



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: December 17, 2024

TITLE: PUBLIC HEARING regarding a Vacation and Administrative Plat for Archer Estates, 11th Filing, located on the North ½ of Tract 9, Archer Estates, 3rd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Triple Dot Capital Investments, LLC, has submitted an Administrative Plat application for Archer Estates, 11th Filing, situated in a portion of the NE1/4 of the SE1/4 of Section 16, Township 14 North, Range 65 West, 6th P.M., Laramie County, WY. The subject property lies at 12611 Glencoe Drive, Cheyenne, WY. The purpose of the application is to divide the 10.77 gross acre tract into two (2) residential tracts. Tract 1 will include the existing residence.

At the Board of County Commissioners meeting on December 3, 2024, action was tabled until a full board was present. Vote 2-1.

BACKGROUND

The subject property is in the A-1-Agricultural and Rural Residential zone district. The surrounding area consists of subdivisions ranging in lot sizes from five to ten acres.

Pertinent Statutes and Laramie County Land Use Regulations Include:

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). This area is located generally outside the Urban Interface of Cheyenne and includes the areas within the MPO boundaries. Where possible, shared systems and denser residential uses should be encouraged.

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 sanitary sewer will be provided by individual wells and septic systems.

The subdivision will be accessed via Glencoe Drive. Traffic and drainage study waivers were approved by the engineer since impacts will be minimal.

Agency review comments have been addressed and corrections made to the final plat. Public notice was completed per section 1-2-104 and comments in opposition were received.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This application meets the criteria for an administrative plat pursuant to section 2-1-102 of the Laramie County Land Use Regulations.
- b. 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 Administrative Plat for Archer Estates, 11th Filing, with no conditions, and to adopt the finding of facts a and b of the staff report.

PROPOSED MOTION

I move to approve the Administrative Plat for Archer Estates, 11th Filing, located in a portion of the NE1/4 of the SE1/4 of Section 16, T14N, R65W, of the 6th P.M., Laramie County, WY with no conditions and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Project Narrative**
- Attachment 3: Pre-Application Meeting Notes**
- Attachment 4: CFF & PSF Acknowledgement**
- Attachment 5: Drainage & Traffic Study Waiver Request**
- Attachment 4: Agency Comments and Applicant Response Report**
- Attachment 5: Public Comments**
- Attachment 6: Resolution**
- Attachment 7: Plat Revised 10.28.24**



**ARCHER ESTATES,
11th FILING**

PZ-24-00089

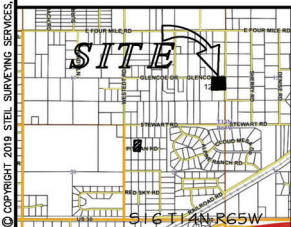
A-1 Zone District

AMEC Zone 2

**Rural Metro
Comprehensive Plan**

**Laramie County
Fire Authority**

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October 10, 2024

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82007
(307) 633-4303

InRe: LETTER OF JUSTIFICATION – ARCHER ESTATES 11TH FILING

Steil Surveying Services, agent for the owner, intends to subdivide the N½ of Tract 9, Archer Estates, 3rd Filing, situate in a portion of Section 16, T14N, R65W, of the 6th P.M., Laramie County, Wyoming, into two (2) tracts for residential use.

The overall density of the subdivision is 9.56 acres. The Proposed subdivision will consist of two (2) tracts using half of the adjacent right of way to meet and exceed the minimum requirements as set forth by Laramie County.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen". The signature is written in a cursive style with a large, stylized "M" and "H".

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

Disclaimer: These notes 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 the 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. § 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.

Date: 10/8/24 Staff: JA, CC, BH, CL		Property Owner: Stadel	
Project Description: Lot Split			
Project Location/Address: 12611 Glenwood		R #: 0010220	
ATTENDEES/AGENTS/PARTIES			
Applicant: Shane Hansen	Phone: 634-7273	Email: shansen@stadel.com	
Other	Phone	Email	
Other	Phone	Email	
APPLICATION TYPE(S)			
<input checked="" type="checkbox"/> Administrative Plat (Vacation? Y/N) <input type="checkbox"/> Appeal <input type="checkbox"/> Board Approval <input type="checkbox"/> Home Occupation <input type="checkbox"/> Family Exemption <input type="checkbox"/> Preliminary Development Plan <input type="checkbox"/> Public Hearing – No Approval Required (Xmission lines, O&G)		<input type="checkbox"/> Site Plan <input type="checkbox"/> Site Plan – Amendment <input type="checkbox"/> Site Plan – For Records <input type="checkbox"/> Subdivision Exemption – Other <input type="checkbox"/> Subdivision Permit & Plat <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change	
APPLICATION GUIDANCE			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Application Fees:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Copy of Pre-Application Meeting Notes:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Project Narrative Letter/Justification Letter:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Warranty Deed/Lease Agreement:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Plat / Site Plan / Plot Plan / Record of Survey / Preliminary Dev. Plan / Route Map / Zone Change Map:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD		Drainage Plans:	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver		Drainage Study:	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver		Traffic Study:	



