



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Cate Cundall, Associate Planner

DATE: August 13, 2026

TITLE: Review and Recommendation on a Zone Change from Land Use (LU) to a Planned Unit Development (PUD) zone district for Project Latigo, located in Portions of Section 1, 2, 3 and 11, T12N, R67W and Portions of Section 35, T13N, R67W, Laramie County, WY.

EXECUTIVE SUMMARY

Palma Land Planning, LLC, on behalf of Vantage Data Centers, has submitted an application for approval of a zone change for the Project Latigo from Land Use (LU) zone district to a Planned Unit Development (PUD) zone district. This zone change will establish a framework for the development of a data center campus and supporting infrastructure. An on-site workforce accommodation component to house construction-phase personnel is included. This PUD comprises approximately 1,835 acres and is located south of State Highway 223 (AKA Terry Road, Old Highway 87), Cheyenne, WY.

BACKGROUND

The subject property is currently assessed as agricultural. The surrounding area consists of rangeland and commercial uses.

This PUD district is intended for industrial uses requiring buffering, secure operations, and associated accessory uses that cannot readily fit into general commercial or mixed-use districts.

Pertinent Regulations

Section 2-1-103 of the 2025 Laramie County Land Use Regulations governing the criteria for a zone map amendment.

Section 2-4-111 of the 2025 Laramie County Land Use Regulations governing the PUD – Planned Unit Development zone district.

DISCUSSION

The Laramie County Comprehensive Plan designates this area as Gateway Corridor (GC) and Ag and Range Land (AGR). Appropriate uses in GC area may include a mix of commercial, industrial, office, and public facilities. PlanCheyenne designates this area as AR.

All access to Project Latigo is intended to be directly from Terry Ranch Road, either via I-25 or State Highway 85. Access to public roadways will be constructed to WYDOT standards.

Water service will be provided by on-site wells or connection to the City of Cheyenne BOPU system via an Outside User Agreement. Hauled water may be used during initial phases prior to establishment of a permanent source. Sanitary sewer service will be provided by engineered on-site treatment or connection to the City of Cheyenne BOPU system. Storage tanks or vault-and-haul may be used during initial phases prior to establishment of a permanent solution. Temporary solutions operations may include contracts, manifests, and disposal receipts maintained on-site for inspections.

At the time of this report the project is still going through agency reviews. Comments from WAPA have been addressed with the project being outside their easement area. All pertinent agency comments must be addressed prior to submission of a Commercial Site Plan application.

Public notice was provided in accordance with Section 1-3-104. Notices were sent to nineteen (19) surrounding property owners within 500 feet of the subject property. One public comment has been received and is attached to this report.

Section 2-1-103(e) states that prior to making a recommendation to the County Commissioners about any zoning map amendment, the Planning Commission is required to find:

- i. The zone change request supports and upholds the safety and health of the community; and that it endorses the general welfare of the inhabitants of Laramie County; and that one of the following two (2) is also determined and declared to be a finding:
 - A. The existing zoning classification of the land does not fit the overall development pattern of the area; or
 - B. There have been changes of a physical, economic, or social nature within the area which have prompted the request, and which enable the zone change to better meet community needs.

Criteria i. and B. are met by the type of action proposed and by meeting all of Planning's application criteria.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends that:

- a.** This application does meet the criteria for a zone map amendment pursuant to section 2-1-103 of the Laramie County Land Use Regulations
- b.** The proposed change in zone district is in conformance with the requirements of section 2-4-111 of the Laramie County Land Use Regulations.

and that the Planning Commission may recommend approval for the Project Latigo Zone Change from Land Use to Planned Unit Development, with one condition.

1. All agency review comments must be addressed prior to submission of a site plan application.

PROPOSED MOTION

I move to recommend approval for the Project latigo Zone Change from Land Use to Planned Unit Development, to the Laramie County Board of Commissioners and adopt the findings of facts a and b of the staff report with one condition.

1. All agency review comments must be addressed prior to submission of a site plan application.

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Pre-Application Notes

Attachment 3: Project Narrative

Attachment 4: Agency Review Comments including WY G&F and WAPA

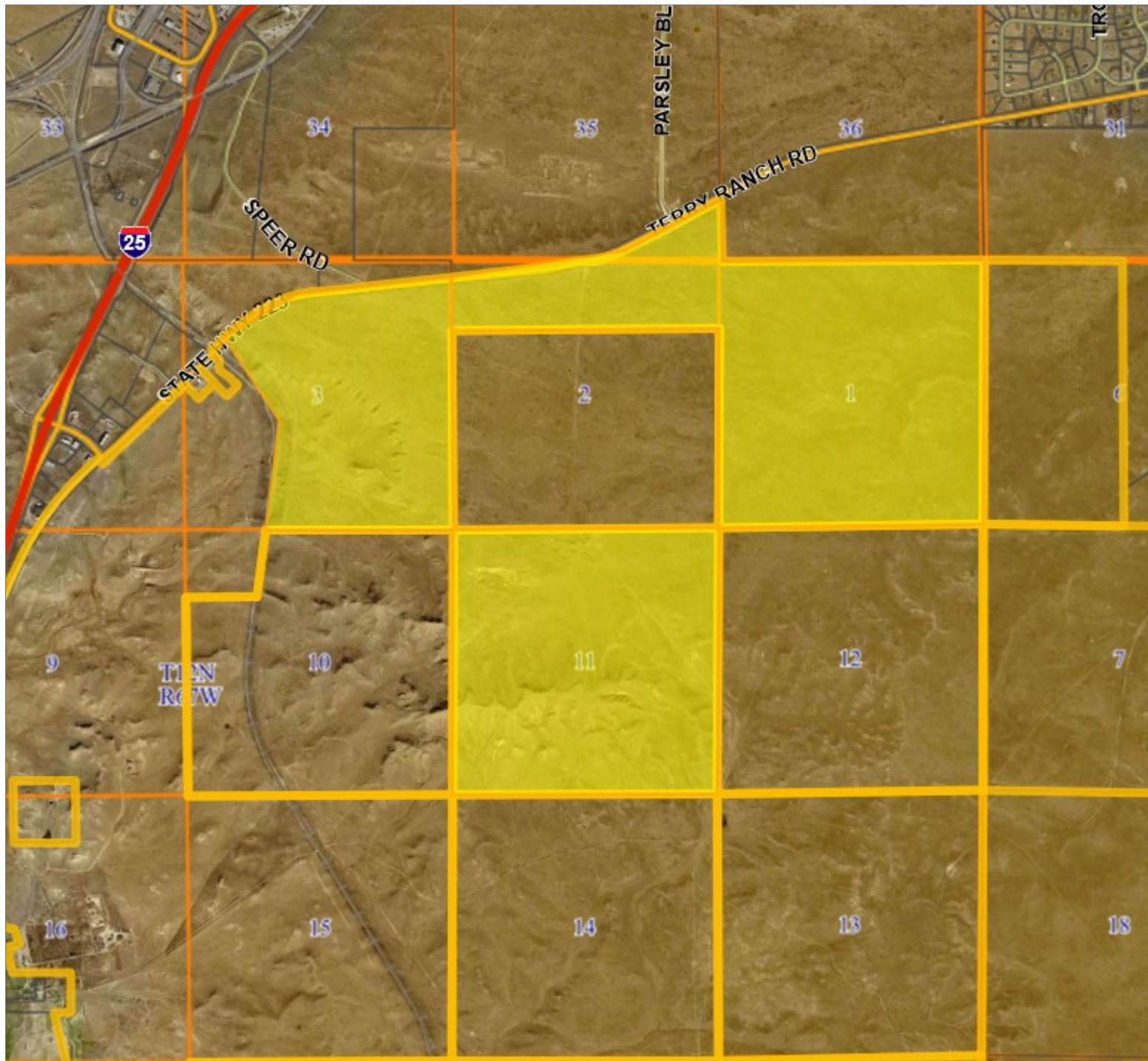
Attachment 5: Applicant Response to Agency Comments – WY G&F and WAPA

Attachment 6: Trip Generation Memo

Attachment 7: Public Comment and Applicant Response

Attachment 8: Draft Resolution

Attachment 9: Project Latigo PUD Rules and Zone District Map



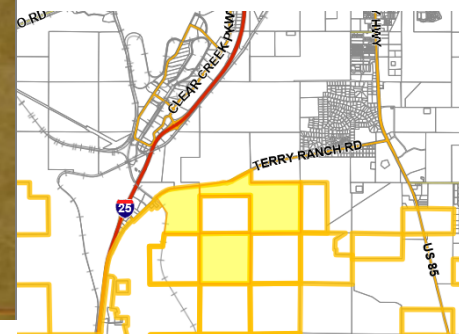
Project Latigo

Zone District Change
LU to PUD

Terry Ranch Road

PZ-26-00060

Fire District #1



NORTH



Laramie County, WY
Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303
www.laramiecountywy.gov
planning@laramiecountywy.gov

PERMIT

PA-26-00014

PRE-APPLICATION MEETINGS

SITE ADDRESS: 61 I-25 SERVICE RD CHEYENNE
PRIMARY PARCEL: 12670110000800
PROJECT NAME: PLANNED UNIT DEVELOPMENT ZC FOR AN
INDUSTRIAL PARK, SITE PLAN FOR DATA CENTER

ISSUED: 02/13/2026

EXPIRES: 08/12/2026

APPLICANT: Schafer, Andrew
NOT KNOWN AT TIME OF ENTRY
UNKNOWN, UK 00000
303-262-2034

OWNER: TERRY GRAZING ASSOCIATION
PO BOX 3170
CHEYENNE, WY 82003

POINT OF CONTACT: Denenberg, Tim
NOT KNOWN AT TIME OF ENTRY
UNKNOWN, UK 00000
847-337-0796

POINT OF CONTACT: REED, RANDALL B
3350 LAZEAR RANCH RD
CHEYENNE, WY 82007-1826
(307) 631-1000

POINT OF CONTACT: Derrick, Matthew
NOT KNOWN AT TIME OF ENTRY
UNKNOWN, UK 00000

POINT OF CONTACT: Sommer, Andrew
NOT KNOWN AT TIME OF ENTRY
UNKNOWN, UK 00000

POINT OF CONTACT: Hanson, John
NOT KNOWN AT TIME OF ENTRY
UNKNOWN, UK 00000

Detail Name	Detail Value
Meeting Date	02/10/2026
MEETING AM OR PM	AM
Application Types	Zone Change
Attendees	Online (Teams Meeting)
Property Interest	Leasee
Detailed Project Narrative	Creation of PUD, ROS, and Site plan
Staff Attending	JA CC SP TG CS DP TM PB
Development Action	Zone Change Map
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Traffic Study	Yes
Roadway Maintenance Plan	No



Laramie County, WY

Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303

www.laramiecountywy.gov
planning@laramiecountywy.gov

Drainage Study	Letter of Waiver
Drainage Plans	TBD
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Road/Easement Use Agreement	No
Perimeter Fence Construction per W.S.S. 18-5-319	No
Environmental and Services Impact Report	No
Community Facility Fees Acknowledgement Letter	No
Public Safety Fees Acknowledgement Letter	No
Application Fees	Yes
Environmental Health Review/Approval	Yes
Engineer Review - Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Public Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Floodplain Development Permit	TBD
GESC Permit	Yes, Standard
Right-of-Way Construction Permit	Upon Construction
Miscellaneous Notes	Proposing A PUD for this development. When subdividing if parcels are over 80 acres a subdivision exemption can be done if all statutory requirements are being met. If less than 80 acres a review by P&D must be done. No board hearing process is needed. If a PUD is used this can circumvent the Siting Council. Suggests present the project to the BOCC prior to submission of any application. The zone change needs to be heard by Planning Commission and BOCC. March 2, 2026 is the next meeting to present to BOCC prior to submission regarding the PUD versus Siting Council. Class C Conditional Use Permit will be required for use of the parcel. A Site Plan will be required with this CUP. Natural gas line will be tied into but distribution pipeline will be installed onsite along with offsite. Include height, noise, screening, and signs in PUD.



Laramie County, WY

Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303

www.laramiecountwy.gov
planning@laramiecountwy.gov

Miscellaneous Notes (2)

Class C Conditional Use Permit is approved by the Planning Commission and BOCC.

Approximately 8 to 10 week process for approval. Otherwise a zone change to PUD process would be approved by Planning Commission and BOCC and commercial site plan that is approved administratively but BOCC may want to approve.

Standard grading permit application is required for construction. DEQ permit is required when applying for the grading permit. internal roadways will need to meet fire apparatus easement requirements. Will be shown on site plans. Dan Peters said that 2024 ICC codes and 2023 NEC are currently adopted. Buildings can be flanked by storage yards. Show area for aerial access for fire. Public ROW must have clear path. Battery storage and hazard mitigation follows IBC and IFC. Pre-construction meeting is required.

Miscellaneous Notes (3)

Justin suggested to include a plan stating how workforce would be accommodated. Application fee \$400, signs each at \$26, actual cost for engineer reviews, mailings, legal ad. Can be submitted concurrently with the CUP and site plans. If doing PUD can do concurrent with site plan applications. WYDOT said that access would follow access policies.

Minimum of 1320 feet between accesses. Will need to know locations for minimum sight distance for confirmation. A traffic impact study will be required. Must include construction and operational components. Have engineer coordinate with WYDOT for traffic study. Turn lane will be determined with study. ROW permits need to be obtained. Should coordinate WYDOT requirements with the zone change and site plan process is being done. Noise cannot exceed 50 dec at property line. This includes generators. Ask for a landscape waiver. Contact State Engineer's Office for community well or BOPU for an OUA.



Laramie County, WY

Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303
www.laramiecountywyo.gov
planning@laramiecountywyo.gov

CONDITIONS

- * Disclaimer: These 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 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.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.
- * A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.
- * Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.
- * A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.

PROJECT LATIGO

Planned Unit Development Rules

PURPOSE

The purpose of the Project Latigo Planned Unit Development ("PUD") is to establish a zoning framework for the development of a data center campus and supporting infrastructure; together with an integrated, on-site, workforce accommodation component to house construction-phase personnel.

This PUD is established on approximately 1,835 acres in Township 12 North, Range 67 West of the 6th P.M. and more particularly comprised of: All of Section 1 and Section 11, and those portions of the N1/2N1/2 of Sections 2, 3, and 35 falling South of State Highway 223 (AKA Terry Ranch Rd, Old Hwy 87), EXCEPT the UPRR ROW, Laramie County, WY; pursuant to LCLUR Section 2-4-111 and incorporates Workforce Accommodation Quarters as described in LCLUR Section 2-4-104(c) and Section 3-1-103(e)(iii) Temporary Uses - for the temporary construction-phase housing component only. Any provisions not specifically modified herein shall apply as written in the LCLUR.

CONTENTS

A. Allowable Permitted Uses	
1. Primary Uses — Data Center & Energy Infrastructure	2
2. Light Industrial / Supporting Uses.....	2
3. Workforce Accommodation Quarters (Construction-Phase).....	2
4. Accessory Uses and Incidental Structures, Equipment, and Appurtenances.....	3
B. Conditional and Prohibited Uses	
1. Conditional Uses.....	3
2. Prohibited Uses.....	3
C. Development Standards (General)	
1. Setbacks	3
2. Maximum Density and Intensity	4
a. Data Center Campus	4
b. Workforce Accommodation Sub-Area.....	4
c. Height Limitations.....	4
d. Maximum Lot Coverage.....	4
D. Additional Development Standards	
1. Access, Parking, and Circulation.....	4
2. Modular / Relocatable Construction (workforce sub-area only)	5
3. Water and Sewer.....	5
4. Data Center & Industrial.....	5
5. Roads and Traffic Requirements.....	5
6. Grading, Drainage, Stormwater, and Erosion & Sediment Control	5
7. Service, Refuse, and Mechanical Areas.....	5
8. Environmental Protection	6
9. Noise and Lighting.....	6
10. Easements.....	6
11. Signage.....	6
12. Site Plans	6
13. Landscaping	6
E. Workforce Housing Standards (sub-area only)	7
F. Comprehensive Plan Consistency	8
G. Amendments	8
H. Appendix and Exhibits	
Exhibit A: PUD Map Exhibit	9
Exhibit B: Preliminary Plat	10

A. ALLOWABLE PERMITTED USES

The PUD district is intended for industrial uses requiring buffering, secure operations, and associated accessory uses that cannot readily fit into general commercial or mixed-use districts due to unique site and operational constraints including, but not limited to the nature, scale, and security requirements. The following uses are permitted within this PUD.

1. Primary Uses — Data Center & Energy Infrastructure

- i. Data Centers (enterprise, colocation, hyperscale), including server halls, network rooms, command/control/operation centers.
- ii. Substations, switchyards, electric transmission and distribution lines.
- iii. On-site power generation facilities (including but not limited to natural-gas, reciprocating-engine, and turbine plants) supporting the campus load.
- iv. Battery energy storage systems (BESS).
- v. Central utility / chiller-water plants and process-cooling infrastructure.
- vi. Potable water supply, treatment, and distribution.
- vii. Carbon capture, sequestration, or process emissions control facilities.
- viii. Wastewater pre-treatment facilities and engineered evaporation ponds.
- ix. Petroleum and other fuel storage incidental to on-site generation, emergency power, maintenance, construction, and operations.
- x. Communications and fiber-optic facilities, including towers and duct banks.
- xi. Pipeline corridors (water, gas, fiber).

2. Light Industrial / Supporting Uses

- i. Warehousing, indoor storage, outdoor storage (excluding scrap/junk yards).
- ii. Offices and employee facilities supporting on-site operations and administration.
- iii. Secondary assembly facilities for complex systems and components.
- iv. Construction laydown, staging yards, and temporary contractor offices during build-out.
- v. Load banks, generators, and testing facilities.
- vi. Guard houses and access-control facilities.

3. Workforce Accommodation Quarters (Construction-Phase)

The following temporary residential and supporting uses are permitted within a designated workforce accommodation sub-area of the PUD, subject to the standards herein. These uses are tied to the active construction phase of the permanent data center campus.

- i. Modular Housing Units (MHUs) – HUD or non-HUD, commercial-grade modular lodging.
- ii. Recreational Vehicle (RV) pad sites with utility hookups for use by construction-phase workers.
- iii. Centralized dining facility (food service for residents only).
- iv. Laundry facilities (self-service and commercial).
- v. Indoor recreation and common areas (fitness, lounge, game room).
- vi. Campus management and administrative offices.
- vii. Medical Center / Wellness Clinic.
- viii. Convenience retail (campus store).
- ix. Maintenance and storage buildings.
- x. Gatehouse and security facilities.
- xi. Transportation shuttle staging, parking, and vehicle maintenance areas.
- xii. Temporary and permanent utility infrastructure (water storage and treatment, wastewater systems, power, communications).
- xiii. Emergency services staging (fire suppression equipment storage, first aid station).
- xiv. Other accessory uses customarily incidental to workforce accommodation quarters.

