



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Sonny M. Keen, Associate Planner

DATE: August 6th, 2024

TITLE: PUBLIC HEARING: Subdivision Permit and Plat for Lot 1, Block 1, Hope Subdivision, and Lot 1, Block 1, Hope Subdivision, 5th Filing, Situated in the SE ¼, Section 17, T13N, R66W of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of John Larimore and Salomon Castillo, has submitted a Subdivision Permit and Plat application for Hope Subdivision, 8th Filing, located 3030 S Avenue B6, and 3050 S Avenue B6, Cheyenne, WY. The application has been submitted for the purpose of re-platting the existing tracts into two new reconfigured tracts. The existing residential use to remain.

BACKGROUND

The property is designated MU – Mixed Use zone district and is comprised of 1.46 acres total. The surrounding area consists of MU – Mixed Use zone district and is primarily residential use.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

- Section 2-1-101 (a-e) governing the criteria for a subdivision permit and plat.
- Section 1-2-104 governing public notice.
- Section 4-2-111 governing the MU – Mixed Use zone district.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). Within this area, higher density residential, intensive commercial, employment centers and industrial uses are indicated. It is serviced by the South Cheyenne Water Sewer District and no further development is planned at this time. The overall purpose of the application is to replat the parcels for deed clarification purposes.

Letters requesting waiver of traffic and drainage studies were submitted by the applicant, attached. The County Engineer has concurred with this request based on the justification provided in the letter.

Public notice was provided as required and no public comments were received.

Staff finds this application is in conformance with the pertinent provisions of the Laramie County Land Use Regulations.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board find that:

- a. 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.
- b. This application is in conformance with section 4-2-111 governing the MU – Mixed Use zone district.

And that the Board may approve of the Subdivision Permit and Plat for Hope Subdivision, 8th Filing with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Hope Subdivision, 8th Filing and adopt the findings of facts a and b of the staff report with no conditions.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Plat Justification Letter**
- Attachment 3: Agency Comments Report**
- Attachment 4: Applicant Traffic/Drainage Study Waiver Request**
- Attachment 5: Plat – Revised June 6th, 2024**
- Attachment 6: Resolution**



**Laramie County
Wyoming MapServer**

HOPE SUBDIVISION, 8TH FILING
 SOUTH CHEYENNE WATER &
 SEWER DISTRICT
 LC FIRE DISTRICT 1
 LC SCHOOL DIST 1
 PZ-24-00053, SUBDIVISION & PLAT



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information. printed 6/7/2024



May 6, 2024

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

InRe: LETTER OF JUSTIFICATION – HOPE SUBDIVISION 8TH FILING

Steil Surveying Services, agent for the owner, intends to REPLAT ALL OF LOT 1, BLOCK 1, HOPE SUBDIVISION AND LOT 1, BLOCK 1, HOPE SUBDIVISION 5TH FILING, SITUATE IN THE SE¼, SECTION 17, T13N, R66W. OF THE 6TH P.M., LARAMIE COUNTY, WYOMING.

The overall density of the plat is 1.46 acres. The proposed replat will consist of TWO (2) tracts. Both tracts will remain residential and meet all minimum requirements.

Please contact me with any questions or concerns.

