



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Sonny M. Pourchot, Associate Planner

DATE: June 16th, 2026

TITLE: PUBLIC HEARING on a Small Subdivision Permit and Plat for Robb's Roost, located in a portion of land situated in the SE ¼ of Section 24, T15N, R65W, of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Jones Land Surveying, Inc, on behalf of landowners Jeffrey and Bambi Robb of 1722 Road 136, Cheyenne, WY, has submitted an application for a Small Subdivision Permit and Plat for the above location. The purpose of the application is to subdivide the primary 43.23 acres into two new tracts, with the existing residential use to remain.

BACKGROUND

The subject property is located in the LU – Land Use zone district and is currently used for agricultural purposes. The surrounding area is also LU zone district residential, residential vacant land, and agricultural. The property is accessed via a recorded access and utility easement from Road 136 and is attached to this report for review.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

Wyoming § 18-5-301 through 18-5-306.
Wyoming § 34-12-101 through 34-12-115.
Section 4-1-100(i)(a) governing a Small Subdivision Permit and Plat.
Section 2-4-104 governing the LU – Land Use Zone District.
Section 1-3-100 governing public notice.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Ag and Range Land (AGR), which are considered outlying areas of Laramie County. These areas are far removed from the providers of public services and have relatively lower levels of road access. Primary uses are

agriculture crop and livestock production and associated residential uses. Freestanding residential uses, not associated with agricultural purposes, should be discouraged, however, some areas with existing development may be appropriate for expansion, identified as rural centers.

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. The proposed action does meet these requirements.

Public notice was provided, and no public comments were received.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This application meets the criteria for a Small Subdivision Permit and Plat pursuant to section 4-1-100(i)(a) of the 2025 Laramie County Land Use Regulations (LCLUR); and,
- b. This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District.

and that the Board approves the Small Subdivision Permit and Plat for “Robb’s Roost,” located in a portion of land situated in the SE ¼ of Section 24, T15N, R65W, of the 6th P.M., Laramie County, WY, with no conditions.

PROPOSED MOTION

I move to approve the Small Subdivision Permit and Plat for “Robb’s Roost,” located in a portion of land situated in the SE ¼ of Section 24, T15N, R65W, of the 6th P.M., Laramie County, WY, and adopt the findings of facts a and b of the staff report with no conditions.

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Pre-Application Notes
- Attachment 3: Project Narrative
- Attachment 4: Agency Review Comments and Responses
- Attachment 5: Transportation Assessment Worksheet
- Attachment 6: Drainage and Traffic Waiver Request
- Attachment 7: Access and utility easement
- Attachment 8: Small Subdivision Resolution for Robb’s Roost
- Attachment 9: Exhibit A – Robb’s Roost plat

**Laramie County
Wyoming MapServer**

LOCATION MAP:

PZ-26-00041

ROBB'S ROOST SMALL
SUBDIVISION PERMIT AND PLAT

LCFA

LCSD#1



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 6/1/2026

200 ft



Laramie County, WY
Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303
www.laramiecountywy.gov
planning@laramiecounty.com

PERMIT

PA-25-00127

PRE-APPLICATION MEETINGS

SITE ADDRESS: 1722 ROAD 136 CHEYENNE
PRIMARY PARCEL: 15652440000500
PROJECT NAME: SMALL SUBDIVISION, 2 LOTS

ISSUED: 01/07/2026
EXPIRES: 07/06/2026

APPLICANT: ROBB, JEFFREY S ET UX
1722 ROAD 136
CHEYENNE, WY 82009
307-421-1028

OWNER: ROBB, JEFFREY S ET UX
1722 ROAD 136
CHEYENNE, WY 82009

Detail Name	Detail Value
Meeting Date	01/07/2026
MEETING AM OR PM	AM
Application Types	Subdivision Permit and Plat
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Owner
Detailed Project Narrative	Divide primary parcel into two new tracts.
Staff Attending	JA CC CS
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Small Subdivision (2-5 lots)
Drainage Plans	No
Drainage Study	Letter of Waiver
Traffic Study	Transportation Assessment Worksheet
Public Safety Fees Acknowledgement Letter	Yes
Community Facility Fees Acknowledgement Letter	Yes
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Roadway Maintenance Plan	TBD