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Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Road/Easement Use Agreement:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	ROW Construction Permit: <i>if new access</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319: <i>already fenced</i>

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant:
<input type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant:



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Pre-Application Meeting Notes

Miscellaneous Notes:

- Board Vacation
- Access permit for any new access



October 10, 2024

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82009
(307) 633-4303

InRe: Plat to be known as ARCHER ESTATES 11TH FILING, a replat of the N½ of Tract 9, Archer Tracts, 3rd Filing, Laramie County, Wyoming.

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner intends to pay the appropriate Community Facility Fee(s) (CFFs) and to pay the Public Safety Fee(s) (PSFs) at the appropriate time to the proper authority, pursuant to §§1-1-106 of the Laramie County Land Use Regulations.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen".

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



October 10, 2024

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82007
(307) 633-4303

InRe: Request for waiver of the Traffic Study and Drainage Study requirements for a Subdivision, to be known as Archer Estates 11th Filing, situate in a portion of Section 16, T14N, R65W, of the 6th P.M., Laramie County, WY (±10 acres)

Steil Surveying Services, agent for the owner, intends to subdivide the above-noted property/tract of land; a Zone Change is not required.

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study and Drainage Study pursuant to Sections 2-1-100.b, 3-1-105, 3-5-105 of the Laramie County Land Use Regulations.

The overall density of the subdivision is 10 acres. The Proposed subdivision will consist of two (2) tracts of 5.25 acres or greater.

Given limited surface runoff increases, and/or potential of significant traffic generation or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

APPLICANT RESPONSE

AGENCY REVIEW #1 AGENCY REVIEW #2 Permit Notes

Permit Number: PZ-24-00089

Parcel Number: 14651640300100

Submitted: 10/10/2024

Applicant: HANSEN, MICHEAL SHANE
Owner: MC PHERSON, DAVID S ET UX
Project Description: RESIDENTIAL SUBDIVISION

Site Address: 12611 GLENCOE DR
Cheyenne, WY 82009

Technically Complete: 10/10/2024
Approved:
Issued:

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
10/10/2024		Application	PZ-24-00089	GENERAL	BOCC Public Hearing 12/3/2024.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
10/10/2024		Application	PZ-24-00089	GENERAL	BOCC Public Hearing 12/3/2024.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
10/11/2024		Application	PZ-24-00089	GENERAL	No comments	MANUEL.MUZQUIZ@LARAMIECOUNTY.WY.GOV
10/11/2024		Application	PZ-24-00089	GENERAL	No comments	MANUEL.MUZQUIZ@LARAMIECOUNTY.WY.GOV
10/15/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comment at this time	CANDICE.MCCART@LARAMIECOUNTY.WY.GOV
10/15/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comment at this time	CANDICE.MCCART@LARAMIECOUNTY.WY.GOV
10/16/2024		Application	PZ-24-00089	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
10/16/2024		Application	PZ-24-00089	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
10/17/2024		Application	PZ-24-00089	GENERAL	no comment	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
10/17/2024		Application	PZ-24-00089	GENERAL	no comment	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
10/18/2024		Application	PZ-24-00089	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTY.WY.GOV
10/18/2024		Application	PZ-24-00089	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTY.WY.GOV

