



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Associate Planner

DATE: February 15, 2022

TITLE: PUBLIC HEARING on a Zone Change from A2 – Agricultural to AR – Agricultural Residential and a Subdivision Permit & Plat for Eastern Heights for a portion of the S1/2 NE1/4 Section 30, T.14N., R.65W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

AVI PC, on behalf of Ramona Niland of Cheyenne, WY, has submitted Zone Change and Subdivision Permit & Plat applications for Eastern Heights, consisting of one lot located directly south of the intersection of Red Mesa Rd and E Pershing Blvd. The applications have been submitted to request a zone change from A2 to AR and to replat the 15 acre property into three residential-use tracts.

Both applications have been combined into one staff report for ease of presentation and discussion, with separate motions required on the two actions.

BACKGROUND

The subject property is unplatted and undeveloped with the surrounding western, northern, and eastern land uses being entirely residential and the southern land use being exempt state land.

Pertinent Regulations

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

Section 4-2-100 of the Laramie County Land Use Regulations governing the AR – Agricultural Residential Zone District.

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

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI), which is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas.

PlanCheyenne designates this area as Urban Transitional Residential (UTR), which emphasizes a gradual transition from the more urbanized areas of the city to the rural areas of the county. This category focuses on a range of single-family residences and multi-family duplexes, patio homes and townhomes while blending both urban and rural standards.

The subject property is bordered by the AR zone district to the west and east, the A1 – Agricultural & Rural Residential zone district on the north and east, and A2 to the south. A change in zone district to AR would align with the current surrounding zone districts.

According to the Order of the State Engineer for the Laramie County Control Area dated April 1, 2015, this property lies within the Conservation Area, in which the well spacing requirements for new permits are indicated at one (1) well for domestic use per each lawfully subdivided lot or one (1) per each ten (10) acres of any other legal parcel of land.

The subject property is located within Zone 2 of the AMEC Memo. Within this zone, the minimum lot size requirement is 5.25 acres. All minimum tract size requirements are met with the proposed development.

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.

Agency review comments were received regarding minor clerical corrections to the zone change and plat maps, wastewater systems, utility easements and road connectivity. The agent for the owner is currently working to address all comments. Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received.

Staff finds the applications are consistent with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided for the *zone change* request, staff recommends the Planning Commission 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 that the Board approve a Zone Change from A2 to AR for a portion of the S1/2 NE1/4 Section 30, T.14N., R.65W., of the 6th P.M., Laramie County, WY with one condition:

- 1. The comments regarding the two clerical errors on the zone change map shall be addressed prior to the February 15, 2022 BOCC public hearing.

Based on evidence provided for the *subdivision permit & plat*, staff recommends the Planning Commission 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. The proposed subdivision is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

And that the Board approve the Subdivision Permit and Plat for Eastern Heights with one condition:

- 1. The comments regarding the minor clerical errors on the plat shall be addressed prior to the February 15, 2022 BOCC public hearing.

PROPOSED MOTION – ZONE CHANGE

I move to recommend approval of the Zone Change from A2 to AR for a portion of the S1/2 NE1/4 Section 30, T.14N., R.65W., of the 6th P.M., Laramie County, WY with one condition, and adopt the findings of facts a and b for the *zone change*, as shown in the staff report.

PROPOSED MOTION – SUBDIVISION PERMIT & PLAT

I move to approve the Subdivision Permit and Plat for Eastern Heights with one condition 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: Current Zoning Map**
- Attachment 6: Combined Agency Comments Report**
- Attachment 7: Existing Conditions Map**
- Attachment 8: Resolution – Zone Change**
- Attachment 9: Resolution Exhibit ‘A’ - Zone Change Map**
- Attachment 10: Resolution – Subdivision Permit & Plat**
- Attachment 11: Plat**

Laramie County, Wyoming



Eastern Heights

Subdivision Permit & Plat

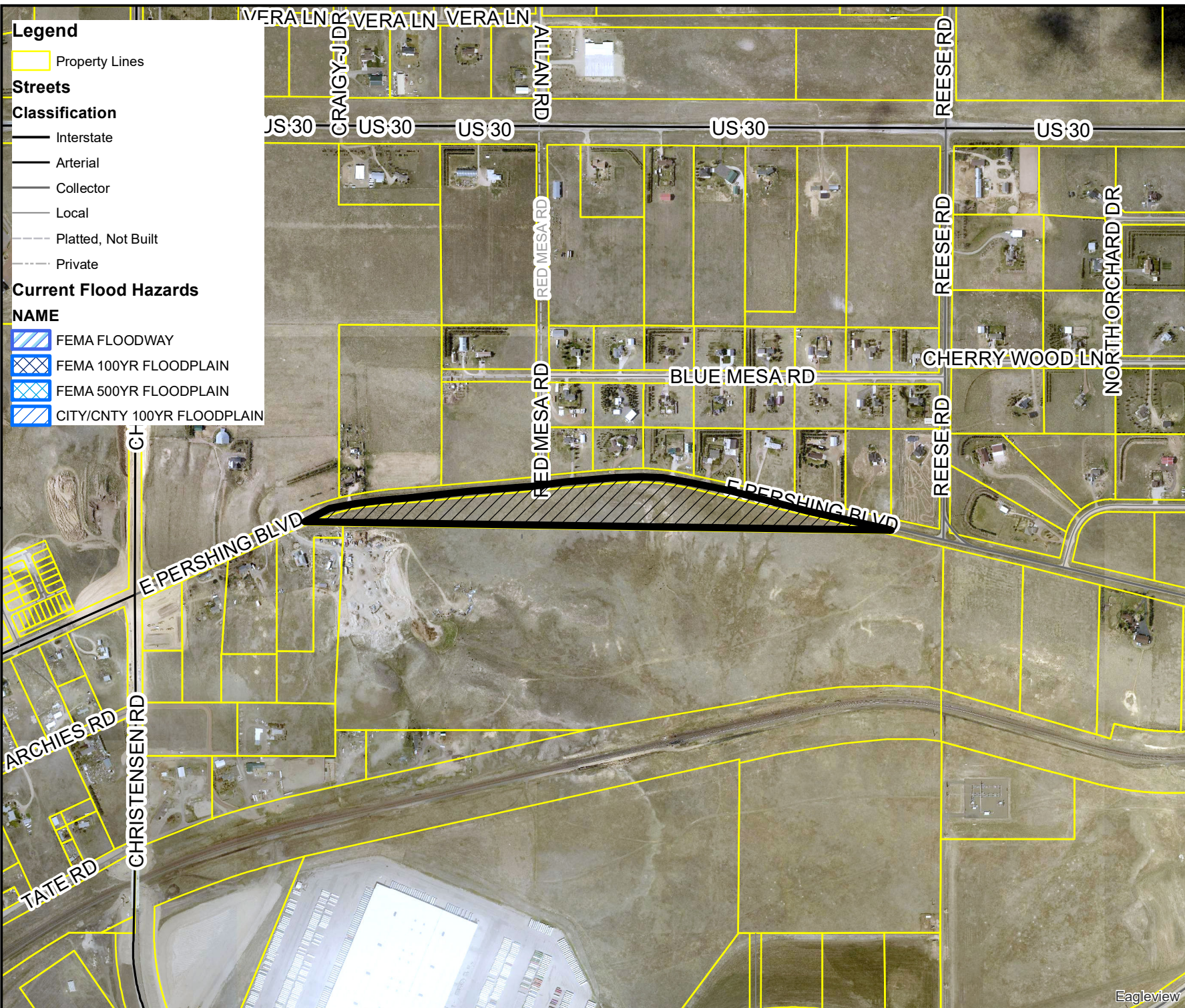
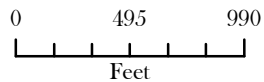
PZ-21-00367(68)

