



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: December 6, 2022

TITLE: PUBLIC HEARING regarding a Board Approval for a Vacation of Lot 7, Block 1, Hope Subdivision, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC on behalf of John Larimore has applied for Board Approval seeking a Vacation of Lot 7, Block 1, Hope Subdivision. The purpose of the vacation is to allow the property to be subdivided into two separate lots.

The property address is 3050 S Avenue B-6.

BACKGROUND

This property is approximately 0.54 acres and located within a MU-Mixed Use zoning district. Currently there is one residence and two accessory structures on the property. The Hope Subdivision was approved October 17, 2000.

Pertinent Statutes and Land Use Regulations include:

Wyoming State Statutes: Section 34-12-101 through 34-12-115.

Section 1-2-100 governing the Board Approval process.

Section 1-2-104 governing Public Notice.

Section 4-2-114 governing the LU – Land Use Zoning District.

Section 2-1-101 (m) governing a partial vacation of a subdivision plat.

DISCUSSION

The owner wishes to create two lots, each approximately 10,000 sq ft or greater.

The subject property is bordered by the MU zoned district. Properties surrounding the subject property are residential properties and are approximately 8,000 square feet in size.

Public notice was provided as required. Staff received no public comments pertaining to the development action that is taking place. Attached are agency review comments.

Section 1-2-100 (a) of the Laramie County Land Use Regulations outlines the Laramie County Board of Commissioners Board approval process. The application for vacation has met the requirements as outlined in the regulations. State statutes designates the Board of County Commissioners to approve a partial vacation of a plat established under **Wyoming State Statute 18-5-306**.

RECOMMENDATION and FINDINGS

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

- a. This application meets the criteria for Board Approval pursuant to **Section 2-1-101(m)** of the Laramie County Land Use Regulations.
- b. This application meets the criteria for a partial vacation of a plat pursuant to **Section 2-1-101** of the Laramie County Land Use Regulations.
- c. The application fulfills the intent of **Wyoming State Statute 34-12-108** as it does not abridge any of the rights of properties situated in the same subdivision.

Planning Staff recommends that the Board approve the Vacation of Lot 7, Block 1, Hope Subdivision, Laramie County, WY.

PROPOSED MOTION

I move to grant Board Approval for the Vacation of Lot 7, Block 1, Hope Subdivision, Laramie County, WY., and adopt the findings of facts a, b and c of the staff report.

ATTACHMENTS

- Attachment 1: Aerial Map**
- Attachment 1: Existing Conditions Map**
- Attachment 2: Narrative**
- Attachment 3: Original plat – Hope Subdivision**
- Attachment 4: Agency review comments**
- Attachment 5: Resolution**
- Attachment 6: Resolution Exhibit “A”**



Laramie County Wyoming

Hope Subdivision, 6th Filing

PZ-22-00313

PlanCheyenne

Comp Plan

**South Cheyenne
Water & Sewer District**

MU Zone

Fire District FD-1





October 13, 2022

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

InRe: LETTER OF JUSTIFICATION – HOPE SUBDIVISION 6TH FILING

Steil Surveying Services, agent for the owner, intends to re-plat LOT 7, BLOCK ONE, HOPE SUBDIVISION into TWO (2) lots of 10,000 sq.ft. or greater.

The overall density of the subdivision is 0.54 acres.