4. Accessory Uses and Incidental Structures, Equipment, and Appurtenances

The above Permitted Uses include accessory structures and facilities consistent with industry standards, including but not limited to: meters, launchers, booster facilities, valves, heaters, pumps, pipeline appurtenances, machinery, engines, blow-off valves, compressors, electrical equipment, conduit, blowers, measurement equipment, communications lines or equipment, towers, central utility plants, containerized electrical gear, associated access grating platforms, and any other structure necessary, convenient, or desirable for operations and equipment used in connection therewith.

B. CONDITIONAL AND PROHIBITED USES

1. Conditional Uses

Uses not listed above, but appropriate to the location and supporting the primary use(s) may be permitted by Conditional Use approval in accordance with LCLUR procedures.

2. Prohibited Uses

- i. Hotels or motels open to the general public.
- ii. Campgrounds or RV parks open to the general public.
- iii. Scrap yards or junkyards.
- iv. Adult entertainment establishments.
- v. Any residential use not related to active employment on Project Latigo or qualifying Laramie County infrastructure projects.
- vi. Any use generating excessive and sustained vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line or noise generated by the facility is discernable at 65 dBA or above as measured at the property line.

C. DEVELOPMENT STANDARDS (GENERAL)

The application of LCLUR Section 2-4-111(C) to lands within this PUD is modified as follows.

1. Setbacks

SETBACK TYPE	MINIMUM DISTANCE
Primary Data Center and Secondary Uses: principal structures from external property lines	75 feet
Workforce Accommodation and Supporting Uses: principal structures from external property lines	30 feet
Accessory structures from external property lines	25 feet
Internal setbacks between MHUs (workforce accommodation sub-area)	Per manufacturer's installation instructions and IFC; minimum 10 feet
RV pad spacing (workforce accommodation sub-area)	Minimum 12 feet between units
Cross-access between adjacent developments	Waived (security and operational integrity)

Setbacks between structures or from internal lot lines within the PUD shall be governed by the International Fire Code as adopted ("IFC") and applicable manufacturer installation specifications, rather than the standard LCLUR setback tables, due to the campus configuration of the development.

2. Maximum Density and Intensity**a. Data Center Campus**

- i. No upper limit on data center building square footage, provided all PUD standards (lot coverage, setbacks, parking, infrastructure capacity) can be met.
- ii. Generation capacity, BESS capacity, and substation count shall be limited only by the underlying power, water, and structural capacities approved at site plan.

b. Workforce Accommodation Sub-Area

- i. Total capacity and density of workforce housing units, MHUs, and RV pad spaces to be determined at site plan phase or in PUD Amendment defining sub-area(s).
- ii. RV spaces may be converted to MHU pads or removed in subsequent phases.
- iii. Total population cap of 3,000 residents at any one time.

c. Height Limitations

- i. Data center, energy infrastructure, and accessory industrial structures:
Maximum 75 feet or as restricted by state or federal law.
- ii. Workforce sub-area principal structures (MHUs and support buildings):
Maximum 45 feet or two stories, whichever is less.
- iii. Accessory utility equipment, communications facilities, transmission structures:
Height Exceptions in the PUD include any screening or mitigation devices or features along with the provisions of LCLUR Section 3-1-102(j) (Height Exceptions) and applicable state/federal law.

d. Maximum Lot Coverage

- i. Lot coverages shall be measured cumulatively across the use area, irrespective of subdivisions or lots,
- ii. Designated conservation areas and open space per PUD Section D.10.i may be counted to satisfy this requirement,
 - a. Data Center/Industrial lot coverage shall not exceed 90% coverage for buildings, parking, and other impervious surfacing.
 - b. Workforce Accommodations: Lot coverage shall not exceed 85% of the sub-area; and shall include open space, landscaping, stormwater management, and/or recreational space(s).

D. ADDITIONAL DEVELOPMENT STANDARDS

1. Access, Parking, and Circulation

- i. Access from and egress to public roadways shall meet Laramie County Public Works and/or WYDOT standards as applicable, per LCLUR Chapter 6.
- ii. Parking on Data Center/Industrial lots shall be sized to accommodate the maximum number of employees during peak working shift, plus visitor and service vehicles. The developer of each sub-area shall determine loading areas and ingress/egress configuration.
- iii. Parking within the workforce accommodation sub-area shall be calculated at a minimum of 1 space per two dwelling units (0.5/DU) and shall include a minimum of 100 overflow spaces.
- iv. A designated shuttle staging and turnaround area shall be provided within the workforce sub-area.
- v. Parking shall be on private property and shall not be located within a public right-of-way or shared access easement serving two or more properties unless properly defined and agreed in writing by all parties to the easement.
- vi. Internal circulation roads shall accommodate emergency vehicle access (minimum 20-foot unobstructed travel width per IFC Appendix D, with appropriate turning radii). Internal roads are private and are not required to meet public road standards.
- vii. External pedestrian circulation requirements of the LCLUR are waived. Internal pedestrian circulation (sidewalks or paths connecting housing to support facilities and shuttle stops) shall be provided within the workforce sub-area.

2. Modular / Relocatable Construction (workforce sub-area only)

MHUs and accessory or support structures within the workforce sub-area shall be consistent with the IBC as applicable and as adopted by the jurisdiction, and subject to the following provisions:

- i. The Building Official may approve alternative materials, designs, or methods of construction where the applicant demonstrates equivalency in quality, strength, fire resistance, durability, and safety to the prescriptive provisions of the IBC.
- ii. All structures shall be classified under the IBC using the appropriate occupancy group.
- iii. Electrical installations shall comply with the National Electrical Code (NEC) as adopted by the State of Wyoming; per Wyo. Stat. § 35-9-120, the NEC governs in any conflict with the IBC/IFC for electrical work.
- iv. For MHU structures conforming to the dimensional envelope and occupancy parameters established in this PUD, the Building Official is authorized to approve Alternative Means and Methods Requests (AMMR) administratively, without PUD amendment, when written findings of equivalency are made consistent with IBC Section 104.11.
- v. Any workforce housing appropriately established pursuant to this PUD and approved site plan shall be valid for 12-months following the substantial completion of the construction of the primary use facilities.

3. Water and Sewer

- i. All water and wastewater systems shall be designed and stamped by a Wyoming-licensed engineer.
- ii. Water service to be provided by on-site well(s) or connection to the City of Cheyenne BOPU systems(s) via Outside User Agreement (OUA) subject to other criteria herein.
- iii. Sewer service to be provided by engineered on-site treatment or connection to the City of Cheyenne BOPU systems(s) via OUA subject to other criteria herein;
 - Storage tanks or vault-and-haul may be used during initial phases prior to establishment of permanent solution(s).
 - Temporary solutions operations shall include contracts, manifests, and disposal receipts maintained on-site for inspection.

4. Data Center & Industrial

- i. Hauled water may be used during initial phases prior to establishment of permanent source(es).
- ii. Process water for cooling shall be a “closed-loop” system and shall be detailed in the project Water Resource Plan submitted at site plan.

5. Roads and Traffic Requirements

- i. Access from and egress to public roadways shall be constructed to Laramie County Public Works and/or WYDOT standards as applicable.
- ii. In conjunction with any plat / subdivision permit application or site plan review, a Transportation Impact Analysis may be required pursuant to LCLUR Section 5-6-103. The Planning Director may waive a detailed Traffic Impact Study based on demonstrated trip-generation characteristics provided by a Wyoming-licensed Professional Engineer.
- iii. All internal roadways are private. Internal road design shall be adequate for emergency vehicle access, and employee/visitor/vendor/service traffic.

6. Grading, Drainage, Stormwater, and Erosion & Sediment Control

- i. Replication of pre-development hydrologic conditions is preferred.
- ii. All designs shall meet the County MS4 permit standards and Wyoming PDES requirements; Best Management Practices shall be followed per Laramie County standards.
- iii. A written Grading, Erosion, and Sediment Control (GESCC) statement shall be submitted with any Site Plan Review application.

7. Service, Refuse, and Mechanical Areas

- i. Service and refuse areas shall be visually screened from view of public Rights-of-Way.
- ii. Data Center mechanical equipment yards are exempt from screening (due to cooling-system and operational constraints)

8. Environmental Protection

- i. Significant natural features shall be preserved to the extent possible and such conservation/open space areas may be counted towards the “unimproved” or pervious development area(s) per this PUD and the LCLUR.
- ii. All lot owners or operators shall control noxious weeds and take measures to prevent erosion.
- iii. Hazardous materials and chemicals shall be stored and disposed of in accordance with all applicable environmental laws and Laramie County Regulations.
- iv. Within the workforce accommodation sub-area: solid waste shall be collected in wildlife-resistant containers with at least weekly disposal; no outdoor food storage that may attract wildlife; no surface discharge of raw sewage or greywater.

9. Noise and Lighting

- i. Exterior lighting shall comply with DarkSky International Outdoor Lighting Policies, and LCLUR Section 3-1-109(ee) (Outdoor Lighting): e.g. full-cutoff luminaires, no direct up-light, glare mitigation, at adjacent non-participating properties.
 - a. Temporary and permanent exemptions may be granted by applicable Laramie County authority for reasons of safety, emergency, legal or regulatory requirements, or seasonal or special purposes.
- ii. Noise level limitations apply at all external property lines within 500 feet of existing non-participating residential uses; and in such cases, shall comply with the performance standards and exemptions of LCLUR Section 3-1-110.m.v.I(2).

10. Easements

- i. No structure shall be located within a defined-width access, drainage, or utility easement.
- ii. Easements for installation and maintenance of utilities, drainage, and access shall be negotiated at site plan or at the time infrastructure is installed.

11. Signage

- i. All regulatory traffic and directional signage shall conform to the current Manual on Uniform Traffic Control Devices (MUTCD).
- ii. Monument signage and wayfinding at PUD entrances are permitted.
- iii. No billboards shall be constructed within the PUD.

12. Site Plans

- i. A Laramie County-approved Site Plan is required prior to issuance of any building permit and for any new or change of use, pursuant to the LCLUR
- ii. All site plans shall meet the requirements of the then-currently adopted LCLUR and this PUD.
- iii. Traffic Study, Final Drainage Report, and Landscape Plans required for site plan review may be waived or delayed at the discretion of the Planning Director based on the independent facts of each application.

13. Landscaping

- i. The application of LCLUR Sections 3-1-109(p-z) to lands within this PUD is modified as follows.
 - a. Landscape area cap shall comply with LCLUR Section 3-1-109.w.iii (D).
 - b. Required Landscape area shall be based on the total impervious area, not the total parcel area.
 - c. Any or all of the Landscape Points requirement may be fulfilled with a Conservation Landscape Plan.
 - d. All landscape plans shall be prepared by a Wyoming-licensed landscape architect.

E. WORKFORCE HOUSING STANDARDS (SUB-AREA ONLY)

The standards in this Section apply only to the workforce accommodation sub-areas. Compliance with these standards supports the trip-reduction characteristics, community compatibility, and public health and safety basis for integrating temporary housing within the data center campus during construction phases and are subject to a defined sunset / decommissioning trigger as defined in Subsection 5 below.

1. Eligible Occupants

Housing within the workforce sub-area by right is restricted to employees, contractors, and subcontractors actively employed on construction or commissioning of Project Latigo, supporting energy infrastructure, or related Laramie County qualifying infrastructure projects. Occupancy by dependents, family members, or unrelated persons is permitted by Conditional Use per PUD Section B.1. The campus operator shall maintain a current occupant roster available for inspection by Laramie County.

2. On-Site Services

The workforce sub-area operator shall provide, at a minimum, the following services within the boundary of the PUD. Additional services are allowed as otherwise defined herein, and may be provided at operator/developer's sole discretion:

a. **Food/grocery availability:**

- i. Dining, food service, or grocery availability for a minimum of two meals daily,

b. **Laundry and Sanitation:**

- i. Full access (key card) monitored self-service laundry facilities.
- ii. Solid waste (trash) pickup minimum once per week.

c. **Recreation:**

- i. Continuous lighted pathways shall be provided from the residential units to the shared facilities; dead-end pathways are only allowed at unit access or shared facilities.
- ii. Functional turf shall be provided on a per resident basis as follows:
A minimum of 5 square per resident for the first 1,000 residents, and
A minimum of 3 square feet for each resident above 1,000 total residents.
- iii. 7,000 square feet of outdoor hard-surface recreation areas (courts or plazas) shall be provided.

On-site services and facilities are not available to the general public or guests except as authorized and documented by management on a case-by-case basis.

3. Secured Campus

The workforce sub-area shall be gated and access-controlled. Outside visitors are not permitted in residential or support-facility areas without management authorization and documentation. The workforce sub-area shall be physically separated from active data center construction and operations zones by fencing, berming, landscaping, or comparable measures. There shall be private security personnel provided for the housing sub-area. The workforce security personnel and services may be shared with security for primary use(s) where dedicated security personnel is not required.

4. Community Liaison

The campus operator shall designate a community liaison and provide contact information to Laramie County and adjacent property owners for the duration of workforce sub-area operations. A complaint response protocol shall be maintained and made available to Laramie County staff on request.

5. Duration / Sunset Trigger

The workforce sub-area approval is tied to active construction and commissioning of the Project Latigo campus. The workforce sub-area shall be decommissioned within 12 months following the earlier of:

- a. substantial completion and final acceptance of the final phase of data center build-out, or
- b. cessation of construction activities for a continuous period of 12 months, unless the applicant obtains a PUD amendment to extend, repurpose, or convert the sub-area.

6. Conversion to Permanent Use

Nothing in this PUD precludes the applicant from seeking a PUD amendment, zone change, or other land use approval to convert all or a portion of the workforce sub-area to a permanent use (e.g., on-site operations / employee housing, ancillary commercial, or expansion of data center or industrial uses) at a future date, subject to all applicable procedures and standards of the LCLUR and this PUD.

F. COMPREHENSIVE PLAN CONSISTENCY

The proposed PUD meets the goals of the Laramie County Comprehensive Plan and PlanCheyenne by:

- i. Providing critical digital infrastructure and energy investment supporting regional economic development, job creation, and tax base, consistent with the Plan's economic development goals and gateway corridors.
- ii. Locating high-intensity industrial use away from the urbanized area while leveraging existing transmission and transportation corridors.
- iii. Mitigating impacts on adjacent land uses through integrating on-site temporary workforce housing (reducing off-site traffic and rental-market pressure during construction), and operational standards limiting traffic, noise, and light impacts.
- iv. Phasing infrastructure and transitioning from temporary systems to centralized service consistent with the Plan's infrastructure goals.
- v. Requiring decommissioning of the workforce sub-area to ensure the temporary housing footprint does not become a long-term land-use legacy.

G. AMENDMENTS

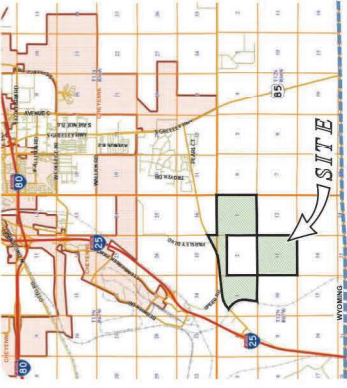
Amendments to these PUD Rules shall follow the procedures established in LCLUR Section 2-4-111(iii). Minor amendments that do not impact use, intensity, or the overall concept of the development or in excess of 30% of the total PUD area, may be approved administratively by the Planning Director. Major amendments shall be processed as a Zone Change.

H. APPENDIX AND EXHIBITS

The following exhibits and supporting documents are incorporated by reference and submitted with this PUD application:

Exhibit A: PUD Map Exhibit

Exhibit B: Preliminary Plat



475

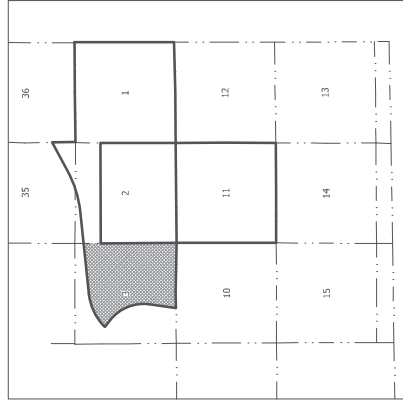
Total Property Area: ±1,835 Acres

	Data Center / Industrial	± 695 Acres
	Temp. Buffer (OSL)	(± 70 Acres)
	Perimeter Open Space Buffer	± 20 Acres
	Minimum Conservation/Open Space	± 120 Acres



Dated: June 26, 2026

PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP 12 NORTH, RANGE 67 WEST
AND A PORTION OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF LARAMIE, STATE OF WYOMING



LEGEND

- [illegible]

REVIEW
COPY

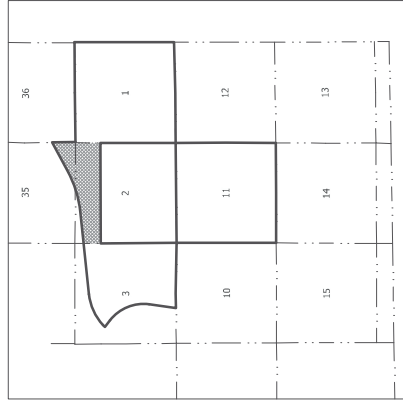
NOT PRINTED TO SCALE
FOR REFERENCE ONLY

PROJECT LATIGO - PRELIMINARY PLAT
PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP
12 NORTH, RANGE 67 WEST AND A PORTION OF
SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN
CITY OF CHEYENNE, COUNTY OF LARAMIE, STATE OF
WYOMING


R&R ENGINEERS-SURVEYORS, INC.
 1635 W. 137th AVENUE, SUITE 310
 DENVER, COLORADO 80204
 303-753-6730
www.rrengineers.com

Sheet 1 of 5

PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP 12 NORTH, RANGE 67 WEST
AND A PORTION OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF LARAMIE, STATE OF WYOMING



LEGEND	
	FOUND SURVEY MONUMENT, AS NOTED
	SURVEY MONUMENT - 1/8" x 3/4" REBAR WITH "1/2" DIAMETER ALUMINUM CAP STAMPED "R&R ENG 11/5/25/94"
	RIGHT-OF-WAY MONUMENT - 1/8" x 3/4" REBAR WITH "1/2" DIAMETER ALUMINUM CAP STAMPED "R&R ENG 11/5/25/94"
	SECTION CORNER
	SURVEYED PROPERTY BOUNDARY LINE
	SECTION LINE OR QUARTER-SECTION LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY BOUNDARY
	PAVEMENT CENTERLINE
	MINOR CONTIGUOUS
	ADJ

