



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: October 7, 2025

TITLE: PUBLIC HEARING regarding a Vacation and Administrative Plat and Zone Change for York Subdivision, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Jones Land Surveying, Inc., on behalf of Fox Properties 440S, LLC, submitted applications for an Administrative Plat and a Zone Change. The purpose of the applications are to vacate Lots 1, 2, and 3, York Subdivision, 1st Filing to create a two tract subdivision to be known as York Subdivision, 2nd Filing and to change the zone district from MR-Medium Density Residential to a MU-Mixed Use zone district. The subject property is located at 418, 420, and 426 Avenue D, Cheyenne, WY.

Both applications have been combined into one staff report for ease of presentation and discussion, with separate motions required for the two actions.

BACKGROUND

The subject property is currently used for residence and accessory structure. The change to a MU zone district will accommodate both business and residential. Zone districts bordering the property are MR and PUD. The area is a mixture of residences with a few businesses.

The Board approved York Subdivision, 1st Filing on October 5, 1995, and must approve the vacation of that portion of the plat for this administrative plat to be approved.

Pertinent Statutes and Laramie County Land Use Regulations Include:

Wyoming Statutes § 34-12-101 through 34-12-115

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

Section 2-1-102 governing the criteria for an administrative plat.

Section 1-2-103 (b) governing zone district amendments.

Section 4-2-111 governing the Mixed-Use zone district (MU).

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). These areas are intended to accommodate a mix of more intensive land uses than other areas. PlanCheyenne identifies the area as Mixed Use Residential (MUR).

Water and sewer service is provided by South Cheyenne Water and Sewer District. Access to the parcels will be off Avenue D. Traffic and drainage waivers were approved by the engineer since impacts will be minimal.

Agency review comments have been addressed. Public notice was provided per Section 1-2-104 of the Land Use Regulations. No comments were received.

Section 1-2-103 (b) of the 2022 Laramie County Land Use Regulations specifies that in order to recommend approval of a zone change, the Commission must find at least one of the following:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; or
- ii. That the original zoning classification given to the property was inappropriate or improper; or
- iii. That there have been changes of an economic, physical, or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

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

On September 11, 2025, the Laramie County Planning Commission held a public hearing on the zone change application and voted (3-0) to recommend approval.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This applications meets the criteria for vacation of a subdivision plat pursuant to Secion 2-1-101 (m) of the Laramie County Land Use Regulations.
- b. This application meets the criteria for an administrative plat pursuant to section 2-1-102 of the Laramie County Land Use Regulations.
- c. This application is in conformance with section 4-2-111 governing the MU -Mixed Use zone district.
- d. This application meets the criteria for a zone district amendment pursuant to section 1-2-103 (b).

and the Board of County Commissioners may approve the Vacation of Lots 1, 2, and 3, York Subdivision, 1st Filing, to become effective upon recordation of the Administrative Plat known as York Subdivision, 2nd Filing with no conditions and to adopt the finding of facts a, b, and c of the staff report, and may approve the Zone Change from MR to MU

for Tracts 1 and 2, York Subdivision, 2nd Filing with one condition and to adopt the finding of facts c and d of the staff report.

PROPOSED MOTION FOR ADMINISTRATIVE PLAT

I move to approve the Administrative Plat for York Subdivision, 2nd Filing with no conditions and adopt the findings of facts a, b, and c of the staff report.

PROPOSED MOTION FOR ZONE CHANGE

I move to approve the Zone Change from MR to MU for York Subdivision, 2nd Filing, Laramie County, and adopt the findings of facts c and d of the staff report with one condition.