Location Map

Subject Property



December 2021



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.

Laramie County, Wyoming



Eastern Heights

Subdivision
Permit & Plat

PZ-21-00367(68)

Aerial Map

Subject
Property



December 2021



0 250 500
Feet

Eagleview

Legend

Property Lines

Streets

Classification

Interstate

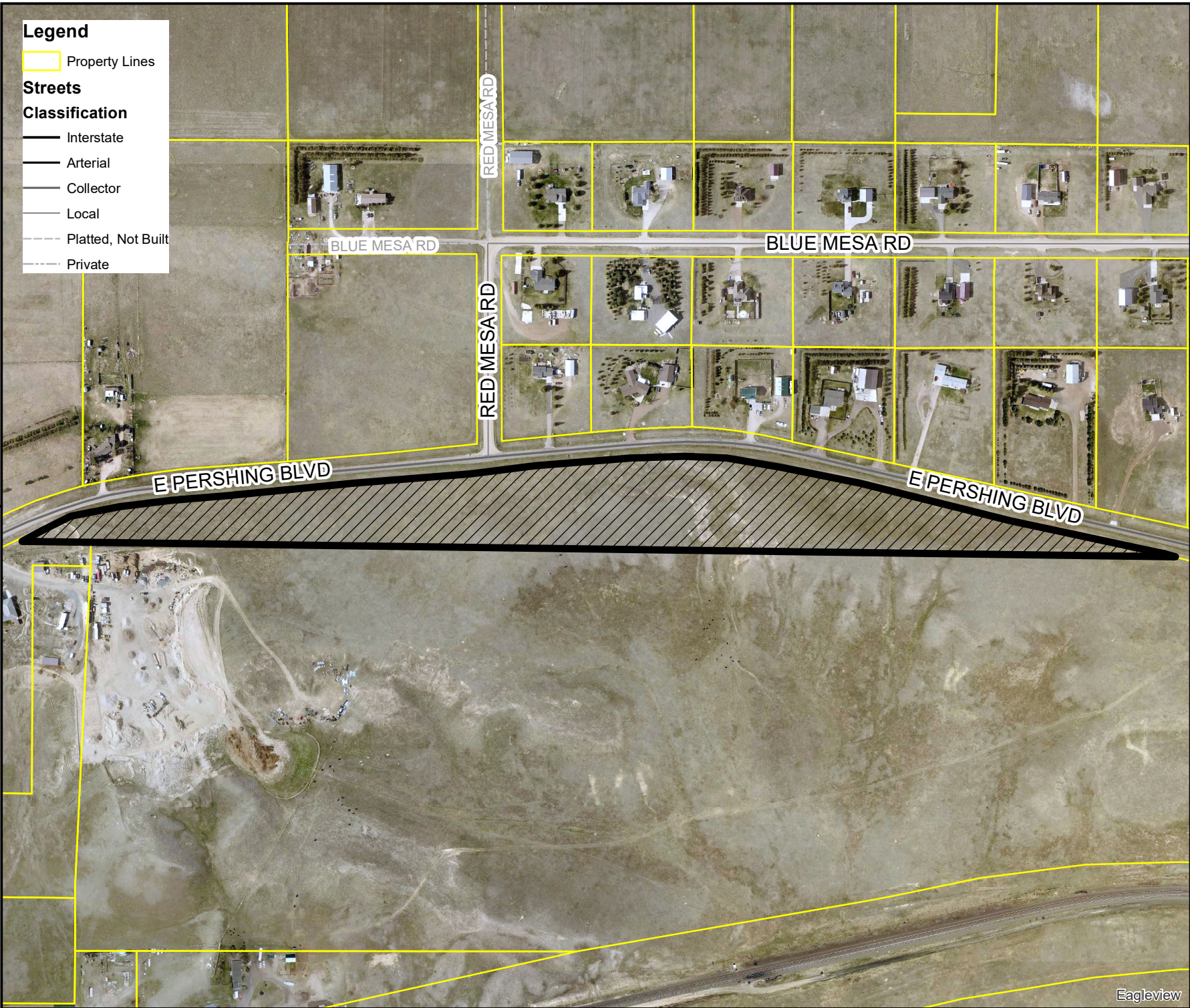
Arterial

Collector

Local

Platted, Not Built

Private



Laramie County, Wyoming



Eastern Heights

Zone Change and Subdivision Permit & Plat

PZ-21-00367(68)