REVIEW
COPY

NOT PRINTED TO SCALE
FOR REFERENCE ONLY

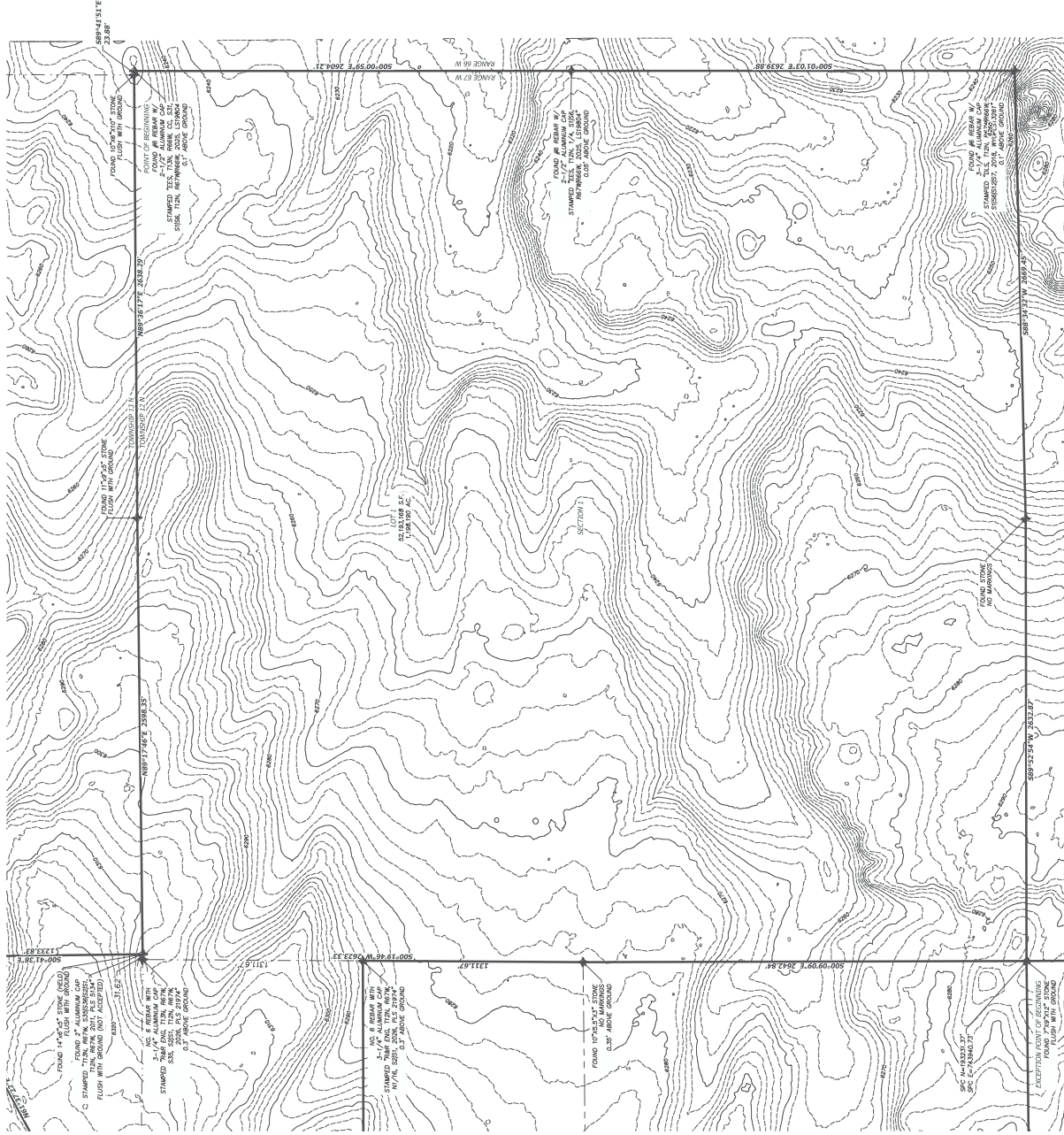
PROJECT LATIGO - PRELIMINARY PLAT
PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP
12 NORTH, RANGE 67 WEST AND A PORTION OF
SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF CHEYENNE, COUNTY OF LARAMIE, STATE OF
WYOMING

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

REVIEWS	IN: LA25283-PLAT
	Orig. Issue Date: 6/8/2026
	Drawn By: MJP
	Checked By: KJK
	Project No. LA25283

PROJECT LATIGO - PRELIMINARY PLAT

PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP 12 NORTH, RANGE 67 WEST
AND A PORTION OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF LARAMIE, STATE OF WYOMING



KEYMAP

LEGEND

- FOUND SURVEY MONUMENT, AS NOTED
- 1-1/2" DIAMETER ALUMINUM CAP STAMPED
- 1-1/2" DIAMETER ALUMINUM CAP STAMPED WITH
- 1-1/2" DIAMETER ALUMINUM CAP STAMPED
- SECTION CORNER
- SURVEYED PROPERTY BOUNDARY LINE
- SECTION LINE OR QUARTER-SECTION LINE
- RIGHT-OF-WAY LINE
- MAJOR CONTOUR
- MINOR CONTOUR



REVIEW
COPY

0' 300' 600'

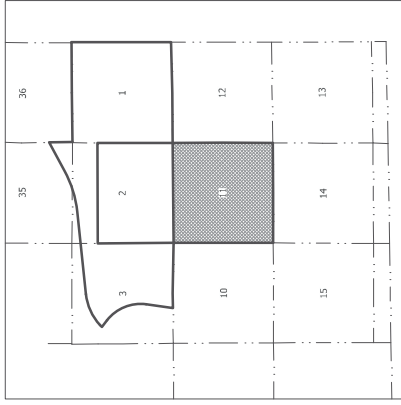
NOT PRINTED TO SCALE
FOR REFERENCE ONLY

H&B ENGINEERS-SURVEYORS, INC.
11111 E. 11TH AVE., SUITE 110
DENVER, COLORADO 80234
www.hbsurveyors.com

PROJECT LATIGO - PRELIMINARY PLAT
PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP
12 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF LARAMIE, STATE OF
WYOMING

BLANKS	0	0	0
REVISIONS			
DATE			
BY			
CHECKED			
APPROVED			

PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP 12 NORTH, RANGE 67 WEST
AND A PORTION OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF LARAMIE, STATE OF WYOMING



LEGEND

- FOUND SURVEY MONUMENT, AS NOTED
 FOUND SURVEY MONUMENT, 4" DIA. REBAR WITH
 CONCRETE, 1'-11" DIA. REBAR WITH
 1'-17" DIAMETER ALUMINUM CAP STAMPED
 "BAR ENCL 165 2374"
- RIGHT-OF-WAY MONUMENT - 5/8" X 2 1/2" REBAR WITH
 CONCRETE, 1'-11" DIA. REBAR WITH
 1'-17" DIA. ALUM. CAP STAMPED
 "BAR ENCL 165 2374"
- SECTION CORNER
- SURVEYED PROPERTY BOUNDARY LINE
- SECTION LINE OR QUARTER-SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY
- MINOR CONTIGUOUS
- 165-2374

REVIEW
COPY

NOT PRINTED TO SCALE
FOR REFERENCE ONLY

PROJECT LATIGO - PRELIMINARY PLAT
PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP
12 NORTH, RANGE 67 WEST AND A PORTION OF
SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN
CITY OF CHEYENNE, COUNTY OF LARAMIE, STATE OF
WYOMING


R&R ENGINEERS & SURVEYORS, INC.
 1635 W. 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 303-753-6730
www.rrengs.com

REV'SIONS	FILE: LA525B3-PLAT
	Orig. Issue Date: 6/8/2026
	Drawn By: MJP

Permit Notes

Permit Number: PZ-26-00060

Parcel Number: 12670110000800

Submitted:
Technically
Complete:
Approved:
Issued:

Applicant: PLP, LLC
Owner: Terry Grazing Association

Site Address: 61 I-25 SERVICE RD
Cheyenne, WY 82007

Project Description: The purpose of the Project Latigo Planned Unit Development ("PUD") is to establish a zoning framework for the development of a data center supporting infrastructure; together with an integrated, on-site, workforce accommodation component to house construction-phase personnel. This application is submitted pursuant to LCLUR Section 2-4-111 and incorporates Workforce Accommodation Quarters as described in LCLUR 104(c) and Section 3-1-103(e)(iii) Temporary Uses - for the temporary construction-phase housing component only.

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text
07/02/2026		Application	PZ-26-00060	GENERAL	PC Public Hearing 8.13.26, BOCC Public Hearing 9.1.26, Letters sent 7.6.26, Legal Ad Published 7.16.26
07/06/2026		Application	PZ-26-00060	GENERAL	Potential draw down of aquifer with use of existing wells for the water source.
07/06/2026		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments.
07/06/2026		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments
07/09/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507
07/13/2026		Application	PZ-26-00060	GENERAL	Ensure that proper access and egress for emergency services is accounted for. All LCLUR and adopted codes shall be followed.
07/13/2026		Application	PZ-26-00060	GENERAL	Added County Attorney to review group.
07/13/2026		Application	PZ-26-00060	HOLD	WAPA needs developer to get in touch with us. We have an electric transmission line running right through the middle of this area! At this time we can't approve.
07/15/2026		Application	PZ-26-00060	GENERAL	Sent applicant WAPA comments via email 7.15.26.

Permit Notes

07/16/2026	Workflow	ENGINEERS REVIEW	GENERAL	1.The PUD map shows access at both northern corners of Tract 1A to ingress/egress between Tract 1 and 1A. I assume it the intent to obtain access easements from the State of Wyoming to allow access between these two tracts since it requires crossing State Land (i.e., crossing Sections 2, 10, and 12), is that correct? 2.The traffic information submitted is adequate at this time. However, it does not discuss construction traffic and a TIS will be required with the site plan application which will need to cover construction traffic as well as traffic volumes once the facility is fully operational.
07/16/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately. 2. Further development actions related to this parcel will trigger further and more in-depth review by Laramie County Public Works. 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.
07/16/2026	Workflow	WYDOT REVIEW	GENERAL	1. WYDOT will need to update the access permit to reflect the increase in residences to a residential access permit. 2. Access roads from the state highway system will require WYDOT access permits for new/modified/change in use, including removal. Maintain existing drainage patterns so that stormwater is not concentrated and diverted from locations where it currently crosses WYDOT R/W. Please submit all access documentation to Paul Beckett (Paul.Beckett@wyo.gov- 307.745.2118). To obtain an access permit application (Access application (M-3A)) see the following link: https://www.dot.state.wy.us/home/engineering_technical_programs/manuals_publications.html 3. Developers and landowners should be aware for planning purposes that any work or presence in the WYDOT right-of-way created by development/construction for this parcel will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications/removals) and WYDOT District 1 Maintenance (access permits are with D1 Traffic). If a landowner wants to have a fence of their own on their property, WYDOT asks that it be constructed one feet on their side of the property line. 4. Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility

Permit Notes

facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits (except for access permits) and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123). Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre-development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.



Wyoming Game and Fish Department

Conserving Wildlife, Serving People

Governor Mark Gordon • Director Angi Bruce

Commissioners

Mark Jolovich, President
Rusty Bell, Vice President
Ashlee Lundvall
Bill Mai
Carlisle "Fonzy" Haskell
John Masterson
Kenneth D. Roberts

July 21, 2026

WER 4502.213

Laramie County Planning & Development Department

Vantage Data Centers Zone Change

PZ-26-00060

Laramie County

Sonny Pourchot

Associate Planner

Laramie County Planning & Development Department

3966 Archer Pkwy

Cheyenne, WY 82009

sonny.pourchot@laramiecountywy.gov

Dear Ms. Pourchot,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed zone change associated with the Project Latigo Planned Unit Development (PUD) at T12N R67W in sections 1, 2, 3, 11, and 35. The Department is statutorily charged with managing and protecting all Wyoming wildlife (W.S. 23-1-103). Pursuant to our mission, we offer the following comments for your consideration.

The PUD is proposed to be located on approximately 1,835 acres of native prairie/rangeland habitat on private lands south of Cheyenne. The project would also fully encompass approximately 500 acres of lands managed by the Office of State Lands and Investments, which appear to not be incorporated into the PUD layout but would appear to be fully surrounded by the PUD's exclusionary fencing. The project site is located directly west of a large proposed data center, approximately 1 mile northwest of the existing South Cheyenne Solar facility, and approximately 1.5 miles south of suburban developments in the South Greeley area.

The project site is located outside of greater sage-grouse Core Area habitat and the 2-mile buffer of occupied, non-Core grouse leks, and outside of identified or designated big game migration corridors, as established by State of Wyoming Governor's Orders 2019-3 and 2020-1, respectively. It is located outside of delineated big game crucial winter range and parturition areas. The site provides important native prairie habitat to Wyoming wildlife including pronghorn and mule deer. A number of Wyoming Species of Greatest Conservation Need (SGCN) likely occur at the site, including swift fox and various migratory bird species such as ferruginous hawk, burrowing owl, upland sandpiper, long-billed curlew, grasshopper sparrow, dickcissel, thick-billed longspur, chestnut-collared longspur, Brewer's sparrow, and many others

Terrestrial Recommendations:

Maintain big game connectivity in the vicinity of the project– The proposed site provides yearlong habitat to pronghorn and mule deer, which use the open landscape south of Cheyenne for foraging, raising fawns, and movement through to other essential seasonal habitats. Both the Chalk Hills Pronghorn Herd Unit and the Goshen Rim Mule Deer Herd Unit are substantially below their population objectives due to various impacts to these herds, including habitat conversion and other anthropogenic threats. Suburban and industrial developments, fencing, and road networks in and around the City of Cheyenne have increasingly limited the available habitat for these ungulate species. Conversion of rangeland habitat to industrial development effectively eliminates this habitat from use and also creates a movement barrier for big game that need to move between seasonal habitats in order to survive. We recommend that Laramie County consider making the following measures a condition of the rezoning and PUD perimeter,

- **Maintain a minimum of 300 feet between any fenced perimeter of the PUD and all adjacent road and railroad rights-of-way (ROWs).** Maintaining an open movement pathway for big game to move east-west between the PUD and Terry Ranch Road, as well as north-south along the Union Pacific railroad line, will be critical to ensuring that big game are not funneled onto roads and railroads. Failure to maintain a 300-foot gap between the ROWs or ROW fence lines and any portion of the fenced perimeter of the PUD will substantially increase the risk of wildlife-vehicle collisions and threats to human and wildlife safety, as well as causing a permanent movement barrier that causes substantial negative impacts and mortality to big game populations.
- **Incorporate movement pathways a minimum of 300 feet wide between OS LI land in Section 2 and surrounding lands to maintain connectivity.** Movement pathways a minimum of 300 feet wide should be incorporated into the PUD layout, so that big game moving through Sections 10 and 12 can cross into Section 2 and move north to Terry Ranch Road, OS LI Section 36, and lands north of Terry Ranch Road. When a specific project proponent is identified, the Department would welcome an opportunity to further discuss the layout design to maintain big game connectivity at the landscape scale.

Provide the Department an opportunity to review – The Department would welcome an opportunity to review permit applications and site plans for projects proposed for this site. We would also appreciate the opportunity to work with Laramie County, as well as work directly with the project proponent, to provide site layout and pre-construction survey recommendations in order to avoid and minimize impacts to sensitive wildlife and habitat.

Thank you for the opportunity to comment. If you have any questions or concerns, please contact Lauren Throop, Habitat Protection Biologist, at (307) 721-1396 or lauren.throop@wyo.gov.

Sonny Pourchot
July 21, 2026
Page 3 of 3 – WER 4502.213

Sincerely,

A handwritten signature in black ink, appearing to read "Will Schultz", written over a light gray rectangular background.

Will Schultz
Habitat Protection Supervisor

WS/lt/tt

cc: U.S. Fish and Wildlife Service
Chris Wichmann, Wyoming Department of Agriculture

Catherine Cundall

From: Rogers, Tracy (CONTR) <Rogers@WAPA.GOV>
Sent: Tuesday, July 21, 2026 12:20 PM
To: Casey Palma; Brian Bertelsen; Tim Denenberg
Cc: Randy B. Reed; Savannah Field-Velasquez; Kyle Fink; Andrew Schafer; Catherine Cundall
Subject: RE: [EXTERNAL] WAPA Easement at PZ-26-00060 - VDC WY-A: Project Latigo PUD

Categories: Blue category

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.

Hello Casey,

Thanks for sharing this information. Before we set up a meeting I'm going to need a general idea of what you're going to do in Section 11. If you will be crossing, building an access road or hauling equipment through then we will need to set up a license agreement. This for safety of your workers and our facilities.

If you plan to stay completely outside of our easement then this case is closed.

Please send a brief description of your plans and I will review with our engineering and maintenance departments to foresee any possible concerns.

Have a great day!

Thanks,

Tracy Rogers | Lands Realty Technician

Wyandotte Services on contract to

Western Area Power Administration | Rocky Mountain Region | Loveland, CO

O) 970-852-5157 M) 970-237-9873 | rogers[at][wapa.gov](mailto:rogers@wapa.gov)



From: Casey Palma <casey@plandesignwy.com>
Sent: Thursday, July 16, 2026 12:06 PM
To: Rogers, Tracy (CONTR) <Rogers@WAPA.GOV>; Brian Bertelsen <brian.bertelsen@vantage-dc.com>; Tim Denenberg <tim.denenberg@vantage-dc.com>
Cc: Randy B. Reed <rreed@lrw-law.com>; Savannah Field-Velasquez <savannah.field-velas@vantage-dc.com>; Kyle Fink <kfink@langan.com>; Andrew Schafer <aschafer@langan.com>; Catherine Cundall <catherine.cundall@laramiecountywy.gov>
Subject: [EXTERNAL] WAPA Easement at PZ-26-00060 - VDC WY-A: Project Latigo PUD

EXTERNAL E-MAIL: Before you click a link or open an attachment... STOP and THINK.
Forward any suspicious e-mail to spam@wapa.gov, or call WITCC at (720) 962-7111.

Good Morning Tracy.

We have received your comment on this application.

Please let this email serve as an introduction to some of the core folks involved in this project's development.

We are aware of the WAPA Easement across Section 11 (*as shown on Page 5 of attached Preliminary Plat / Survey and indicated in pink on attached ProjectLatigo-SiteConcept*).

On the Conceptual Site Plan, you can see that Phase 1 of Project Latigo is constrained to the north of the BHE & WAPA Easements in Section 11. You will also notice that the significant natural features south of the easement are protected by a Conservation Easement in the proposed PUD Zoning.