1. Zone Change is contingent upon the approval of York Subdivision, 2nd Filing.

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Project Narrative
- Attachment 3: Pre-Application Meeting Notes
- Attachment 4: CFF & PSF Acknowledgements
- Attachment 5: Drainage & Traffic Study Waiver Request
- Attachment 4: Agency Comments and Applicant Response Report
- Attachment 5: Resolution for Administrative Plat
- Attachment 6: York Subdivision, 2nd Filing Plat Exhibit
- Attachment 7: Resolution for Zone Change
- Attachment 8: Zone Change Exhibit Map



PZ-25-00053

**York
Subdivision, 2nd
Filing Zone
Change**

***418 Avenue D
420 Avenue D
426 Avenue D***



6750 Say Kally Rd., Cheyenne, Wyoming 82009

Off. (307) 637-7107

FAX (307) 778-3979

www.joneslandsurvey.com

July 14, 2025

Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: York Subdivision, 2nd Filing Zone Change

To whom it may concern,

Jones Land Surveying, Inc., on behalf of Fox Properties 440S, LLC., is seeking a recommendation of approval of the Zone Change for York Subdivision, 2nd Filing. It is our intent to submit a Zone Change map for the property which is currently located along Avenue D north of Fox Farm Rd.

The final plat proposes 2 lots, one being a commercial lot and one residential lot varying in size from 9,700 square feet to 19,000 square feet.

Preapplication notes indicate that staff would support the change to MU – Mixed Use which is our preference at this time.

Please feel free to contact my office with any questions regarding this zone change request.

Regards,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S.



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

Disclaimer: These notes 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 the 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. § 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.

Date: <u>12/19/24</u> Staff: <u>JA, CC, BH</u>		Property Owner: <u>Wayne Fox</u>	
Project Description: <u>Lot consolidation + Zone change</u>			
Project Location/Address: <u>Ave D</u>		R #: <u>0001533, 1534, 1532</u>	
ATTENDEES/AGENTS/PARTIES			
Applicant <u>Wayne Fox</u>	Phone <u>307-286-7705</u>	Email <u>Waynefox307@gmail.com</u>	
Other	Phone	Email	
Other	Phone	Email	
APPLICATION TYPE(S)			
<input checked="" type="checkbox"/> Administrative Plat (Vacation? <u>Y/N</u>)	<input type="checkbox"/> Site Plan		
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan – Amendment		
<input type="checkbox"/> Board Approval	<input type="checkbox"/> Site Plan – For Records		
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Subdivision Exemption – Other		
<input type="checkbox"/> Family Exemption	<input type="checkbox"/> Subdivision Permit & Plat		
<input type="checkbox"/> Preliminary Development Plan	<input type="checkbox"/> Variance		
<input type="checkbox"/> Public Hearing – No Approval Required (Xmission lines, O&G)	<input checked="" type="checkbox"/> Zone Change <u>MR to LI or MU</u>		
APPLICATION GUIDANCE			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees:		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Pre-Application Meeting Notes:		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter/Justification Letter:		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Warranty Deed/Lease Agreement:		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Plat</u> / Site Plan / Plot Plan / <u>Record of Survey</u> / Preliminary Dev. Plan / Route Map / <u>Zone Change Map</u> :		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Drainage Plans:		
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Drainage Study:		
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Traffic Study:		



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Pre-Application Meeting Notes

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Road/Easement Use Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	ROW Construction Permit:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval: <i>SCWSD</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319: <i>admin plat</i>

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant:



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Pre-Application Meeting Notes

Miscellaneous Notes:

- Board Vacation required for Admin plat
- MUR Future land use would prefer MU, but Planning could support LI or MU
- Removal of lot lines means no CFF or PSF (3 lots to 2)

