



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Cate Cundall, Associate Planner

**DATE:** April 2, 2024

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat for Riatta Flats Subdivision, located on Lot 1, Aspen Hills Subdivision, 1<sup>st</sup> Filing, Laramie County, WY.

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#### EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Riatta Holdings, LLC, submitted a Preliminary Development Plan and a Subdivision Permit and Plat application for Riatta Flats Subdivision, located east of 4340 I-80 Service Road, Burns, WY. The purpose of the application is to divide this 50.49 net acre parcel into ten (10) residential tracts averaging 5.25 acres each.

#### BACKGROUND

The subject property is currently vacant agricultural range land located in the LU-Land Use zone district.

#### **Pertinent Statutes and Laramie County Land Use Regulations Include:**

**Section 2-1-100** of the Laramie County Land Use Regulations governing the requirements for submittal of a Preliminary Development Plan.

**Section 2-1-101 (a-e)** governing the criteria for a Subdivision Permit and Plat.

**Section 4-2-114** governing the LU-Land Use zone district.

#### DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas. The subject property does not lie within the Plan Cheyenne boundary.

According to the adopted AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. The memo states that lots within this zone shall be a minimum of 5 acres to sufficiently recharge groundwater after withdrawal from a pumping well. Development design standards contained within Section 2-1-104 of the Land Use Regulations dictate that minimum acreage within Zone 2 be 5.25 acres to accommodate for the impervious surface of residential structures and driveways.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). A DEQ Chapter 23 application has been submitted and is still pending. Water and sanitary sewer will be provided by individual wells and septic systems.

The subdivision will be accessed via the I-80 Service Road onto an eighty (80) foot ingress/egress Cul-de-sac easement which will be privately maintained. Traffic and drainage study waivers were approved by the engineer since impacts will be minimal.

The Environmental and Services Impact Report provides a general outline of the project and its impact on schools, stormwater runoff, and County services.

Portions of this parcel lie within the FEMA 100 year floodplain.

Agency review comments have been addressed and corrections made to the final plat. Public notice was completed per section 1-2-104 and no comments have been received.

On March 14, 2024, the Laramie County Planning Commission held a public hearing on the Riatta Flats Subdivision and Plat applications. No public comments were heard. The Planning Commission voted (5-0) to approve the PDP and to recommend approval of the Subdivision Permit and Plat with no conditions.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff finds that:**

- a. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.
- b. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

**and based on having met the criteria outlined above, the Board of County Commissioners may approve a Subdivision Permit and Plat for Lot 1, Aspen Hills Subdivision, 1<sup>st</sup> Filing, with one condition, and to adopt the findings of facts a and b of the staff report.**