The design team and project developer would appreciate the opportunity to meet and discuss any concerns or conditions that WAPA has regarding development of the parcel.

Please reply to this email with some times that you are available to meet and we can get an invite out to whomever needs to be part of the discussion.

Thank you and best regards,

CASEY L. PALMA, AICP

Principal | Palma Land Planning, LLC

1775 Goodnight Trail, Suite 210,
Cheyenne, Wyoming | 82007
(307) 996-8281
Casey@PlanDesignWY.com

Member | American Planning Association
Urban Design & Preservation Division

This electronic message transmission from Palma Land Planning, LLC, including any attached files, may contain confidential and/or proprietary information. The information is intended to be for the use of the individual or entity named above specifically for the property, project, or application which is the subject of this transmission. Recipient is hereby advised that any unauthorized disclosure, copying, distribution or use of the contents beyond the intended subject is prohibited. If you received this electronic transmission in error, please reply to sender immediately; then delete this message without copying it or further reading.

----- Forwarded message -----

From: **Catherine Cundall** <catherine.cundall@laramiecountywy.gov>

Date: Wed, Jul 15, 2026 at 11:47 AM

Subject: PZ-26-00060 WAPA Review Comment

To: Casey Palma <casey@plandesignwy.com>

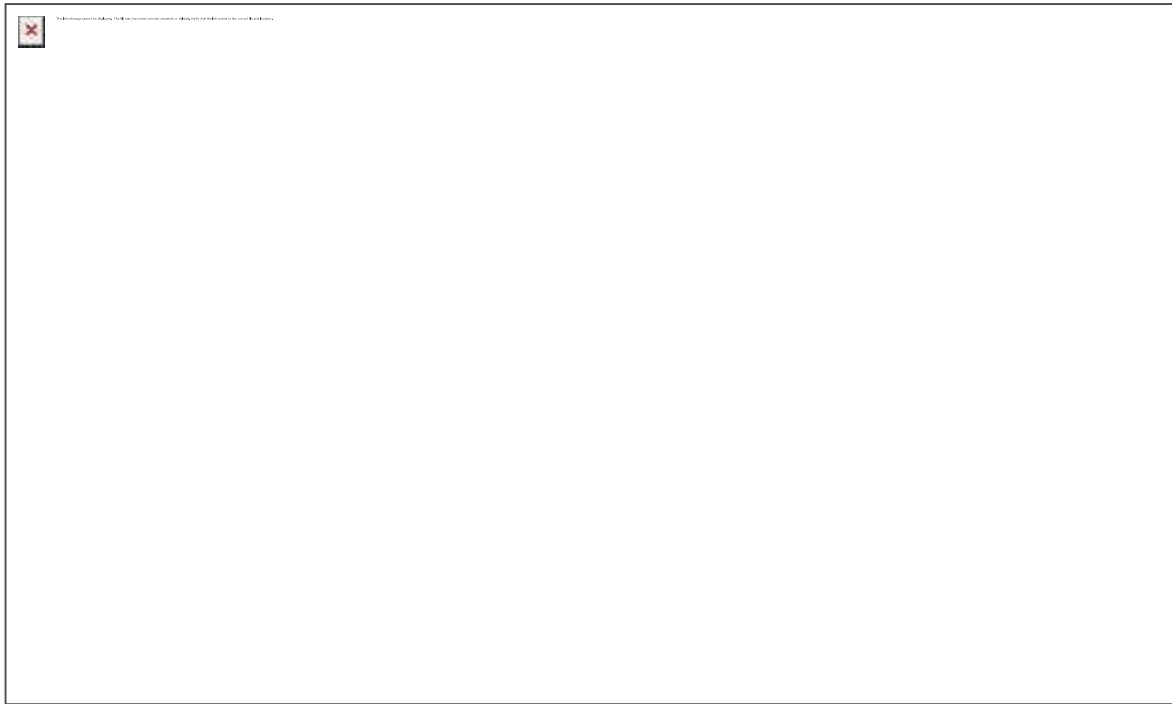
Cc: rogers@wapa.gov <rogers@wapa.gov>

Hi Casey,

The first round of agency reviews are to be completed by EOD on July 17, 2026, but WAPA is asking that the applicant contact them as soon as possible. Comments are below. The contact is Tracy Rogers at 970-461-7654. Please let me know if there's anything I can help with.

Take care,

Cate



Cate Cundall

Associate Planner

Laramie County Planning & Development

3966 Archer Parkway

Cheyenne, WY 82009

Direct Line 307-633-4618

Main Line 307-633-4303

PUBLIC RECORDS ACT

Email to and from me may constitute a public record and may be subject to disclosure upon request under the Wyoming Public Records Act and similar laws.

Fraud Notice

Laramie County Planning has been the target of fraudulent impersonation attempts. Be advised that **we do not request or accept payments via wire transfer or ACH** for any transactions. Any such payment instructions are unauthorized and are the actions of criminal actors. Always verify payment instructions directly with our office before remitting funds.





July 31, 2026

Laramie County Planning and Development
3966 Archer Pkwy, Cheyenne, WY 82009
Attn: Catherine Cundall, Associate Planner

RE: Applicant Response to [PZ-26-00060] 1st Round Agency Comments for a Planned Unit Development (PUD) for Project Latigo, a Vantage Data Center; situated on All of Sections 1 and 11, and portions of Sections 3 and 35, and the N1/2N1/2 of Section 2, Township 12 North, Range 67 West of the 6th P.M., Laramie County, Wyoming (± 1,835 acres)

Dear Ms. Cundall,

On behalf of the owner and applicant, we have addressed all agency comments received July 21, 2026 via attached written responses to agency/ department comments requiring the same.

No substantive changes were made to the PUD map, but minor clerical corrections are included in the revised map dated today.

Please let me know if you have any questions or require additional information.

Sincerely,

Casey L. Palma, AICP
Palma Land Planning, LLC
Casey@PlanDesignWY.com

Encl: Response letter to, and correspondence with, Western Area Power Administration (WAPA)

LC Conservation District

(conservationdistrict@laramiecountywy.gov)

1. Potential draw down of aquifer with use of existing wells for the water source.

Current intent is to drill new wells which will utilize treated water from the Lance aquifer. Cooling systems are closed-loop. Water Study will be provided with detailed use calculations and report at time of site plan.

Building Fire Code Review

(jeffrey.cooper@laramiecountywy.gov)

2. Premises identification shall be in accordance with 2024 IFC Section 505, 2024 IRC Section 308, and 2024 IBC Section 502.1.
3. Fire apparatus roads required per 2024 IFC Section 503.
4. Fire protection water supplies required per 2024 IFC Section 507.

Acknowledged. Detailed compliance to be provided at time of site plan.

LC Combined Communications

(matthew.butler@laramiecountywy.gov)

5. Ensure that proper access and egress for emergency services is accounted for.

Acknowledged. Applicant is currently working with WYDOT, OSLI, and other neighboring landowners to provide cohesive and collaborative access strategy for best circulation, traffic management, and safety.

6. All LCLUR and adopted codes shall be followed.

Acknowledged. Detailed compliance to be provided at time of site plan.

Western Area Power Administration (WAPA)

(rogers@laramiecountywy.gov)

7. WAPA needs the developer to get in touch with them. There is an electric transmission line running right through the middle of this area; at this time WAPA cannot approve.

Comment resolved (per independent correspondence attached).

No development proposed south of WAPA easement in S.11 and no crossing necessary for this Phase.

Engineer's Review

(scott.larson@laramiecountywy.gov)

- 8.1 The PUD map shows access at both northern corners of Tract 1A to ingress/egress between Tract 1 and 1A. The assumption is that the intent is to obtain access easements from the State of Wyoming to allow access between these two tracts since it requires crossing State Land (crossing Sections 2, 10, and 12) - please confirm.

Per independent meetings and coordination with OSLI staff, updated easements and other mutual considerations will be negotiated and secured to achieve the best access scenario for all parties - due to the bi-monthly land commissioners and board meeting schedules, this coordination will be completed after PUD approval, but prior to other development actions.

- 8.2 The traffic information submitted is adequate at this time; however, it does not discuss construction traffic, and a TIS will be required with the site plan application, covering construction traffic as well as traffic volumes once the facility is fully operational.

Acknowledged. Detailed TIS will be provided with Site Plan application, including breakdown of construction traffic and routing vs. permanent operational use, vehicle trip quantities.

PUBLIC WORKS COMMENTS

(molly.bennett@laramiecountywy.gov)

- 9.1 All comments from the review engineer and surveyor shall be addressed and resolved appropriately.

Acknowledged. See above.

- 9.2 Further development actions related to this parcel will trigger further and more in-depth review by Laramie County Public Works.

Acknowledged.

- 9.3 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.

Acknowledged. It is anticipated that some level of off-site improvements will be required due to construction traffic; and that such improvements will be coordinated with Public Works, WYDOT, development agencies and other private developers.

WYDOT REVIEW

(taylor.mccort@laramiecountywy.gov)

10.1 WYDOT will need to update the access permit to reflect the increase in residences to a residential access permit.

Acknowledged. No residential use is proposed with Phase 1. (Use is enabled by right, but will require additional development applications and Traffic Study or addendum will be provided if residential use is incorporated.).

10.2. Access roads from the state highway system will require WYDOT access permits for new/modified/change in use, including removal. Maintain existing drainage patterns so that stormwater is not concentrated and diverted from locations where it currently crosses WYDOT R/W. Please submit all access documentation to Paul Beckett (Paul.Beckett@wyo.gov- 307-745-2118) To obtain an access permit application (Access application (M-3A)) see the following link:

https://www.dot.state.wy.us/home/engineering_technical_programs/manuals_publications.html

Acknowledged. Applicant has discussed with WYDOT, OSLI, and other neighboring landowners to provide cohesive and collaborative access strategy for best circulation, traffic management and safety.

10.3 Developers and landowners should be aware for planning purposes that any work or presence in the WYDOT right-of-way created by development/construction for this parcel will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications/removals) and WYDOT District 1 Maintenance (access permits are with D1 Traffic). If a landowner wants to have a fence of their own on their property, WYDOT asks that it be constructed one foot on their side of the property line.

Acknowledged.

10.4 Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits (except for access permits) and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123). Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below predevelopment rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

Acknowledged. Detailed Drainage Studies and Utilities Plans will be provided with Site Plan application as applicable.

WY Game & Fish (per letter to Sonny Pourchout, Associate Planner dated July 21, 2026)

(conservationdistrict@laramiecountywy.gov)

Terrestrial Recommendations:

- Maintain a minimum of 300 feet between any fenced perimeter of the PUD and all adjacent road and railroad rights-of-way (ROWs).
- Incorporate movement pathways a minimum of 300 feet wide between OSLI land in Section 2 and surrounding lands to maintain connectivity.
- Provide the Department an opportunity to review. (permit applications and site plans)

Current PUD includes 175' perimeter buffer area along UPRR railroad ROW and 75' buffers along adjacent road ROW along with a minimum of 120 Acres of Conservation area(s) for viewshed and rangeland/wildlife habitat protection.

Applicant looks forward to coordinating with WYGF as site planning and design is refined following the zoning application; and concurrent with OSLI and neighboring landowner coordination including specific easements, land use discussions, and potential cooperative agreements.

AGENCIES / REVIEWERS WITH NO COMMENTS:

- County Assessor Review (C. Kemives)
- County Real Estate Office Review (T. LeMaster)

July 31, 2026

Western Area Power Administration
Rocky Mountain Region | Loveland, CO
Attn: Tracy Rogers | Lands Realty Technician
(Wyandotte Services on contract)
O) 970-852-5157 M) 970-237-9873
rogers@wapa.gov



InRe: Project Narrative for a PUD Zoning Application for Project Latigo, A Vantage Data Center; situated on All of Sections 1 and 11, and portions of the N1/2N1/2 of Sections 2, 3, and 35, Township 12 North, Range 67 West of the 6th P.M., Laramie County, Wyoming (±1,835 acres)

The purpose of the Project Latigo Planned Unit Development ("PUD") is to establish a zoning framework for the development of a data center campus and supporting infrastructure; together with an integrated, on-site, workforce accommodation component to house construction-phase personnel. Development of the project shall conform to the PUD Rules as submitted and may occur in multiple phases.

Vantage Data Centers is a recognized leader in provision of large-scale, flexible data center campuses for hyperscalers, cloud providers, and large enterprises; operating across North America, EMEA, and APAC and is differentiated from competitors with a unique approach to community engagement, campus scale, speed-to-market, efficiency, sustainability, financial strength, retained facility ownership and management, and customer satisfaction.

As you can see on the conceptual site plan attached, Phase 1 of the project includes four building sites, each consisting of a data center and mechanical central utility plant utilizing dry coolers and air-cooled chillers; internal cooling is provided by closed-loop systems, significantly reducing operational water demands.

In addition, Phase 1 includes staging areas, circulation routes, and support facilities along with on-site independent power production in Section 11, setback a minimum of 100 feet north of the north line of the WAPA easement - and no easement crossings or grading is proposed on or near the defined easement corridor. Grid interconnection is also being considered through agreements with Black Hills Energy.

The PUD allows on-site workforce housing as an allowed use, but no on-site residential is currently proposed.

We appreciate the opportunity to provide you this information.
Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Casey L. Palma', with a stylized flourish at the end.

Casey L. Palma, AICP
Palma Land Planning, LLC
Casey@PlanDesignWY.com

Cc: Andrew Schafer, Senior Project Engineer, LANGAN Engineering and Environmental
Tim Denenberg, Director, Market Development, NA, Vantage Data Centers
Catherine Cundall, Associate Planner, Laramie County Planning & Development Office

Encl: Conceptual Site Plan dated July 31, 2026



Vicinity Map

PUD Information

Legal Description:

All of section 1 and section 11, those portions of the N1/2N1/2 of section 2, and Section 3 South of State Highway 223 (aka Terry Ranch Rd, Old Hwy 87), EXCEPT the UNRIS (COW) Laramie County, WY.

Proposed Use: Project Latigo Data Center / Industrial
Existing Zoning: LU - Land Use (General)
Proposed Zoning: PUD - Planned Unit Development (PUD)
Future Land Use Plan: Rural Metro (County)

PUD Zoning Area: ±1,835 Acres
Total Property Area: ±3,862 Acres

Legend

	Phase 1 Data Center / Industrial ±1,336 Acres
	Temp. Buffer (OSLI) (± 70 Acres) (incl. in DCI above)
	Future Data Center / Industrial ± 339 Acres
	Perimeter Open Space Buffer ± 40 Acres
	Minimum Conservation/Open Space ±120 Acres



Revised: June 31, 2026

Project Latigo PUD Site Layout Concept

1/2 0 1/4 1/2 Miles



Casey Palma <casey@plandesignwy.com>

WAPA Easement at PZ-26-00060 - VDC WY-A: Project Latigo PUD

6 messages

Casey Palma <casey@plandesignwy.com>

Thu, Jul 16, 2026 at 12:05 PM

To: rogers@wapa.gov, Brian Bertelsen <brian.bertelsen@vantage-dc.com>, Tim Denenberg <tim.denenberg@vantage-dc.com>

Cc: "Randy B. Reed" <rreed@lrw-law.com>, Savannah Field-Velasquez <savannah.field-velas@vantage-dc.com>, Kyle Fink <kfink@langan.com>, Andrew Schafer <aschafer@langan.com>, Catherine Cundall <catherine.cundall@laramiecountywy.gov>

Good Morning Tracy.

We have received your comment on this application.

Please let this email serve as an introduction to some of the core folks involved in this project's development.

We are aware of the WAPA Easement across Section 11 (as shown on Page 5 of attached Preliminary Plat / Survey and indicated in pink on attached ProjectLatigo-SiteConcept).

On the Conceptual Site Plan, you can see that Phase 1 of Project Latigo is constrained to the north of the BHE & WAPA Easements in Section 11. You will also notice that the significant natural features south of the easement are protected by a Conservation Easement in the proposed PUD Zoning.

The design team and project developer would appreciate the opportunity to meet and discuss any concerns or conditions that WAPA has regarding development of the parcel.

Please reply to this email with some times that you are available to meet and we can get an invite out to whomever needs to be part of the discussion.

Thank you and best regards,

CASEY L. PALMA, AICP**Principal | Palma Land Planning, LLC**

1775 Goodnight Trail, Suite 210,

Cheyenne, Wyoming | 82007

(307) 996-8281

Casey@PlanDesignWY.com

Member | American Planning Association

Urban Design & Preservation Division

This electronic message transmission from Palma Land Planning, LLC, including any attached files, may contain confidential and/or proprietary information. The information is intended to be for the use of the individual or entity named above specifically for the property, project, or application which is the subject of this transmission. Recipient is hereby advised that any unauthorized disclosure, copying, distribution or use of the contents beyond the intended subject is prohibited. If you received this electronic transmission in error, please reply to sender immediately, then delete this message without copying it or further reading.

2 attachments **LA25283_11X17_PreliminaryPlat 20260611.pdf**
6540K **26008 ProjectLatigo-SiteConcept_6-26-26.pdf**
2591K

----- Forwarded message -----

From: Catherine Cundall <catherine.cundall@laramiecountywy.gov>

Date: Wed, Jul 15, 2026 at 11:47 AM

Subject: PZ-26-00060 WAPA Review Comment

To: Casey Palma <casey@plandesignwy.com>

Cc: rogers@wapa.gov <rogers@wapa.gov>

Hi Casey,

The first round of agency reviews are to be completed by EOD on July 17, 2026, but WAPA is asking that the applicant contact them as soon as possible. Comments are below. The contact is Tracy Rogers at 970-461-7654. Please let me know if there's anything I can help with.

Take care,

Cate

Cate Cundall

Associate Planner

Laramie County Planning & Development

3966 Archer Parkway

Cheyenne, WY 82009

Direct Line 307-633-4618

Main Line 307-633-4303

PUBLIC RECORDS ACT

Email to and from me may constitute a public record and may be subject to disclosure upon request under the Wyoming Public Records Act and similar laws.

Fraud Notice

Laramie County Planning has been the target of fraudulent impersonation attempts. Be advised that we do not request or accept payments via wire transfer or ACH for any transactions. Any such payment instructions are unauthorized and are the actions of criminal actors. Always verify payment instructions directly with our office before remitting funds.

