



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Planning Technician

DATE: July 21st, 2020

TITLE: PUBLIC HEARING AND POSTPONEMENT REQUEST regarding a Subdivision Permit & Plat for Green Subdivision, 3rd Filing, located on Lots 4 and 5, Green Subdivision and a Zone Change request from MU – Mixed Use to MR – Medium Density Residential for Tract 23, Green Subdivision, 3rd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

On June 25th, 2020 these applications were presented to the Laramie County Planning Commission. The Planning Commissioners voted (5 – 0) to recommend approval of the Zone Change. They then voted (5 – 0) to postpone the Subdivision Permit & Plat thirty (30) days. The postponement was to allow for further information regarding the Board of Public Utilities approval of an Outside User's Agreement for the proposed tracts be provided. As it has since been determined that the Zone Change is dependant upon the approval of the Subdivision Permit & Plat, it must be postponed until the Subdivision can be approved.

As a result of this postponement, the Applicant and Planning Department request that the Board postpone both the Zone Change and Subdivision Permit & Plat applications to the September 1st, 2020 public hearing to allow for both to go before the Planning Commission on August 13th.

PROPOSED MOTION – SUBDIVISION PERMIT & PLAT

I move to postpone the Subdivision Permit and Plat for Green Subdivision, 3rd Filing to the September 1st, 2020 Board of County Commissioners meeting.

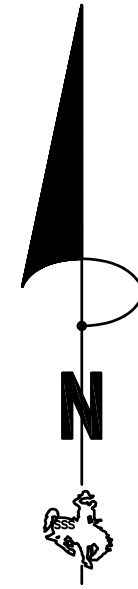
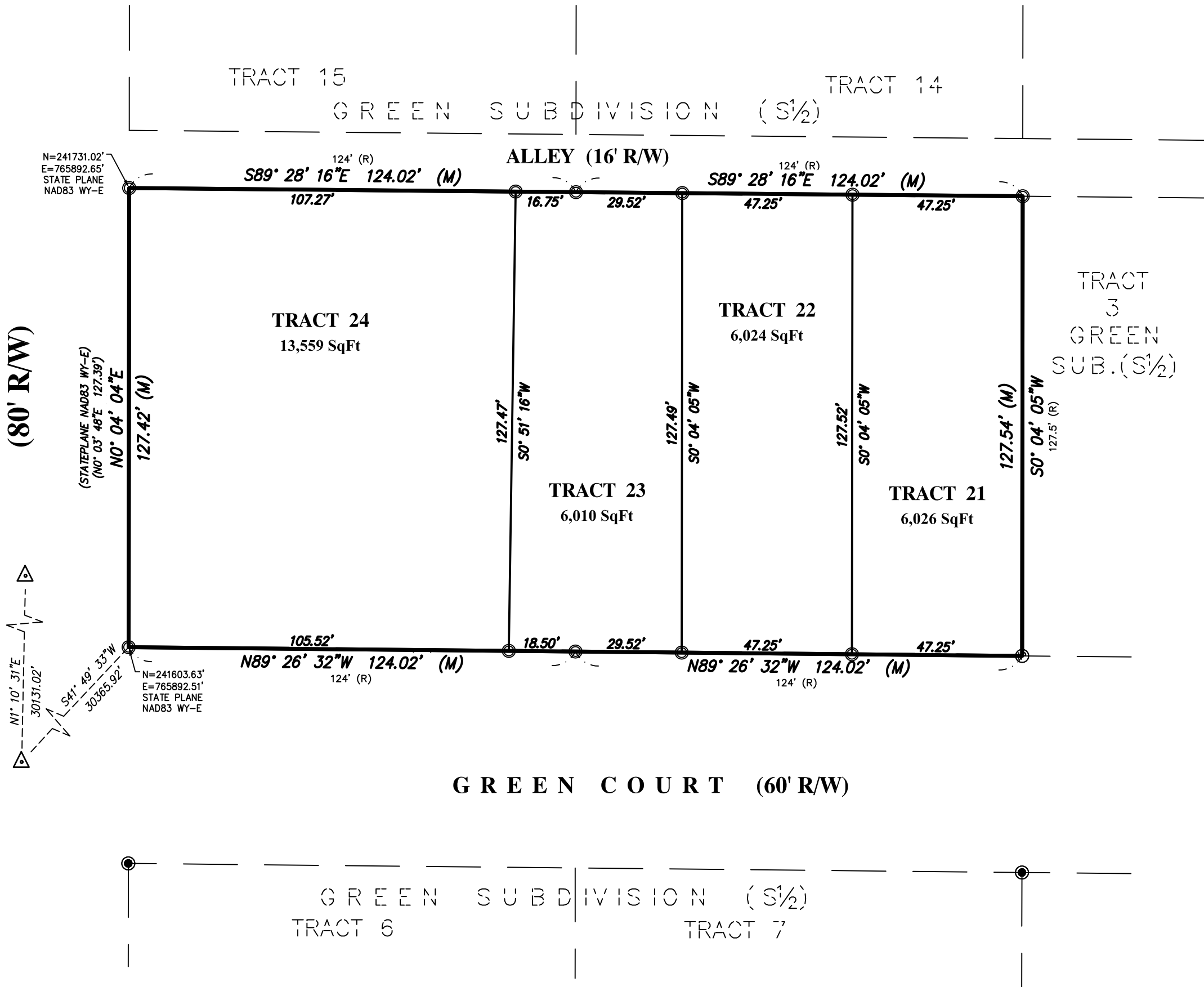
PROPOSED MOTION – ZONE CHANGE