Permit Notes

10/18/2024	Workflow	GIS REVIEW	GENERAL	There is some overlapping text on that plat that should be cleaned up.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
10/18/2024	Workflow	GIS REVIEW	GENERAL	There is some overlapping text on that plat that should be cleaned up.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
10/21/2024	Application	PZ-24-00089	GENERAL	<p>Engineer Review</p> <p>1.I agree a Drainage Study and Traffic study are not warranted for this plat.</p> <p>2.The existing residence will be in Tract 1, however, the existing access off Glencoe Drive appears to be located within Tract 2. Will this be a shared access that requires an easement? Or will this become the access for Tract 2 and Tract 1 will get a new access?</p> <p>3.The title for Approvals overlaps the last line of the Owner Acknowledgement.</p> <p>4.In the last line of the Vacation Statement, the word Remain should be Remain.</p> <p>Surveyor Review</p> <p>1.In the DEDICATION it indicates that this subdivision is situated in Township 15 North, however in the title block and the VICINITY MAP it states that the subdivision is situated in Township 14 North.</p> <p>2.The bearing differences shown on the plat are very small and difficult to read, especially the recorded ones.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
10/21/2024	Application	PZ-24-00089	GENERAL	<p>Engineer Review</p> <p>1.I agree a Drainage Study and Traffic study are not warranted for this plat.</p> <p>2.The existing residence will be in Tract 1, however, the existing access off Glencoe Drive appears to be located within Tract 2. Will this be a shared access that requires an easement? Or will this become the access for Tract 2 and Tract 1 will get a new access?</p> <p>3.The title for Approvals overlaps the last line of the Owner Acknowledgement.</p> <p>4.In the last line of the Vacation Statement, the word Remain should be Remain.</p> <p>Surveyor Review</p> <p>1.In the DEDICATION it indicates that this subdivision is situated in Township 15 North, however in the title block and the VICINITY MAP it states that the subdivision is situated in Township 14 North.</p> <p>2.The bearing differences shown on the plat are very small and difficult to read, especially the recorded ones.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
10/21/2024	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No comments	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV

Permit Notes

10/21/2024	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No comments	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
10/23/2024 ACK	Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	New lot will require small wastewater permit. Setbacks are 50 ft from property lines, and 100 ft from wells. Drain fields must be protected from driveways. Signed final plat must be submitted to Environmental Health prior to wastewater permit application.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
10/23/2024	Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	New lot will require small wastewater permit. Setbacks are 50 ft from property lines, and 100 ft from wells. Drain fields must be protected from driveways. Signed final plat must be submitted to Environmental Health prior to wastewater permit application.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
10/24/2024 CORRECTED	Application	PZ-24-00089	GENERAL	No comment other than to clean up the plat layout to prevent overlap of "Approvals" with signature line	LARAMIECOUNTYATTORNEY@LARAMIECOUNTY.WY.GOV
10/24/2024	Application	PZ-24-00089	GENERAL	No comment other than to clean up the plat layout to prevent overlap of "Approvals" with signature line	LARAMIECOUNTYATTORNEY@LARAMIECOUNTY.WY.GOV
10/24/2024 1. ACK 2. ACK 3. 2A. ACK 4. ACK	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. All comments from the review engineer and surveyor shall be addressed. 2. Access permit applications through Public Works will be required for new access points and any adjustments to existing access points for each tract. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information. 2a. Per the LCLUR, one access point is allowed per tract. Tract 2 will be allowed access from either Glencoe Drive OR Grace Road. 3. 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.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

Permit Notes

10/24/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer and surveyor shall be addressed.</p> <p>2. Access permit applications through Public Works will be required for new access points and any adjustments to existing access points for each tract. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.</p> <p>2a. Per the LCLUR, one access point is allowed per tract. Tract 2 will be allowed access from either Glencoe Drive OR Grace Road.</p> <p>3. 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@LARAMIECOUNTY.WY.GOV
10/25/2024	Application	PZ-24-00089	GENERAL	All agency comments need addressed.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
10/25/2024	Application	PZ-24-00089	GENERAL	All agency comments need addressed.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
10/30/2024	Application	PZ-24-00089	GENERAL	2nd Review - Previous comments have been adequately addressed on the revised plat drawing. No further comments at this time.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
10/30/2024	Application	PZ-24-00089	GENERAL	2nd Review - Previous comments have been adequately addressed on the revised plat drawing. No further comments at this time.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
10/30/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. All previous comments have been acknowledged and/or addressed. No further comments.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
10/30/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. All previous comments have been acknowledged and/or addressed. No further comments.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
11/01/2024	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	No additional comments.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
11/01/2024	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	No additional comments.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV

From: Ann Smith <chey1952@aol.com>
Sent: Friday, November 8, 2024 12:16 PM
To: Planning
Subject: Project PZ-24-00089

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Laramie County Commissioners:

I am writing to advise you of my opposition to the proposed division of the residential plat located at 12611 Glencoe Drive.