Rogers, Tracy (CONTR) <Rogers@wapa.gov>

Tue, Jul 21, 2026 at 12:19 PM

To: Casey Palma <casey@plandesignwy.com>, Brian Bertelsen <brian.bertelsen@vantage-dc.com>, Tim Denenberg <tim.denenberg@vantage-dc.com>

Cc: "Randy B. Reed" <rreed@lrw-law.com>, Savannah Field-Velasquez <savannah.field-velas@vantage-dc.com>, Kyle Fink <kfink@langan.com>, Andrew Schafer <aschafer@langan.com>, Catherine Cundall <catherine.cundall@laramiecountywy.gov>

Hello Casey,

Thanks for sharing this information. Before we set up a meeting I'm going to need a general idea of what you're going to do in Section 11. If you will be crossing, building an access road or hauling equipment through then we will need to set up a license agreement. This for safety of your workers and our facilities.

If you plan to stay completely outside of our easement then this case is closed.

Please send a brief description of your plans and I will review with our engineering and maintenance departments to foresee any possible concerns.

Have a great day!

Thanks,

Tracy Rogers | Lands Realty Technician

Wyandotte Services on contract to

Western Area Power Administration | Rocky Mountain Region | Loveland, CO

O) 970-852-5157 M) 970-237-9873 | [rogers\[at\]wapa.gov](mailto:rogers[at]wapa.gov)

From: Casey Palma <casey@plandesignwy.com>
Sent: Thursday, July 16, 2026 12:06 PM
To: Rogers, Tracy (CONTR) <Rogers@WAPA.GOV>; Brian Bertelsen <brian.bertelsen@vantage-dc.com>; Tim Denenberg <tim.denenberg@vantage-dc.com>
Cc: Randy B. Reed <rreed@lrw-law.com>; Savannah Field-Velasquez <savannah.field-velas@vantage-dc.com>; Kyle Fink <kfink@langan.com>; Andrew Schafer <aschafer@langan.com>; Catherine Cundall <catherine.cundall@laramiecountywy.gov>
Subject: [EXTERNAL] WAPA Easement at PZ-26-00060 - VDC WY-A: Project Latigo PUD

EXTERNAL E-MAIL: Before you click a link or open an attachment... STOP and THINK.
Forward any suspicious e-mail to spam@wapa.gov, or call WITCC at (720) 962-7111.

[Quoted text hidden]

Casey Palma <casey@plandesignwy.com> Tue, Jul 21, 2026 at 1:03 PM
To: "Rogers, Tracy (CONTR)" <rogers@wapa.gov>
Cc: Brian Bertelsen <brian.bertelsen@vantage-dc.com>, Tim Denenberg <tim.denenberg@vantage-dc.com>, "Randy B. Reed" <rreed@lrw-law.com>, Savannah Field-Velasquez <savannah.field-velas@vantage-dc.com>, Kyle Fink <kfink@langan.com>, Andrew Schafer <aschafer@langan.com>, Catherine Cundall <catherine.cundall@laramiecountywy.gov>

Thank you Tracy. We should be completely outside of the easement. We will put together a bit more of a narrative for your information and clarity, but I'm pretty confident at this time that we will be able to avoid any encroachment.

ppreciate your prompt response.
We'll discuss internally and be in touch soon.
Best regards,

CASEY L. PALMA, AICP

Principal | Palma Land Planning, LLC

1775 Goodnight Trail, Suite 210,

Cheyenne, Wyoming | 82007

(307) 986-8261

Casey@PlanDesignWY.com

Member | American Planning Association

Urban Design & Preservation Division

This electronic message transmission from Palma Land Planning, LLC, including any attached files, may contain confidential and/or proprietary information. The information is intended to be for the use of the individual or entity named above specifically for the property, project, or application which is the subject of this transmission. Recipient is hereby advised that any unauthorized disclosure, copying, distribution or use of the contents beyond the intended subject is prohibited. If you received this electronic transmission in error, please reply to sender immediately, then delete this message without copying it or further reading.

[Quoted text hidden]

Casey Palma <casey@plandesignwy.com> Fri, Jul 31, 2026 at 3:29 PM
To: "Rogers, Tracy (CONTR)" <rogers@wapa.gov>
Cc: Brian Bertelsen <brian.bertelsen@vantage-dc.com>, Tim Denenberg <tim.denenberg@vantage-dc.com>, "Randy B. Reed" <rreed@lrw-law.com>, Savannah Field-Velasquez <savannah.field-velas@vantage-dc.com>, Kyle Fink <kfink@langan.com>, Andrew Schafer <aschafer@langan.com>, Catherine Cundall <catherine.cundall@laramiecountywy.gov>

Hello Tracy,
As we prepare to resubmit the PUD Zoning Entitlement, addressing all comments, we are also coordinating with neighboring landowners - including OSLI - regarding several issues that are best addressed collaboratively.
I have attached to this email a Project Narrative, along with an updated Site Plan Concept for your review and information.

Based on your last email, we are considering the WAPA comment closed **as we are staying completely out of the WAPA easement and do not require any crossings at this time.** I anticipate that you will concur in your second round review comments.

As the project moves forward and in the context of the coordination referenced above, we will likely be reaching out to you in the future to keep you updated on the project status and if/when land use changes or expansion are contemplated.
Thanks again. Please feel free to reach out if you have any questions about the project generally or anything in the attached project narrative.

CASEY L. PALMA, AICP

Principal | Palma Land Planning, LLC

1775 Goodnight Trail, Suite 210,

Cheyenne, Wyoming | 82007

(307) 996-8281

Casey@PlaidDesignWY.com

Member | American Planning Association

Urban Design & Preservation Division

This electronic message transmission from Palma Land Planning, LLC, including any attached files, may contain confidential and/or proprietary information. The information is intended to be for the use of the individual or entity named above specifically for the property, project, or application which is the subject of this transmission. Recipient is hereby advised that any unauthorized disclosure, copying, distribution or use of the contents beyond the intended subject is prohibited. If you received this electronic transmission in error, please reply to sender immediately; then delete this message without copying it or further reading.

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Cate Cundall

[Quoted text hidden]

 **26008 Project Latigo - WAPA Narrative_7-31-26.pdf**
2367K

Type: Permit

Id: PZ-26-00060

Note Type* HOLD

Note Code: 

Text*

WAPA needs developer to get in touch with us. We have an electric transmission line running right through the middle of this area! At this time we can't approve.

Begin Date* 7/13/2026 

End Date: 

Link:

Publish on Portal - Private: ☒ Public: ☒

Attachments

July 31, 2026

Western Area Power Administration
Rocky Mountain Region | Loveland, CO
Attn: Tracy Rogers | Lands Realty Technician
(Wyandotte Services on contract)
O) 970-852-5157 M) 970-237-9873
rogers@wapa.gov



Re: Project Narrative for a PUD Zoning Application for Project Latigo, A Vantage Data Center; situated on All of Sections 1 and 11, and portions of Sections 3, 35, and the N1/2N1/2 of Section 2, Township 12 North, Range 67 West of the 6th P.M., Laramie County, Wyoming (±1,835 acres)

The purpose of the Project Latigo Planned Unit Development ("PUD") is to establish a zoning framework for the development of a data center campus and supporting infrastructure; together with an integrated, on-site, workforce accommodation component to house construction-phase personnel. Development of the project shall conform to the PUD Rules as submitted and may occur in multiple phases.

Vantage Data Centers is a recognized leader in provision of large-scale, flexible data center campuses for hyperscalers, cloud providers, and large enterprises; operating across North America, EMEA, and APAC and is differentiated from competitors with a unique approach to community engagement, campus scale, speed-to-market, efficiency, sustainability, financial strength, retained facility ownership and management, and customer satisfaction.

As you can see on the conceptual site plan attached, Phase 1 of the project includes four building sites, each consisting of a data center and mechanical central utility plant utilizing dry coolers and air-cooled chillers; internal cooling is provided by closed-loop systems, significantly reducing operational water demands.

In addition, Phase 1 includes staging areas, circulation routes, and support facilities along with on-site independent power production in Section 11, setback a minimum of 100 feet north of the north line of the WAPA easement - and no easement crossings or grading is proposed on or near the defined easement corridor. Grid interconnection is also being considered through agreements with Black Hills Energy.

The PUD allows on-site workforce housing as an allowed use, but no on-site residential is currently proposed.

We appreciate the opportunity to provide you this information.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Casey L. Palma', with a stylized flourish at the end.

Casey L. Palma, AICP
Palma Land Planning, LLC
Casey@PlanDesignWY.com

Cc: Andrew Schafer, Senior Project Engineer, LANGAN Engineering and Environmental
Tim Denenberg, Director, Market Development, NA, Vantage Data Centers
Catherine Cundall, Associate Planner, Laramie County Planning & Development Office

Encl: Conceptual Site Plan dated July 31, 2026



Vicinity Map

PUD Information

Legal Description:
All of section 1 and section 11, those portions of the N1/2N1/2 of section 2, and Section 3 South of State Highway 223 (Mia Terry Ranch Rd. Old Hwy 87), EXCEPT the UNRHS (RDwy) Laraine County, WV.

Proposed Use: Project Latigo Data Center / Industrial
Existing Zoning: LU - Land Use (General)
Proposed Zoning: PUD - Planned Unit Development (PUD)
Future Land Use Plan: Rural Metro (County)

PUD Zoning Area: ±1,835 Acres
Total Property Area: ±3,862 Acres

Legend

	Phase 1 Data Center / Industrial ±1,336 Acres
	Temp. Buffer (OSLI) (± 70 Acres) (incl. in DCI above)
	Future Data Center / Industrial ± 339 Acres
	Perimeter Open Space Buffer ± 40 Acres
	Minimum Conservation/Open Space ±120 Acres



Revised: June 31, 2026



Project Latigo PUD Site Layout Concept

1/2 0 1/4 1/2 Miles

Catherine Cundall

From: Rogers, Tracy (CONTR) <Rogers@WAPA.GOV>
Sent: Thursday, August 6, 2026 11:07 AM
To: Casey Palma
Cc: Brian Bertelsen; Tim Denenberg; Randy B. Reed; Savannah Field-Velasquez; Kyle Fink; Andrew Schafer; Catherine Cundall
Subject: RE: [EXTERNAL] WAPA Easement at PZ-26-00060 - VDC WY-A: Project Latigo PUD

Categories: Blue category

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.

Hi Casey,

Yes this case is closed as far as WAPA is concerned. I've also sent notice to Laramie County so you should be good to go.

Have a great day!

Thanks,

Tracy Rogers | Lands Realty Technician

Wyandotte Services on contract to
Western Area Power Administration | Rocky Mountain Region | Loveland, CO
O) 970-852-5157 M) 970-237-9873 | rogers[at][wapa.gov](mailto:rogers@wapa.gov)



From: Casey Palma <casey@plandesignwy.com>
Sent: Friday, July 31, 2026 3:30 PM
To: Rogers, Tracy (CONTR) <Rogers@WAPA.GOV>
Cc: Brian Bertelsen <brian.bertelsen@vantage-dc.com>; Tim Denenberg <tim.denenberg@vantage-dc.com>; Randy B. Reed <rreed@lrw-law.com>; Savannah Field-Velasquez <savannah.field-velas@vantage-dc.com>; Kyle Fink <kfink@langan.com>; Andrew Schafer <aschafer@langan.com>; Catherine Cundall <catherine.cundall@laramiecountyywy.gov>
Subject: Re: [EXTERNAL] WAPA Easement at PZ-26-00060 - VDC WY-A: Project Latigo PUD

EXTERNAL E-MAIL: Before you click a link or open an attachment... STOP and THINK.
Forward any suspicious e-mail to spam@wapa.gov, or call WITCC at (720) 962-7111.

Hello Tracy,

As we prepare to resubmit the PUD Zoning Entitlement, addressing all comments, we are also coordinating with neighboring landowners - including OSLI - regarding several issues that are best addressed collaboratively.

I have attached to this email a Project Narrative, along with an updated Site Plan Concept for your review and information.

Based on your last email, we are considering the WAPA comment closed - **as we are staying completely out of the WAPA easement and do not require any crossings at this time.** I anticipate that you will concur in your second round review comments.

As the project moves forward and in the context of the coordination referenced above, we will likely be reaching out to you in the future to keep you updated on the project status and if/when land use changes or expansion are contemplated.

Thanks again. Please feel free to reach out if you have any questions about the project generally or anything in the attached project narrative.

CASEY L. PALMA, AICP
Principal | Palma Land Planning, LLC

1775 Goodnight Trail, Suite 210,
Cheyenne, Wyoming | 82007
[\(307\) 996-8281](tel:3079968281)
Casey@PlanDesignWY.com
Member | American Planning Association
Urban Design & Preservation Division

This electronic message transmission from Palma Land Planning, LLC, including any attached files, may contain confidential and/or proprietary information. The information is intended to be for the use of the individual or entity named above specifically for the property, project, or application which is the subject of this transmission. Recipient is hereby advised that any unauthorized disclosure, copying, distribution or use of the contents beyond the intended subject is prohibited. If you received this electronic transmission in error, please reply to sender immediately; then delete this message without copying it or further reading.

On Tue, Jul 21, 2026 at 1:03 PM Casey Palma <casey@plandesignwy.com> wrote:

Thank you Tracy. We should be completely outside of the easement. We will put together a bit more of a narrative for your information and clarity, but I'm pretty confident at this time that we will be able to avoid any encroachment.

Appreciate your prompt response.
We'll discuss internally and be in touch soon.
Best regards,

CASEY L. PALMA, AICP
Principal | Palma Land Planning, LLC

1775 Goodnight Trail, Suite 210,
Cheyenne, Wyoming | 82007
[\(307\) 996-8281](tel:3079968281)
Casey@PlanDesignWY.com
Member | American Planning Association
Urban Design & Preservation Division

This electronic message transmission from Palma Land Planning, LLC, including any attached files, may contain confidential and/or proprietary information. The information is intended to be for the use of the individual or entity named above specifically for the property, project, or application which is the subject of this transmission. Recipient is hereby advised that any unauthorized disclosure, copying, distribution or use of the contents beyond the intended subject is prohibited. If you received this electronic transmission in error, please reply to sender immediately; then delete this message without copying it or further reading.

On Tue, Jul 21, 2026 at 12:19 Rogers, Tracy (CONTR) <Rogers@wapa.gov> wrote:

Hello Casey,

Thanks for sharing this information. Before we set up a meeting I'm going to need a general idea of what you're going to do in Section 11. If you will be crossing, building an access road or hauling equipment through then we will need to set up a license agreement. This for safety of your workers and our facilities.

If you plan to stay completely outside of our easement then this case is closed.

Please send a brief description of your plans and I will review with our engineering and maintenance departments to foresee any possible concerns.

Have a great day!

Thanks,

Tracy Rogers | Lands Realty Technician

Wyandotte Services on contract to

Western Area Power Administration | Rocky Mountain Region | Loveland, CO

O) 970-852-5157 M) 970-237-9873 | rogers[at][wapa.gov](mailto:rogers@wapa.gov)



From: Casey Palma <casey@plandesignwy.com>

Sent: Thursday, July 16, 2026 12:06 PM

To: Rogers, Tracy (CONTR) <Rogers@WAPA.GOV>; Brian Bertelsen <brian.bertelsen@vantage-dc.com>; Tim Denenberg <tim.denenberg@vantage-dc.com>

Cc: Randy B. Reed <rreed@lrw-law.com>; Savannah Field-Velasquez <savannah.field-velas@vantage-dc.com>; Kyle Fink <kfink@langan.com>; Andrew Schafer <aschafer@langan.com>; Catherine Cundall

<catherine.cundall@laramiecountywy.gov>

Subject: [EXTERNAL] WAPA Easement at PZ-26-00060 - VDC WY-A: Project Latigo PUD

EXTERNAL E-MAIL: Before you click a link or open an attachment... STOP and THINK.
Forward any suspicious e-mail to spam@wapa.gov, or call WITCC at (720) 962-7111.

Good Morning Tracy.

We have received your comment on this application.

Please let this email serve as an introduction to some of the core folks involved in this project's development.

We are aware of the WAPA Easement across Section 11 (*as shown on Page 5 of attached Preliminary Plat / Survey and indicated in pink on attached ProjectLatigo-SiteConcept*).

On the Conceptual Site Plan, you can see that Phase 1 of Project Latigo is constrained to the north of the BHE & WAPA Easements in Section 11. You will also notice that the significant natural features south of the easement are protected by a Conservation Easement in the proposed PUD Zoning.

The design team and project developer would appreciate the opportunity to meet and discuss any concerns or conditions that WAPA has regarding development of the parcel.

Please reply to this email with some times that you are available to meet and we can get an invite out to whomever needs to be part of the discussion.

Thank you and best regards,

CASEY L. PALMA, AICP

Principal | Palma Land Planning, LLC

[1775 Goodnight Trail, Suite 210,](#)

[Cheyenne, Wyoming | 82007](#)

[\(307\) 996-8281](#)

Casey@PlanDesignWY.com

Member | American Planning Association

This electronic message transmission from Palma Land Planning, LLC, including any attached files, may contain confidential and/or proprietary information. The information is intended to be for the use of the individual or entity named above specifically for the property, project, or application which is the subject of this transmission. Recipient is hereby advised that any unauthorized disclosure, copying, distribution or use of the contents beyond the intended subject is prohibited. If you received this electronic transmission in error, please reply to sender immediately; then delete this message without copying it or further reading.

----- Forwarded message -----

From: **Catherine Cundall** <catherine.cundall@laramiecountyyw.gov>

Date: Wed, Jul 15, 2026 at 11:47 AM

Subject: PZ-26-00060 WAPA Review Comment

To: Casey Palma <casey@plandesignwy.com>

Cc: rogers@wapa.gov <rogers@wapa.gov>

Hi Casey,

The first round of agency reviews are to be completed by EOD on July 17, 2026, but WAPA is asking that the applicant contact them as soon as possible. Comments are below. The contact is Tracy Rogers at 970-461-7654. Please let me know if there's anything I can help with.

Take care,

Cate

Cate Cundall

Associate Planner

Laramie County Planning & Development

[3966 Archer Parkway](#)

[Cheyenne, WY 82009](#)

Direct Line 307-633-4618

Main Line 307-633-4303

Email to and from me may constitute a public record and may be subject to disclosure upon request under the Wyoming Public Records Act and similar laws.

Fraud Notice

Laramie County Planning has been the target of fraudulent impersonation attempts. Be advised that **we do not request or accept payments via wire transfer or ACH** for any transactions. Any such payment instructions are unauthorized and are the actions of criminal actors. Always verify payment instructions directly with our office before remitting funds.