EXHIBIT A

Laramie County Planning and Development Fee Schedule					
Application and sign fees shall be paid at the time of application submittal. Other fees will be billed to the applicant.					
Application	Fee	Sign (per sign)	Legal Ad (per ad)	Engineer Review	Mailing
Preliminary Development Plan	\$1000.00	\$26.00	N/A	Actual Cost	Actual Cost
Low Impact GESC	\$250.00	N/A	N/A	Actual Cost	N/A
Standard GESC	\$500.00	N/A	N/A	Actual Cost	N/A
Board Approval	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Variance	\$600.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Temporary Use	\$100.00	N/A	N/A	N/A	N/A
Address – New Oil & Gas Facility	\$200.00	N/A	N/A	N/A	N/A
Address – Existing Oil & Gas Facility	\$100.00	N/A	N/A	N/A	N/A
Floodplain Development Permit	\$200.00	N/A	N/A	Actual Cost	N/A
Site Plan, New and Major Amendments	\$750.00	\$26.00	Actual Cost – if applicable	Actual Cost	Actual Cost
Site Plan, Minor Amendments	\$250.00	\$26.00	N/A	Actual Cost	Actual Cost
Zone Change	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Wireless Tower	\$250.00	\$26.00 – if applicable	Actual Cost – if applicable	Actual Cost	Actual Cost
Family Child Care Home	\$100.00	N/A	N/A	N/A	N/A
Subdivision Permit (25 lots or less)	\$1,200.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Subdivision Permit (26 lots or more)	\$1,800.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Administrative Plat	\$750.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Road/Easement Naming	\$200.00	\$26.00	N/A	N/A	Actual Cost
Environmental Health Fee **See Note**	\$200.00 with public sewer. \$200 plus \$10.00 per lot without public sewer (not to exceed \$500.00)				
Community Facility Fees	Land within a water/sewer district or serviced by a district: \$500.00 per acre, rounded to the nearest .1 acre. Minimum \$250.00				
Community Facility Fees	Land outside a water/sewer district with no public water/sewer services: \$50.00 per acre, rounded to the nearest .1 acre. Minimum \$25.00				
Public Safety Fees	Land within any water and/or sewer district or serviced by a public water system shall be assessed a \$200.00 per lot public safety fee				
Public Safety Fees	Land outside of a water and/or sewer district shall be assessed a \$1,000.00 per lot public safety fee				

**Note: Health Dept. fee increase relating to subdivision permit/plat process approved by Laramie County Board of Commissioners on June 2, 2015, and Board of Health on June 16, 2015.

500
750
26
80
250 25
no new lots (Less Density)
~\$1631 in total County fees (+ surveyor)



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July 14, 2025

Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: York Subdivision, 2nd Filing

To Whom It May Concern,

The owner and applicant acknowledge that community facility fees are not required as this is a lot consolidation. Please see the preapplications notes.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S., President



6750 Say Kally Rd., Cheyenne, Wyoming 82009

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July 14, 2025

Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: York Subdivision, 2nd Filing

To Whom It May Concern,

The owner and applicant acknowledge that Public Safety Fees will be required as part of this replat since it is a reduction in lots. Please see the preapplication notes.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S., President



July 14, 2025

Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: York Subdivision, 2nd Filing, Drainage and Traffic Study Waiver

To Whom It May Concern,

On behalf of Fox Properties 440S, LLC, we respectfully request waivers for the Traffic and Drainage Studies.

Since the property being replatted is going to be a reduction in the number of lots which currently has one commercial shop building, and the remainder is vacant the trips per day will be reduced. There should be a decrease in traffic to Avenue D. We therefore request a waiver for the Traffic Study.

A Drainage Study Waiver is also requested as the current and historic drainage will not be modified and will continue to drain as it always has. There should be no additional impact on the current drainage to require a drainage study in my opinion.

Thank you for taking our request for waivers on the above studies into consideration.