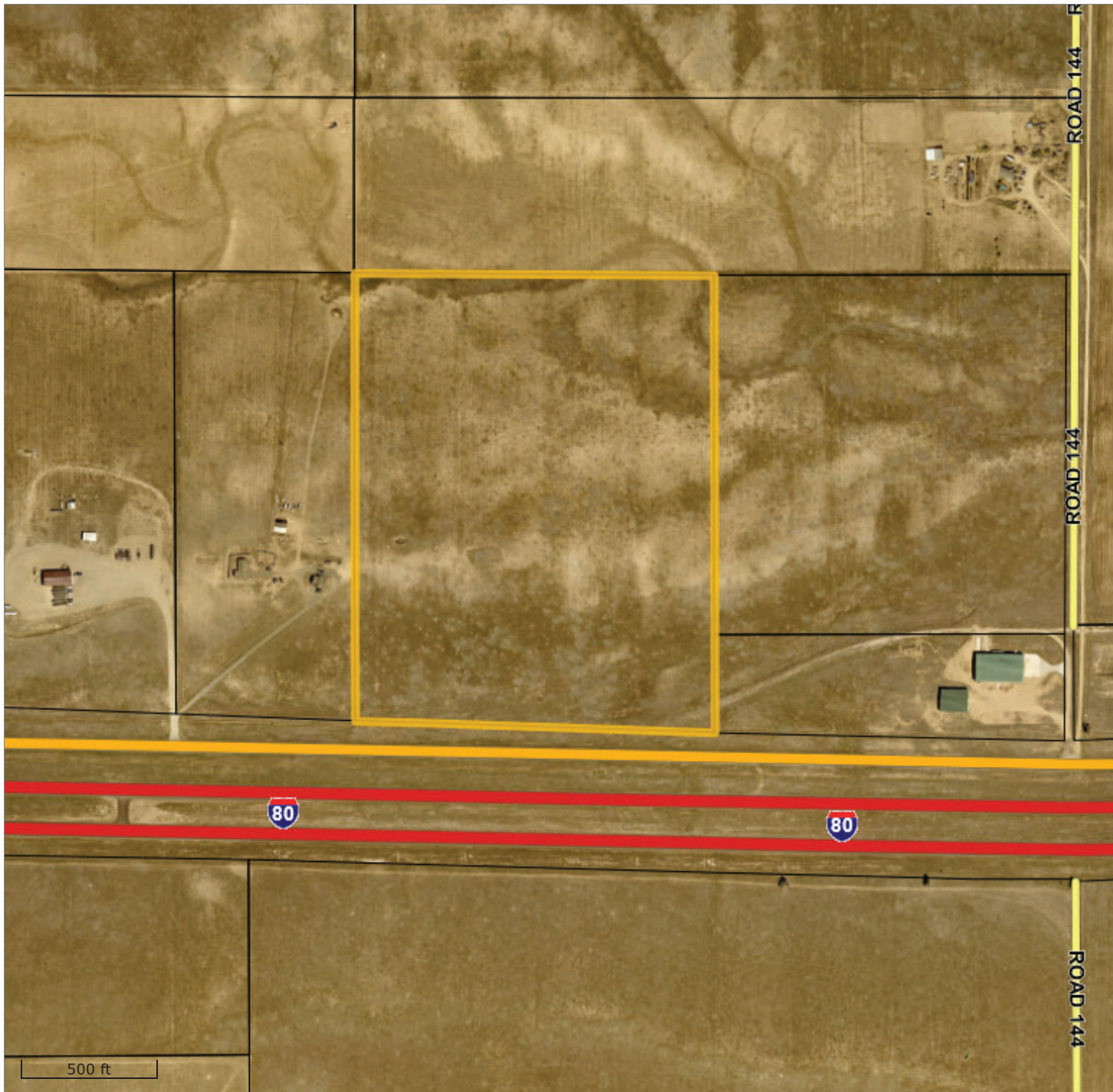
## **PROPOSED MOTION**

I move to approve the Subdivision Permit and Plat for Riatta Flats Subdivision and adopt the findings of facts b and c of the staff report and with the following condition:

1. A non-adverse D.E.Q. Chapter 23 recommendation is received prior to plat recordation.

## **ATTACHMENTS**

- Attachment 1: Location Map
- Attachment 2: Project Narrative
- Attachment 3: Agency Comments Reports and Applicant Responses
- Attachment 4: Environmental & Services Impact Report
- Attachment 5: Drainage Study Waiver Request
- Attachment 6: Traffic Study Waiver Request
- Attachment 7: CFF and PSF Acknowledgement
- Attachment 8: Resolution
- Attachment 9: Plat Revised 2.5.24



**Lot 1, Aspen Hills,  
1st Filing,  
Laramie County, WY**

**RIATTA FLATS  
PRELIMINARY  
DEVELOPMENT PLAN  
PZ-24-00003  
&  
SUBDIVISION PERMIT & PLAT  
PZ-24-00004**

**LAND USE ZONE DISTRICT  
FIRE DISTRICT #6  
FEMA 100 YR FLOODPLAIN  
SCHOOL DISTRICT #2**





**January 9,2024**

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

**InRe: LETTER OF JUSTIFICATION – RIATTA FLATS**

Steil Surveying Services, agent for the owner, intends to VACATE and REPLAT all of Lot 1, Aspen Hills Subdivision, 1st Filing, Laramie County, Wyoming. A zone change is not required.

