



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Sonny M. Keen, Associate Planner

DATE: July 1st, 2025

TITLE: PUBLIC HEARING regarding a Vacation of Tracts 19, 20, 26, Federrosa Ranchettes, and an Administrative Plat known as Federrosa Ranchettes, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services LLC, on behalf of the landowner, Cory Isaacson, has submitted an application for an Administrative Plat for the properties listed above and located at 1962 and 1978 Road 120. The application is intended to reconfigure the existing three tracts into three new tracts of land for ease of use around the floodplain. This would require vacating Federrosa Ranchettes, Tracts 19, 20, and 26, and replatting as Federrosa Ranchettes, 2nd Filing.

BACKGROUND

The subject property is currently zoned LU – Land Use zone district and surrounded by further LU zone district properties. The properties are located at Road 120 and Chugwater Drive and the parcels will be accessed from the same.

Pertinent Regulations

Wyoming State Statute: Section 34-12-100 through 34-12-111.

Section 1-2-104 of the Laramie County Land Use Regulations governing public notice.

Section 2-1-101(m) governing vacations.

Section 2-1-102(c)(d)(ii)(C) governing Administrative Plats final decision.

DISCUSSION

The Laramie County Comprehensive Plan designates this area as RAI (Rural Ag Interface) which is intended for rural residential properties with limited service commercial and retail uses anticipated at major intersections that will not negatively impact the surrounding area.

This area is part of Amec Zone 2. These parcels are already in conformance with this memo and as this is a reconfiguration of existing parcels the subdivision should not have any further impact on the area.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received no written comments from adjacent landowners. Agency comments were addressed.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board find that:

- a.** This application does meet the criteria for vacation pursuant to section 2-1-101(m) of the Laramie County Land Use Regulations.
- b.** This application does meet the criteria for administrative plats final decision pursuant to section 2-1-102(c)(d)(ii)(C) of the Laramie County Land Use Regulations.

and that the Board may approve the Vacation of Tracts 19, 20, 26, Federrosa Ranchettes, to become effective upon recordation of the Administrative Plat known as Federrosa Ranchettes, 2nd Filing, Laramie County, WY, with no conditions.

PROPOSED MOTION

I move to approve the Vacation of Tracts 19, 20, 26, Federrosa Ranchettes, and approve the Administrative Plat Federrosa Ranchettes, 2nd Filing, Laramie County, WY and adopt the findings of facts a and b of the staff report with no conditions.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Pre-Application Notes**
- Attachment 3: Project Narrative**
- Attachment 4: Agency Review Comments**
- Attachment 5: Exhibit A – Original Federrosa Ranchettes plat**
- Attachment 6: Resolution**
- Attachment 7: Federrosa Ranchettes, 2nd Filing, Administrative Plat**

Laramie County Wyoming MapServer

PZ-25-00038

FEDERROSA RANCHETTES, 2ND
FILING

LU ZONE DISTRICT

LCFA

LCSD 1



	ROAD 220			
T15	T16	T17	T18	
T14	T22	T21	1978	
T13	T23	T24	T25	1962
T12	WHEATLAND DR			
T11	T30	T29	T28	T27
T10	T31	T32	T33	T34
	GUERNSEY DR			



This map/data is made possible through the
Cheyenne and Laramie County Cooperative GIS
(CLCCGIS) Program and is for display purposes
only. The CLCCGIS invokes its sovereign and
governmental immunity in allowing access to or use
of this data, and makes no warranties as to the
validity, and assumes no liability associated with the
use or misuse of this information.
printed 6/10/2025



April 22, 2025

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

**InRe: LETTER OF JUSTIFICATION – FEDERROSA RANCHETTES 2ND
FILING a replat of Tracts 19, 20 and 26 Federrosa Ranchettes situate in the E½ of
Section 8, Township 15 North, Range 67 West, 6th P.M., Laramie County Wyoming.**

Steil Surveying Services, agent for the owner, intends to subdivide a portion of Section 25, Township 14 North, Range 66 West, 6th P.M., Laramie County Wyoming Laramie County, Wyoming.