If you have any questions, please contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S., President

AGENCY REVIEW #1

APPLICANT RESPONSE

Permit Notes

Permit Number: PZ-25-00053

Parcel Number: 13660440304100

Submitted: 07/14/2025

Applicant: Jones Land Surveying, Inc
Owner: FOX PROPERTIES 440S LLC
Project Description: Zone Change

Site Address: 418 AVENUE D

Cheyenne, WY 82007

Technically Complete: 07/15/2025

Approved:
Issued:

<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>
07/15/2025		Application	PZ-25-00053	GENERAL	Public Hearings will be held on 9.11.25 for Planning Commission and 10.7.25 for BOCC.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
07/15/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments on the zone change.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
07/16/2025		Application	PZ-25-00053	GENERAL	Regarding the zone change: PlanCheyenne designates the entire area as "Mixed-use Residential", and the optimal zoning for this designation would be a mixed-use zone; although there is currently little in the way of MU zoning in the surrounding area, the MU zone would be supported by the comprehensive plan.	SETH.LLOYD@LARAMIECOUNTY.WY.GOV
07/21/2025		Application	PZ-25-00053 Commercial shop exists on proposed Lot 1 Civil case detail are unknown.	GENERAL	1. What is the nature of the commercial use? 2. Does owner plan to submit site plan for commercial use? 3. What is the nature and status of the civil case referenced in alert? 4. BOCC must approve zone change.	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
07/25/2025		Application	PZ-25-00053	GENERAL	Legal ad cost of \$83.34 and mailing fee of \$24.16 was divided between PZ-25-00052 and PZ-25-00053	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM
MR – MEDIUM DENSITY RESIDENTIAL TO MU – MIXED USE
FOR YORK SUBDIVISION, 2ND FILING, LARAMIE COUNTY, WYOMING.**

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-319 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 2022 Laramie County Land Use Regulations; and

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

WHEREAS, the proposed zone change is in conformance with section 4-2-111 of the Laramie County Land Use Regulation

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 1-2-103(b) of the Laramie County Land Use Regulations for a zone map amendment
- b. This application is in conformance with section 4-2-111 governing the MU – Mixed Use zone district.

And the Board approves a Zone Change from MR – Medium Density Residential to MU– Mixed Use, as shown on the attached Zone Change Map Exhibit with one condition.

- 1. Zone Change is contingent upon the approval of York subdivision, 2nd Filing Administrative Plat.**

PRESENTED, READ, AND ADOPTED THIS _____ DAY OF _____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Commission Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Resolution reviewed and approved as to form:



Laramie County Attorney's Office

AGENCY REVIEW #1

AGENCY REVIEW #2

Permit Notes

APPLICANT RESPONSE

Permit Number: PZ-25-00052

Parcel Number: 13660440304100

Submitted: 07/14/2025

Site Address: 418 AVENUE D

Technically Complete: 07/15/2025

Applicant: Jones Land Surveying, Inc
Owner: FOX PROPERTIES 440S LLC
Project Description: Replat

Cheyenne, WY 82007

Approved:
Issued:

<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>
07/15/2025		Application	PZ-25-00052	GENERAL	Administrative Plat requires Board approval for the vacate. Hearing dates are 9.11.25 for Planning Commission and 10.7.25 for BOCC.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
07/15/2025		Fees	COMMUNITY FACILITY FEE	ADJUST AMOUNT	Adjusted Amount to \$0.00 since three parcels are being combined into two parcels.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
07/15/2025		Fees	ENVIRONMENTAL HEALTH FEE	ADJUST AMOUNT	Adjusted Amount to \$0.00. Subject parcels are located within the SCWSD boundaries.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
07/15/2025		Fees	PUBLIC SAFETY FEES	ADJUST AMOUNT	Adjusted Amount to \$0.00 since no lots were created. Combined three parcels into 2.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
07/15/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Minor correction in dedication: 1. situate in the SOUTHEAST quarter. 2. we are currently assessing 29,000 SF or .66 AC more or less.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
07/15/2025		Workflow	GIS REVIEW	GENERAL	Please review labels of surrounding areas. The tract to the north of the proposed subdivision is T16. T15 is to the NW for York Subdivision 2nd Filing. T14 is not adjacent.	CAMBIA.MCCOLLOM@LARAMIECOUNTYWY.GOV
07/16/2025		Application	PZ-25-00052	GENERAL	No Comment	CHRISTOPHER.YANEY@LARAMIECOUNTYWY.GOV
07/21/2025		Application	PZ-25-00052	GENERAL	As noted by Planning Department, vacation must be approved by BOCC. No further comments.	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTYWY.GOV
07/24/2025		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No comments	TERESA.LEMASTERR@LARAMIECOUNTYWY.GOV
07/25/2025		Application	PZ-25-00052	GENERAL	Legal ad cost of \$83.34 and mailing cost of \$24.26 was divided between PZ-25-00052 and PZ-25-00053	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
07/28/2025		Application	PZ-25-00052	GENERAL	No comments.	MATTHEW.BUTLER@LARAMIECOUNTYWY.GOV