My property is located directly north at 7138 Grace Rd. I have been living here for over 37 years. My husband and I bought this property in 1987 because we wanted to take advantage of what rural life has to offer. Specifically, having horses, a few cattle, several dogs, barn cats and a large garden that you can't have in the city. Most importantly, not having neighbors in close proximity.

All the residential plats in my area are at at minimum of 9 acres. I have concerns about drilling more water wells and what that would do to the water table. I also have concerns with more noise pollution. I have a problem with developers trying to gobble up any vacant land they can find and build as many houses as they can just to make money. Especially when they don't even live in the area.

I'm not sure what criteria you use to approve an application like this but if my input is of any value I would urge you to deny this application.

Sincerely,
Ann Smith
7138 Grace Rd
Cheyenne, WY 82009
chey1952@aol.com

Dear Planning & Development Dept.

NO to PZ-24-00089

I own the 10A on Stewart Rd.
lot # T43

There are already to many
houses in this area now.

That is why I bought this place.

Sincerely,
Carolyn A Freier
1160 Pine Bluff St.
Cheyenne, WY 82009
307-634-6706

Carolyn A Freier

North $\frac{1}{2}$ of Tract 9
Archer Estates, 3rd Filing
* 12611 Glencoe Drive

To whom it may concern,

NO, you shouldn't split
the 10 Acres into two 5
acre parcels.

The water study that you
are basing this on is over
ten years old. AMEC dated
Jan. 2014

Also the newer development
across I-80 required a
minimum of 35 acres parcels,
per house. Archer estate

Thank you,
Jessica Parker Jessica R Parker
6744 Grace Rd
307-433-8575

Project # PZ-24-00089

Nov 6, 2024

Dear Cate Cundall,

I don't want the land
seperated into two houses.

NO to PZ-24-00089

As you can see the first snow
Storm we had is today.

Thank you,
Kenneth L. Parker
Kenneth Parker
6744 Grace Rd
Cheyenne, WY 82009
307-631-6993

NO to PZ 24 00089

I own lot # J43. I am
very worried about the water
table.

There are so many house in this
area now. The wheat field was turned
into housing.

The Archer estate has a min of
35A. this was made after our
estate area.

Thanks
Charles A Freier
1160 Pine Bluff St.
Cheyenne, WY 82009
307-634-6706

Charles A Freier

RESOLUTION NO. _____

**RESOLUTION TO APPROVE THE VACATION OF THE
NORTH 1/2 OF TRACT 9, ARCHER ESTATES, 3RD FILING, LOCATED IN A PORTION OF
THE NW1/4 OF THE SE1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 65 WEST, OF THE
6TH P.M., LARAMIE COUNTY, WY, TO BE PLATTED AND KNOWN AS
"ARCHER ESTATES, 11TH FILING"**

WHEREAS, W.S. §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 administrative plat is in accordance with section 2-1-102 of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the subdivision permit for Archer Estates, 11th 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 meets the criteria for an administrative plat pursuant to Section 2-1-102 of the Laramie County Land Use Regulations.
- b. The application is in conformance with Section 4-2-101 governing the A-1 - Agricultural and Rural Residential zone district.

And the Board approves the Vacation for the North 1/2 of Tract 9, Archer Estates, 3rd Filing, located in a portion of the NW1/4 of the SE1/4 of Section 16, T14N, R65W, of the 6th P.M., Laramie County, WY in order to create the Administrative Plat known as "Archer Estates, 11th Filing" with no conditions.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2024.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Brian Lovett, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

- NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY LCFA -
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE -

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Triple Dot Capital Investments LLC, a Wyoming close limited liability company, owner in fee simple of the North Half of Tract 9 Archer Estates Third Filing, according to the official plat filed for record on March 5, 1975 in Plat Cabinet 3, Set 183, Records of Laramie County, Wyoming, situate in a portion of Section 16, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming.

Have caused the same to be surveyed, vacated and re-platted and known as: Archer Estates 11th Filing, and 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.