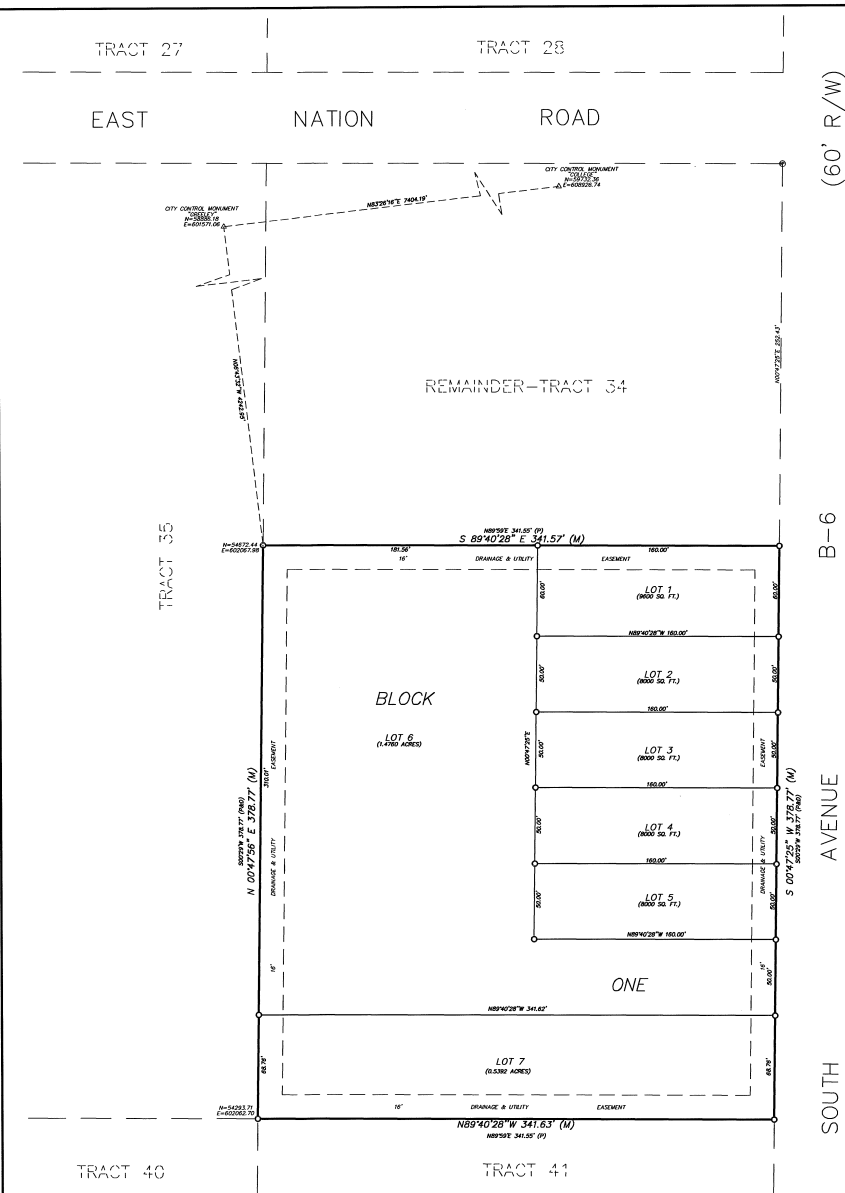
Please contact me with any questions or concerns.

Sincerely,

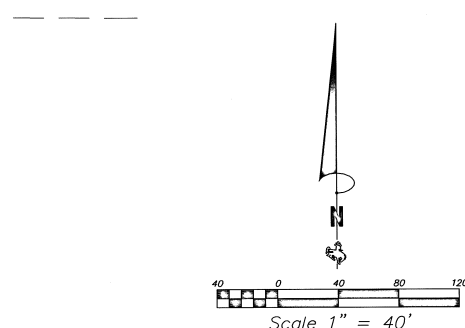
A handwritten signature in blue ink that reads "Michael L. Hansen". The signature is written in a cursive style with a large, stylized 'M' and 'H'.

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



ZONABELL SUBDIVISION
LOT 1 LOT 2



- LEGEND**
- SET 3/8" x 24" LONG REBAR WITH 1/2" ALUMINUM CAP
STAMPED "SS P.L.S. 2500"
 - FOUND 2" IRON PIPE
 - (M) DENOTES MEASURED DATA THIS SURVEY
 - (P) DENOTES DATA PER PLAT OF ARTESIAN TRACTS
 - (D) DENOTES DATA PER WARRANTY DEED, BOOK 1561, PAGE 1206

NOTES

1.) BASE OF BEARINGS: CITY OF CHEYENNE DATUM REFERENCED FROM CONTROL MONUMENTS "GRIELEY" AND "COLLEGE".

