



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Michael Surface, Senior Planner

DATE: May 16, 2023

TITLE: PUBLIC HEARING regarding a review and recommendation of the Subdivision Permit and Plat for Aspen Valley, located in a portion of Tracts 5 and 6, Tracts 13 and 14, Wallick and Murray Tracts, Laramie County, WY.

EXECUTIVE SUMMARY

US8517, LLC, has submitted a Subdivision Permit and Plat application for Aspen Valley located west of South Greeley Highway. The nearest cross street is West Wallick Road to the north. The application has been submitted to prepare for subdividing 36.46 acres netting 172 residential tracts. The average lot size for the residential lots is 6,931 square feet; two (2) lots will serve for stormwater detention. The developer narrative indicates the lots are limited to one residence unless otherwise approved by the County. The property has a zoning designation of MR – Medium Density Residential. The proposed subdivision is to be served by the South Cheyenne Water and Sewer District.

BACKGROUND

The property is mostly undeveloped vacant land. Structures on the east side of the property have been removed to make way for residential lots. The area consists of residential and commercial uses.

The pertinent Laramie County Land Use Regulations for the project include:
Section 2-1-101 governing Subdivision Permits
Section 1-2-104 governing Public Notice
Section 4-2-104 governing the MR- Medium density Residential Zoning District

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). This area is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer and a higher level of vehicular access. Higher density residential uses are among the uses preferred in this Comprehensive Plan area.

Plan Cheyenne designates the area as an area of Mixed-Use Residential emphasis. The uses include a wide range of housing types.

The County Comprehensive Plan and Plan Cheyenne generally agree about future land use for this proposed subdivision.

The subdivision will be accessed by South Greeley Highway. All internal roadways are to be designed and constructed to the requirements of the Laramie County Land Use Regulations. A traffic study has been completed.

Agency review comments were received about the Drainage Study, plat requirements, survey clarifications, ROW permit requirement, and coordinating development for water and sewer services.

Public notice by a legal ad, certified mailing and public notice signage have met the requirements of the land use regulations. One (1) public comment was received by staff prior to the Planning Commission meeting.

The Planning Commission held a public hearing on this proposal on April 27, 2023. Two (2) members spoke of the public expressed concern about the subdivision being approved. . The Planning Commission voted 3 – 0 to recommend approval of the subdivision permit and plat to the Board of Commissioners with one (1) condition.

RECOMMENDATION and FINDINGS

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

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 of the Laramie County Land Use Regulations.
- b. This application conforms to 4-2-104, the MR- Medium Density Residential zoning district requirements of the Laramie County Land Use Regulations.
- c. The applicants shall provide a revised plat and resolve all public agency comments prior to recordation of the plat.

Staff advises that the Board of County Commissioners may approve of the Aspen Valley Subdivision with the following condition:

1. The applicant shall provide a revised plat and resolve all public agency comments prior to recordation of the plat.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Aspen Valley and adopt the three findings of fact as well as the one condition of the staff report.

ATTACHMENTS

- Attachment 1: Project Map**
- Attachment 2: Project Narrative**
- Attachment 3: Agency Comments/Applicant Response**
- Attachment 4: Subdivision Plat**
- Attachment 5: Resolution**

PROJECT MAP

PZ- 23 -00023

Aspen Valley

Subdivision Permit and Plat

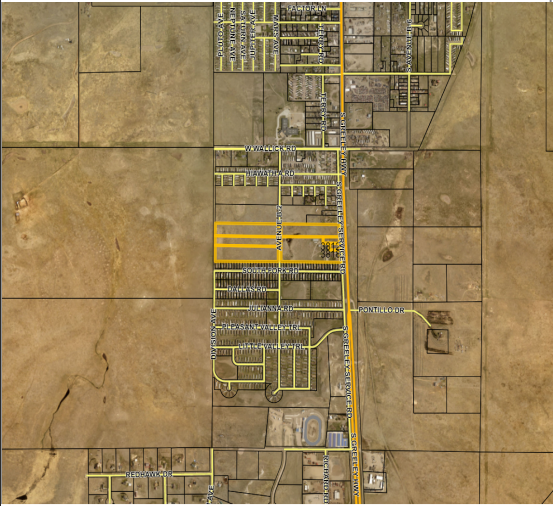
Summary:
36.46 acres
172 residential lots
Average Lot Size 6,931 sq. feet
Located along south Greeley Highway