The overall density of the plat is 50.49 acres. The proposed plat will consist of ten (10) tracts for residential use.

Please contact me with any questions or concerns.

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

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)

# Applicant Response Agency Review #1

## Permit Notes

**Permit Number:** PZ-24-00004

**Parcel Number:** 14632040100100

**Submitted:** 01/16/2024

**Site Address:** 4392 I-80 SERVICE RD

**Technically Complete:** 01/16/2024

**Applicant:** HANSEN, MICHEAL SHANE

Burns, WY 82053

**Approved:**

**Owner:** RIATTA HOLDINGS LLC

**Issued:**

**Project Description:** RESIDENTIAL SUBDIVISION

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
01/16/2024		Application	PZ-24-00004	GENERAL	Public Hearings will be: Planning Commission March 14, 2024 BOCC April 2, 2024 Public Comments End March 4, 2024	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
01/16/2024		Fees	ENVIRONMENTAL HEALTH FEE	EXEMPT FROM PAYMENT	This fee was paid by the PDP application - PZ-24-00003. Only one review is required.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
01/18/2024		Workflow	PLAN REVIEW BY BUILDING	GENERAL	Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319.	DANIEL.PETERS@ LARAMIECOUNTY WY.GOV
					Building permits shall be required for all new building construction.	
					Laramie County has adopted the 2021 I-codes and the 2023 NEC.	
01/19/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comment at this time	CANDICE.MCCART @LARAMIECOUNTY WY.GOV
01/22/2024		Application	PZ-24-00004	GENERAL	Ensure access and egress are to LCLUR standards for emergency service vehicles.	MATTHEW.BUTLER@ LARAMIECOUNTY WY.GOV
01/23/2024		Application	PZ-24-00004	GENERAL	There are no water rights needing to be addressed for this proposal. See attached Review.	SUE.KINSLEY@LA RAMIECOUNTYWY .GOV
01/23/2024		Application	PZ-24-00004	GENERAL	Several of the tracts (1, 5, 6, 7, 10) are within the floodplain. This needs to be taken into account for any sewer, water and building.	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
					Access to the properties is coming off of an I-80 service road. We need to ensure that any access complies with LCLUR for any emergency vehicles. Public works will also need to look at the maintenance of the access, not sure who maintains the service road.	
					Lots need to be a minimum of 5.25 to stay in compliance with Small Wastewater Regs and the AMEC Memo.	
01/24/2024		Application	PZ-24-00004	GENERAL	Access roads from the state highway system will require	TAYLOR.MCCORT

acknowledged

acknowledged

## Permit Notes

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 contact Mike Ginther (Michael.Ginther@wyo.gov- 307.745.2118) for access permit information. @LARAMIECOUNTY WY.GOV

Developers and landowners should be aware that any work or presence in the right of way created by development/construction for this project will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications) and WYDOT District 1 Maintenance (access permits are with D1 Traffic). 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 pre-development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

acknowledged

01/24/2024	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	NO comments	LAURA.PATE@LARAMIECOUNTY WY.GOV
01/26/2024	Application	PZ-24-00004	GENERAL	<p>Engineer Review</p> <ol style="list-style-type: none"> <li>1.A Floodplain Development Permit application shall be submitted for the roadway that crosses the floodplain.</li> <li>2.I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both.</li> <li>3.The site location shown on the vicinity map is incorrect. It shows this site as being adjacent to CR 144, but it is further to the west of CR 144.</li> <li>4.It is strongly suggested/recommended that the 80 Ingress/Egress easement be dedicated right-of-way.</li> <li>5.Designs for Marcella Way shall meet the LCLUR regulations and be submitted to the County for review and approval.</li> <li>6.Access off Highway 30 shall comply with WYDOT requirements.</li> <li>7.It seems there may be a need for a drainage easement at the end of the cul-de-sac to take the drainage from the roadside ditches across Tracts 1 and 2 and into the floodplain area that needs to be included on the plat.</li> </ol>	SCOTT.LARSON@LARAMIECOUNTY WY.GOV