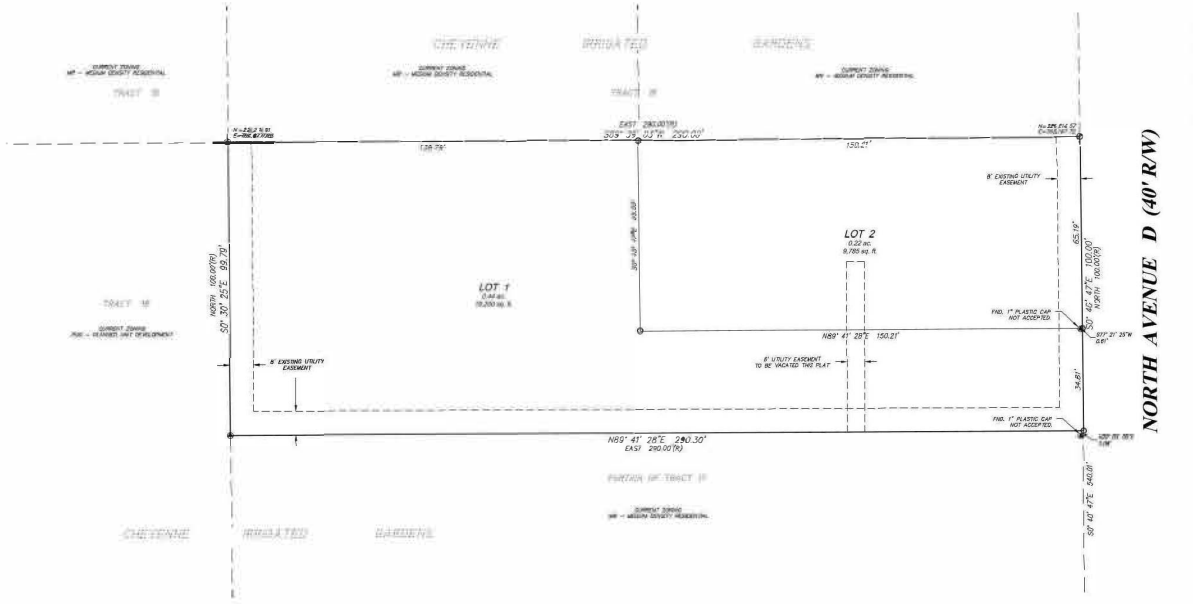
Permit Notes

07/28/2025	Workflow	PLANNING REVIEW BY AGENCY	GENERAL	<p>1. Typically, the City requires block numbers on plats that use lot numbers. Please coordinate with the County.</p> <p>2. The approvals has the Commissioners' approval. Is this accurate for this platting action? (title block says 'administrative')</p>	CONNOR.WHITE@ LARAMIECOUNTY WY.GOV
<p>York Subdivision was platted as lots and not tracts at the time assessor's office prefers it to remain lots.</p>					
07/30/2025	Application	PZ-25-00052	GENERAL	<p>1st Review Engineer Review</p> <p>1.I agree that a detailed Drainage Study and Traffic Study is not warranted for this plat.</p> <p>2.Since this requires Board Approval, should there be signature blocks for the Planning Commission as well and not just for the BOCC?</p> <p>3.The plat drawing indicates Lot 1 is 19,200 sq.ft. (.44 acres) in size and Lot 2 is 9,785 sq.ft. (.22 acres) in size, which would total 28,985.00 sq.ft. (0.6654 acres). However, the Dedication indicates the parcels contain 37,402 sq.ft. or 0.86 acres.</p> <p>4.The blackened area on the Vicinity Map to show the location of this platted area seems to be located too far to the north than where the site is actually located. It should be shown below the line that separates Tract 15 and 18, but it is shown above the line.</p> <p>Surveyor Review</p> <p>1.There is no survey tie, by bearing and distance to the nearest public land survey system monument, shown on the plat.</p> <p>2.There are no field observation coordinates referencing the Wyoming State Plane Coordinate System, East Zone, shown on the plat.</p> <p>3.The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
<p>Only needs to be heard by the BOCC</p>					
<p>Corrected</p>					
<p>Area shown is correct, the N100' of Tract 17</p>					
<p>Part of a platted subdivision already in place</p>					
<p>Added</p>					
<p>Acknowledged</p>					
07/30/2025	Application	PZ-25-00052	GENERAL	<p>It appears there may be both cancelled and permitted water well(s) in the affected area. Please note any wells and inform the SEO on the new legal location, lot number and subdivision name so we may update our records.</p>	SUE.KINSLEY@LA RAMIECOUNTYWY .GOV
<p>Can not be addressed on the plat</p>					