To: Molly Cook, Director
Laramie County Public Works
Molly.Cook@laramiecountywy.gov
307-633-4302 | Cell: 307-369-7195

From: Rebecca A. Bray, PE, PTOE, AICP, ENV SP – Langan

Info: Andrew Schafer, PE, - Langan

Date: 01 July 2026

Re: Trip Generation Memo
Project Latigo
Laramie County, Wyoming
Langan Project No.: 62084301

Introduction

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) has prepared this Trip Generation memo in support of a proposed data center project located in Laramie County, Wyoming (Project Latigo). As proposed for Phase I, the project will include four data center buildings totaling 3,211,200 square feet, an on-site warehouse totaling 50,000 square feet, and a 75,000-square-foot Operations Building. The on-site warehouse and Operations Building are ancillary to the data center use and are therefore not expected to attract trips independent of the data center operations. This submission supports the Laramie County Transportation Assessment Worksheet included in Appendix A and provides additional detail regarding the anticipated trip generation for the proposed project.

Project Description

The proposed development is located south of Terry Ranch Road, east of the Union Pacific Railroad tracks, and west of Highway 85. Vacant tracts of land are located south of the site. The proposed development is depicted on the site plan provided in Appendix B. The site plan includes four data center buildings (Sites 1.1, 1.2, 1.3, and 1.4), a warehouse building west of Site 1.3, and an Operations Building at the primary entrance from Terry Ranch Road. The Operations Building will serve drivers who do not need to access the secure data center area and will be staffed by a nominal number of the overall data center employees.

Site access will be provided by two proposed driveways on Terry Ranch Road. The eastern driveway will serve as the primary access point for entering and exiting traffic, while the western driveway will provide secondary access and accommodate construction-related traffic. As shown on the site plan, entering and exiting movements at the primary access point will be physically separated to improve operational efficiency and reduce potential conflicts. Both driveways will be gated to provide secure on-site access. Beyond the entrance, three inbound lanes will be provided to allow entering vehicles to queue on site while completing the required security

Technical Memorandum

clearance process. Drivers accessing the Operations Building, or those who do not need to proceed through the security gates, will be able to use the parking lot located before the security checkpoint.

Trip Generation

The estimated number of new trips for the proposed development was calculated using trip generation rates for Land Use Code 160 (Data Center) from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. Weekday morning and evening peak-hour trip generation rates were applied to the total data center square footage. The resulting vehicle trips generated by the proposed development during the weekday morning and evening peak hours are presented below. Because the warehouse and Operations Building are ancillary to the data center and are not expected to attract trips independent of data center operations, no separate trip generation was estimated for those uses.

Based on Langan's experience with similar data center projects, data centers generally do not generate high traffic volumes on a daily basis; however, site-generated traffic is typically highest and most concentrated during employee shift changes, which generally overlap with the weekday AM peak period from 7:00 AM to 9:00 AM and the weekday PM peak period from 4:00 PM to 6:00 PM. Accordingly, the Phase 1 trip generation estimates are summarized in Table 1.

Table 1: Trip Generation

Land Use	ITE Code	Size (SF)	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Data Center	160	3,211,200	121	49	31	130
Warehouse	NA	50,000	0	0	0	0
Operations Building	NA	75,000	0	0	0	0
			121	49	31	130

* Daily generation for the warehouse and Operations Building are ancillary to the overall data center operations

Conclusion

The proposed development is expected to generate a total of 170 trips during the AM peak period and 161 trips during the PM peak period. The applicant will work with both Laramie County and the Wyoming Department of Transportation on completion and submission of the necessary documents and analysis for the Traffic Impact Statement (TIS).

August 4, 2026

Doug Samuelson
Swan Ranch LLC / Clear Creek Land Company LLC
1961 Torrington Rd.
Cheyenne, WY 82009



Re: Access from Terry Ranch Road to Project Latigo; situated on All of Sections 1 and 11, and portions of the N1/2N1/2 of Sections 2, 3, and 35, Township 12 North, Range 67 West of the 6th P.M., Laramie County, Wyoming ($\pm 1,835$ acres)

Dear Mr. Samuelson,

We have received the public comment letter you sent to Laramie County regarding this project and I appreciate your diligence and position regarding access across the highway from your land north of Terry Ranch Road in Township 12 North, Range 67 West of the 6th P.M. in Laramie County.

As you know, my client intends to develop the opposing land (south of Terry Ranch Road) for a data center and supporting uses and infrastructure - as you can see on the attached conceptual site plan, they are also providing substantial buffering and conservation areas, and believe that being a good neighbor and community member are central to their company mission and business operations.

The PUD map submitted to Laramie County for the project, and the attached conceptual site plan, illustrate that the proposed accesses to the project align with existing access points (Speer Road and Parsley Blvd); we are aware that those roads are private and that there is no anticipated timeline for them to be dedicated as public right-of-way. All access to Project Latigo is intended to be directly from Terry Ranch Road (either via Interstate 25 or State Highway 85 (South Greeley Highway)).

The crucial reason the map highlights the access points as it does, is to clearly demonstrate conformance with the first principle of *WYDOT Accesses and Access Spacing Principles* of the **WYDOT Access Manual**:

• Accesses should be aligned directly across from each other when on opposite sides of the road. In other words two accesses should not be offset and should form a four legged intersection with the main road. See Figure A-5, page 30.

As you can imagine, and are likely already aware, the reason for this is that aligning opposing access points is significantly safer than having them offset; reducing traffic conflicts, driver strain, and accidents.

I apologize for any misunderstanding, inconvenience, or misrepresentation the illustration gave and appreciate the opportunity to provide you this additional information. Please contact me with any questions or concerns.

Sincerely,

Casey L. Palma, AICP
Palma Land Planning, LLC
Casey@PlanDesignWY.com
(307) 996-8282

Cc: Catherine Cundall, Associate Planner, Laramie County Planning & Development Office

Encl: Conceptual Site Plan dated August 4, 2026



Vicinity Map

PUD Information

Legal Description:
All of Section 1 and Section 11, those portions of the N12N1/2 of Section 2, and Section 3 South of State Highway 223 (aka Terry Ranch Rd, Old Hwy 87), EXCEPT the UPRR ROW, Larimer County, WY.

Proposed Use: Project Latigo Data Center / Industrial

Existing Zoning: LU - Land Use (General)

Proposed Zoning: PUD - Planned Unit Development (PUD)

Future Land Use Plan: Rural Metro (County)

PUD Zoning Area: ±1,835 Acres

Total Property Area: ±1,892 Acres

Legend

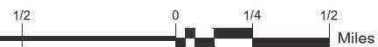
	Phase 1 Data Center / Industrial ±1,336 Acres
	Temp. Buffer (OSLI) (± 70 Acres) (not in DC/I above)
	Future Data Center / Industrial ± 339 Acres
	Perimeter Open Space Buffer ± 40 Acres
	Minimum Conservation/Open Space ±120 Acres



Revised: August 4, 2026



Project Latigo PUD Site Layout Concept



Doug Samuelson
Swan Ranch LLC
Clear Creek Land Company LLC
1961 Torrington Rd.
Cheyenne, WY 82009

July 26, 2026

RE: Project Latigo PUD, PZ-26-00060

Cate Cundall
Associate Planner
Laramie County Planning and Development Department
3966 Archer Parkway
Cheyenne, WY 82009
planning@laramiecountywy.gov

Dear Ms. Cundall,

I have one comment on the planned access roads that Palma Land Planning LLC has submitted to you for approval. On the Project Latigo PUD Map entered as an unlabeled exhibit, the applicant has identified two private roads they evidently plan to use for access. One road is Speer Rd and the other is Parsley Blvd. Neither of these roads are public and we absolutely will not allow Project Latigo to use these roads for access to their project. Mr. Palma met with me in person requesting access on Parsley Blvd for another Man Camp he was planning north of our property. He was denied access once before and he will be denied access for this project also. The only traffic allowed on Parsley Blvd is for META contractors and employees. We were not contacted by anybody from the project Latigo asking for access through our property, so I was surprised those two roads are on their Exhibit showing those roads.

Sincerely,

A handwritten signature in blue ink that reads "Doug Samuelson". The signature is written in a cursive, flowing style.

Doug Samuelson
Manager

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FOR A PORTION OF LAND LOCATED IN SECTIONS 1, 2, 3, 11, TOWNSHIP 12
NORTH, RANGE 67 WEST, AND SECTION 35, TOWNSHIP 13 NORTH, RANGE 67
WEST, LARAMIE COUNTY, WY FROM
LAND USE TO PLANNED UNIT DEVELOPMENT**

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 2025 Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with section 2-1-103 of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with section 2-4-111 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:

- i. The zone change request supports and upholds the safety and health of the community; and that it endorses the general welfare of the inhabitants of Laramie County; and that one of the following two (2) is also determined and declared to be a finding:
 - A. The existing zoning classification of the land does not fit the overall development pattern of the area; or
 - B. There have been changes of a physical, economic, or social nature within the area which have prompted the request, and which enable the zone change to better meet community needs.

and the Board approves a Zone Change for a portion of Section 1, 2, 3, 11, T12N, R67W, and Section 35, T13N, R67W, Laramie County, WY from Land Use to Planned Unit Development, as shown on the attached “Exhibit A with no conditions.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2026.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

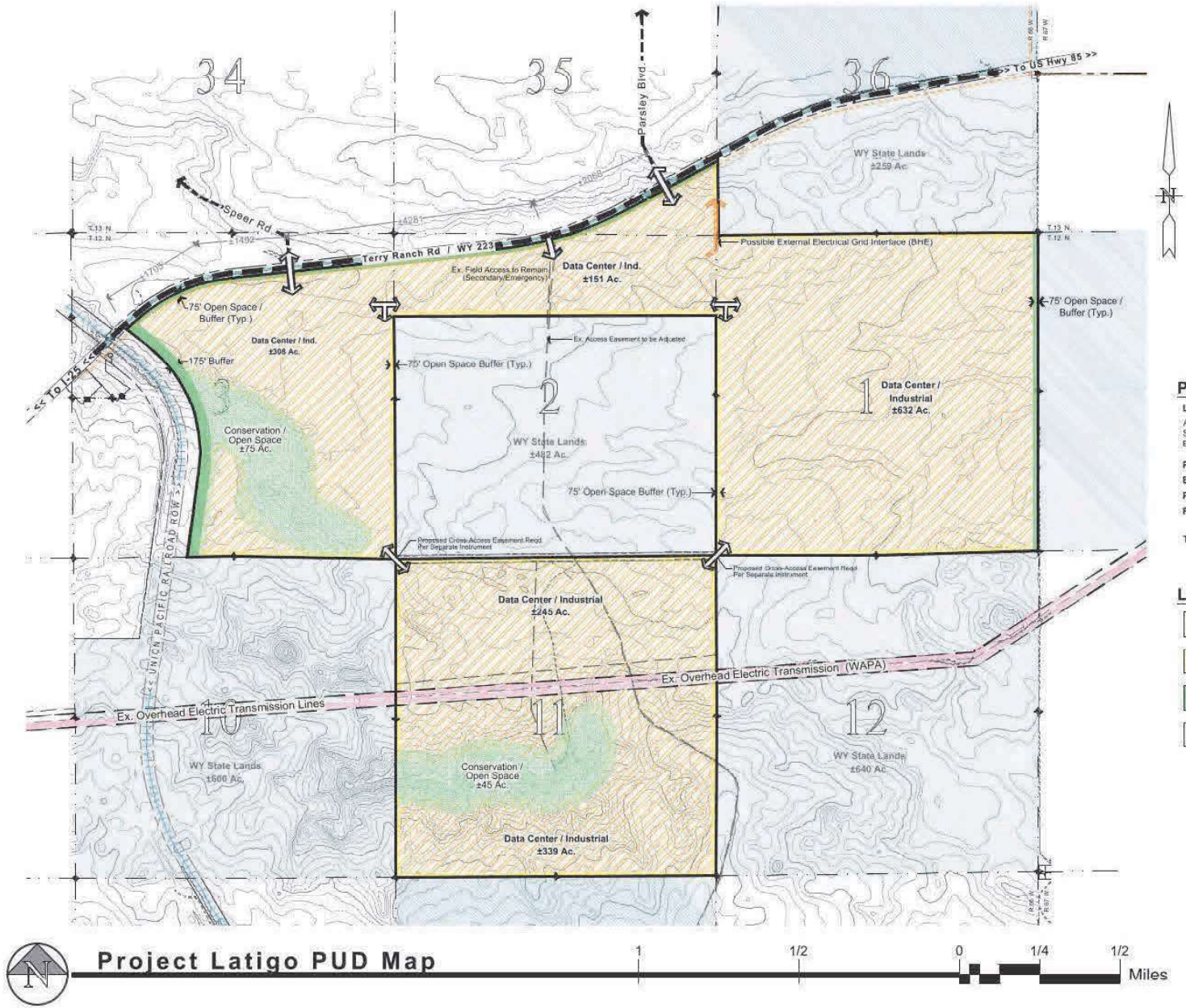


Exhibit 'A'

PROJECT LATIGO

Planned Unit Development Rules

PURPOSE

The purpose of the Project Latigo Planned Unit Development ("PUD") is to establish a zoning framework for the development of a data center campus and supporting infrastructure; together with an integrated, on-site, workforce accommodation component to house construction-phase personnel.

This PUD is established on approximately 1,835 acres in Township 12 North, Range 67 West of the 6th P.M. and more particularly comprised of: All of Section 1 and Section 11, and those portions of the N1/2N1/2 of Sections 2, 3, and 35 falling South of State Highway 223 (AKA Terry Ranch Rd, Old Hwy 87), EXCEPT the UPRR ROW, Laramie County, WY; pursuant to LCLUR Section 2-4-111 and incorporates Workforce Accommodation Quarters as described in LCLUR Section 2-4-104(c) and Section 3-1-103(e)(iii) Temporary Uses - for the temporary construction-phase housing component only. Any provisions not specifically modified herein shall apply as written in the LCLUR.

CONTENTS

A. Allowable Permitted Uses	
1. Primary Uses — Data Center & Energy Infrastructure	2
2. Light Industrial / Supporting Uses.....	2
3. Workforce Accommodation Quarters (Construction-Phase).....	2
4. Accessory Uses and Incidental Structures, Equipment, and Appurtenances.....	3
B. Conditional and Prohibited Uses	
1. Conditional Uses.....	3
2. Prohibited Uses.....	3
C. Development Standards (General)	
1. Setbacks	3
2. Maximum Density and Intensity	4
a. Data Center Campus	4
b. Workforce Accommodation Sub-Area.....	4
c. Height Limitations.....	4
d. Maximum Lot Coverage.....	4
D. Additional Development Standards	
1. Access, Parking, and Circulation.....	4
2. Modular / Relocatable Construction (workforce sub-area only)	5
3. Water and Sewer.....	5
4. Data Center & Industrial.....	5
5. Roads and Traffic Requirements.....	5
6. Grading, Drainage, Stormwater, and Erosion & Sediment Control	5
7. Service, Refuse, and Mechanical Areas.....	5
8. Environmental Protection	6
9. Noise and Lighting.....	6
10. Easements.....	6
11. Signage.....	6
12. Site Plans	6
13. Landscaping	6
E. Workforce Housing Standards (sub-area only)	7
F. Comprehensive Plan Consistency	8
G. Amendments	8
H. Appendix and Exhibits	
Exhibit A: PUD Map Exhibit	9
Exhibit B: Preliminary Plat	10

A. ALLOWABLE PERMITTED USES

The PUD district is intended for industrial uses requiring buffering, secure operations, and associated accessory uses that cannot readily fit into general commercial or mixed-use districts due to unique site and operational constraints including, but not limited to the nature, scale, and security requirements. The following uses are permitted within this PUD.

1. Primary Uses — Data Center & Energy Infrastructure

- i. Data Centers (enterprise, colocation, hyperscale), including server halls, network rooms, command/control/operation centers.
- ii. Substations, switchyards, electric transmission and distribution lines.
- iii. On-site power generation facilities (including but not limited to natural-gas, reciprocating-engine, and turbine plants) supporting the campus load.
- iv. Battery energy storage systems (BESS).
- v. Central utility / chiller-water plants and process-cooling infrastructure.
- vi. Potable water supply, treatment, and distribution.
- vii. Carbon capture, sequestration, or process emissions control facilities.
- viii. Wastewater pre-treatment facilities and engineered evaporation ponds.
- ix. Petroleum and other fuel storage incidental to on-site generation, emergency power, maintenance, construction, and operations.
- x. Communications and fiber-optic facilities, including towers and duct banks.
- xi. Pipeline corridors (water, gas, fiber).

2. Light Industrial / Supporting Uses

- i. Warehousing, indoor storage, outdoor storage (excluding scrap/junk yards).
- ii. Offices and employee facilities supporting on-site operations and administration.
- iii. Secondary assembly facilities for complex systems and components.
- iv. Construction laydown, staging yards, and temporary contractor offices during build-out.
- v. Load banks, generators, and testing facilities.
- vi. Guard houses and access-control facilities.

3. Workforce Accommodation Quarters (Construction-Phase)

The following temporary residential and supporting uses are permitted within a designated workforce accommodation sub-area of the PUD, subject to the standards herein. These uses are tied to the active construction phase of the permanent data center campus.

- i. Modular Housing Units (MHUs) – HUD or non-HUD, commercial-grade modular lodging.
- ii. Recreational Vehicle (RV) pad sites with utility hookups for use by construction-phase workers.
- iii. Centralized dining facility (food service for residents only).
- iv. Laundry facilities (self-service and commercial).
- v. Indoor recreation and common areas (fitness, lounge, game room).
- vi. Campus management and administrative offices.
- vii. Medical Center / Wellness Clinic.
- viii. Convenience retail (campus store).
- ix. Maintenance and storage buildings.
- x. Gatehouse and security facilities.
- xi. Transportation shuttle staging, parking, and vehicle maintenance areas.
- xii. Temporary and permanent utility infrastructure (water storage and treatment, wastewater systems, power, communications).
- xiii. Emergency services staging (fire suppression equipment storage, first aid station).
- xiv. Other accessory uses customarily incidental to workforce accommodation quarters.

4. Accessory Uses and Incidental Structures, Equipment, and Appurtenances

The above Permitted Uses include accessory structures and facilities consistent with industry standards, including but not limited to: meters, launchers, booster facilities, valves, heaters, pumps, pipeline appurtenances, machinery, engines, blow-off valves, compressors, electrical equipment, conduit, blowers, measurement equipment, communications lines or equipment, towers, central utility plants, containerized electrical gear, associated access grating platforms, and any other structure necessary, convenient, or desirable for operations and equipment used in connection therewith.

B. CONDITIONAL AND PROHIBITED USES

1. Conditional Uses

Uses not listed above, but appropriate to the location and supporting the primary use(s) may be permitted by Conditional Use approval in accordance with LCLUR procedures.

2. Prohibited Uses

- i. Hotels or motels open to the general public.
- ii. Campgrounds or RV parks open to the general public.
- iii. Scrap yards or junkyards.
- iv. Adult entertainment establishments.
- v. Any residential use not related to active employment on Project Latigo or qualifying Laramie County infrastructure projects.
- vi. Any use generating excessive and sustained vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line or noise generated by the facility is discernable at 65 dBA or above as measured at the property line.