I move to postpone the Zone Change request from MU – Mixed Use to MR – Medium Density Residential for Tract 23, Green Subdivision, 3rd Filing to the September 1st, 2020 Board of County Commissioners meeting.

DOMESTIC WATER & SANITARY SEWER PROVIDED BY CITY OF CHEYENNE BOPU FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #2
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

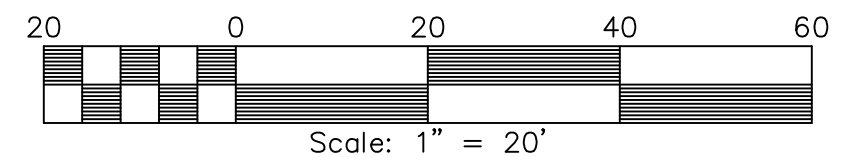
TRACT 20, DELL RANGE ADDITION

RIDGE ROAD
(80' R/W)



LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/8" X 24" REBAR
- FOUND ALUMINUM CAP ILLEGIBLE
- FOUND 1/2" IRON PIPE



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: SJT, LLC owner in fee simple of Tracts 4 & 5, Green Subdivision (S 1/2), Laramie County, Wyoming

Have caused the same to be surveyed, vacated and re-platted to be known as GREEN SUBDIVISION, 3rd FILING and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires.

SJT, LLC

as for SJT, LLC

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by _____ as _____ for SJT, LC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

GENERAL NOTES

- BASIS OF BEARINGS: CITY OF CHEYENNE CONTROL MONUMENTS SHOWN AS WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910". UNLESS NOTED OTHERWISE.
- NO PORTION OF THE LANDS CONTAINED WITHIN THIS REPLAT FALL WITHIN A FEMA SFHA AS SHOWN ON F.I.R.M. PANEL No. 56021C1092F DATED JANUARY 17, 2007.

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACTS 4 & 5, GREEN SUBDIVISION, SOUTH HALF, LARAMIE COUNTY, WYOMING

APPROVALS

Approved by the Laramie County Planning Commission this ____ day of _____, 2020.

Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of _____, 2020.