07/30/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer and/or surveyor shall be addressed.</p> <p>2. 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.</p>	MOLLY.BENNETT @LARAMIECOUNTY WY.GOV

Permit Notes

08/12/2025	Application	PZ-25-00052	GENERAL	2nd Review - Previous comments have been adequately addressed on the revised/updated plat map. No further comments at this time.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
08/12/2025	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	2nd Review - Previous comments have been addressed. No further comments.	CINDY.KEMIVES@ LARAMIECOUNTY WY.GOV
08/12/2025	Workflow	PLANNING REVIEW BY AGENCY	GENERAL	First review comments have been addressed. No further comments. Official comment letter has been attached. (No comments needing to be addressed on the letter)	CONNOR.WHITE@ LARAMIECOUNTY WY.GOV
09/02/2025	Application	PZ-25-00052	GENERAL	All agency review comments have been addressed. Hearing dates are 9.11.25 for Planning Commission and 10.7.25 for BOCC.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
WATER AND SEWER SERVICES PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT FIRE PROTECTION PROVIDED BY FD-1



APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE
COUNTY, WYOMING, THIS _____ DAY OF _____, 2025.

CHAIRMAN _____ ATTEST _____ COUNTY CLERK

VACATION STATEMENT

THE PURPOSE OF THIS REPLAT IS TO VACATE THE INTERIOR LOT LINES
FOR LOTS 1-3, AND THE INTERIOR 6' EASEMENT AS SHOWN ON YORK
SUBDIVISION AND CREATE THE NEW LOTS AS SHOWN WITHIN THE
BOUNDS OF THIS REPLAT.

NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING
STATE PLANE EAST ZONE NAD83. ALL DISTANCES AS SHOWN ARE U.S.
SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100-YEAR FLOOD
HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL NO. 56021C1357F, DATED
JANUARY 17, 2007.
- 3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM
CAP ON #5 X 24" REBAR STAMPED "PLS. 8834 AND APPROPRIATE DATA.
- 4.) THERE SHALL BE NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/ACCESS
EASEMENTS.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: FOX PROPERTIES 4405, LLC, OWNERS IN FEE SIMPLE OF LOTS
1-3, YORK SUBDIVISION, SITUATE IN THE SOUTHEAST QUARTER (SE1/4), SECTION 4, T. 13 N., R. 66 W., 6TH P.M.,
LARAMIE COUNTY, WYOMING, TO BE KNOWN AS "YORK SUBDIVISION, 2ND FILING" BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

ALL OF LOTS 1-3, YORK SUBDIVISION, LARAMIE COUNTY, WYOMING.