Zoning
Medium Density Residential - MR
South Cheyenne Water and Sewer
District

Fire District #1

County Comprehensive Plan:
Urban Rural Interface - URI

Plan Cheyenne:
Mixed Use Residential - MUR



Edwards Development

Project Narrative for Aspen Valley

Aspen Valley Subdivision comes before you with 172 residential lots, 2 detention pond lots and 4 Tracts for Private roads located, north of Julianne Road and West of the South Greeley Service Road. As we continue to see the demand for housing, we are excited to bring this forward.

The property lies in the Wallick and Murray Tracts more particularly in Tract 5-6 and 13-14 and contains 36.46 acres. The average lot size of the 172 residential lots is 6,931 SQFT. The property will be served by the South Cheyenne Water & Sewer District with mains installed in the roadways. The Traffic Study has been submitted for this Project and WYDOT have signed off on the northerly access.

We recognize that 3 signs will need to post on the site and the legal notice and property owner notification will be provided by the Planning Department with applicant paying the fees.

In our submittal, we are providing the following items:

Subdivision Permit, Final Plat, Pre-Application Meeting Notes, Payment of Required fees, Warranty Deed, Traffic Study, Community Facility Acknowledgement, Drainage Plans, GESC/Grading, and Erosion & Sediment Control Permit and shape files.

We further understand that Division Avenue will be constructed in the similar manner as it currently is existing and used today. Future land development west of Division Avenue would require that the road would need to be widened at that time, by the westerly landowner. Internal roads (Golden Leaf Trail and Quacking Leaf Trail) are Private roads and constructed per LCLUR Standards and maintained by an HOA.

The vacation statement reflects an existing easement recorded in Book 2388, Page 1023, which is currently situated on Wallick and Volk Tracts 5 and 6 as currently platted.

Attached is a Development Agreement. The agreement had questions that have not been addressed by Public Works, thru various emails with no response. Similar, the request was made for more information on the Road/Easement Agreement to Public Works. At the time of this submittal no response has been provided to any of the emails.

Should there be any questions please reach out and let us know.

Sincerely,

John Sayers
Project Manager

PZ-23-00023

Subdivision Permit (26 Lots or More)

Black Hills Energy: Black Hills Energy, Eric Underhill NO REsponse

CenturyLink: CenturyLink, Darrin Klawon No Response

County Assessor: County Assessor, Dawn Lanning No Comments

County Engineer: County Engineer, Scott Larson

Engineer Review

1. The Dedication refers to "Aspen Valley Subdivision" and the title block refers to "Aspen Valley". The two need to be the same. **This has been Corrected to read Aspen Valley Subdivision.**

2. The Title block doesn't include the Section, Township and Range. **This has been added.**

3. The Traffic Impact Study appears to be adequate for this development and I concur with its conclusions. **Meeting schedule with Engineer to review.**

4. The Drainage Study indicates there will be a combination of detention and retention ponds. The north pond appears to have approximately 0.1 - 0.2' of retention because the pond bottom is 0.1' - 0.2' below the outlet structure elevation. This sump/retaining area is concerning because there could be standing water which promotes mosquitoes and other potential issues including health issues. The detention pond should be designed so it can completely drain or if retention is needed, then there needs to be calculations showing how it can infiltrate and empty within 48 hours of an event.

Meeting schedule with Engineer to review.