Comprehensive Plan Map

Subject Property



December 2021



0 250 500
Feet

Legend

Property Lines

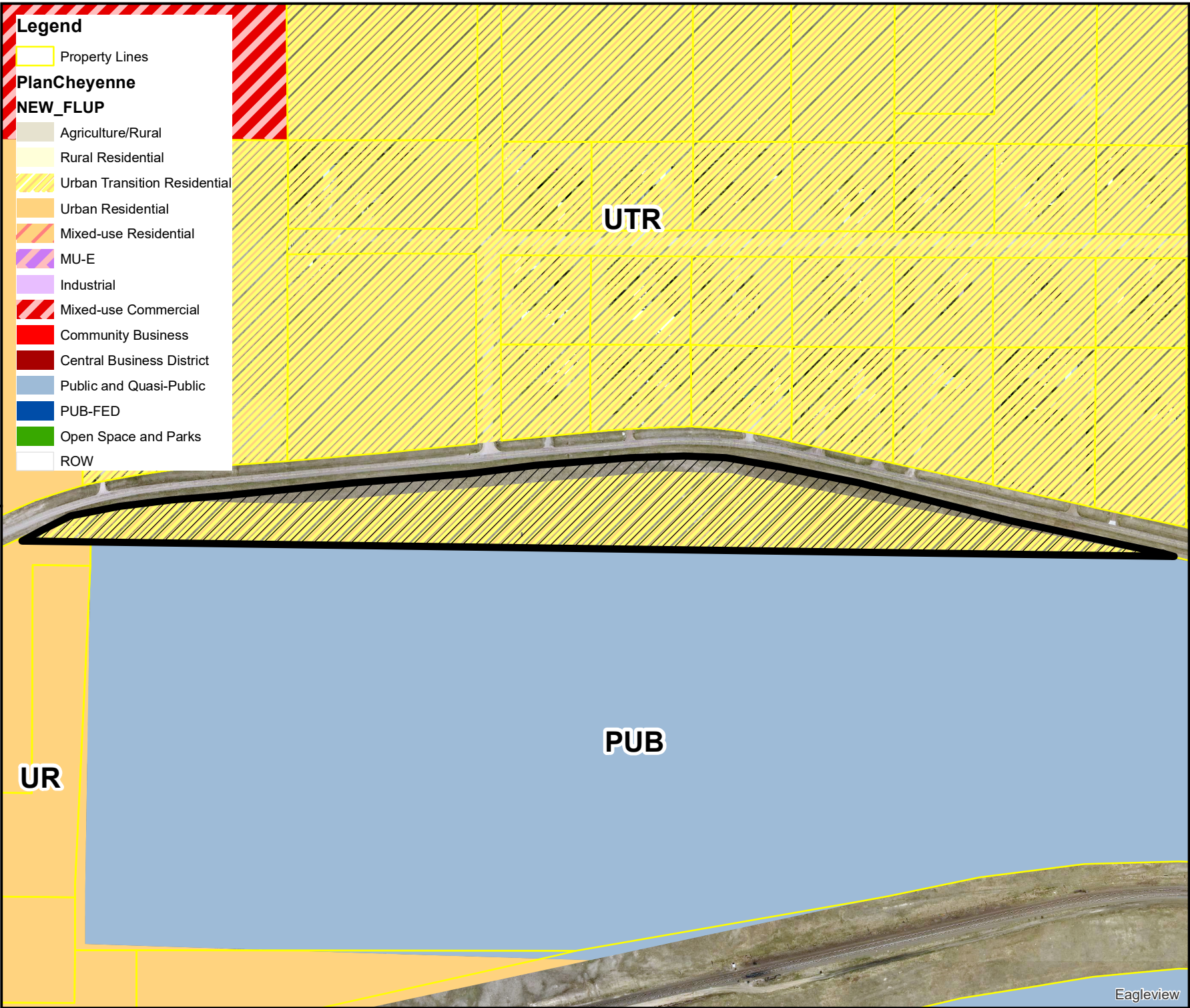
Future Land Use Districts OTHER

- Urban-Rural Interface (URI)
- Rural Metro (RM)
- Rural Ag Interface (RAI)
- Ag & Range Land (AGR)

URI

Eagleview

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Laramie County, Wyoming



Eastern Heights

Subdivision Permit & Plat

PZ-21-00367(68)

Plan Cheyenne Map

Subject Property



December 2021



0 250 500 Feet

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.

Laramie County, Wyoming



Eastern Heights

Zone Change and Subdivision Permit & Plat

PZ-21-00367(68)

Zoning Map

Subject Property



December 2021



0 250 500
Feet

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)

AGRICULTURAL

AGRICULTURAL

AGRICULTURAL AND RURAL RESIDENTIAL

AGRICULTURAL

AGRICULTURAL RESIDENTIAL

Eagleview

Environmental Health: Environmental Health Department, Roy Kroeger Comments
Attached 01/04/2022
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. floodplains and drainages. Signed final plat must be submitted to Environmental Health Office prior to application for permits.

Intraoffice: Planners, Marissa Pomerleau Comments Attached 01/05/2022

1. The Zone Change must take place before the subdivision. The map shows the tracts as already being subdivided. Please update to include just the existing parcel.
2. The vicinity map doesn't show much more than what is on the map itself. Can this be expanded a bit to show more?

AGENCIES WITH NO COMMENT

Cheyenne MPO, Cheyenne Planning, Combined Communications Center, County Assessor, County Attorney, County Real Estate Office, Fire District No 2, Intraoffice, Cambia McCollom

AGENCIES WITH NO RESPONSE

Cheyenne Urban Planning Office, County Clerk, County Treasurer, Emergency Management, High West Energy, Sheriff's Office, CenturyLink

Building Dept.: Building Dept., Daniel Peters Comments Attached 01/05/2022

Premises identification shall be in accordance with 2018 IFC section 505 and 2018 IRC section 319.

Building permits shall be required for all new building construction.

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

Cheyenne Planning: Cheyenne Development Services, Seth Lloyd Comments Attached 01/05/2022

1. Official Comment Letter Attached and emailed to case planner.
2. Suggest the following to allow development in the future:
 - A. Access easement from Pershing to property to the south.
 - B. Alignment for the border of Tract 1 and Tract 2 with the western edge or center of Red Mesa right-of-way so that a replatting action could extend Red Mesa southward without leaving an awkward remnant parcel.