Shane Hansen

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

Permit Notes

Permit Number: PZ-24-00053

Parcel Number: 13661740600100

Submitted: 05/09/2024

Site Address: 3040 S AVENUE B-6

Technically Complete: 05/09/2024

Applicant: HANSEN, MICHEAL SHANE
Owner: LARIMORE, JOHN M ET AL
Project Description: TITLE CLEANUP AND 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>
05/09/2024	05/09/2024	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	1. For proposed Lot 1 (0.47 AC): Reciprocal deeds to be recorded to convey the property that was a part of the lot line adjustment. There needs to be a clear recordation of ownership on the new legal description. 2. Observation: Situate in the SW1/4SE1/4	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
05/22/2024		Application	PZ-24-00053	GENERAL	No Comments.	DARRICK.MITTLES TADT@LARAMIECOUNTY.WY.GOV
05/22/2024	05/22/2024	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	LAURA.PATE@LARAMIECOUNTY.WY.GOV
05/24/2024		Application	PZ-24-00053	GENERAL	taxes paid in full for 2023	TAMMY.DEISCH@LARAMIECOUNTY.WY.GOV
05/28/2024		Application	PZ-24-00053	GENERAL	Area is within South Cheyenne Water and Sewer District. If a development continues please contact District office for fee schedules and discussion on water and sewer tap sizes.	SCOTT.SPRAKTIE S@LARAMIECOUNTY.WY.GOV
05/28/2024	05/28/2024	Application	PZ-24-00053	GENERAL	Engineer Review 1.I concur this plat does not meet the requirements for a detailed Traffic Study or Drainage Study. 2.The east ROW line for South Avenue B-6 needs to be shown.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
					1. ACK 2. PROJECT DOESN'T AFFECT EAST ROW LINE - SHOWN	
					1. THE EASEMENT IS SHOWN FOR ACCESS TO THE BACK LOT NOT BEING REPLATTED. IT IS NOT NEW WITH THIS PLAT. SHOWN FOR INFORMATION.	
					Surveyor Review 1.The curve data for the 30 INGRESS/EGRESS, DRAINAGE, UTILITY AND EMERGENCY TURNAROUND EASEMENT-PER HOPE SUBDIVISION 5TH FILING does not include central angle, arch length, chord bearing/azimuth and distance. The location of the points of curvature are also not shown.	

Permit Notes

05/29/2024	Workflow	PUBLIC WORKS GENERAL REVIEW	<ol style="list-style-type: none"> 1. All comments from the review engineer and surveyor shall be addressed. 2. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements." 3. Any internal roadways on the site shall comply with the needs of emergency services. 4. The existing approach will need to be upgraded to comply with the LCLUR. The new approach will also need to be built to county standards. Both will need to be reflected appropriately on the upcoming site plan. Contact Public Works for permits prior to project commencement. 	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV	
05/29/2024	05/29/2024	Application	PZ-24-00053 GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV

Permit Notes

Permit Number: PZ-24-00053

Parcel Number: 13661740600100

Submitted: 05/09/2024

Site Address: 3040 S AVENUE B-6

Technically Complete: 05/09/2024

Applicant: HANSEN, MICHEAL SHANE
Owner: LARIMORE, JOHN M ET AL
Project Description: TITLE CLEANUP AND REPLAT

Cheyenne, WY 82007

Approved:
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05/28/2024	05/28/2024	Application	PZ-24-00053	GENERAL	<p>Engineer Review</p> <p>1.I concur this plat does not meet the requirements for a detailed Traffic Study or Drainage Study.</p> <p>2.The east ROW line for South Avenue B-6 needs to be shown.</p> <p>Surveyor Review</p> <p>1.The curve data for the 30 INGRESS/EGRESS, DRAINAGE, UTILITY AND EMERGENCY TURNAROUND EASEMENT-PER HOPE SUBDIVISION 5TH FILING does not include central angle, arch length, chord bearing/azimuth and distance. The location of the points of curvature are also not shown.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

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05/29/2024	05/29/2024	Application	PZ-24-00053	GENERAL	No comments	MATTHEW.BUTLER R@LARAMIECOUNTY TYWY.GOV
05/30/2024		Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none"> 1. At time of review #2 by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works. 2. Future infrastructure upgrades may be required with development on these lots. 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. 3. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements." 	MOLLY.BENNETT @LARAMIECOUNTY YWY.GOV
			1 thru 3 - ACKNOWLEDGED			
06/03/2024	06/03/2024	Application	PZ-24-00053	GENERAL	<p>2nd Review -</p> <p>All previous comments have been adequately addressed on the revised/updated plat drawing. No further comments at this time.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
			ACKNOWLEDGED			



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

May 6, 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 - HOPE SUBDIVISION 8TH FILING, A REPLAT OF LOT 1, BLOCK 1, HOPE SUBDIVISION AND LOT 1, BLOCK 1, HOPE SUBDIVISION 5TH FILING, SITUATE IN THE SE¼, SECTION 17, T13N, R66W. 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 1.46 acres. The proposed subdivision will consist of TWO (2) tracts.