5. The Drainage Study indicates 4 main existing and proposed drainage basins, one of those four is the existing 24" CMP. The Study also indicates that the post development will decrease the flow to three out of the four basins. However, it does not indicate the increase or decrease in the flow that drains to the existing 24" CMP. It appears from the design plans that there will be runoff that goes directly into the existing 24" without being detained. The Study needs to address the post development flow for the existing 24" CMP to compare with the predeveloped flow. Since the existing 24" discharges east of South Greeley Highway, this development cannot increase the flow rate into the 24" CMP because it could impact downstream property. **Meeting schedule with Engineer to review.**

6. The Drainage Study indicates that the southern detention pond will include an infiltration trench to promote infiltration of frequent storm events. However, the plans that were submitted do not show the location of the trench or how it is to be constructed.

Meeting schedule with Engineer to review.

7. The Drainage Study indicates that the spillways for the detention ponds will be grass turf reinforcement mat to handle the flows and anticipated velocities. It is unclear, based on the plans submitted, where the spillways are located and constructed and where the reinforced mats will be located. The northern detention pond is constructed to the property line and there does not appear to be any room to add the mat within the

property. The Erosion Control plans submitted includes the Turf Reinforcement Mat (TRM) in the legend, but I was unable to find any locations shown on the plans. **Meeting schedule with Engineer to review.**

8. The Drainage Study needs to be stamped/sealed by the P.E. but otherwise is adequate for this development. **Meeting schedule with Engineer to review.**

9. Sheet OV02 of the plans differs from sheet GR02. Sheet OV02 shows that the southern detention pond has two different floor elevations (a stepped bottom) with the lowest being approximately 6042 and Sheet GR02 shows the detention pond only having one bottom or floor with the lowest elevation being approximately 6045. **Meeting schedule with Engineer to review.**

10. The profile on Sheet SD01 shows the final grade of the detention pond to be halfway up the inlet pipe at 6045, but the invert of the pipe is at 6044.20. **Meeting schedule with Engineer to review.**

11. The profile for Collector B on Sheet SD03 shows the final grade of the detention pond to be halfway up the inlet pipe at 6045, but the invert of the pipe is at 6043.53. **Meeting schedule with Engineer to review.**

12. A ROW permit needs to be submitted to the county that will include the roadway designs. The Grading Permit can be combined with the ROW permit. I only reviewed the submitted plans as they relate to the drainage study, but a complete review for the entire construction designs/plans will be completed with the ROW permit application. **We will make sure we submit the proper paperwork for Permits.**

Surveyor Review

1. Are LOT 7 of BLOCK 4 and LOT 1 of BLOCK 5 being reserved for a special use, if so they should be noted or labeled to define that purpose. **Note 7 has been added "LOT 7, BLOCK 4 AND LOT 1, BLOCK 5 WILL BE USED FOR DETENTION AREA."**

2. It appears from the drawing that the 20' SEWER/WATER EASEMENT shown along the west edge of LOT 5 of SOUTHFORK FIRST FILING (B.690, P.524) does not exactly line up with (or match) the alignment of the 20' SEWER AND WATER EASEMENT (B.713, P.24) in this subdivision. I can't determine from the boundary tie dimensions shown on the plat if they are supposed to match. **The Surveyors of First Filing moved the easement to match Lot line, not where it is described as. Dimensions have been added and both easements are shown hereon.**

3. There is a 25' easement (with 25' being scaled) in the adjoining LOT 31 of SOUTHFORK FIRST FILING which is not dimensioned, not labeled for type of easement or noted by reference to Register's book and page number. **The callout for the easement has been added for clarity.**

4. A LINE TYPE LEGEND for the various easements might help differentiate the easements and make the plat easier for the layperson to distinguish the purposes. **We believe the annotation clears this up.**

5. Are there any limitations of use or width for use related to the SOUTH GREELEY SERVICE ROAD? **We have received approval from WYDOT with no limitations of use and the proposed Plat and Road width were provided during the review and appeal.**

6. It appears that the area of LOT 2 - BLOCK 4 may be slightly off, 6667 square feet (calculated according to the Lot dimensions shown) as compared to the 6684 square feet shown on the plat. This might be a "copy command" error. **Rear lot dimensions**

was incorrect and has been adjusted and lot reflects the proper area.