County Engineer: County Engineer, Scott Larson Comments Attached 01/03/2022
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both.
2. Per State Statute 18-5-306 (d), plats are required to include the note "THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE".
3. There is no bearing and distance shown for the property line between Tract 2 and 3.

Surveyor Review

1. No comments.

County Public Works Department: County Public Works Department, Molly Bennett Comments Attached 01/07/2022

As development happens on these proposed tracts, access permits will be required for each tract.

Tract 2 access shall line up with the intersection of Red Mesa Road. Other accesses will need to meet the Laramie County Land Use Regulations (LCLUR) spacing requirements.

These accesses will also need to be paved to the Right-of-Way line per the LCLUR.

County Real Estate Office: County Real Estate Office, Laura Pate Comments
Attached 12/27/2021

The date of Ramona Niland Trust must be a part of the signature line and a part of the notary acknowledgment.

Environmental Health: Environmental Health Department, Roy Kroeger Comments
Attached 01/04/2022
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. floodplains and drainages. Signed final plat must be submitted to Environmental Health Office prior to application for permits.

High West Energy: High West Energy, David Golden No Response 01/05/2022
15-foot easement will be required for HWE utility installation on north side along Pershing and 20-foot easement along west and south.

Intraoffice: Planners, Marissa Pomerleau Comments Attached 01/05/2022

1. The existing conditions map shows what is proposed on the property (i.e. houses leach field and new tracts), not what is existing. Please update and include a revision date.
2. The plat does not reference NAD 1983.
3. The vicinity map doesn't show much more than what is already on the plat. Please expand.
4. A note must be added to the plat stating "The surface estate of the land to be subdivided is subject to full and effective development of the mineral estate" per state statute.
5. A revision date must be included when updating the map.

AGENCIES WITH NO COMMENT

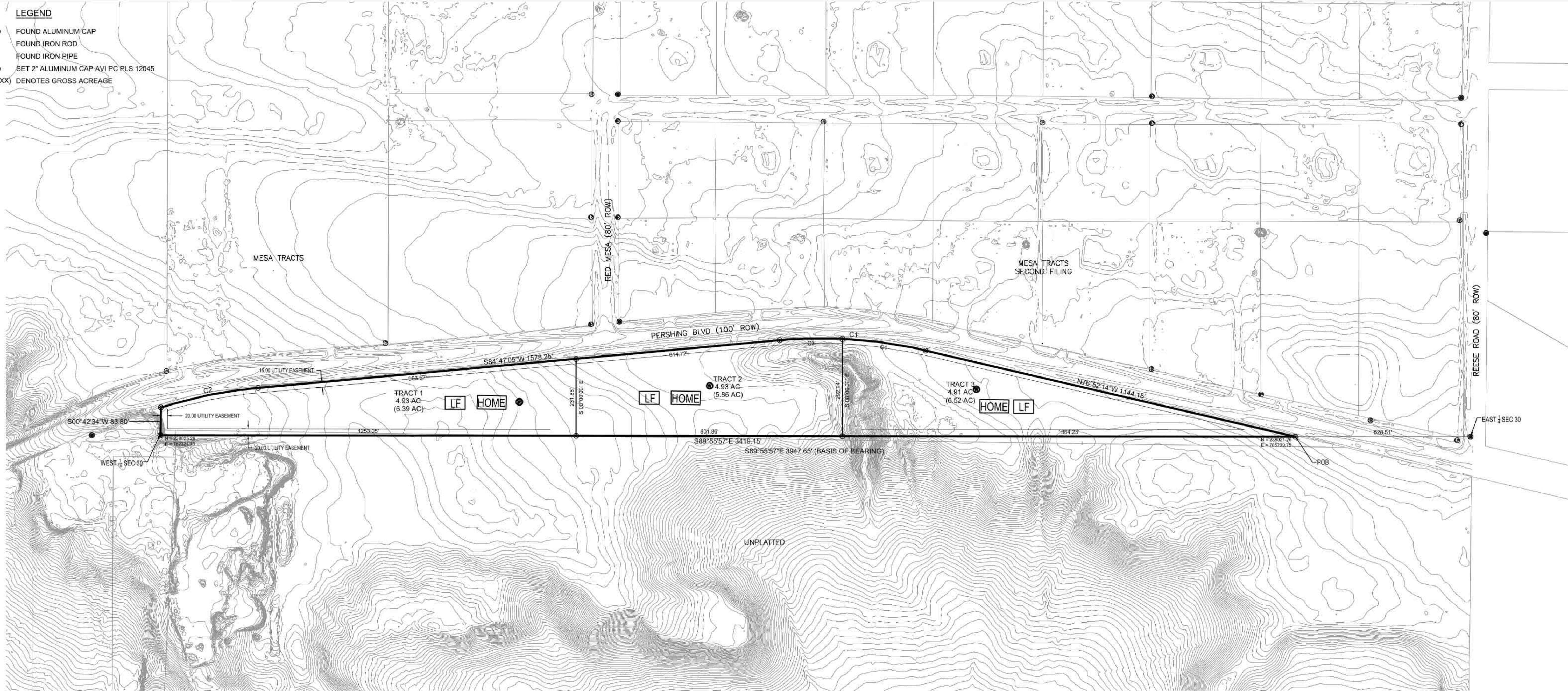
Cheyenne MPO, Combined Communications Center, County Assessor, County Attorney, Fire District No 2, WYDOT, Intraoffice, Cambia McCollom