see pdp responses

## Permit Notes

boundary ties are already shown.  
telephone easement

Surveyor Review

1. Boundary ties from the intersection of the TRACT boundary lines to the right-of-way boundary of MARCELLA WAY (to be monumented as shown on the plat) should be provided at the cul-de-sac at the north end and at the south end of MARCELLA WAY along U.S. HIGHWAY 30.
2. Who or what utility is served by 20 RIGHT OF WAY EASEMENT (BOOK 1424, PAGE 62), located along the south boundary of the subdivision?

01/29/2024	Application	PZ-24-00004	GENERAL	Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. Keep wastewater systems out of easements. A DEQ letter and Chapter 23 report must be submitted to this office along with signed final plat prior to application for any permits.	KIMBERLY.BURGES@LARAMIECOUNTY.WY.GOV
				acknowledged	
01/29/2024	Workflow	ENGINEERS REVIEW	GENERAL	.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
01/29/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none"> <li>1. All comments provided on the PDP (PZ-24-0003) shall be address within this subdivision permit and plat.</li> <li>2. General Note F - "FROM" is misspelled</li> <li>3. I concur with the comments from the review engineer, WYDOT, et al, please address accordingly.</li> <li>4. Any work taking place within the boundaries of the designated floodplain and/or floodway will require an approved Floodplain Development Permit through the Laramie County Planning and Development office.</li> <li>5. Access for this lot is off of a road under the jurisdiction of WYDOT. Any access changes shall be coordinated through WYDOT.</li> </ol>	COURTNEY.LUHRSEN@LARAMIECOUNTY.WY.GOV
				acknowledged	
02/01/2024	Application	PZ-24-00004	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTY.WY.GOV

note - all corrections will be shown on final plat only.



# Review #2

## Permit Notes

Permit Number: PZ-24-00004

Parcel Number: 14632040100100

Submitted: 01/16/2024

Site Address: 4392 I-80 SERVICE RD

Technically Complete: 01/16/2024

Applicant: HANSEN, MICHEAL SHANE  
Owner: RIATTA HOLDINGS LLC

Burns, WY 82053

Approved:  
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02/01/2024	Application	PZ-24-00004	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMI ECOUNTYWY.GOV
02/06/2024	Application	PZ-24-00004	GENERAL	2nd Review - All previous comments regarding the plat have been adequately addressed. No further comments at this time.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
02/08/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	All previous comments have been acknowledged and/or addressed. No further comments.	COURTNEY.LUHR SEN@LARAMIECO UNTYWY.GOV

RIATTA FLATS

LETTER OF INTENT AND ENVIRONMENTAL IMPACT STUDY

For

RIATTA FLATS



A replat of Lot 1, Aspen Hills Subdivision 1<sup>st</sup> Filing,  
Laramie County, Wyoming

Prepared for  
Riatta Holdings, LLC

RIATTA FLATS

Prepared by

Shane Hansen

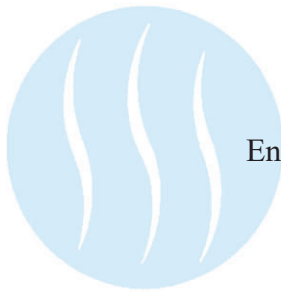
STEIL SURVEYING SERVICES

1102 West 19th Street

Cheyenne, WY 82009

(307) 634-7273

January 8, 2024



**Steil**  
RIATTA FLATS  
Environment and Services Impact Report  
**Surveying**  
**Services, LLC**  
*Registered Land Surveyors*

RIATTA FLATS

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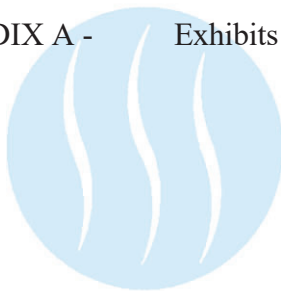
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**Steil**  
**Surveying**  
**Services, LLC**  
*Registered Land Surveyors*

## RIATTA FLATS

### I. Introduction

#### 1. Location

The project site is all of Lot 1, Aspen Hills Subdivision, 1<sup>st</sup> Filing, Laramie County, State of Wyoming.