7. The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section. **The Vicinity map has the section shown now and calls out the corner locations for reference.**

County Public Works Department: County Public Works Department, Molly Bennett
No Response

County Real Estate Office: County Real Estate Office, Laura Pate Comments A Dedication calls it Aspen Valley Subdivision, dedication just has Aspen Valley. Names should be the same in both areas. **This has been corrected.**

Emergency Management: Emergency Management, Matt Butler
Ensure proper access and egress for emergency services is accounted for
We will meet the standard.

Intraoffice: Planners, Cambia McCollom No Comments

Laramie Co School Dist No 1: Laramie Co School Dist. No. 1, Chris Hout No Response

Planners: Planners, Michael Surface
Subdivision is zoned MR - Medium density Residential.

Sheriff's Office: Sheriff's Office, Amber Shroyer No Response

WYDOT: WYDOT, Taylor McCort No Response

Wyoming DEQ: Wyoming DEQ, Colin McKee No Response

Cheyenne Development Services: Cheyenne Development Services, Seth Lloyd

1. Official City Comment Letter is attached.
2. Based on the documents provided, it is assumed the easterly 40' of Division adjacent to this development will be constructed by this developer. **Correct**
3. It is suggested that the e-w roads be dedicated to the public (with maintenance per County standards) as opposed to being private road 'tracts'. **Acknowledged**
4. Just an FYI. There is intent to have regional Greenway trail located on the west side of Division in the future. **Acknowledged**

Cheyenne MPO: Cheyenne MPO, Christopher Yaney

1. Is there a need for a 10' Utility Easement along the lots next to Division Avenue?

Currently there is no need.

Site Development:

2. Division Ave is a Major Collector (80' ROW total). This development shall build the extension of Division Ave from the south (connecting to the existing portion of Division Ave) to the north end of the site. The road needs to have 25' of asphalt roadway with curb, gutter and 5' sidewalk (preferred detached with 8' tree lawn). Prefer to see street tree in the tree lawn area. **We will construct as existing.**

3. When developing the lots, please adjust driveways on the lots adjacent to Division Ave are placed as far east away from the intersections. **Acknowledged**

4. When developing the lots, please adjust driveways on the lots adjacent to South Greeley Service Road are placed as far west away from the intersections.

Acknowledged

Fire District No 1: Fire District No. 1, Darrick Mittlestadt

Meet the 2021 IFC

Chapter 5 Fire service Features:

Section 503: Fire Apparatus Access Roads

All, pages 5-1 to 5-2.

503.2 Specifications, page 5-2.

Subsection 503.2.5 Dead Ends.

Due to Division Avenue not constructed or a date on construction of road. An approved apparatus turn-around cul-de-sac shall be installed at the end of Golden Leaf Trail and Quaking Leaf Trail. Hammerhead turn around will not be acceptable for LCFD # 1.

Appendix D-1 as adopted by LCFD # 1

Section 50505 Premises Identification, ALL page 5-3.

Section 507 Fire Protection Supplies, ALL pages 5-3 to 5-4.

subsection 507.5 Fire Hydrant Systems. **Acknowledged**

South Cheyenne Water & Sewer: South Cheyenne Water & Sewer, Scott Sprakties

Please, contact District office for discussion on permits and fees, easement access for existing infrastructure. Also explanation of plans for existing water and sewer service, use or deletion of services. **We will coordinate as the plans are submitted.**

County Attorney: County Attorney, LC Attorney's Office No Comments

PZ-23-00023

Subdivision Permit (26 Lots or More)

2nd Round Review Comments 5.4.23

County Engineer: County Engineer, Scott Larson

1. All previous comments regarding the plat drawing have been adequately addressed with the revised plat. **Terrific News.**
2. I had a meeting with CivilWorx on April 13 to discuss my comments regarding the drainage and drainage study. I informed them that there are some comments regarding the drainage study that needed to be addressed for the approval of the plat, which they have done with the revised report/study, and other items that would take more time to address can be done with the final drainage study/report that will be submitted with the ROW permit application. I believe they have met the minimum requirements and addressed the items that needed to be for approval of the plat at this time. The remainder of my comments can and will be addressed when the ROW permit application is submitted. **Understood.**