C. DEVELOPMENT STANDARDS (GENERAL)

The application of LCLUR Section 2-4-111(C) to lands within this PUD is modified as follows.

1. Setbacks

SETBACK TYPE	MINIMUM DISTANCE
Primary Data Center and Secondary Uses: principal structures from external property lines	75 feet
Workforce Accommodation and Supporting Uses: principal structures from external property lines	30 feet
Accessory structures from external property lines	25 feet
Internal setbacks between MHUs (workforce accommodation sub-area)	Per manufacturer's installation instructions and IFC; minimum 10 feet
RV pad spacing (workforce accommodation sub-area)	Minimum 12 feet between units
Cross-access between adjacent developments	Waived (security and operational integrity)

Setbacks between structures or from internal lot lines within the PUD shall be governed by the International Fire Code as adopted ("IFC") and applicable manufacturer installation specifications, rather than the standard LCLUR setback tables, due to the campus configuration of the development.

2. Maximum Density and Intensity**a. Data Center Campus**

- i. No upper limit on data center building square footage, provided all PUD standards (lot coverage, setbacks, parking, infrastructure capacity) can be met.
- ii. Generation capacity, BESS capacity, and substation count shall be limited only by the underlying power, water, and structural capacities approved at site plan.

b. Workforce Accommodation Sub-Area

- i. Total capacity and density of workforce housing units, MHUs, and RV pad spaces to be determined at site plan phase or in PUD Amendment defining sub-area(s).
- ii. RV spaces may be converted to MHU pads or removed in subsequent phases.
- iii. Total population cap of 3,000 residents at any one time.

c. Height Limitations

- i. Data center, energy infrastructure, and accessory industrial structures:
Maximum 75 feet or as restricted by state or federal law.
- ii. Workforce sub-area principal structures (MHUs and support buildings):
Maximum 45 feet or two stories, whichever is less.
- iii. Accessory utility equipment, communications facilities, transmission structures:
Height Exceptions in the PUD include any screening or mitigation devices or features along with the provisions of LCLUR Section 3-1-102(j) (Height Exceptions) and applicable state/federal law.

d. Maximum Lot Coverage

- i. Lot coverages shall be measured cumulatively across the use area, irrespective of subdivisions or lots,
- ii. Designated conservation areas and open space per PUD Section D.10.i may be counted to satisfy this requirement,
 - a. Data Center/Industrial lot coverage shall not exceed 90% coverage for buildings, parking, and other impervious surfacing.
 - b. Workforce Accommodations: Lot coverage shall not exceed 85% of the sub-area; and shall include open space, landscaping, stormwater management, and/or recreational space(s).

D. ADDITIONAL DEVELOPMENT STANDARDS

1. Access, Parking, and Circulation

- i. Access from and egress to public roadways shall meet Laramie County Public Works and/or WYDOT standards as applicable, per LCLUR Chapter 6.
- ii. Parking on Data Center/Industrial lots shall be sized to accommodate the maximum number of employees during peak working shift, plus visitor and service vehicles. The developer of each sub-area shall determine loading areas and ingress/egress configuration.
- iii. Parking within the workforce accommodation sub-area shall be calculated at a minimum of 1 space per two dwelling units (0.5/DU) and shall include a minimum of 100 overflow spaces.
- iv. A designated shuttle staging and turnaround area shall be provided within the workforce sub-area.
- v. Parking shall be on private property and shall not be located within a public right-of-way or shared access easement serving two or more properties unless properly defined and agreed in writing by all parties to the easement.
- vi. Internal circulation roads shall accommodate emergency vehicle access (minimum 20-foot unobstructed travel width per IFC Appendix D, with appropriate turning radii). Internal roads are private and are not required to meet public road standards.
- vii. External pedestrian circulation requirements of the LCLUR are waived. Internal pedestrian circulation (sidewalks or paths connecting housing to support facilities and shuttle stops) shall be provided within the workforce sub-area.

2. Modular / Relocatable Construction (workforce sub-area only)

MHUs and accessory or support structures within the workforce sub-area shall be consistent with the IBC as applicable and as adopted by the jurisdiction, and subject to the following provisions:

- i. The Building Official may approve alternative materials, designs, or methods of construction where the applicant demonstrates equivalency in quality, strength, fire resistance, durability, and safety to the prescriptive provisions of the IBC.
- ii. All structures shall be classified under the IBC using the appropriate occupancy group.
- iii. Electrical installations shall comply with the National Electrical Code (NEC) as adopted by the State of Wyoming; per Wyo. Stat. § 35-9-120, the NEC governs in any conflict with the IBC/IFC for electrical work.
- iv. For MHU structures conforming to the dimensional envelope and occupancy parameters established in this PUD, the Building Official is authorized to approve Alternative Means and Methods Requests (AMMR) administratively, without PUD amendment, when written findings of equivalency are made consistent with IBC Section 104.11.
- v. Any workforce housing appropriately established pursuant to this PUD and approved site plan shall be valid for 12-months following the substantial completion of the construction of the primary use facilities.

3. Water and Sewer

- i. All water and wastewater systems shall be designed and stamped by a Wyoming-licensed engineer.
- ii. Water service to be provided by on-site well(s) or connection to the City of Cheyenne BOPU systems(s) via Outside User Agreement (OUA) subject to other criteria herein.
- iii. Sewer service to be provided by engineered on-site treatment or connection to the City of Cheyenne BOPU systems(s) via OUA subject to other criteria herein;
 - Storage tanks or vault-and-haul may be used during initial phases prior to establishment of permanent solution(s).
 - Temporary solutions operations shall include contracts, manifests, and disposal receipts maintained on-site for inspection.

4. Data Center & Industrial

- i. Hauled water may be used during initial phases prior to establishment of permanent source(es).
- ii. Process water for cooling shall be a “closed-loop” system and shall be detailed in the project Water Resource Plan submitted at site plan.

5. Roads and Traffic Requirements

- i. Access from and egress to public roadways shall be constructed to Laramie County Public Works and/or WYDOT standards as applicable.
- ii. In conjunction with any plat / subdivision permit application or site plan review, a Transportation Impact Analysis may be required pursuant to LCLUR Section 5-6-103. The Planning Director may waive a detailed Traffic Impact Study based on demonstrated trip-generation characteristics provided by a Wyoming-licensed Professional Engineer.
- iii. All internal roadways are private. Internal road design shall be adequate for emergency vehicle access, and employee/visitor/vendor/service traffic.

6. Grading, Drainage, Stormwater, and Erosion & Sediment Control

- i. Replication of pre-development hydrologic conditions is preferred.
- ii. All designs shall meet the County MS4 permit standards and Wyoming PDES requirements; Best Management Practices shall be followed per Laramie County standards.
- iii. A written Grading, Erosion, and Sediment Control (GESCC) statement shall be submitted with any Site Plan Review application.

7. Service, Refuse, and Mechanical Areas

- i. Service and refuse areas shall be visually screened from view of public Rights-of-Way.
- ii. Data Center mechanical equipment yards are exempt from screening (due to cooling-system and operational constraints)

8. Environmental Protection

- i. Significant natural features shall be preserved to the extent possible and such conservation/open space areas may be counted towards the “unimproved” or pervious development area(s) per this PUD and the LCLUR.
- ii. All lot owners or operators shall control noxious weeds and take measures to prevent erosion.
- iii. Hazardous materials and chemicals shall be stored and disposed of in accordance with all applicable environmental laws and Laramie County Regulations.
- iv. Within the workforce accommodation sub-area: solid waste shall be collected in wildlife-resistant containers with at least weekly disposal; no outdoor food storage that may attract wildlife; no surface discharge of raw sewage or greywater.

9. Noise and Lighting

- i. Exterior lighting shall comply with DarkSky International Outdoor Lighting Policies, and LCLUR Section 3-1-109(ee) (Outdoor Lighting): e.g. full-cutoff luminaires, no direct up-light, glare mitigation, at adjacent non-participating properties.
 - a. Temporary and permanent exemptions may be granted by applicable Laramie County authority for reasons of safety, emergency, legal or regulatory requirements, or seasonal or special purposes.
- ii. Noise level limitations apply at all external property lines within 500 feet of existing non-participating residential uses; and in such cases, shall comply with the performance standards and exemptions of LCLUR Section 3-1-110.m.v.I(2).

10. Easements

- i. No structure shall be located within a defined-width access, drainage, or utility easement.
- ii. Easements for installation and maintenance of utilities, drainage, and access shall be negotiated at site plan or at the time infrastructure is installed.

11. Signage

- i. All regulatory traffic and directional signage shall conform to the current Manual on Uniform Traffic Control Devices (MUTCD).
- ii. Monument signage and wayfinding at PUD entrances are permitted.
- iii. No billboards shall be constructed within the PUD.

12. Site Plans

- i. A Laramie County-approved Site Plan is required prior to issuance of any building permit and for any new or change of use, pursuant to the LCLUR
- ii. All site plans shall meet the requirements of the then-currently adopted LCLUR and this PUD.
- iii. Traffic Study, Final Drainage Report, and Landscape Plans required for site plan review may be waived or delayed at the discretion of the Planning Director based on the independent facts of each application.

13. Landscaping

- i. The application of LCLUR Sections 3-1-109(p-z) to lands within this PUD is modified as follows.
 - a. Landscape area cap shall comply with LCLUR Section 3-1-109.w.iii (D).
 - b. Required Landscape area shall be based on the total impervious area, not the total parcel area.
 - c. Any or all of the Landscape Points requirement may be fulfilled with a Conservation Landscape Plan.
 - d. All landscape plans shall be prepared by a Wyoming-licensed landscape architect.

E. WORKFORCE HOUSING STANDARDS (SUB-AREA ONLY)

The standards in this Section apply only to the workforce accommodation sub-areas. Compliance with these standards supports the trip-reduction characteristics, community compatibility, and public health and safety basis for integrating temporary housing within the data center campus during construction phases and are subject to a defined sunset / decommissioning trigger as defined in Subsection 5 below.

1. Eligible Occupants

Housing within the workforce sub-area by right is restricted to employees, contractors, and subcontractors actively employed on construction or commissioning of Project Latigo, supporting energy infrastructure, or related Laramie County qualifying infrastructure projects. Occupancy by dependents, family members, or unrelated persons is permitted by Conditional Use per PUD Section B.1. The campus operator shall maintain a current occupant roster available for inspection by Laramie County.

2. On-Site Services

The workforce sub-area operator shall provide, at a minimum, the following services within the boundary of the PUD. Additional services are allowed as otherwise defined herein, and may be provided at operator/developer's sole discretion:

a. **Food/grocery availability:**

- i. Dining, food service, or grocery availability for a minimum of two meals daily,

b. **Laundry and Sanitation:**

- i. Full access (key card) monitored self-service laundry facilities.
- ii. Solid waste (trash) pickup minimum once per week.

c. **Recreation:**

- i. Continuous lighted pathways shall be provided from the residential units to the shared facilities; dead-end pathways are only allowed at unit access or shared facilities.
- ii. Functional turf shall be provided on a per resident basis as follows:
 - A minimum of 5 square per resident for the first 1,000 residents, and
 - A minimum of 3 square feet for each resident above 1,000 total residents.
- iii. 7,000 square feet of outdoor hard-surface recreation areas (courts or plazas) shall be provided.

On-site services and facilities are not available to the general public or guests except as authorized and documented by management on a case-by-case basis.

3. Secured Campus

The workforce sub-area shall be gated and access-controlled. Outside visitors are not permitted in residential or support-facility areas without management authorization and documentation. The workforce sub-area shall be physically separated from active data center construction and operations zones by fencing, berming, landscaping, or comparable measures. There shall be private security personnel provided for the housing sub-area. The workforce security personnel and services may be shared with security for primary use(s) where dedicated security personnel is not required.

4. Community Liaison

The campus operator shall designate a community liaison and provide contact information to Laramie County and adjacent property owners for the duration of workforce sub-area operations. A complaint response protocol shall be maintained and made available to Laramie County staff on request.

5. Duration / Sunset Trigger

The workforce sub-area approval is tied to active construction and commissioning of the Project Latigo campus. The workforce sub-area shall be decommissioned within 12 months following the earlier of:

- a. substantial completion and final acceptance of the final phase of data center build-out, or
- b. cessation of construction activities for a continuous period of 12 months, unless the applicant obtains a PUD amendment to extend, repurpose, or convert the sub-area.

6. Conversion to Permanent Use

Nothing in this PUD precludes the applicant from seeking a PUD amendment, zone change, or other land use approval to convert all or a portion of the workforce sub-area to a permanent use (e.g., on-site operations / employee housing, ancillary commercial, or expansion of data center or industrial uses) at a future date, subject to all applicable procedures and standards of the LCLUR and this PUD.

F. COMPREHENSIVE PLAN CONSISTENCY

The proposed PUD meets the goals of the Laramie County Comprehensive Plan and PlanCheyenne by:

- i. Providing critical digital infrastructure and energy investment supporting regional economic development, job creation, and tax base, consistent with the Plan's economic development goals and gateway corridors.
- ii. Locating high-intensity industrial use away from the urbanized area while leveraging existing transmission and transportation corridors.
- iii. Mitigating impacts on adjacent land uses through integrating on-site temporary workforce housing (reducing off-site traffic and rental-market pressure during construction), and operational standards limiting traffic, noise, and light impacts.
- iv. Phasing infrastructure and transitioning from temporary systems to centralized service consistent with the Plan's infrastructure goals.
- v. Requiring decommissioning of the workforce sub-area to ensure the temporary housing footprint does not become a long-term land-use legacy.

G. AMENDMENTS

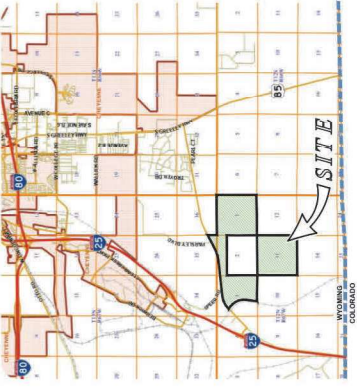
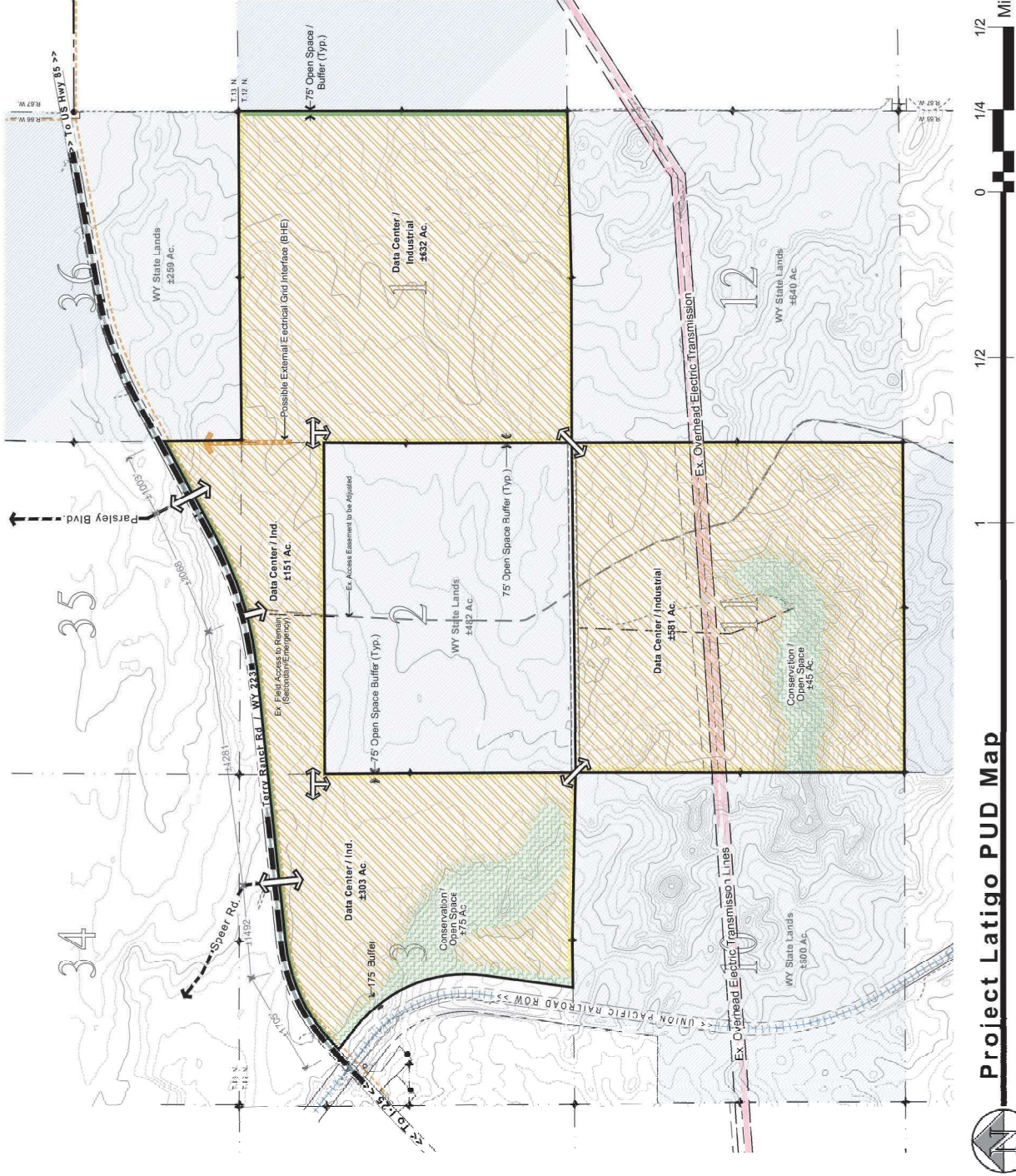
Amendments to these PUD Rules shall follow the procedures established in LCLUR Section 2-4-111(iii). Minor amendments that do not impact use, intensity, or the overall concept of the development or in excess of 30% of the total PUD area, may be approved administratively by the Planning Director. Major amendments shall be processed as a Zone Change.

H. APPENDIX AND EXHIBITS

The following exhibits and supporting documents are incorporated by reference and submitted with this PUD application:

Exhibit A: PUD Map Exhibit

Exhibit B: Preliminary Plat



Vicinity Map

PUD Information

Legal Description:
All of Section 1 and Section 11, those portions of the N/2N1/2 of Section 2, and Section 3 South of State Highway 223 (aka Terry Ranch Rd. Old Hwy 87), EXCEPT the UPRR ROW, Laraine County, WY.