Chairman

ATTEST: _____
County Clerk

FILING RECORD

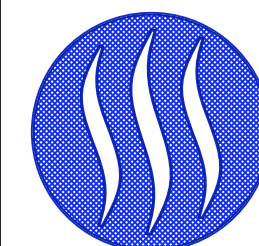
CERTIFICATE OF SURVEYOR

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

GREEN SUBDIVISION, 3rd FILING

A REPLAT OF
ALL OF TRACTS 4 & 5,
GREEN SUBDIVISION, (S 1/2)
SITUATED IN THE SW 1/4 SW 1/4 OF SECTION
22, T.14 N., R.66 W., 6th P.M.
LARAMIE COUNTY, WYOMING

PREPARED MARCH, 2020

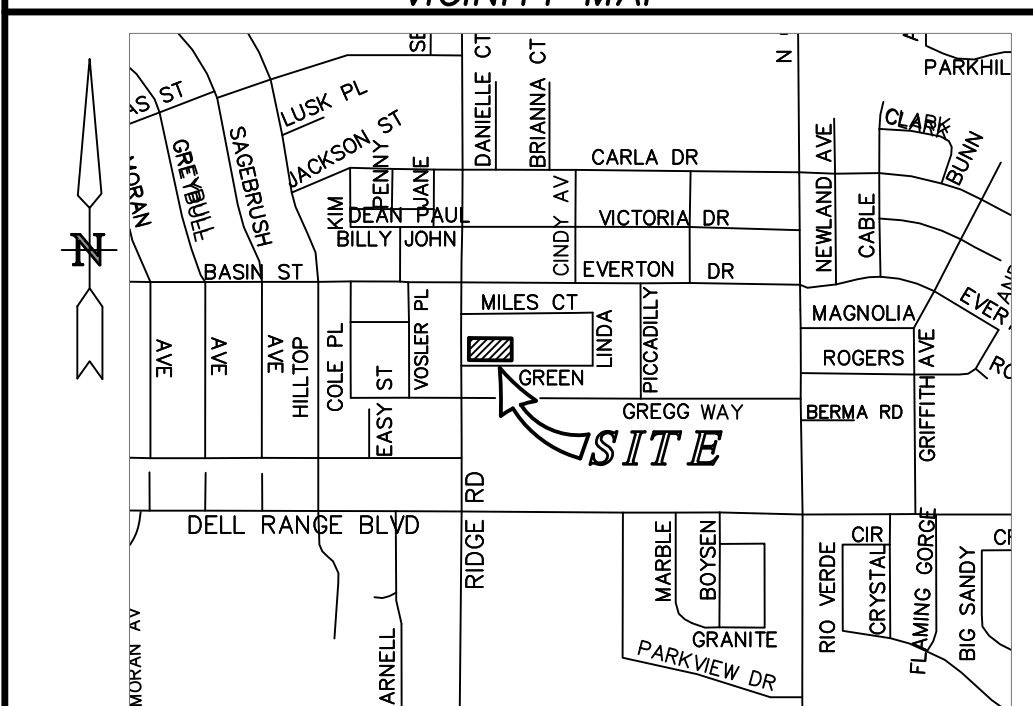


STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

1102 WEST 19th ST. CHEYENNE, WY. 82001 (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 (307) 322-9789
www.SteilSurvey.com info@SteilSurvey.com