The overall density of the plat is 22.7 acres. The proposed plat will consist of THREE (3) tracts for residential use. This is a reconfiguration of 3 existing lots.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads 'Michael L. Hansen'. The signature is fluid and cursive, with the first name 'Michael' being the most prominent.

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: <u>2-19-25</u> Staff: <u>BH DP SK CC TG</u> Property Owner: <u>Cory Isaacson</u>	
Project Description: <u>COMBINE PARCELS AND REZON</u>	
Project Location/Address: <u>1620 Rd 120</u> R #: <u>0036572</u>	
ATTENDEES/AGENTS/PARTIES - <u>Tracts 19, 20, and 26 Federosa Ranchettes</u> 0036568	
Applicant: <u>Cory Isaacson</u>	Phone: <u>818-359-2615</u> Email: <u>cory.m.isaacson@gmail.com</u>
Other:	Phone: Email:
Other:	Phone: Email:
APPLICATION TYPE(S)	
<input checked="" type="checkbox"/> Administrative Plat (Vacation? <u>Y/N</u>) <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: <u>\$750.00 PERMIT FEE</u>
<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	<u>Plat</u> / Site Plan / Plot Plan / Record of Survey / Preliminary Dev. Plan / Route Map / Zone Change Map:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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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Pre-Application Meeting Notes

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community Facility Fees Acknowledgement Letter: <i>DEED BUT STILL NEED LETTER OF ACKNOWLEDGEMENT</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Safety Fees Acknowledgement Letter: <i>BUT STILL NEED LETTER OF ACKNOWLEDGEMENT</i>
<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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	ROW Construction Permit: <i>ACCESS PERMITS</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant: <i>ACTUAL COST</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval: <i>\$230.00</i>
<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit: <i>FOR CONSTRUCTION</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319: <i>ACKNOWLEDGE</i>

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>\$26.00 EACH</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: <i>ACTUAL COST</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant: <i>ACTUAL COST</i>



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Pre-Application Meeting Notes

Miscellaneous Notes:

APPLICANT WOULD LIKE TO PURCHASE 15 (2 TRACTS)
~~ARE~~ PARCELS TO NORTH OF THEIR PROPERTY.
TAKE 3 ACRES OFF NEW PROPERTY TO ADD TO
THEIR 7 ACRES TO MAKE 10.5 ~~ACRES~~ ^{ACRES} TO
ALLOW FOR SECOND LIVING UNIT, LINE
ON NORTH END OF CURRENT PROPERTY
MOVED TO ADD NEEDED ACREAGE

FOODPLOT CREATES CHALLENGE FOR
TRACT 20 CONFIGURATION BUT WOULD
HAVE ABOUT AN ACRE FOR BUILDING
AND SEPTIC PURPOSES. ~~ACRES~~ WOULD
COME OFF CHUGWATER DIKE.

WANTS TO END UP WITH 3 TRACTS
SO ARE NOT CREATING ANY NEW TRACTS.
NO PUBLIC STREET OR COMMUNITY FACILITY
FEES.

Permit Notes

Permit Number: PZ-25-00038

Parcel Number: 15670810200600

Submitted: 05/12/2025

Site Address: 1962 ROAD 120

Technically
Complete: 05/12/2025

Applicant: HANSEN, MICHEAL SHANE

Cheyenne, WY 82009

Owner: ISAACSON, CORY M REV TR ET AL

Approved:

Project Description: RECONFIGURATION OF 3 EXISTING TRACTS

Issued:

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
05/15/2025	05/15/2025	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	Note: Administrative plat does not determine ownership and the recorded documents when owners took title now have defunct legal descriptions (i.e. Cory Isaacson (per Deed BK 2925, PG 239); and Cory M. Isaacson, trustee of the Cory M. Isaacson revocable trust dated June 21, 2020; and Laura E. Ryan-Isaacson, trustee of the Laura E. Ryan-Isaacson revocable trust dated June 21, 2020 (per Deed BK 2899, PG 2136) will share ownership in a portion of TRACT 3 as no deed conveying that underlying portion of the NE corner of Tract 3 to Cory M. Isaacson, trustee of the Cory M. Isaacson revocable trust dated June 21, 2020; and Laura E. Ryan-Isaacson, trustee of the Laura E. Ryan-Isaacson revocable trust dated June 21, 2020. For assessment purposes there needs to be clear recordation of ownership on the new legal description.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
Owner will be informed that new deeds need to be done to correct ownership before recordation.						
05/16/2025		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
05/21/2025	05/21/2025	Application	PZ-25-00038	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
05/22/2025		Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Per Tiffany Gaertner: A small wastewater system permit would be required for new development with a septic system on Tract 1. Careful planning is required for the location of the new septic system so it will meet setback requirements. Septic system must be kept fifty ft from the floodplain and fifty ft from the	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV
acknowledged						
05/27/2025		Application	PZ-25-00038	GENERAL	1. The vacation must be approved by BOCC. 2. Is there an intent to transfer ownership of Tract 3 to same owner(s)? 3. The pre-app meeting notes indicate an intention to build a second living unit on Tract 3, which will be 10.5 acres. LCLUR 2-2-101 governs "Lot and Property Standards and Requirements." Subsection 2-2-101(b) is titled Principal Buildings Residential, Single-family detached and provides in part: Only one principal building and its customary accessory building(s) may be erected on any one (1) division of land, unless otherwise provided for in these regulations.	LARAMIECOUNTY ATTORNEY@LARAMIECOUNTY.WY.GOV
1. acknowledged 2. Yes 3. The new home will be on its own tract.						

Permit Notes

05/27/2025	05/27/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. At time of review by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works.</p> <p>2. All comments from the review engineer and/or surveyor shall be addressed.</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> <p>3a. A separate access permit application through Public Works will be required for this 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.</p> <p>4. 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.</p>	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
05/28/2025	05/28/2025	Application	PZ-25-00038	GENERAL	<p>1st Review</p> <p>Engineer Review</p> <p>1.I agree that a Traffic Study and Drainage Study is not warranted for this plat.</p> <p>2.Any improvements within the floodplain area will require a floodplain development permit.</p> <p>3.Along the west property line of Tract 1, there is a label N75degrees 40' 00"W with a distance of 0.47'. What exactly does this tie represent?</p> <p>Surveyor Review</p> <p>1.The differences between bearings and/or distances between this plat and the original FEDERROSA ESTATES plat are clearly shown, however it appears that the bearings and distances for the 50 DRAINAGE EASEMENT were copied from the original plat. They should be adjusted to match bearing of this plat or noted as copied from the original plat.</p> <p>2.It would be helpful to add a 50 width label to the northerly leg of the 50 DRAINAGE EASEMENT.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

Permit Notes

Permit Number: PZ-25-00038

Parcel Number: 15670810200600

Submitted: 05/12/2025

Site Address: 1962 ROAD 120

Technically Complete: 05/12/2025

Applicant: HANSEN, MICHEAL SHANE
Owner: ISAACSON, CORY M REV TR ET AL
Project Description: RECONFIGURATION OF 3 EXISTING TRACTS

Cheyenne, WY 82009

Approved:
Issued:

<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>
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Permit Notes

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05/28/2025	05/28/2025	Application	PZ-25-00038	GENERAL	<p>1st Review Engineer Review</p> <p>1.I agree that a Traffic Study and Drainage Study is not warranted for this plat.</p> <p>2.Any improvements within the floodplain area will require a floodplain development permit.</p> <p>3.Along the west property line of Tract 1, there is a label N75degrees 40' 00"W with a distance of 0.47'. What exactly does this tie represent?</p> <p>Surveyor Review</p> <p>1.The differences between bearings and/or distances between this plat and the original FEDERROSA ESTATES plat are clearly shown, however it appears that the bearings and distances for the 50 DRAINAGE EASEMENT were copied from the original plat. They should be adjusted to match bearing of this plat or noted as copied from the original plat.</p> <p>2.It would be helpful to add a 50 width label to the northerly leg of the 50 DRAINAGE EASEMENT.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
05/30/2025	05/30/2025	Application	PZ-25-00038	GENERAL	<p>2nd Review - Previous comments have been addressed. No further comments at this time.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