Proposed Use:
Project Latigo Data Center / Industrial

Existing Zoning:
LU - Land Use (General)

Proposed Zoning:
PUD - Planned Unit Development (PUD)

Future Land Use Plan:
Rural Metro (County)

Total Property Area:
±1,835 Acres

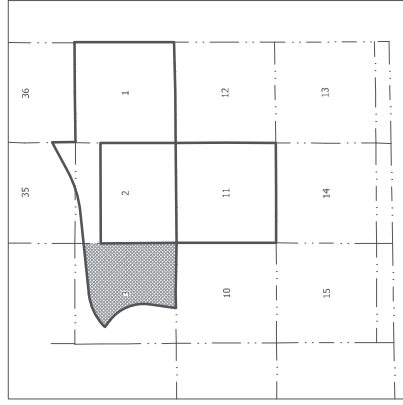
Legend

	Data Center / Industrial	±1,835 Acres
	Temp. Buffer (OSU) (Incl. in DC/ above)	±70 Acres
	Perimeter Open Space Buffer	±20 Acres
	Minimum Conservation/Open Space	±120 Acres



Dated: June 26, 2026

PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP 12 NORTH, RANGE 67 WEST
AND A PORTION OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF LARAMIE, STATE OF WYOMING



LEGEND

- FOUND SURVEY MONUMENT, AS NOTED**
- SURVEY MONUMENT - 5" X 7 3/4" REBAR WITH
P-1/2" DIAMETERS ALUMINUM CAP STAMPED
MARK ENG 11.5.2579A
- P-1/2" DIAMETER ALUMINUM CAP STAMPED
MARK ENG 11.5.2579A
- SECTION CORNER**
- SURVEYED PROPERTY BOUNDARY LINE
INTERSECTION LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
RAILROAD TRACKS
ADJACENT LOT BOUNDARY
MONUMENT
- 800'

REVIEW
COPY

NOT PRINTED TO SCALE
FOR REFERENCE ONLY

PROJECT LATIGO - PRELIMINARY PLAT
PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP
12 NORTH, RANGE 67 WEST AND A PORTION OF
SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN
CITY OF CHEYENNE, COUNTY OF LARAMIE, STATE OF
WYOMING



R&R ENGINEERS-SURVEYORS, INC.
 1635 W. 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 303-753-6730
www.rrengs.com

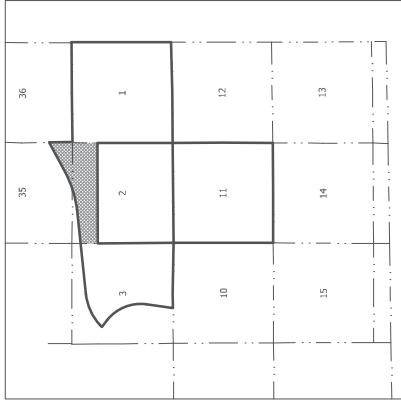
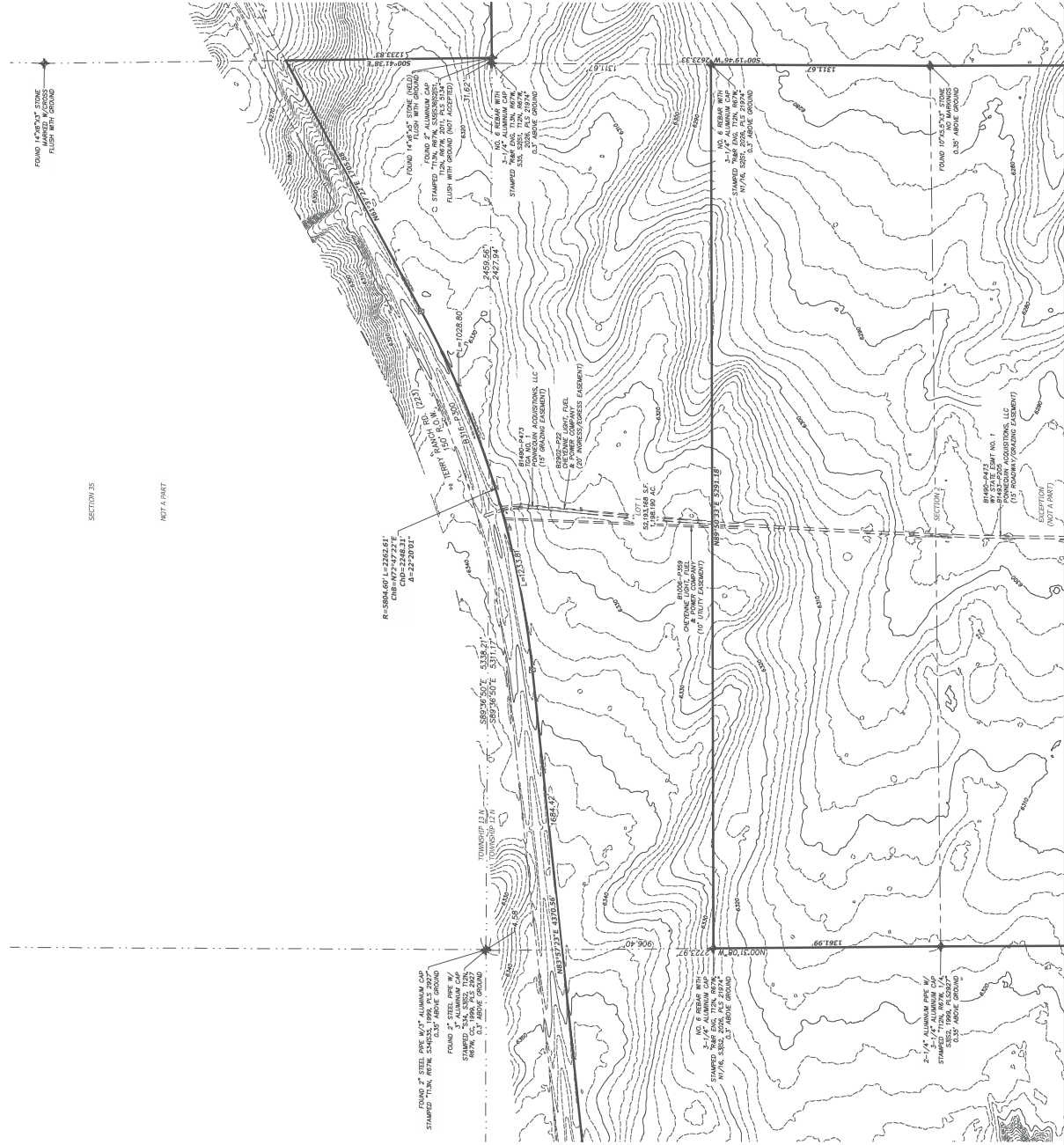
REVISIONS

No.	Description	Date	By
1	Initial Issue	07/20/2028	MLJP

File: LA25283-PLAT
 Comp. Date Date: 07/20/2028
 Drawn By: MLJP

PROJECT LATIGO - PRELIMINARY PLAT

PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP 12 NORTH, RANGE 67 WEST
AND A PORTION OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF LARAMIE, STATE OF WYOMING



KEYMAP

- LEGEND
- FOUND SURVEY POINTS, AS NOTED
 - FOUND 14\"/>

REVIEW
COPY

H&B ENGINEERS-SURVEYORS, INC.
1111 14TH AVENUE, SUITE 110
DENVER, COLORADO 80204
www.hsbengineers.com

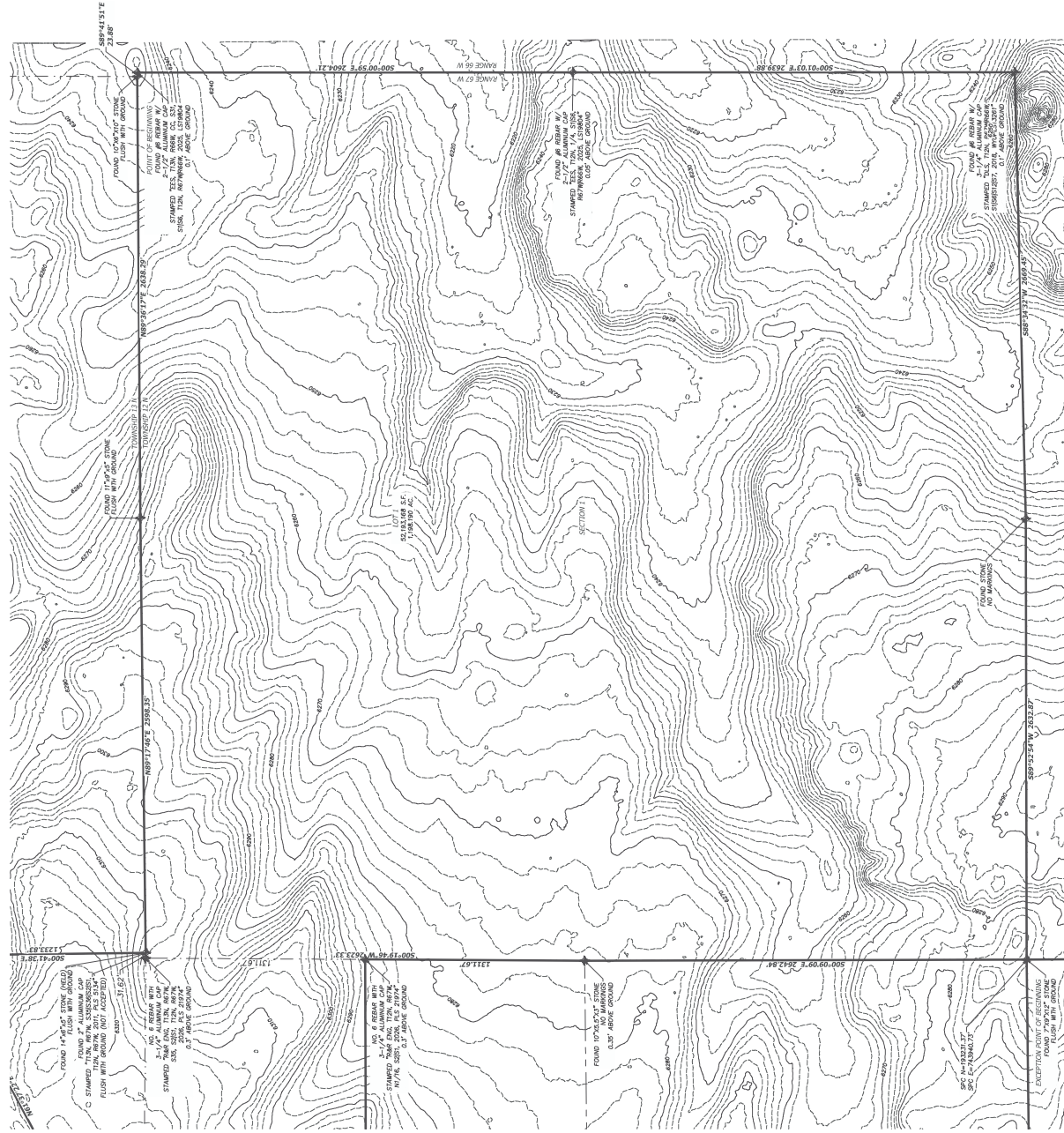
PROJECT LATIGO - PRELIMINARY PLAT
PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP 12 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF LARAMIE, STATE OF WYOMING

REVISIONS

NO.	DATE	BY	CHKD.	DESCRIPTION
1	08/15/2024	KL	KL	ISSUED FOR REVIEW

LA25283

PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP 12 NORTH, RANGE 67 WEST
AND A PORTION OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF LARAMIE, STATE OF WYOMING



LEGEND

- LEGEND**
- | | |
|-----------|---|
| ● | FOUND SURVEY MONUMENT, AS NOTED |
| ○ | SURVEY MONUMENT - 5" X 3" X 8" REELS WITH
1-1/2" DIAMETERS ALUMINUM CAP STAMPED |
| ⊙ | RIGHT-CORNER MONUMENT - 5" X 7" X 6" REELS WITH
1-1/2" DIAMETER ALUMINUM CAP STAMPED |
| B | 9685 DMC 1/15 1570' |
| → | SECTION CORNER |
| - - - - - | SUCCESSIVE PROPERTY BOUNDARY LINE |
| - - - - - | SECTION LINE OR QUARTERSECTION LINE |
| - - - - - | RIGHT-OF-WAY LINE |
| - - - - - | EASEMENT LINE |
| - - - - - | ADJACENT PROPERTY BOUNDARY LINE |
| - - - - - | MINOR CONTIGUOUS |
| - - - - - | \$80' - - - - - \$80' |

REVIEW
COPY

NOT PRINTED TO SCALE
FOR REFERENCE ONLY

PROJECT LATIGO - PRELIMINARY PLAT
PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP
12 NORTH, RANGE 67 WEST AND A PORTION OF
SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN
CITY OF CHEYENNE, COUNTY OF LARAMIE, STATE OF
WYOMING



R&R ENGINEERS-SURVEYORS, INC.
 1635 W. 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 303-753-6730
www.rrengineers.com

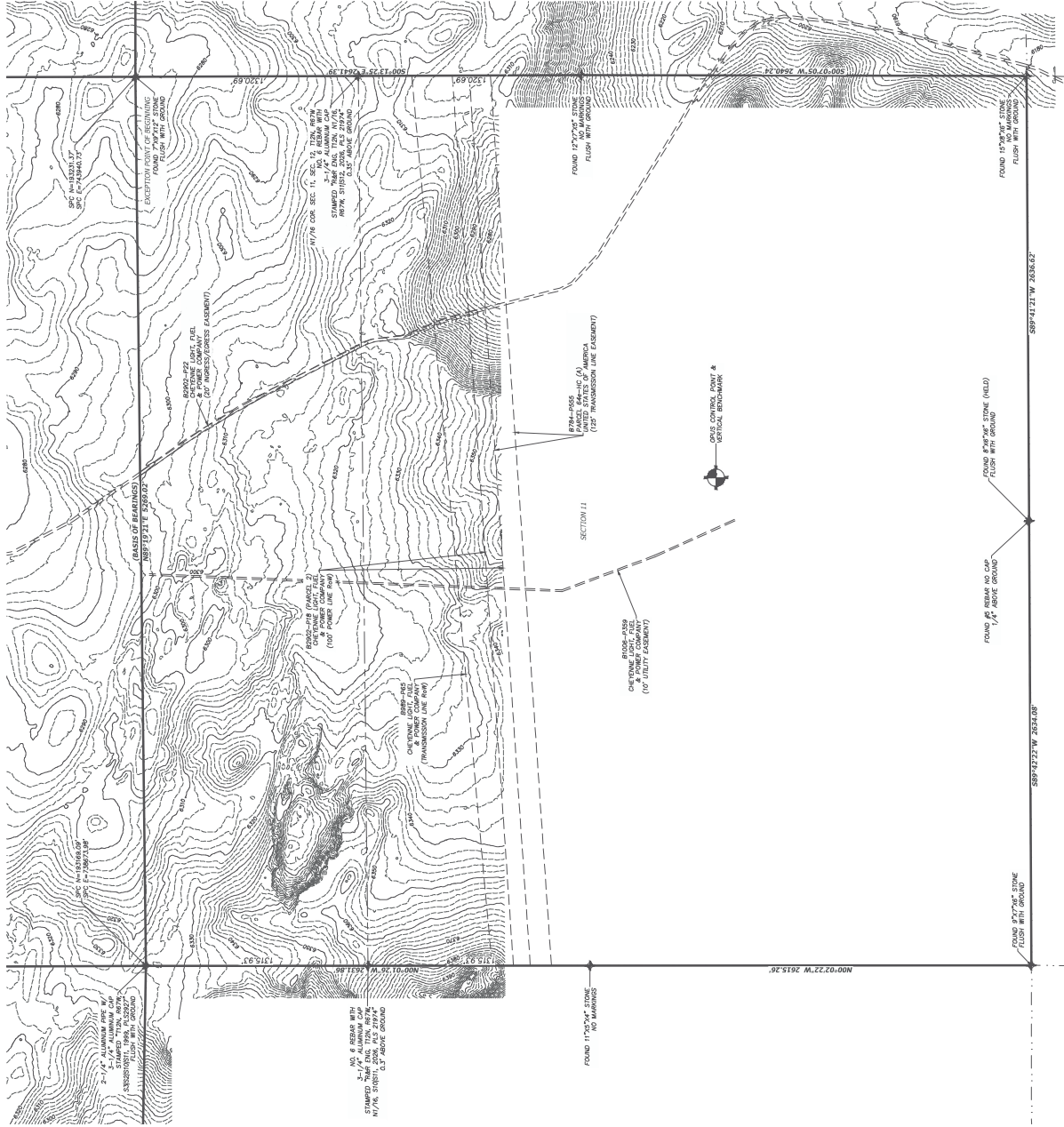
REVISIONS

No.	Description	Date	By

Title: LA25283-PLAT-1
 Cplg. Issue Date: 6/8/2020
 Drawn By: MJP
 Date: 6/8/2020

PROJECT LATIGO - PRELIMINARY PLAT

PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP 12 NORTH, RANGE 67 WEST
AND A PORTION OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST
COUNTY OF LARAMIE, STATE OF WYOMING



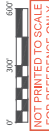
KEYMAP

LEGEND

- FOUND SURVEY POINTS, AS NOTED
- 1 1/2" DIAMETER ALUMINUM CAP STAMPED
- 1 1/2" DIAMETER ALUMINUM CAP STAMPED WITH
- 1 1/2" DIAMETER ALUMINUM CAP STAMPED
- 1 1/2" DIAMETER ALUMINUM CAP STAMPED
- SECTION CORNER
- SURVEYED PROPERTY BOUNDARY LINE
- SECTION LINE OR QUARTER-SECTION LINE
- RIGHT-OF-WAY LINE
- MAJOR CONTOUR
- MINOR CONTOUR



REVIEW
COPY



NOT PRINTED TO SCALE
FOR REFERENCE ONLY

H&B ENGINEERS-SURVEYORS, INC.
PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP
SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST
COUNTY OF LARAMIE, STATE OF WYOMING

REGISTERED PROFESSIONAL SURVEYOR
NO. 1111
EXPIRATION DATE 12/31/2024
WEBSITE: www.hsbengineers.com

PROJECT LATIGO - PRELIMINARY PLAT
PORTIONS OF SECTIONS 1, 2, 3, AND 11, TOWNSHIP
SECTION 35, TOWNSHIP 13 NORTH, RANGE 67 WEST
COUNTY OF LARAMIE, STATE OF WYOMING

DATE	08/08/2024
BY	KJS
CHECKED	KJS
DATE	08/08/2024