Jack Stadel, Owner, Triple Dot Capital Investments LLC, a Wyoming close limited liability company

OWNER ACKNOWLEDGEMENT

STATE OF _____ } SS
COUNTY OF _____ }

The foregoing instrument was acknowledged before me this ____ day of ____, 2024, by Jack Stadel, Owner, Triple Dot Capital Investments LLC, a Wyoming close limited liability company.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by Justin Arnold, Laramie County Planning Director this ____ day of ____, 2024.

Justin Arnold, Planning Director, Laramie County, Wyoming

Approved by Molly Bennett, Director of Laramie County Public Works this ____ day of ____, 2024.

Molly Bennett, Director of Public Works, Laramie County, Wyoming

COUNTY ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this ____ day of ____, 2024, by Justin Arnold, Laramie County Planning Director and Molly Bennett, Director of Laramie County Public Works.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE THE N½ OF TRACT 9, ARCHER ESTATES 3RD FILING, SITUATE IN SECTION 16, T14N, R65W, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING. EASEMENTS TO REMAIN AS SHOWN.

NOTES

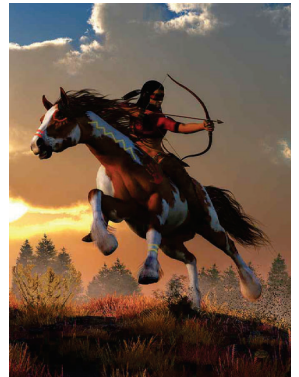
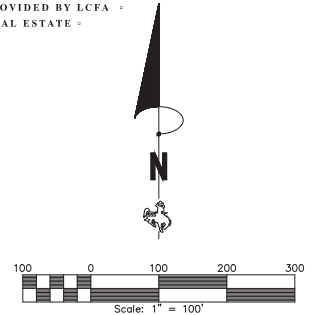
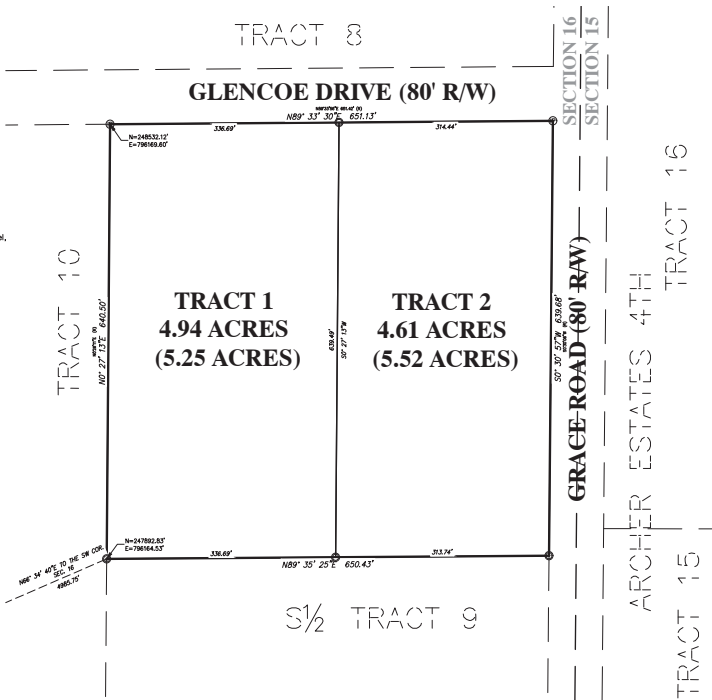
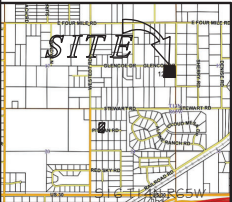
1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES, COMBINATION FACTOR = 0.999742712.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" SET ¾" x 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SPHA PER F.I.R.M. PANEL #56021112095, DATED JANUARY 17, 2007.
4. CHPP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CHPP.

LEGEND

- SET ¾" x 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS PLS 5910"
- FOUND 1½" ALUMINUM CAP
- FOUND ¾" REBAR

FILING RECORD

VICINITY MAP



ARCHER ESTATES 11TH FILING

AN ADMINISTRATIVE REPLAT
OF THE N½ OF TRACT 9,
ARCHER ESTATES 3RD FILING, SITUATE IN
SECTION 16, T14N, R65W OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED OCTOBER 2024



STEEL SURVEYING SERVICES, LLC
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REVISED: 10/28/2024
24345 16-14-65.DWG