The ten (10) tract subdivision, RIATTA FLATS, is located in Laramie County, Wyoming, (Refer to Appendix A, Vicinity Map) is bound along the West property line by Residential Use. The North property line is bounded by Residential Use. The East property line is bounded by Mixed Use. The South property line is bounded by the I-80 Service Road. The overall RIATTA FLATS contains 50.49 acres more or less.

The intent of this project is to plat ten (10) tracts for Residential Use.

#### Existing Conditions

Existing vegetation is native prairie grass.

The topography of the site is rolling prairie land.

The existing road that will service the access road to the site is the I-80 Service Road.

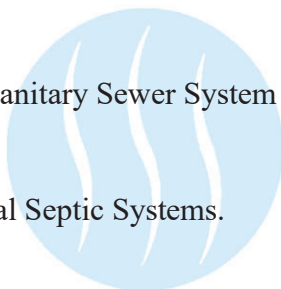
### II. Project Environmental Impacts

#### 1. Water Source

Individual Wells.

#### 2. Sanitary Sewer System

Individual Septic Systems.



**Steil**  
**Surveying**  
**Services, LLC**  
*Registered Land Surveyors*

3. Wildlife and Vegetation

The site does not appear to provide any habitat for any of the recognized endangered or rare species of plants or animals. Additionally, the site does not appear to be a major migratory route for any animals.

4. Hazardous Materials

This is prairie land so there should be no hazardous materials stored on the site.

Project Service Impacts

5. Hospital Care

The project is located approximately 19 miles East of the Memorial Hospital of Laramie County, DBA Cheyenne Regional Medical Center. The proposed project should not have an impact on the availability of Hospital services.

6. Schools

The project is in the Laramie County School District #2 boundary area. The site is approximately 5.5 miles from Burns Elementary School, Burns Junior High School and Burns High School, where students that may live in this area would go.

RIATTA FLATS should not have a negative impact on any of the schools.

7. Parks/Trails

N/A



**Steil**  
**Surveying**  
**Services, LLC**  
*Registered Land Surveyors*



## RIATTA FLATS

### 8. Crime Control

The project will be served by the Laramie County Sheriff's Department.

### 9. Fire Protection

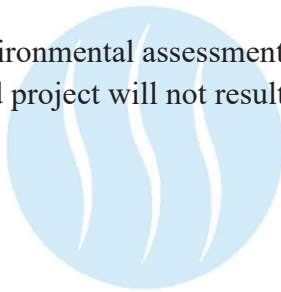
The project will be served by Laramie County Fire District #6.

### 10. Road Impact

Impact to the I-80 Service Road will be minor, if impactful at all.