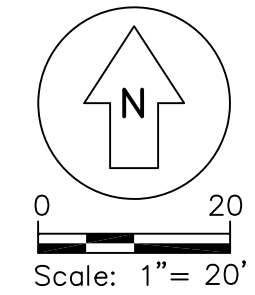
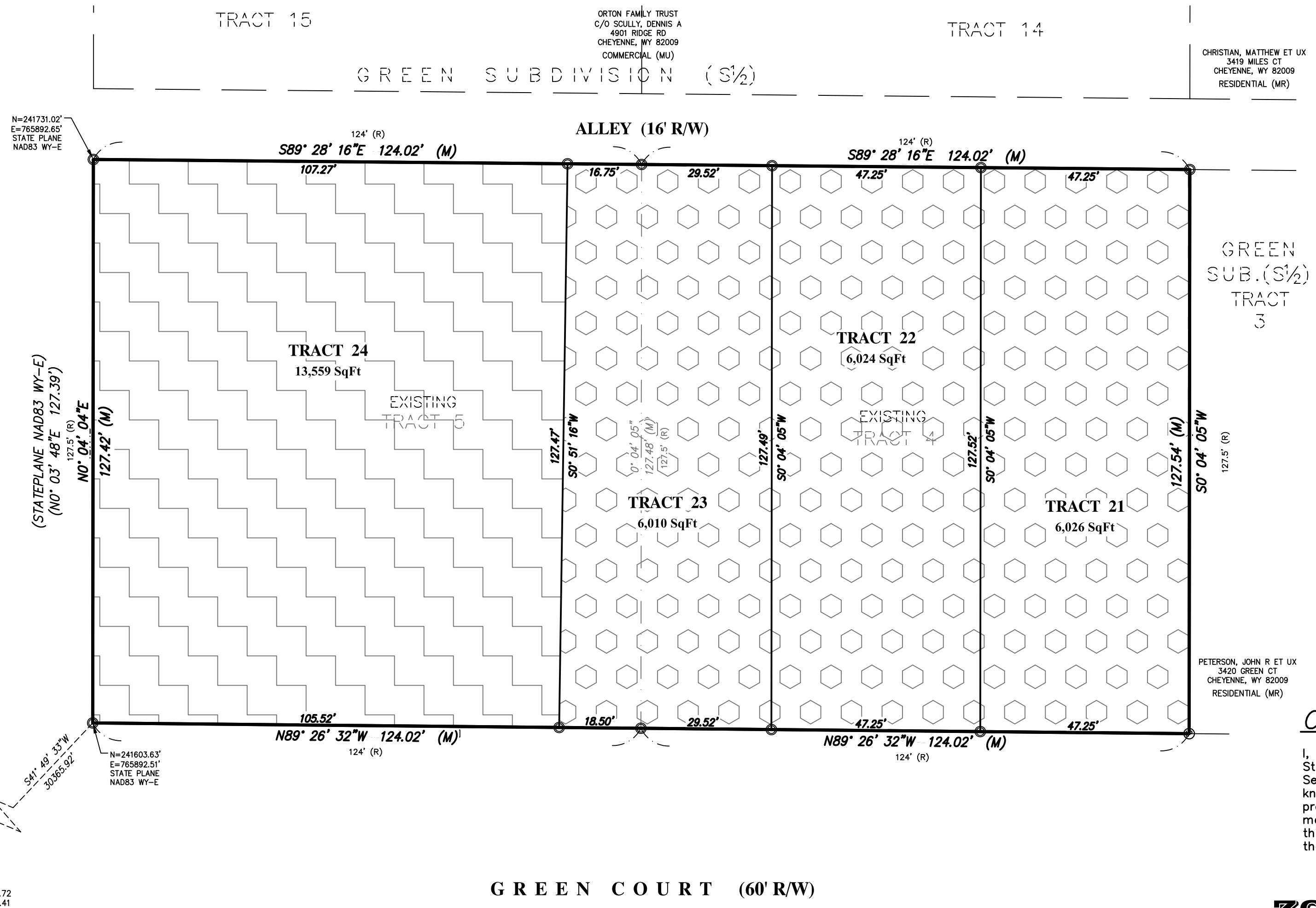
REVISED: 6/16/2020
2020 DWG\2020104 LOT 4-5 GREEN SUB REPLAT.DWG

VICINITY MAP



TRACT 20, DELL RANGE ADDITION

RIDGE ROAD
(80' R/W)



- LEGEND**
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**ZONE CHANGE MAP
FOR
GREEN
SUBDIVISION,
3rd FILING**

A REPLAT OF
ALL OF TRACTS 4 & 5,
GREEN SUBDIVISION (S 1/2),
LARAMIE COUNTY, WYOMING
PREPARED MARCH, 2020

SINGH, KADAR J ET UX
3400 GREGG WAY
CHEYENNE, WY 82009
RESIDENTIAL (MU)
TRACT 6
GREEN SUBDIVISION (S 1/2)

SINGH, KADAR J ET AL
3410 GREGG WAY
CHEYENNE, WY 82009
RESIDENTIAL (MR)
TRACT 7
MERRITT, FRANCES G
3418 GREGG WAY
CHEYENNE, WY 82003
RESIDENTIAL (MR)