SAID PARCELS CONTAINS 28,885 SQUARE FEET OR 0.67 ACRES MORE OR LESS.

HAVE CAUSE THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "YORK SUBDIVISION, 2ND FILING". 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 HEREBY DEDICATE TO THE PUBLIC THE STREETS AND
ROADS CONTAINED WITHIN AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

• FOX PROPERTIES 4405, LLC

WAYNE FOX, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF WYOMING)
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY WAYNE FOX, MANAGING MEMBER FOR FOX PROPERTIES 4405, LLC.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS REPLAT OF "YORK SUBDIVISION, 2ND FILING", WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH 2025, 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.

YORK SUBDIVISION, 2ND FILING A REPLAT (LOT CONSOLIDATION) OF

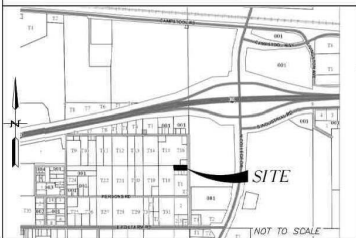
FOR LOTS 1-3, YORK SUBDIVISION,
SITUATE IN A PORTION OF THE SE1/4,
SECTION 4, T. 13 N., R. 66 W., 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED MAY 2025

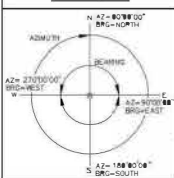


REV. 8/07/25

VICINITY MAP



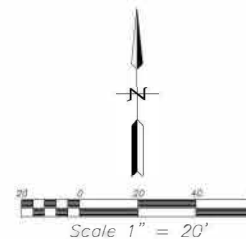
AZIMUTH



LEGEND

- FOUND 1 1/2" ALUMINUM CAP
- SET #5 X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "PLS. 8834"
- COMPUTED POSITION ONLY - NOT SET
- FOUND 1" PLASTIC CAP
- (R) INDICATES RECORD DATA PER PLAT OF "YORK SUBDIVISION" ON FILE IN THE LARAMIE COUNTY CLERK'S OFFICE.

FILING RECORD



RESOLUTION NO. _____

**A RESOLUTION TO APPROVE AN ADMINISTRATIVE PLAT FOR LOTS 1, 2, AND 3,
YORK SUBDIVISION, 1ST FILING, LARAMIE COUNTY, WYOMING, TO BE PLATTED
AND KNOWN AS
"YORK SUBDIVISION, 2ND FILING"**

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-319 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 2022 Laramie County Land Use Regulations; and

WHEREAS, the proposed administrative plat is in accordance with section 2-1-102 of the 2022 Laramie County Land Use Regulations; and

WHEREAS, the proposed vacation is in accordance with W.S. §34-12-106 to §34-12-111 and section 2-1-101(m) of the 2022 Laramie County Land Use Regulations; and

WHEREAS, the application is in conformance with section 4-2-111 governing the MU – Mixed Use zone district; and

WHEREAS, this resolution shall vacate Lots 1, 2, and 3, York Subdivision, 1st Filing.

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 meets the criteria for an administrative plat pursuant to Section 2-1-102 of the 2022 Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-111 governing the MU – Mixed Use zone district.

And the Board approves the Vacation for Lots 1, 2, and 3, York Subdivision, 1st Filing, Laramie County, WY, in order to create the Administrative Plat known as "York Subdivision, 2nd Filing".