## III. Conclusions

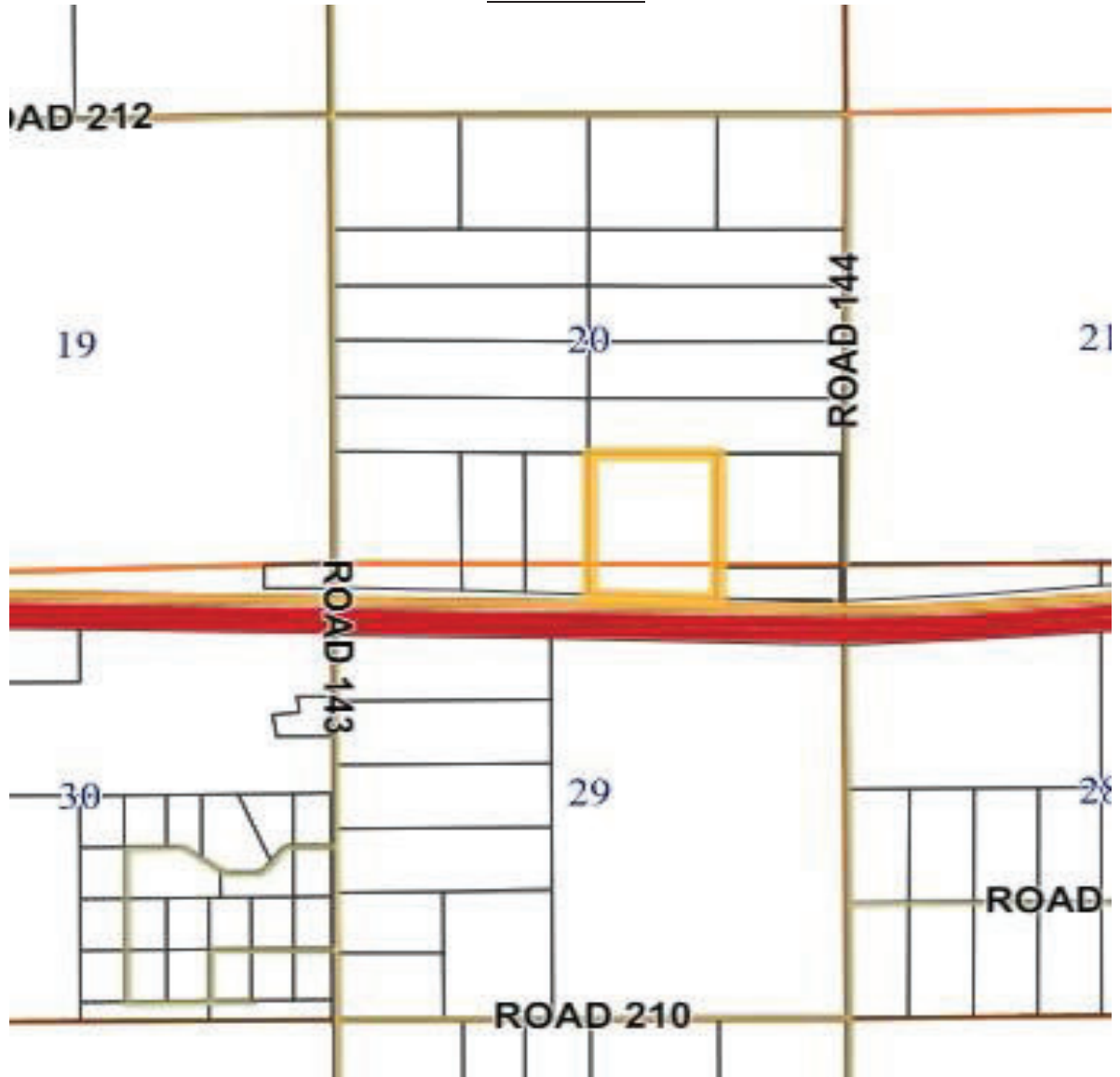
This environmental assessment provides sufficient information and analysis to conclude that the proposed project will not result in any significant, adverse environment or service impacts.



**Steil**  
**Surveying**  
**Services, LLC**  
*Registered Land Surveyors*

RIATTA FLATS

APENDIX A





**Steil  
Surveying  
Services**

*Professional Land Surveyors & Development Specialists*

**January 9, 2024**

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

**InRe: Request for waiver of the Drainage Study requirements for a subdivision to be known as RIATTA FLATS, a replat of Lot 1, Aspen Hills Subdivision, 1st Filing, situate in portions of the S½ of Section 20 and the N½ of Section 29, T14N, R63W, of the 6th P.M., Laramie County, Wyoming.**

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

The overall density of the subdivision is 50.49 acres. The proposed subdivision will consist of TEN (10) tracts of 5.25 acres or greater.