AGENCIES WITH NO RESPONSE

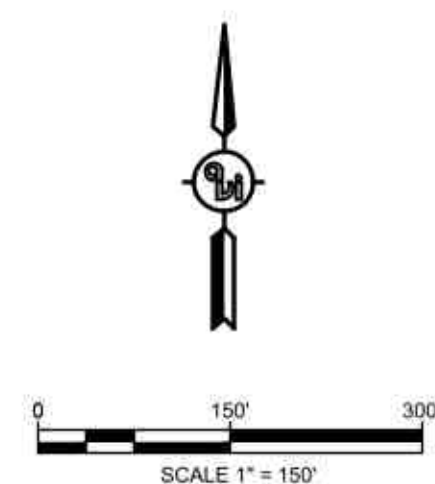
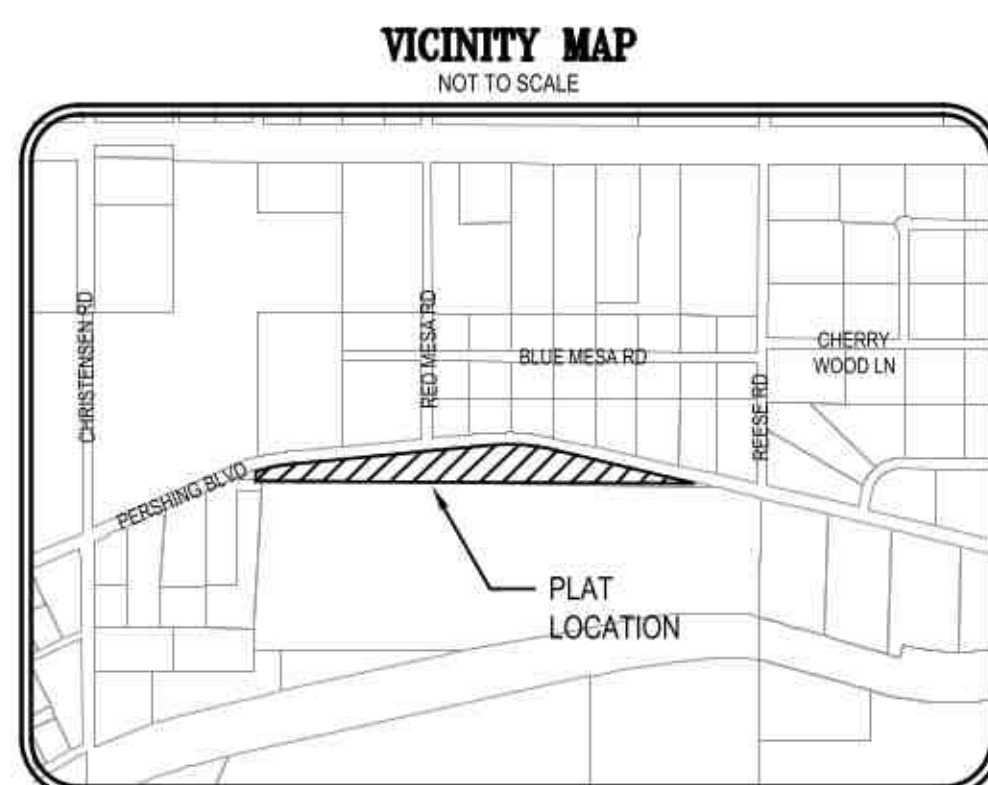
CenturyLink, Cheyenne Development Services, Cheyenne Engineering Services, Cheyenne Urban Planning Office, County Clerk, County Conservation District, County Treasurer, Emergency Management, Sheriff's Office, WY State Engineer's Office

LEGEND

FOUND ALUMINUM CAP
FOUND IRON ROD
FOUND IRON PIPE
SET 2" ALUMINUM CAP
(XX) DENOTES GROSS AREA



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	442.61	1362.40	182°04'0"	N86°02'34"W	440.72
C2	298.95	1362.40	123°23'4"	S78°35'22"W	298.38
C3	189.88	1362.40	75°21'1"	N88°43'11"E	189.73
C4	252.73	1362.40	107°28'9"	S82°06'29"E	252.38



**EXISTING AND PROPOSED
CONDITIONS
FOR
EASTERN HEIGHTS**

BEING SITUATED IN A PORTION OF THE SOUTH HALF OF THE
NORTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER
OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP
14 NORTH, RANGE 65 WEST, OF THE 6TH P.M.,
COUNTY OF LARAMIE, STATE OF WYOMING

PREPARED JANUARY 2022

[illegible]

PREPARED FOR:
GB BUILDERS
1637 MORNINGSTAR ROAD
CHEYENNE, WY 82009

PROJECT:	EASTERN HEIGHTS
DRAWING TITLE:	EXISTING CONDITIONS



DATE:	Jan 25, 2022
DRAWN BY:	CRJ
DESIGNED BY:	BE
CHECKED BY:	AED

JOB NO.: 4584

DRAWING NO. 1 OF 1

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM A2 – AGRICULTURAL TO AR – AGRICULTURAL RESIDENTIAL, FOR A
PORTION OF THE S1/2 NE1/4 SECTION 30, T.14N., R.65W.,
OF THE 6TH P.M., 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 finds 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 A2 – Agricultural to AR – Agricultural Residential for a portion of the S1/2 NE1/4 Section 30, T.14N., R.65W., of the 6th P.M., Laramie County, WY, as shown on the attached Exhibit ‘A’ – Zone Change Map.

