THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS. INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED.
 - TRACTS ARE IN LOW LEVEL AREA FOR CWPP PURPOSES
 - WASTEWATER PERMITS WILL BE REQUIRED FOR EACH LOT. ALL SMALL WASTEWATER SYSTEMS MUST HAVE 50' SETBACK FROM ALL PROPERTY LINES AND INTERMITTENT BODIES OF WATER, I.E. DRAINAGES AND FLOODPLAINS.
 - TRACTS 7 AND 12 SHALL ACCESS OFF OF HAVEN COURT
 - TRACTS 1 AND 6 SHALL ACCESS OFF OF LAUREN RAE LN.

STATEMENT TO VACATE
VACATE TRACT 2 OF MURRAY HILL ESTATES 7TH FILING

APPROVALS
APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION, LARAMIE COUNTY, WYOMING THIS _____ DAY OF _____, 2022.
CHAIRMAN _____
APPROVED BY THE LARAMIE COUNTY COMMISSIONER, LARAMIE COUNTY, WYOMING THIS _____ DAY OF _____, 2022.
LARAMIE COUNTY BOARD OF COMMISSIONERS _____
COUNTY CLERK _____

CERTIFICATE OF SURVEYOR
I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SUBDIVISION PERMIT
NORTH HAVEN
A REPLAT OF MURRAY HILL ESTATES 7TH FILING TRACT 2
SITUATED IN THE WEST ONE-HALF OF SECTION 1, TOWNSHIP 14
NORTH, RANGE 67 WEST, CITY OF CHEYENNE, COUNTY OF
LARAMIE, STATE OF WYOMING
PREPARED FEBRUARY 2022

DATE	2/15/22	REVISION		NO.	#
PREPARED FOR: BRANDON SWAIN					
PROJECT: NORTH HAVEN SUBDIVISION					
DRAWING TITLE: SUBDIVISION PERMIT					
307.637.6017 1193 OLD TOWN LANE, SUITE 101 CHEYENNE, WY 82009 AVI@AVIPC.COM					
DATE:	Feb 22, 2022				
DRAWN BY:	KW				
DESIGNED BY:					
CHECKED BY:	AD / BE				
JOB NO.:	4567				
DRAWING NO.	OF				

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
LOCATED AT TRACT 2, MURRAY HILL ESTATES, 7TH FILING,
LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "NORTH HAVEN".**

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 adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, the application is in conformance with the AR- AGRICULTURAL RESIDENTIAL zone district; and

WHEREAS, this resolution is the subdivision permit for North Haven.

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

The Laramie County Board of Commissioners find that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-100 governing the AR- Agricultural Residential zone district.

And the Board approves the Subdivision Permit and Plat for North Haven with the following conditions:

1. All clerical errors on the preliminary development plan including incorrect or missing information, access, spelling errors and graphic errors shall be addressed prior to recordation of the plat.
2. All clerical errors on the plat including incorrect or missing information and graphic errors shall be addressed prior to recordation of the plat.
3. DEQ Approval in the form of a "Non-Adverse Recommendation" letter is required prior to recordation of the plat.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office