Given limited surface runoff increases, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)



**Steil  
Surveying  
Services**

*Professional Land Surveyors & Development Specialists*

**January 9, 2024**

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

**InRe: Request for waiver of the Traffic Study requirements for a subdivision to be known as RIATTA FLATS, a replat of Lot 1, Aspen Hills Subdivision, 1st Filing, situate in portions of the S½ of Section 20 and the N½ of Section 29, T14N, R63W, of the 6th P.M., Laramie County, Wyoming.**

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

The overall density of the subdivision is 50.49 acres. The Proposed subdivision will consist of Ten (10) tracts of 5.25 acres or greater.

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

Please contact me with any questions or concerns.

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
LOT 1, ASPEN HILLS SUBDIVISION, LARAMIE COUNTY, WYOMING,  
TO BE PLATTED AND KNOWN AS  
“RIATTA FLATS SUBDIVISION”**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

**WHEREAS**, the application is in conformance with the LU – Land Use zone district; and

**WHEREAS**, this resolution is the subdivision permit for Riatta Flats Subdivision.

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING**, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.

**And the Board approves the Subdivision Permit and Plat for Riatta Flats Subdivision located in Lot 1, Aspen Hills Subdivision, Laramie County, WY.**

**PRESENTED, READ, AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.**


LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Brian Lovett, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



\_\_\_\_\_  
Laramie County Attorney's Office

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT # 6  
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: RIATTA HOLDINGS, LLC, a Wyoming Limited Liability Company, owners in fee simple of LOT 1, ASPEN HILLS SUBDIVISION 1ST FILING:

Have caused the same to be surveyed, vacated and re-platted and known as: RIATTA FLATS, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do furthermore dedicate the easements as shown hereon for the purposes indicated.

Patty Smith, Member, Riatta Holdings, LLC

**OWNER ACKNOWLEDGEMENT**

STATE OF WYOMING }  
 COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024 by Patty Smith, Member, Riatta Holdings, LLC, a Wyoming Limited Liability Company.

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

**APPROVALS**

Approved by the Laramie County Planning Commission, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman \_\_\_\_\_

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman ATTEST: \_\_\_\_\_ County Clerk

**CERTIFICATE OF SURVEYOR**

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



**RIATTA FLATS**

A REPLAT OF LOT 1, ASPEN HILLS SUBDIVISION, 1ST FILING, SITUATE IN PORTIONS OF SECTIONS 20 AND 29, T.14N., R.63W. OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