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: John M. Larimore and Bonny J. Larimore, husband and wife, owners in fee simple of the following described property:

The south 378.77 feet of Tract 34, Artesian Tracts, a subdivision situated in Section 17, Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming.

Has caused the same to be surveyed, replatted and known as HOPE SUBDIVISION, 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 and do hereby grant the easements for the purposes indicated hereon.

John M. Larimore
John M. Larimore

Bonny J. Larimore
Bonny J. Larimore

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE)

The dedication was acknowledged before me this 4th day of April, 2000, by John M. Larimore and Bonny J. Larimore.



Carol A. Steel
Notary Public, Laramie County, Wyoming
My Commission Expires 8-13-04

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 28th day of October, 2000.

North A. Wilson
Development Director

Approved by the City Council of the City of Cheyenne, Wyoming, this 28th day of October, 2000.

David A. Wilson
No Approval Required

Mayor _____ ATTEST: _____
City Clerk

Approved by the County Commissioners of Laramie County, Wyoming, this 17th day of October, 2000.

Jack Zamboni
Chairman

ATTEST: _____
County Clerk

CERTIFICATE OF SURVEYOR

I, John A. Steel, Registered Professional Land Surveyor in the State of Wyoming, hereby certify that this plat of HOPE SUBDIVISION, was prepared from official plats and deeds of record and from notes of field survey conducted by me or under my direct supervision during the month of August, 2000, that the monuments are set or found as shown and that this plat correctly represents said survey of the land depicted hereon to the best of my knowledge.



**HOPE SUBDIVISION
A REPLAT OF**

A PORTION OF TRACT 34
ARTESIAN TRACTS
LARAMIE COUNTY, WYOMING.

PREPARED AUGUST, 2000



STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th STREET P.O. BOX 2073
PH(307)634-7273 CHEYENNE, WY. 82003

VICINITY MAP

AZIMUTH

FILING RECORD

Reception 8/2/00

The State of Wyoming)
County of Laramie)

This instrument was filed for record at 1:48 o'clock P.M. on the 17th day of October, 2000, and duly recorded in P.C. 151 by John A. Steel County Clerk & Ex-Officio Register of Deeds By J. A. Walker Deputy

PZ-22-00313 - Review #1
Administrative Plat

Building Dept.: Building Dept., Daniel Peters No Comments 10/21/2022
No Comments

County Assessor: County Assessor, Kaycee Eisele No Comments 10/25/2022
No Comments

County Attorney: County Attorney, Mark Voss No Response 10/28/2022
No Comments

County Clerk: County Clerk, Dale Davis No Response 10/28/2022
No Comments

County Engineer: County Engineer, Scott Larson Comments Attached 10/24/2022
Engineer Review

1. 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.
2. Section, Township and Range are not included in the Title Block.
3. Need to include County Acknowledgement (Notary).
4. Outside the platted boundary, the 30' and 40' Ingress/egress, drainage, utility and emergency turnaround easement has a label indicating "(See Note 5)". I realize this label is outside of the platted boundary but to avoid any confusion, please remove the label "(See Note 5)" since it doesn't reference notes on this plat and it is referring to the notes on the Hope 5th Filing plat.

Surveyor Review

1. Survey tie by bearing/azimuth and the distance to the nearest public land survey system monument is not accurately described on the plat.
2. There are no Wyoming State Plane field observation coordinates shown on the plat.

County Public Works Department: County Public Works Department, Molly Bennett Comments Attached 10/25/2022

1. Please indicate how Lot 1 will legally be accessed within this current plat.
2. All comments provided by the review engineer/surveyor shall be addressed.