County Real Estate Office: County Real Estate Office, Laura Pate No Comments
Please change the name to Aspen Valley Subdivision in the title block. There was not a new plat in the reviews, I don't know if there was supposed to be one... **I believe this has been completed on revised submitted plat.**

County Public Works Department: County Public Works Department, Molly Bennett

- 1 - Regarding the comment on the plat "Division Avenue built to County standards adjacent to property and maintained by public"... the County does not intend nor agree to accept this portion of Division Avenue as part of regular maintenance at the time of this plat submission nor for the foreseeable future. This particular section of Division Avenue that is being built as part of Aspen Valley will be required to be maintained in the same manner as Golden Leaf Trail and Quaking Leaf Trail, by private entity. Please adjust the comment to reflect this. **A response email was sent to Public Works on this matter for clarification on the Maintenance concern, awaiting a response back.**
- 2 - Contact Laramie County Public Works for Right-of-Way and Grading Permits. 307-633-4302. Procedures for access permits will be discussed following application of the ROW permit. **Understood.**

NOTE BY Michael Surface Planning

Corresponded with Real Estate and showed the revised plat in the file.

PROPOSED CENTRAL WATER SUPPLY & SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #1 -
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
NO PUBLIC MAINTENANCE OF INTERIOR STREETS (GOLDEN LEAF TRAIL AND QUAKING LEAF TRAIL) AND BUILT TO COUNTY STANDARDS
DIVISION AVENUE BUILT TO COUNTY STANDARDS ADJACENT TO PROPERTY AND MAINTAINED BY PUBLIC, AVENUE B-2 MAINTAINED BY PUBLIC
LOTS ARE LIMITED TO ONE RESIDENCE UNLESS OTHERWISE APPROVED BY THE COUNTY

WALLICK AND MURRAY TRACTS
TRACT 12

WALLICK AND MURRAY TRACTS
TRACT 4



- LEGEND**
- SET 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/8"x24" LONG REBAR
 - FOUND 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
 - ⊙ FOUND 3/8" REBAR
 - ⊙ FOUND 1/2" IRON PIPE

- NOTES**
- 1) BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES. COMBINATION FACTOR = 0.999860557. WITH WEST LINE OF TRACTS 13 & 14, WALLICK AND MURRAY TRACTS, HAVING A BEARING OF N.0078°30'E.
 - 2) ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/8"x24" REBAR.
 - 3) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No. 55021C1358F, DATED JANUARY 17, 2007.
 - 4) WATER AND SANITARY SEWER SERVICE TO EACH LOT TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT.
 - 5) PROPERTY IS ZONED MR.
 - 6) SUBJECT PROPERTY IS WITHIN THE CWPP FUEL LOAD AREA MAPPING AS LOW.
 - 7) LOT 7, BLOCK 4 AND LOT 1, BLOCK 5 WILL BE USED FOR DETENTION AREA.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENT THAT ASPEN VALLEY MHS, LLC, OWNER IN FEE SIMPLE OF A PORTION OF TRACTS 5 AND 6, AND ALL OF 13 AND 14, WALLICK AND MURRAY TRACTS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL 1:
ALL OF TRACTS 13 AND 14, WALLICK AND MURRAY TRACTS. SAID PARCEL CONTAINS 18.91 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:
BEGINNING AT THE SW CORNER OF TRACT 6, WALLICK AND MURRAY TRACTS FROM WHICH THE W 1/4 QUARTER CORNER OF SECTION 20, T.13N., R.66W. OF THE 6TH P.M., LIES S64°22'48"W, A DISTANCE OF 1498.90 FEET; THENCE ALONG THE WEST LINE OF TRACTS 5 AND 6, WALLICK AND MURRAY TRACTS, N00°17'14"E, A DISTANCE OF 659.83 FEET TO THE NW CORNER OF TRACT 5, WALLICK AND MURRAY TRACTS; THENCE ALONG THE NORTHERLY LINE OF TRACT 5, OF WALLICK AND MURRAY TRACTS, S89°29'23"E, A DISTANCE OF 1139.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTH GREELEY HIGHWAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY, S03°03'31"E, A DISTANCE OF 660.95 FEET TO THE A POINT ON THE SOUTH LINE OF TRACT 6, WALLICK AND MURRAY TRACTS; THENCE ALONG THE SAID PARCEL OF TRACT 6, WALLICK AND MURRAY TRACTS, N89°29'51"W, A DISTANCE OF 1178.19 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 17.55 ACRES MORE OR LESS.