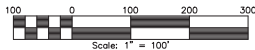
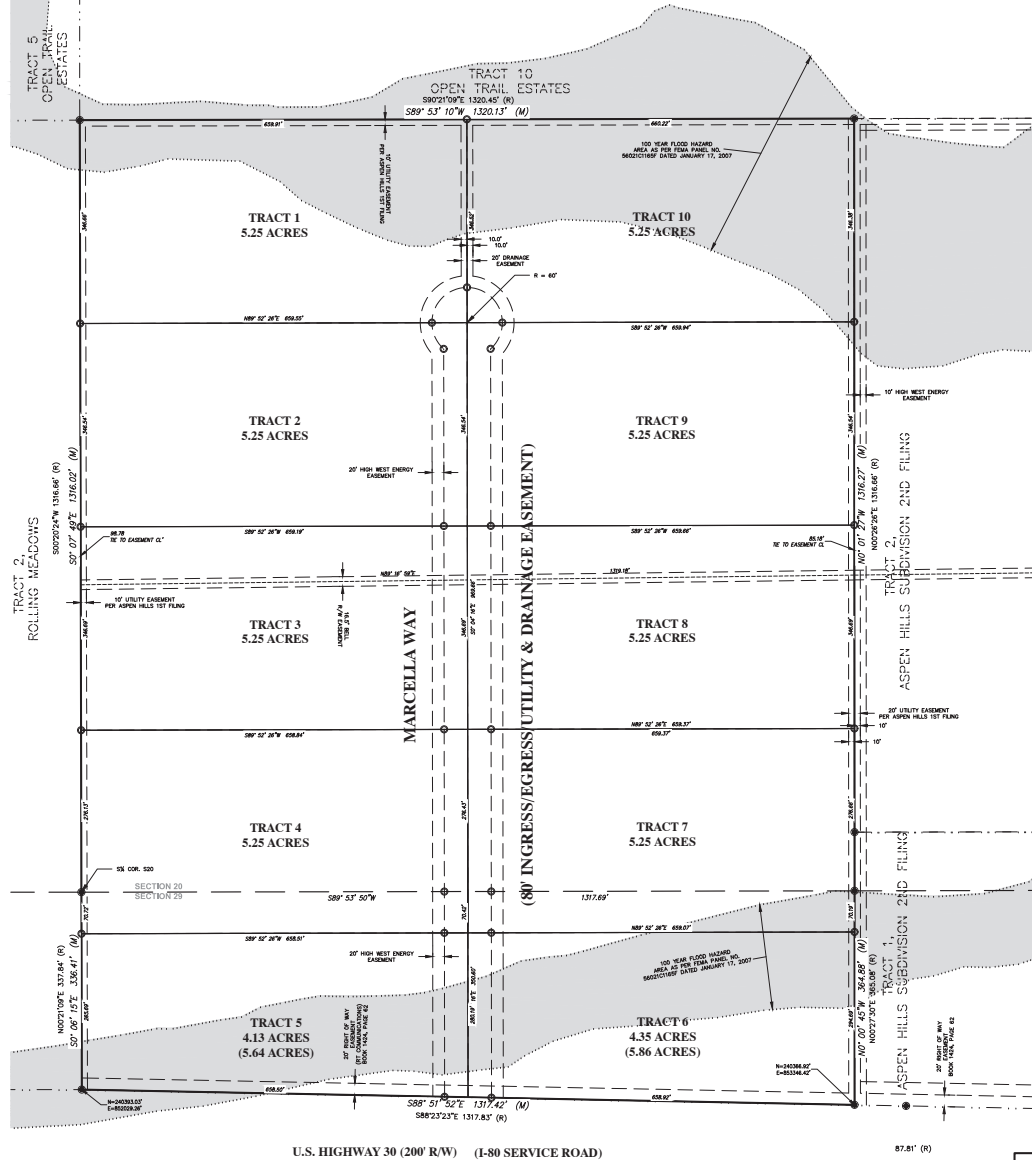
PREPARED January, 2024



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

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 126 CULBERT ST. WHEATLAND, WY. 82201 • (307) 383-5788  
 www.steelsurvey.com • info@steelsurvey.com

REVISED: 02/05/2024  
 ATTA HOLDINGS LI ASPEN HILLS, S. DWO\23389 FP.dwg



**LEGEND**

- FOUND 2" ALUMINUM CAP STAMPED "L.S. 3047"
- FOUND 3/4" ALUMINUM CAP STAMPED "L.S. 3047"
- FOUND W.D.O.T. R/W MONUMENT
- FOUND 5/8" REBAR

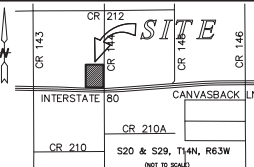
**VACATION STATEMENT**

IT IS THE INTENT OF THIS REPLAT TO VACATE LOT 1, ASPEN HILLS SUBDIVISION, 1ST FILING AND THE EXISTING DRAINAGE EASEMENT. (THIS IS FLOODPLAIN - EASEMENT NOT REQUIRED) ALL OTHER EASEMENTS TO REMAIN AS SHOWN.

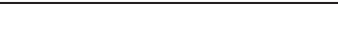
**NOTES**

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES, COMBINATION FACTOR = 0.99976593.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910", SET BY "1/4" REBAR.
3. A PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL 6902011055, DATED JANUARY 17, 2007.
4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
5. THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE CWP.
6. NO PUBLIC MAINTENANCE OF ROADS.

**VICINITY MAP**



**FILING RECORD**



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