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

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

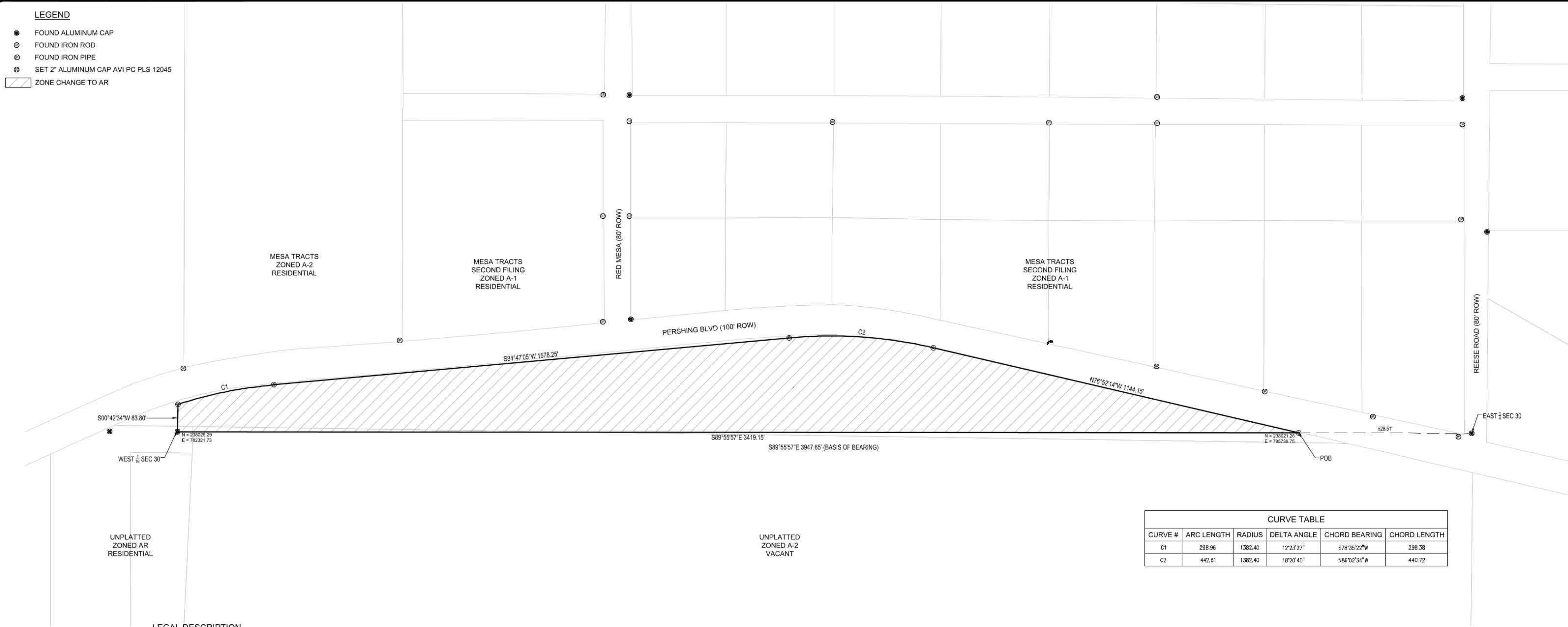
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

H:\V184_08 Builders Planning\Planning\Zoning\4584_ZONE_CHANGE.dwg Jun 25, 2022 - 2:03pm cphison



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTH HALF OF THE NORTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE E-W CENTER LINE OF SAID SECTION 30 AS BEARING S89°55'57"E AT A DISTANCE OF 3947.65 FEET BETWEEN THE WEST ONE-SIXTEENTH CORNER BEING MONUMENTED BY AN ALUMINUM CAP AND THE EAST ONE-QUARTER CORNER BEING MONUMENTED BY AN ALUMINUM CAP AND ALL BEARINGS RELATIVE THERETO.

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 30; THENCE N89°55'57"W ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 528.51 FEET TO THE POINT OF BEGINNING AND A POINT ON THE SOUTHERLY RIGHT OF WAY OF PERSHING BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: N76°52'14"W A DISTANCE OF 1144.15 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; SAID CURVING HAVING A RADIUS OF 1382.40 FEET, A CHORD BEARING OF N86°02'34"W, A CHORD DISTANCE OF 440.72 FEET AND A CENTRAL ANGLE OF 18°20'40", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 442.61 FEET; THENCE S84°47'05"W A DISTANCE OF 1578.25 FEET AND THE BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 1382.40 FEET, A CHORD BEARING OF S78°35'22"W, A CHORD DISTANCE OF 298.38 FEET AND A CENTRAL ANGLE OF 12°23'27", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 298.96 FEET TO A POINT ON THE NORTH-SOUTH WEST SIXTEENTH LINE OF SAID SECTION 30; THENCE ALONG SAID NORTH-SOUTH LINE S00°42'34"W A DISTANCE OF 83.80 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 30; THENCE ALONG SAID EAST-WEST LINE S89°55'57"E A DISTANCE OF 3419.15 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCELS OF LAND CONTAINS 14.77 ACRES MORE OR LESS

NOTES:

- CURRENT ZONING: A-2
- PROPOSED ZONING: AR

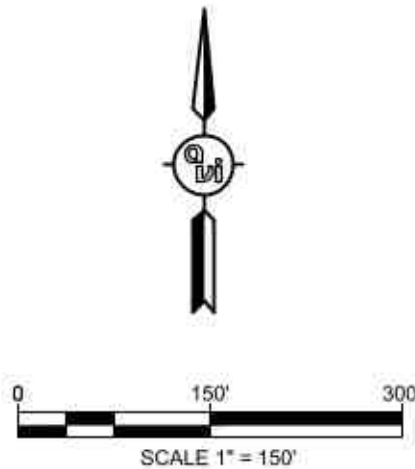
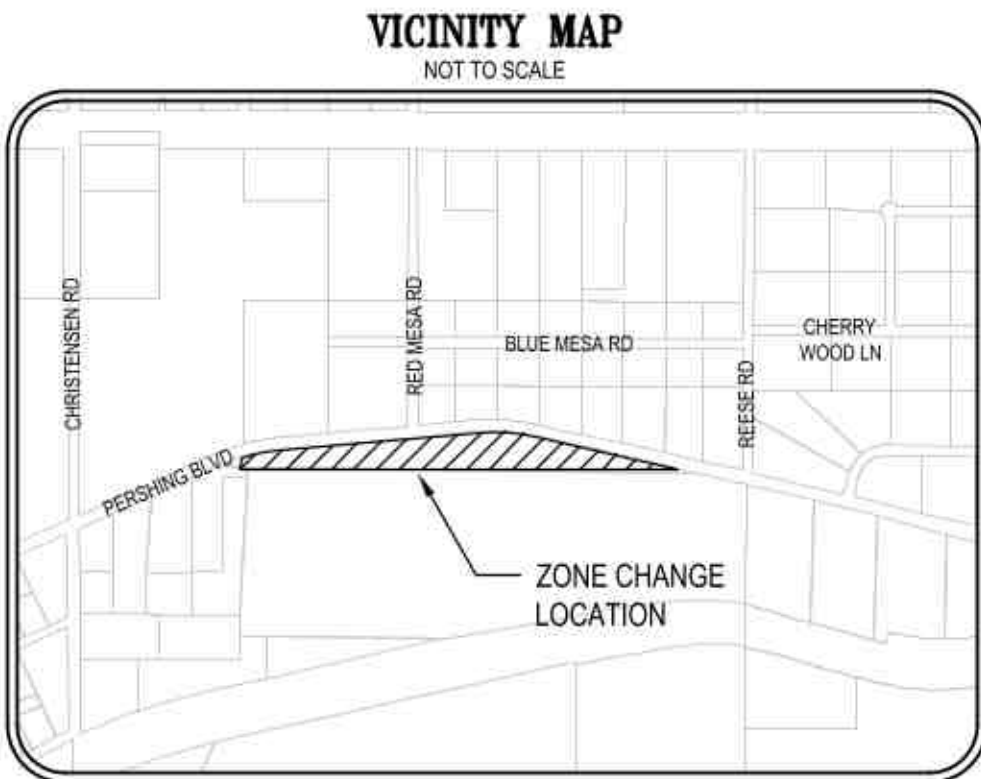