GENERAL NOTES

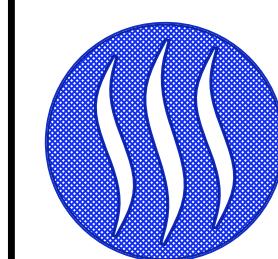
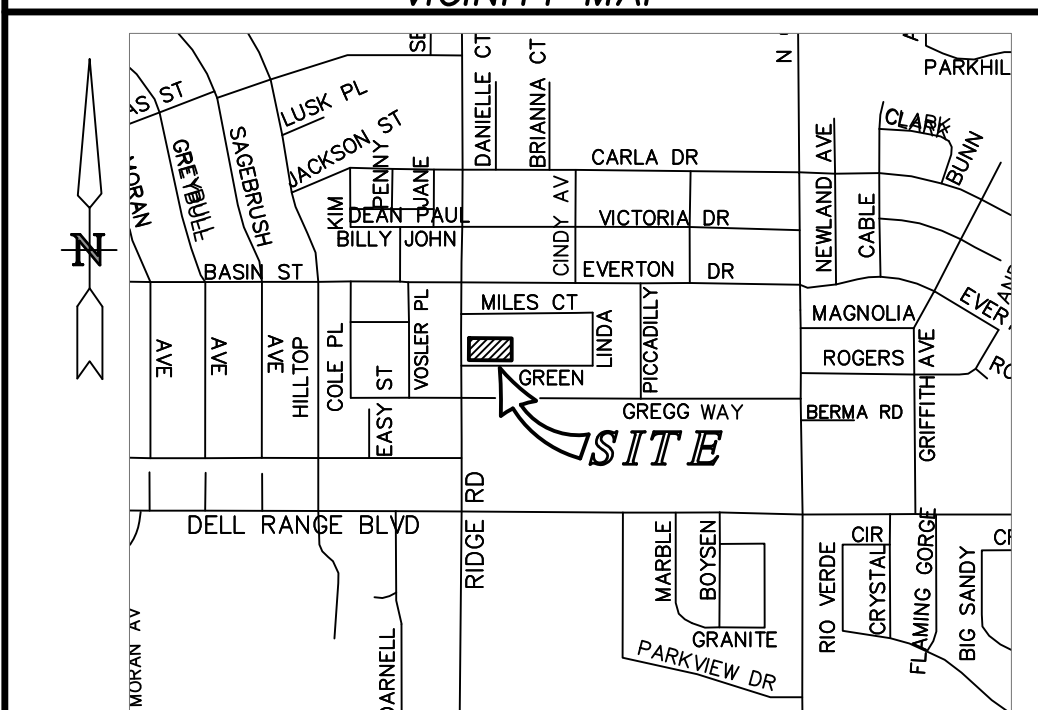
1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
2. NO PORTION OF THE LANDS CONTAINED WITHIN THE ZONE CHANGE BOUNDARY FALLS WITHIN A FEMA SFHA AS SHOWN ON F.I.R.M. PANEL No. 56021C1092F DATED JANUARY 17, 2007.
3. PURPOSE OF ZONE CHANGE REQUEST: ZONING ON THE PROPERTY(IES) INCLUDED WITHIN THIS ZONE CHANGE BOUNDARY IS CURRENTLY SPLIT (MU ON EXISTING TRACT 5 & MR ON EXISTING TRACT 4). THE ZONE CHANGE PROPOSES TO RE-ALIGN THE DISTRICT BOUNDARIES TO THE PROPOSED GREEN SUBDIVISION, 3rd FILING; RETAINING THE MU ZONING ON PROPOSED TRACT 24, & RETAINING THE MR DESIGNATION ON PROPOSED TRACTS 21, 22, & 23.

ZONING

- EXISTING TRACT 4: MR - MEDIUM-DENSITY RESIDENTIAL
EXISTING TRACT 5: MU - MIXED-USE
- PROPOSED TRACTS 17, 18, & 19:
MR - MEDIUM-DENSITY RESIDENTIAL
- PROPOSED TRACT 20:
MU - MIXED-USE TO REMAIN

REVISED: 6/16/2020
2020 DWG\2020104 LOT 4-5 GREEN SUB REPLAT.DWG

VICINITY MAP



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