Permit Notes

Permit Number: PZ-25-00038

Parcel Number: 15670810200600

Submitted: 05/12/2025

Site Address: 1962 ROAD 120

Technically Complete: 05/12/2025

Applicant: HANSEN, MICHEAL SHANE
Owner: ISAACSON, CORY M REV TR ET AL
Project Description: RECONFIGURATION OF 3 EXISTING TRACTS

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Approved:
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Cheyenne, WY 82009

Owner: ISAACSON, CORY M REV TR ET AL

Approved:

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05/16/2025		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
05/21/2025	05/21/2025	Application	PZ-25-00038	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
05/22/2025		Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Per Tiffany Gaertner: A small wastewater system permit would be required for new development with a septic system on Tract 1. Careful planning is required for the location of the new septic system so it will meet setback requirements. Septic system must be kept fifty ft from the floodplain and fifty ft from the	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV
acknowledged						
05/27/2025		Application	PZ-25-00038	GENERAL	1. The vacation must be approved by BOCC. 2. Is there an intent to transfer ownership of Tract 3 to same owner(s)? 3. The pre-app meeting notes indicate an intention to build a second living unit on Tract 3, which will be 10.5 acres. LCLUR 2-2-101 governs "Lot and Property Standards and Requirements." Subsection 2-2-101(b) is titled Principal Buildings Residential, Single-family detached and provides in part: Only one principal building and its customary accessory building(s) may be erected on any one (1) division of land, unless otherwise provided for in these regulations.	LARAMIECOUNTY ATTORNEY@LARAMIECOUNTY.WY.GOV
1. acknowledged 2. Yes 3. The new home will be on its own tract.						

Permit Notes

05/27/2025	05/27/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. At time of review by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works.</p> <p>2. All comments from the review engineer and/or surveyor shall be addressed.</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> <p>3a. A separate access permit application through Public Works will be required for this 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.</p> <p>4. 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.</p>	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
05/28/2025	05/28/2025	Application	PZ-25-00038	GENERAL	<p>1st Review</p> <p>Engineer Review</p> <p>1.I agree that a Traffic Study and Drainage Study is not warranted for this plat.</p> <p>2.Any improvements within the floodplain area will require a floodplain development permit.</p> <p>3.Along the west property line of Tract 1, there is a label N75degrees 40' 00"W with a distance of 0.47'. What exactly does this tie represent?</p> <p>Surveyor Review</p> <p>1.The differences between bearings and/or distances between this plat and the original FEDERROSA ESTATES plat are clearly shown, however it appears that the bearings and distances for the 50 DRAINAGE EASEMENT were copied from the original plat. They should be adjusted to match bearing of this plat or noted as copied from the original plat.</p> <p>2.It would be helpful to add a 50 width label to the northerly leg of the 50 DRAINAGE EASEMENT.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

Permit Notes

Permit Number: PZ-25-00038

Parcel Number: 15670810200600

Submitted: 05/12/2025

Site Address: 1962 ROAD 120

Technically Complete: 05/12/2025

Applicant: HANSEN, MICHEAL SHANE
Owner: ISAACSON, CORY M REV TR ET AL
Project Description: RECONFIGURATION OF 3 EXISTING TRACTS

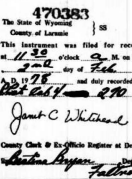
Cheyenne, WY 82009

Approved:
Issued:

<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>
05/15/2025	05/15/2025	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	Note: Administrative plat does not determine ownership and the recorded documents when owners took title now have defunct legal descriptions (i.e. Cory Isaacson (per Deed BK 2925, PG 239); and Cory M. Isaacson, trustee of the Cory M. Isaacson revocable trust dated June 21, 2020; and Laura E. Ryan-Isaacson, trustee of the Laura E. Ryan-Isaacson revocable trust dated June 21, 2020 (per Deed BK 2899, PG 2136) will share ownership in a portion of TRACT 3 as no deed conveying that underlying portion of the NE corner of Tract 3 to Cory M. Isaacson, trustee of the Cory M. Isaacson revocable trust dated June 21, 2020; and Laura E. Ryan-Isaacson, trustee of the Laura E. Ryan-Isaacson revocable trust dated June 21, 2020. For assessment purposes there needs to be clear recordation of ownership on the new legal description.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
05/16/2025		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
05/21/2025	05/21/2025	Application	PZ-25-00038	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
05/22/2025		Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	A small wastewater system permit would be required for new development with a septic system on Tract 1. Careful planning is required for the location of the new septic system so it will meet setback requirements. Septic system must be kept fifty ft from the floodplain and fifty ft from the property lines.	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV
05/27/2025		Application	PZ-25-00038	GENERAL	1. The vacation must be approved by BOCC. 2. Is there an intent to transfer ownership of Tract 3 to same owner(s)? 3. The pre-app meeting notes indicate an intention to build a second living unit on Tract 3, which will be 10.5 acres. LCLUR 2-2-101 governs "Lot and Property Standards and Requirements." Subsection 2-2-101(b) is titled Principal Buildings Residential, Single-family detached and provides in part: Only one principal building and its customary accessory building(s) may be erected on any one (1) division of land, unless otherwise provided for in these regulations.	LARAMIECOUNTY ATTORNEY@LARAMIECOUNTY.WY.GOV

Permit Notes

05/27/2025	05/27/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. At time of review by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works.</p> <p>2. All comments from the review engineer and/or surveyor shall be addressed.</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> <p>3a. A separate access permit application through Public Works will be required for this 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.</p> <p>4. 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.</p>	MOLLY.BENNETT @LARAMIECOUNT WY.GOV
05/28/2025	05/28/2025	Application	PZ-25-00038	GENERAL	<p>1st Review Engineer Review</p> <p>1.I agree that a Traffic Study and Drainage Study is not warranted for this plat.</p> <p>2.Any improvements within the floodplain area will require a floodplain development permit.</p> <p>3.Along the west property line of Tract 1, there is a label N75degrees 40' 00"W with a distance of 0.47'. What exactly does this tie represent?</p> <p>Surveyor Review</p> <p>1.The differences between bearings and/or distances between this plat and the original FEDERROSA ESTATES plat are clearly shown, however it appears that the bearings and distances for the 50 DRAINAGE EASEMENT were copied from the original plat. They should be adjusted to match bearing of this plat or noted as copied from the original plat.</p> <p>2.It would be helpful to add a 50 width label to the northerly leg of the 50 DRAINAGE EASEMENT.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
05/30/2025	05/30/2025	Application	PZ-25-00038	GENERAL	<p>2nd Review - Previous comments have been addressed. No further comments at this time.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV



prepared by: M. L. MAXWELL & ASSOCIATES, INC.

RESOLUTION # _____

A RESOLUTION FOR BOARD APPROVAL TO VACATE TRACTS 19, 20, 26, FEDERROSA RANCHETTES AND APPROVE THE ADMINISTRATIVE PLAT FOR FEDERROSA RANCHETTES, 2ND FILING, LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §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 have 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 2-1-101(m); and

WHEREAS, the proposed administrative plat is in accordance with the Laramie County Land Use Regulations, Section 2-1-102(c)(d)(ii)(C); and

WHEREAS, this resolution shall vacate Tracts 19, 20, 26, Federrosa Ranchettes.