Exhibit 'A'

**ZONE CHANGE
FOR
EASTERN HEIGHTS**

BEING SITUATED IN A PORTION OF THE SOUTH HALF OF THE NORTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 65 WEST, OF THE 6TH P.M., COUNTY OF LARAMIE, STATE OF WYOMING
PREPARED JANUARY 2022

NO.	1	REVISION	DATE
1. ZONE CHANGE COMMENTS DATED 1-10-22			1-25-22

PROJECT:	PREPARED FOR:
EASTERN HEIGHTS	GB BUILDERS
	1637 MORNINGSTAR ROAD
	CHEYENNE, WY 82009
DRAWING TITLE:	
ZONE CHANGE	


307.637.6817 1103 OLD TOWN LANE, SUITE 101 CHEYENNE, WY 82009 AVI@AVIPC.COM
DATE: Jan 25, 2022
DRAWN BY: CRJ
DESIGNED BY: BE
CHECKED BY: AED
JOB NO.: 4584
DRAWING NO. 1 OF 1

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
FOR A PORTION OF THE S1/2 NE1/4 SECTION 30, T.14N., R.65W.,
OF THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "EASTERN HEIGHTS".**

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

WHEREAS, the proposed subdivision and plat is in accordance with section 4-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the subdivision permit for Eastern Heights.

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

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) 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 the Subdivision Permit and Plat for Eastern Heights with one condition:

1. The remaining three clerical errors, on the plat shall be addressed prior to recordation.

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:

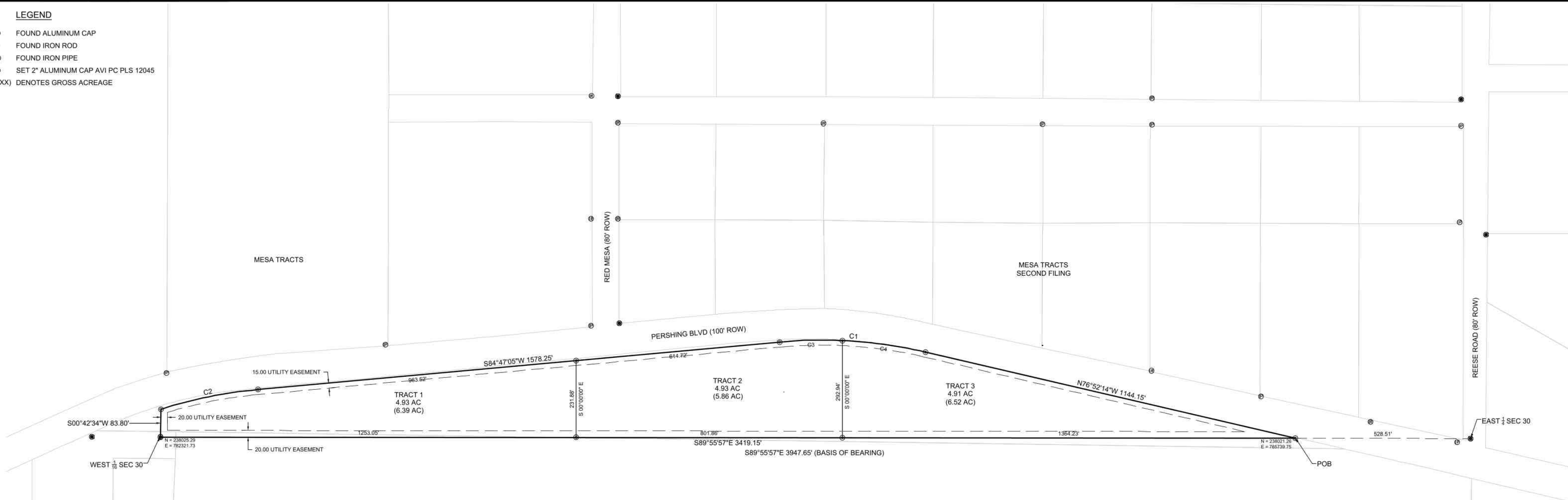


Laramie County Attorney's Office

H:\V094_08 Builders Planning\PLANING\Paper\V094_FINAL_PLAT.dwg Jan 25, 2022 - 2:45pm cplman

LEGEND

- FOUND ALUMINUM CAP
- FOUND IRON ROD
- FOUND IRON PIPE
- SET 2" ALUMINUM CAP AVI PC PLS 12045
- (X.XX) DENOTES GROSS ACREAGE



UNPLATTED

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTH HALF OF THE NORTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE E-W CENTER LINE OF SAID SECTION 30 AS BEARING S89°55'57"E AT A DISTANCE OF 3947.65 FEET BETWEEN THE WEST ONE-SIXTEENTH CORNER BEING MONUMENTED BY AN ALUMINUM CAP AND THE EAST ONE-QUARTER CORNER BEING MONUMENTED BY AN ALUMINUM CAP AND ALL BEARINGS RELATIVE THERETO.