County Real Estate Office: County Real Estate Office, Laura Pate Comments
Attached 10/19/2022
Missing notary statement for County approvers

County Treasurer: County Treasurer, Trudy Eisele No Response 10/28/2022
No Comments

Emergency Management: Emergency Management, Matt Butler No Response
10/28/2022
No Comments

Intraoffice: Planners, Cambia McCollom No Comments 10/19/2022
No Comments

Sheriff's Office: Sheriff's Office, Amber Shroyer No Response 10/28/2022
No Comments

Wyoming Game & Fish Dept: Wyoming Game & Fish, Wyoming Game and Fish Dept
No Comments 10/17/2022
No Comments

Environmental Health: Environmental Health Department, Tiffany Gaertner No
Comments 10/26/2022
No Comments

Black Hills Energy: Black Hills Energy, Eric Underhill No Response 10/28/2022
No Comments

CenturyLink: CenturyLink, Darrin Klawon No Response 10/28/2022
No Comments

PZ-22-00313-Review #2
Administrative Plat

County Engineer: County Engineer, Scott Larson Comments Attached 11/16/2022
All previous comments have been adequately addressed. Therefore we have no further comments at this time.

County Public Works Department: County Public Works Department, Molly Bennett
Comments Attached 11/17/2022
Previous comments made have been adequately addressed.

County Real Estate Office: County Real Estate Office, Laura Pate No Comments
11/15/2022
No Comments

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A VACATE OF PLAT FOR
LOT 7, BLOCK 1, HOPE SUBDIVISION, LARAMIE COUNTY, WY.**

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 Vacation is in accordance with section §34-12-106 to §34-12-111 of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the Vacation for Lot 7, Block 1, Hope 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 §34-12-106 to §34-12-111.
- b. The vacation has been submitted in order to perform an Administrative Plat on Lot 7, Block 1, Hope Subdivision to be split into two separate tracts.

And the Board approves the Vacation of Lot 7, Block 1, Hope Subdivision with the approval of an Administrative Plat,

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

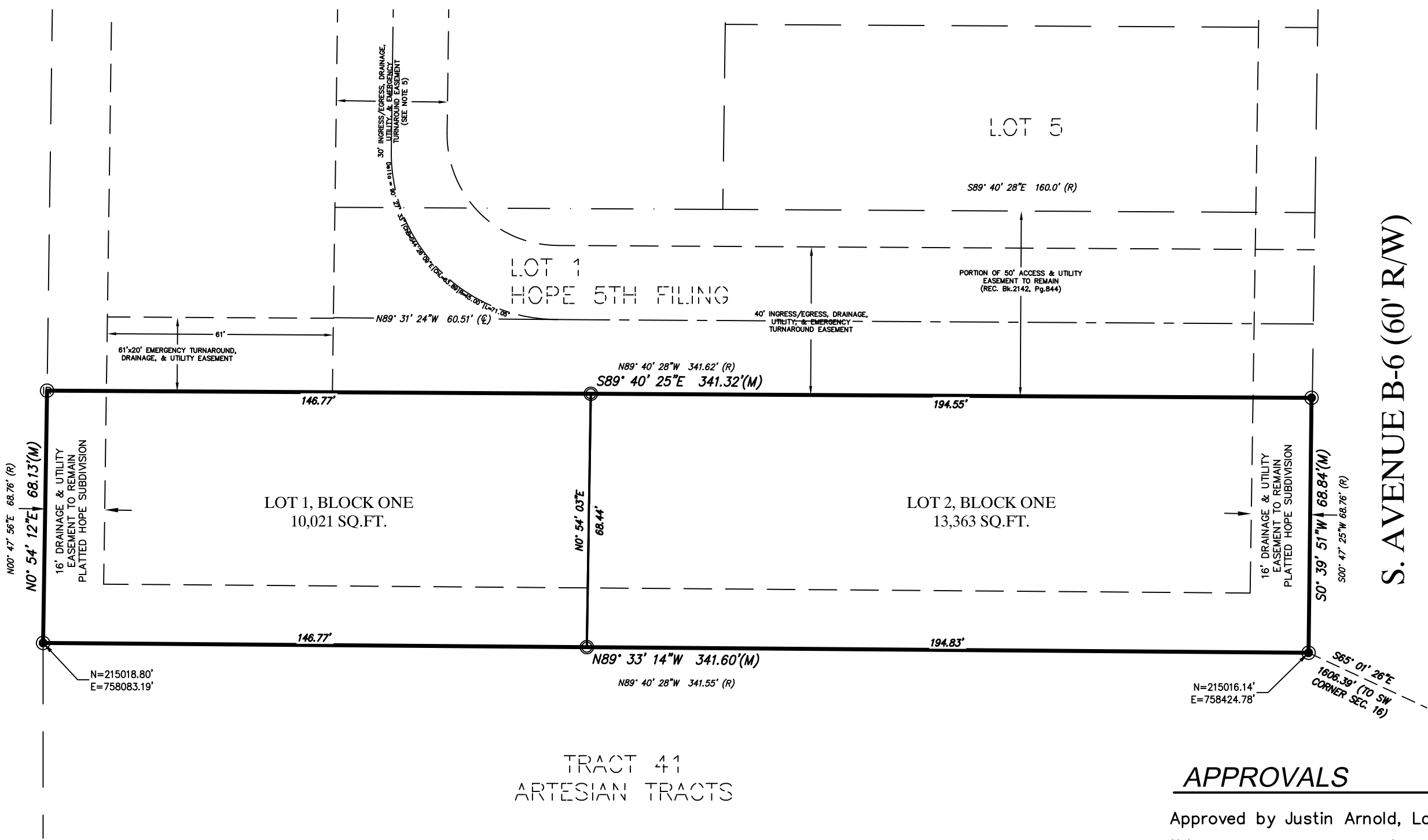
Reviewed and approved as to form:



Laramie County Attorney's Office

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◻ DOMESTIC WATER & SANITARY SEWER SERVICES TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT ◻ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #1 ◻
◻ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◻



NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.9996638305.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" SET ⅝" x 24" REBAR.
3. CWPP NOTE - THE SUBJECT PARCEL DOES NOT FALL IN THE CWPP.
4. DOMESTIC WATER AND SEWER SERVICE TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT.
5. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL #56021C1358F; DATED JANUARY 17, 2007.

LEGEND

- SET ⅝" X 24" REBAR WITH 1½" ALUMINUM CAP PLS 5910
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- ▲ FOUND 1½" ALUMINUM CAP STAMPED "P.L.S. 9063"
- ⊗ FOUND ⅝" REBAR
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA PER HOPE SUBDIVISION

VACATION STATEMENT

IT IS THE INTENT OF THIS PLAT TO VACATE ALL OF LOT 7, BLOCK ONE HOPE SUBDIVISION, LARAMIE COUNTY, WYOMING. EXISTING EASEMENTS TO REMAIN.

FILING RECORD

APPROVALS

Approved by Justin Arnold, Laramie County Planning Director
this _____ day of _____, 2022.

Justin Arnold, Planning Director, Laramie County, Wyoming

Approved by Molly Bennett, Director of Laramie County Public Works this ____ day of _____, 2022.

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

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.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: John M. and Bonny J. Larimore, owner(s) in fee simple of Lot 7, Block One, Hope Subdivision, Laramie County, Wyoming.

Have caused the same to be surveyed, vacated, replatted and known as HOPE SUBDIVISION, 6TH FILING, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed in accordance with their desires and do hereby grant the easements for the purposes indicated hereon.

by : _____
JOHN M. LARIMORE BONNY J. LARIMORE

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by John M. Larimore & Bonny J. Larimore.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

COUNTY ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Justin Arnold, Laramie County Planning Director and Molly Bennett, Director of Laramie County Public Works.

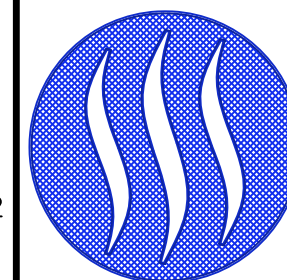
Notary Public, Laramie County, Wyoming

My Commission Expires: _____

HOPE SUBDIVISION 6TH FILING

AN ADMINISTRATIVE REPLAT
OF
LOT 7, BLOCK ONE
HOPE SUBDIVISION,
SITUATE IN A PORTION OF
SECTION 17, T.13.N, R.66W., OF
THE 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED SEPTEMBER, 2022



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: 10/11/2022
22327 TR 7 HOPE SUB 6TH FILING.DWG