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



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

May 6, 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 HOPE SUBDIVISION 8TH FILING, A REPLAT OF LOT 1, BLOCK 1, HOPE SUBDIVISION AND LOT 1, BLOCK 1, HOPE SUBDIVISION 5TH FILING, SITUATE IN THE SE¼, SECTION 17, T13N, R66W. 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 1.46 acres. The Proposed subdivision will consist of TWO (2) tracts.

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

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

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: John M. and Bonny J. Larimore, owner(s) in fee simple of LOT 1, BLOCK ONE, Hope Subdivision 5th Filing, Laramie County, Wyoming,
 AND
 Salomon Castillo, a single person, owner in fee simple of LOT 1 BLOCK ONE, Hope Subdivision, Laramie County, Wyoming.

Have caused the same to be surveyed, vacated, replatted and known as HOPE SUBDIVISION, 8th 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

by: SALOMON CASTILLO

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)
 The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by John M. and Bonny J. Larimore.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)
 The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Salomon Castillo.

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



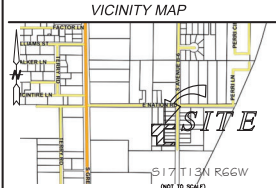
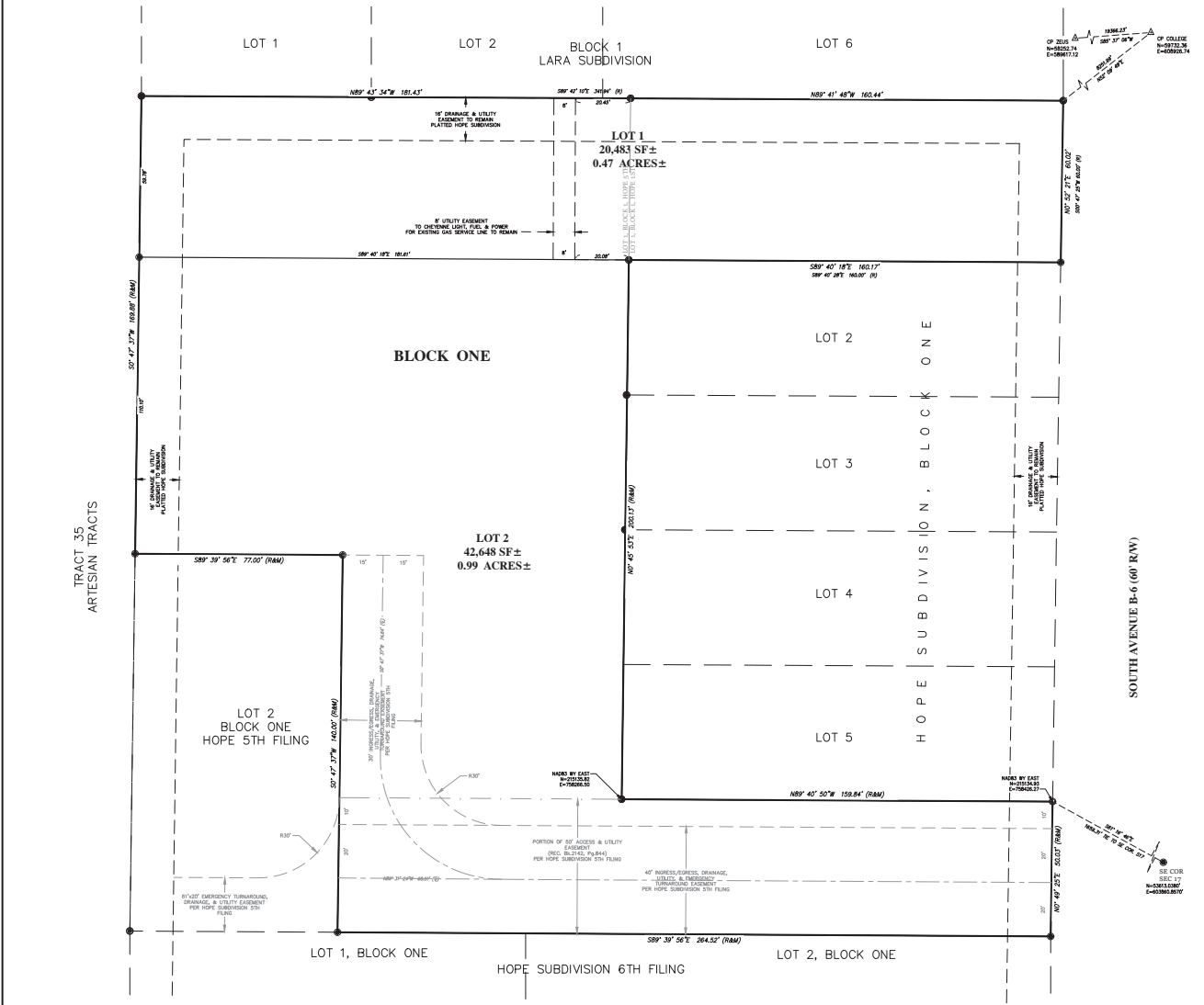
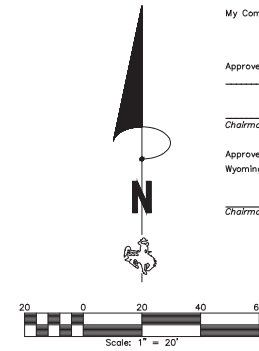
**HOPE SUBDIVISION
 8TH FILING**