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 2-1-101 (m) of the Laramie County Land Use Regulations.
- c. This application is in conformance with section 2-1-102(c)(d)(ii)(C) of the Laramie County Land Use Regulations.

And the Board approves the vacation of Tracts 19, 20, 26, Federrosa Ranchettes and approves the Administrative Plat, Federrosa Ranchettes, 2nd Filing, Laramie County WY.

PRESENTED, READ, PASSED, this _____ day of _____, 2025.

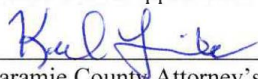
LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

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

APPROVALS

Approved by the Board of Commissioners of Laramie County,
Wyoming this ____ day of _____, 2025.

ATTEST:
Chairman _____ County Clerk _____

Approved by the Laramie County Planning Director this
____ day of _____, 2025.

Justin Arnold, Planning Director, Laramie County, Wyoming

Approved by the Director of Laramie County Public
Works this ____ day of _____, 2025.

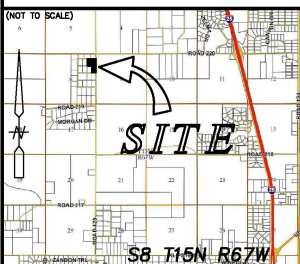
Molly Bennett, Director of Public Works, Laramie County, Wyoming

LEGEND

- SET 3/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM
CAP STAMPED "SSS P.L.S. 5910"
- ⊗ FOUND 5/8" IRON REBAR
- (R) DENOTES RECORD DATA



VICINITY MAP



NOTES

BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US
SURVEY FEET. GRID DISTANCES.
ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED
WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 3/8" X 24" REBAR.
A PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.L.R.M. PANEL
#56021C0795F; DATED 1-17-07.
CWPP - SUBJECT PARCEL FALLS WITHIN THE CWPP - MAP PANEL B - LOW.

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE
TRACTS 19, 20 AND 26, FEDERROSA RANCHETTES,
EASEMENTS TO REMAIN AS SHOWN.

FILING RECORD

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the
State of Wyoming, for and on behalf of Steel Surveying
Services, LLC, hereby state, to the best of my
knowledge, information and belief, that this map was
prepared from field notes taken during an actual survey
made by me or under my direct supervision; and that
this map correctly shows the results of said survey and
that the monuments found or set are as shown.

REVISED: 5/29/2025
25204 ADMIN PLAT.DWG

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: The Cory M. Isaacson Revocable Trust
dated June 21, 2020, an undivided one-half tenant in common interest, and to Laura
E. Ryan-Isaacson, Trustee of the Laura E. Ryan-Isaacson Revocable Trust dated June
21, 2020, an undivided one-half tenant in common interest, owners in fee simple of
Tracts 19, 20 and 26, Federrosa Ranchettes, according to the Official Plat filed for
record in Laramie County, Wyoming, situate in the E 1/4 of Section 8, Township 15
North, Range 67 West, 6th P.M., Laramie County, Wyoming.

Have caused the same to be surveyed, vacated and subdivided and known
as: Federrosa Ranchettes 2nd Filing, and do 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.

Cory M. Isaacson, Trustee of the Cory M. Isaacson Revocable Trust dated June 21,
2020

Laura E. Ryan-Isaacson, Trustee of the Laura E. Ryan-Isaacson Revocable Trust dated
June 21, 2020

OWNER ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Cory M.
Isaacson, Trustee of the Cory M. Isaacson Revocable Trust dated June 21, 2020

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

OWNER ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Laura E.
Ryan-Isaacson, Trustee of the Laura E. Ryan-Isaacson Revocable Trust dated June 21, 2020

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

FEDERROSA RANCHETTES 2ND FILING

AN ADMINISTRATIVE REPLAT
OF TRACTS 19, 20 AND 26, FEDERROSA
RANCHETTES, SITUATE IN THE E 1/4 OF SECTION 8,
T15N, R67W OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED MAY 2025



STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

1109 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789
www.StellSurvey.com o info@StellSurvey.com