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

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS _____ DAY OF _____, A.D., 2023.

BY: _____
 WILLIAM J. EDWARDS, MANAGER
 ASPEN VALLEY MHS, LLC

ACKNOWLEDGEMENT

STATE OF WYOMING }
 COUNTY OF LARAMIE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM J. EDWARDS, MANAGER OF ASPEN VALLEY MHS, LLC, A WYOMING LIMITED LIABILITY COMPANY ON THIS _____ DAY OF _____, 2023, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

 NOTARY PUBLIC

APPROVALS

APPROVED BY THE LARAMIE PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

 CHAIRMAN

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2023.

ATTEST:

 CHAIRMAN

 COUNTY CLERK

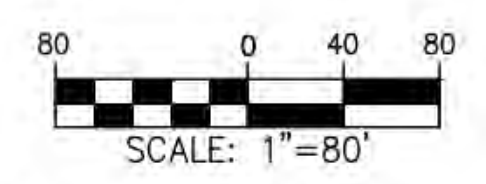
VACATION STATEMENT

IT IS THE INTENT TO VACATE THAT PORTION OF TRACTS 5 AND 6, AND ALL OF TRACTS 13 AND 14, INCLUDING LOT LINES, AND THAT EASEMENT RECORDED IN BOOK 2388, PAGE 1023, (LOCATED IN TRACTS 5 AND 6, WALLICK AND MURRAY TRACTS) AS SHOWN HEREON. ALL OTHER EASEMENTS TO REMAIN.

PRIVATE ROAD NOTE:

60' PRIVATE INGRESS/EGRESS EASEMENT FOR THE PRIVATE USE AND ENJOYMENT OF THE RESIDENTS, GUESTS, PARCEL AND MAIL DELIVERY AND EMERGENCY SERVICES.

IE: GOLDEN LEAF TRAIL AND QUAKING LEAF TRAIL



FINAL PLAT
FOR
ASPEN VALLEY
SUBDIVISION

A PORTION OF TRACTS 5-6, AND ALL OF TRACTS 13 AND 14, WALLICK & MURRAY TRACTS LOCATED IN THE NW 1/4, SECTION 20, T.13N., R.66W. OF THE 6TH PM., LARAMIE COUNTY, WYOMING.

PREPARED JANUARY, 2023

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
 www.SteilSurvey.com • info@SteilSurvey.com

FILING RECORD

SSS #21241
 REVISIONS: 4/5/2023
 Z:\PROJECTS\ASPEN VALLEY\CADD\SURVEYING\FINAL PLAT\ASPEN VALLEY FINAL PLAT.DWG

COPYRIGHT 2022 STEIL SURVEYING SERVICES, LLC. ALL RIGHTS RESERVED.

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
A PORTION OF TRACTS 5 AND 6, TRACTS 13 AND 14, WALLICK
AND MURRAY TRACTS, LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS ASPEN VALLEY.**

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 MR – Medium Density Residential zone district; and

WHEREAS, this resolution is the subdivision permit for Aspen Valley.

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. This application is in conformance with section 4-2-104 governing the MR – Medium Density Residential zone district.

And the Board approves the Subdivision Permit and Plat for Aspen Valley with one condition:

1. **All items relating to plat recordation shall be resolved prior to recording.**

PRESENTED, READ AND ADOPTED THIS _____ DAY OF MAY 2023.

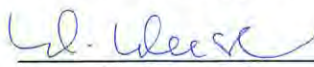
LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office