A REPLAT OF
 LOT 1, BLOCK 1,
 HOPE SUBDIVISION AND LOT 1, BLOCK 1,
 HOPE SUBDIVISION 5TH FILING,
 SITUATE IN THE SE¼, SECTION 17, T13N,
 R66W, OF THE 6TH P.M.,
 LARAMIE COUNTY, WYOMING.

PREPARED MAY 2024

STIEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
 1180 WEST 29th ST. CHEYENNE, WY 82002 • (307) 624-3333
 208 GUYENNET ST. WHEATLAND, WY 82201 • (307) 328-3333
 www.stielsurvey.com • info@stielsurvey.com

USER: SHANS
 REVISED: 6/4/2024
 16242A FINAL PLAT.DWG



VACATION STATEMENT
 IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOT 1, BLOCK 1, HOPE SUBDIVISION AND LOT 1, BLOCK 1, HOPE SUBDIVISION 5TH FILING, LARAMIE COUNTY, WYOMING, EXISTING EASEMENTS TO REMAIN.

FILING RECORD

- LEGEND**
- SET ½" x 24" REBAR WITH 1½" ALUMINUM CAP PLUS 5910
 - FOUND 1½" ALUMINUM CAP
 - FOUND ½" REBAR
 - (M) DENOTES MEASURED DATA THIS SURVEY
 - (R) DENOTES RECORD DATA

- NOTES**
- 1) BASIS OF BEARINGS - CITY OF CHEYENNE CONTROL NETWORK POINTS "COLLEGE" AND "2205" WYOMING STATE PLANE COORDINATES NOTED AS "NAD83 BY EAST".
 - 2) ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ½"x24" REBAR.
 - 3) NO PORTION OF THE SUBJECT PROPERTY FALL WITHIN FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL #6021013589; DATED JANUARY 17, 2007
 - 4) DOMESTIC WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY SOUTH CHEYENNE SEWER AND WATER DISTRICT.
 - 5) NO PUBLIC MAINTENANCE OF INTERNAL ROADS AND EASEMENTS.

CERTIFICATE OF SURVEYOR
 I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Stiel 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.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR LOT 1, BLOCK 1, HOPE SUBDIVISION, AND LOT 1, BLOCK 1, HOPE SUBDIVISION, 5TH FILING, SITUATED IN THE SE ¼, SECTION 17, T13N, R66W OF THE 6TH P.M., LARAMIE COUNTY, WY, TO BE RE-PLATTED AND KNOWN AS “HOPE SUBDIVISION, 8TH FILING”.

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 section 4-2-111 governing the MU – Mixed Used zone district; and

WHEREAS, this resolution is the subdivision permit for Hope Subdivision, 8th 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 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 4-2-111 governing the MU – Mixed Use zone district.

And the Board approves the Subdivision Permit and Plat for Hope Subdivision, 8th Filing.

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