**PRESENTED, READ, AND ADOPTED THIS _____ DAY OF _____,
2025.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

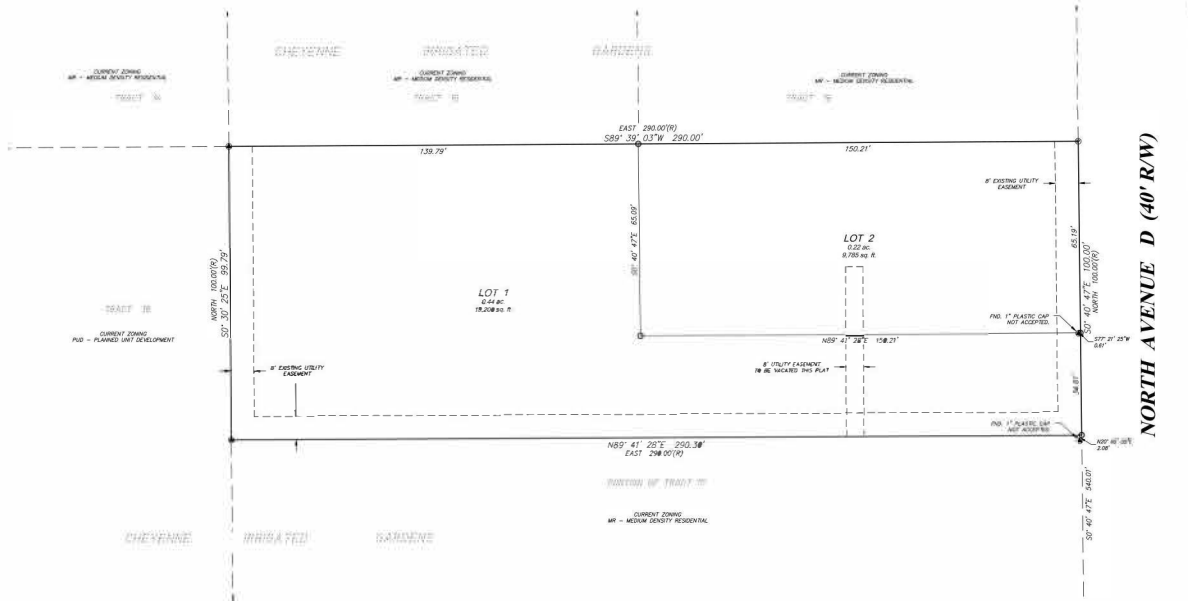
Debra K. Lee, Laramie County Clerk

Resolution reviewed and approved as to
form:



Laramie County Attorney's Office

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
WATER AND SEWER SERVICES PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT FIRE PROTECTION PROVIDED BY FD-1



APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE
COUNTY, WYOMING, THIS ____ DAY OF ____ 2025.

STAFFMAN ATTEST: COUNTY CLERK

NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE NAD83. ALL DISTANCES AS SHOWN ARE U.S. SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL No. 58021C13577, DATED JANUARY 17, 2007.
- 3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP ON #5 X 24" REBAR STAMPED P.L.S. 9834 AND APPROPRIATE DATA.
- 4.) CURRENT ADDRESS - 418 AVENUE D

LEGEND

- FOUND 1 1/2" ALUMINUM CAP
- SET #5 X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED P.L.S. 9834
- COMPUTED POSITION ONLY - NOT SET
- FOUND 1" PLASTIC CAP
- (R) INDICATES RECORD DATA PER PLAT OF "YORK SUBDIVISION" ON FILE IN THE LARAMIE COUNTY CLERK'S OFFICE.

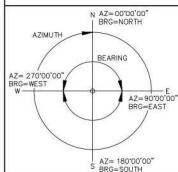
ZONING

CURRENT ZONING - (MR) MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING - (MU) MIXED USE

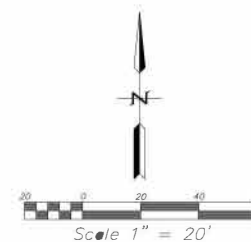
VICINITY MAP



AZIMUTH



FILING RECORD



ZONE CHANGE MAP FOR YORK SUBDIVISION, 2ND FILING

A REPLAT OF LOTS 1-3, YORK SUBDIVISION,
SITUATE IN A PORTION OF THE SE 1/4,
SECTION 4, T. 13 N., R. 66 W., 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED MAY 2025