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 30; THENCE N89°55'57"W ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 528.51 FEET TO THE POINT OF BEGINNING AND A POINT ON THE SOUTHERLY RIGHT OF WAY OF PERSHING BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: N76°52'14"W A DISTANCE OF 1144.15 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; SAID CURVING HAVING A RADIUS OF 1382.40 FEET, A CHORD BEARING OF N86°02'34"W, A CHORD DISTANCE OF 440.72 FEET AND A CENTRAL ANGLE OF 18°20'40", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 442.61 FEET; THENCE S84°47'05"W A DISTANCE OF 1578.25 FEET AND THE BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 1382.40 FEET, A CHORD BEARING OF S78°35'22"W, A CHORD DISTANCE OF 298.38 FEET AND A CENTRAL ANGLE OF 12°23'27", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 298.96 FEET TO A POINT ON THE NORTH-SOUTH WEST SIXTEENTH LINE OF SAID SECTION 30; THENCE ALONG SAID NORTH-SOUTH LINE S00°42'34"W A DISTANCE OF 83.80 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 30; THENCE ALONG SAID EAST-WEST LINE S89°55'57"E A DISTANCE OF 3419.15 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCELS OF LAND CONTAINS 14.77 ACRES MORE OR LESS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT RAMONA NILAND, TRUSTEE OF THE RAMONA NILAND TRUST DATED MAY 13, 2015 OWNER IN FEE SIMPLE OF THE LANDS EMBRACED IN THE PLAT "EASTERN HEIGHTS" DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HER FREE ACT AND DEED AND IN ACCORDANCE WITH HERR DESIRES.

RAMONA NILAND, TRUSTEE
RAMONA NILAND TRUST

ACKNOWLEDGEMENTS

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RAMONA NILAND, TRUSTEE OF THE RAMONA NILAND TRUST DATED MAY 13, 2015, THIS _____ DAY OF _____, 2022, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, _____, WYOMING

MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2022.

CHAIRMAN

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2022.

CHAIRMAN

COUNTY CLERK

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	442.61	1382.40	18°20'40"	N86°02'34"W	440.72
C2	298.96	1382.40	12°23'27"	S78°35'22"W	298.38
C3	189.88	1382.40	7°52'11"	N88°43'11"E	189.73
C4	252.73	1382.40	10°28'29"	S82°06'29"E	252.38

BASIS OF BEARINGS

COORDINATES ARE GROUND COORDINATES BASED ON WYOMING STATE PLANE EAST FIP ZONE 4801.

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 0.999669156 EXAMPLE POINT: POINT OF BEGINNING
GROUND NORTHING = 138100.04
GROUND EASTING = 58599.79
N = (138100.04 + 100000)*SF = 238021.26
E = (58599.79 + 200000)*SF = 785739.75
STATE PLANE NORTHING = 238021.26
STATE PLANE EASTING = 785739.75

NOTES

THERE ARE NO FLOOD HAZARD AREAS WITHIN THE PROPOSED SUBDIVISION AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1114 OF 1650. MAP NOS. 56021C1114F WITH AN EFFECTIVE DATE OF JANUARY 17, 2007.

THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS. INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED.

FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 2.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

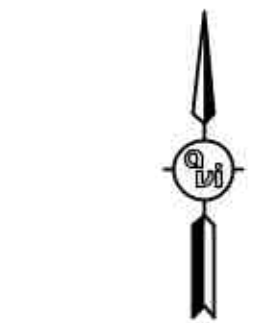
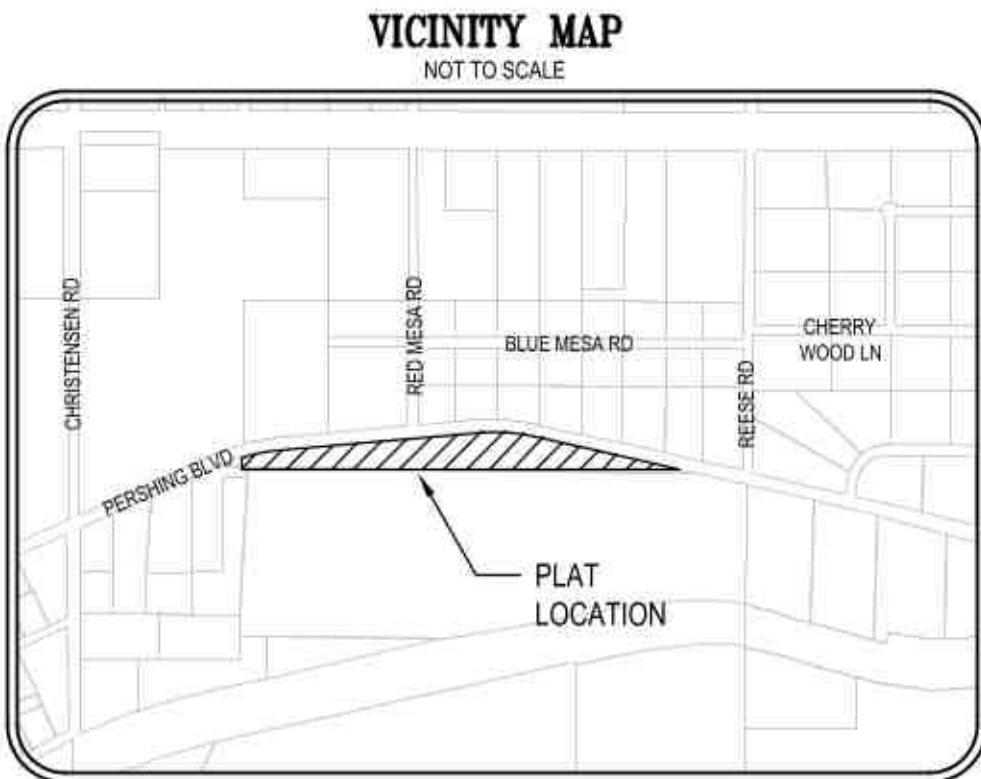
CERTIFICATE OF SURVEYOR

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.



FINAL PLAT
FOR
EASTERN HEIGHTS

BEING SITUATED IN A PORTION OF THE SOUTH HALF OF THE NORTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 65 WEST, OF THE 6TH P.M., COUNTY OF LARAMIE, STATE OF WYOMING
PREPARED JANUARY 2022



0 150' 300'
SCALE 1" = 150'

FILING RECORD

NO.	REVISION	DATE
1.	PLAT COMMENTS DATED 1-19-22	1-25-22

PREPARED FOR:
GB BUILDERS
1637 MORNINGSTAR ROAD
CHEYENNE, WY 82009

PROJECT: EASTERN HEIGHTS
DRAWING TITLE: FINAL PLAT



DATE: Jan 25, 2022
DRAWN BY: CRJ
DESIGNED BY: BE
CHECKED BY: AED

JOB NO.: 4584
DRAWING NO. 1 OF 1