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Road/Easement Use Agreement	TBD
Right-of-Way Construction Permit	Yes
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	Yes
Environmental and Services Impact Report	No
GESC Permit	TBD
Floodplain Development Permit	No
Perimeter Fence Construction per W.S.S. 18-5-319	Yes
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	APPLICANT WANTS TO DIVIDE THIS 42.23 ACRE PARCEL INTO TWO TRACTS. APPLICATION WILL BE A SMALL SUBDIVISION PLAT. FEES FOR THIS PERMIT ARE \$750, \$26 PER SIGN X 1, NEIGHBOR NOTICE MAILING COSTS, LEGAL AD IN PAPER, AND ENGINEER REVIEW FEES. THE COUNTY COMMISSIONERS WILL HOLD A PUBLIC HEARING TO APPROVE. NORMALLY TAKES 6 WEEK PROCESS DEPENDING ON COMPLEXITY OF PROJECT. UPON APPROVAL A COMMUNITY FACILITY FEES AT \$50.00 PER PLATED ACRE AND \$1000 PER LOT PUBLIC SAFETY FEES WILL BE ASSESSED. TRACT CREATED IS INTENDED FOR RESIDENTIAL BUT SINCE IT IS IN THE LAND USE DISTRICT A COMMERCIAL USE COULD BE ALLOWED.



Laramie County, WY

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Miscellaneous Notes (2)

A 50' EASEMENT TO SOUTH OF EXISTING ROAD FOR THE EXISTING ROAD. THIS CAN DONE BY THE PLAT. PUBLIC WORKS WILL REQUIRE AN ACCESS PERMIT AND WILL FOLLOW UP ON THE EASEMENT TO THE EXISTING HOUSE THAT IS ANTICIPATED TO BE A 50' EASEMENT. DOCUMENTS WERE SUBMITTED FROM PUBLIC WORKS REGARDING ISSUES THAT NEED TO BE RESOLVED WITH THIS DEVELOPMENT ACTION. COPIES ATTACHED.

CONDITIONS

- * Disclaimer: These 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 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.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.
- * A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.
- * Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.
- * A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.



April 28, 2026

Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: Robb's Roost

To whom it may concern,

Jones Land Surveying, Inc., on behalf of Jeff and Bambi Robb we are seeking a recommendation for approval for the Subdivision Plat of Robb's Roost. It is our intent to submit a Subdivision Permit and Plat for the property which is currently located west of County Road 136 and has one residence on the northern portion of the parcel.

The final plat proposes 2 new tracts, both meeting the minimum size requirements per the Laramie County Land Use Regulations.

Access to the 2 tracts will be via an access easement from County Road 136 recorded in Book 1567, Page 1003 in the Laramie County Clerk's Office. The access road was previously constructed to County standards for access to J Bar L Ranch Subdivision to the north.

Please feel free to contact my office with any questions regarding the Final Plat Application.

Regards,

A handwritten signature in black ink, appearing to read "Cotton D. Jones". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Cotton D. Jones, P.L.S.

Permit Notes

Permit Number: PZ-26-00041

Parcel Number: 15652440000500

Submitted: 04/28/2026

Site Address: 1722 ROAD 136

Technically Complete: 04/29/2026

Applicant: Jones Land Surveying, Inc
Owner: ROBB, JEFFREY S ET UX

Cheyenne, WY 82009

Approved:
Issued:

Project Description: 2 tract 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>
04/29/2026		Application	PZ-26-00041	GENERAL	Primary Documents for Robb's Roost Small Subdivision	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV
04/29/2026	04/29/2026	Application	PZ-26-00041	GENERAL	No concerns noted	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
04/29/2026	04/29/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	RACHEL.TRUDEAU@LARAMIECOUNTY.WY.GOV
04/30/2026	04/30/2026	Application	PZ-26-00041	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
04/30/2026	04/30/2026	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	First Review: Dedication legal and plat boundary labels do not match. The 1085.30' call is S 02 41'23" W in the legal description and S 02 41'23" E on the plat. The 141.70' call is S 83 30'03" E in the legal and S 83 31'03" E on the plat.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
05/04/2026		Application	PZ-26-00041	GENERAL	No comments	MANUEL.MUZQUIZ@LARAMIECOUNTY.WY.GOV
05/05/2026	05/05/2026	Application	PZ-26-00041	GENERAL	No concerns from the Wyoming Game and Fish Department. Would be really great if the project narrative and/or site map included township and range.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
05/11/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
05/11/2026		Workflow	ENGINEERS REVIEW	GENERAL	1st Review - Engineer Comments: 1.The plat indicates Fire Protection is to be served by Fire Dist. # 2, however, I believe it should be LCFA. 2.The Legend does not include all the various line types that are used on the plat drawing. 3.In the 8th line of the Legal Description in the Dedication there is a bearing shown as S 83 degrees 30'03" E. This same course bearing on the drawing is shown as S 83 degrees 31'03" E . 4.The new/proposed 50' Ingress/Egress Access and Utility	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

Easement (this plat) partially overlaps the existing 50' Ingress/Egress access and utility easement. Does the new easement only need to be the portion that does not overlap so there are not two access and utility easements on top of each other?

5. Although the Transportation Assessment Worksheet is filled out incorrectly, this subdivision does not meet the criteria for a Traffic Impact Study.

6. Per the regulations, this subdivision does not meet the criteria for a Preliminary Drainage Report so a waiver request is not needed.

Surveyor Comments:

1. There are some minor differences in bearings and distances between the plat and the deed provided that are not shown on the plat.
2. The 50' INGRESS/EGRESS ACCESS & UTILITY EASEMENT (BOOK 1567, PAGE 1003) described in the AFFIDAVIT GRANT OF ACCESS & UTILITY EASEMENT (BOOK 1567, PAGE 1003), included in the Warranty Deed (BOOK 1624, PAGE 849) and shown on this Final Plat of ROBBS ROOST, does not note to whom the 50' INGRESS/EGRESS ACCESS & UTILITY EASEMENT is granted.

05/13/2026	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	New lot will require small wastewater permit for development. Signed final plat must be submitted to Environmental Health prior to issuance of small wastewater permit.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
05/13/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none"> 1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately. 2. Cadi and Molly met the applicant on site to discuss the access for this site. It was decided the existing access will be shared for both of these lots. 2a. A separate access permit application through Public Works will be required. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountyyw.gov) Public Works with any questions. 2b. The access spacing will be reviewed with the access permit and may need to be adjusted at time of application. 	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
05/13/2026	Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No issues or concerns	AARON.VELDHEER@LARAMIECOUNTY.WY.GOV
05/15/2026	Application	PZ-26-00041	GENERAL	<ol style="list-style-type: none"> 1. Our records indicate P215739.0W falls within the proposed subdivision. This permit is in an Incomplete status but has expired and requires a new permit in order to obtain a valid water right. 2. The proposed subdivision is located within the Conservation Area identified under the 2015 State Engineers 	SUE.KINSLEY@LARAMIECOUNTY.WY.GOV

Permit Notes

Order for the Laramie County Control Area. Well spacing requirements will be assessed on any well permit applications received by our office as defined within the Order.

3. An approved permit from the State Engineers Office is required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available.

4. If any new wells are proposed, they must be constructed in accordance with the State Engineers Office Rules and Regulations, Part III, Water Well Minimum Construction Standards.

5. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor.

6. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations.

7. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.

Official review letter attached.

APPLICANT RESPONSES #1

Permit Notes

Permit Number: PZ-26-00041

Parcel Number: 15652440000500

Submitted: 04/28/2026

Site Address: 1722 ROAD 136

Technically Complete: 04/29/2026

Applicant: Jones Land Surveying, Inc
 Owner: ROBB, JEFFREY S ET UX

Cheyenne, WY 82009

Approved:
 Issued:

Project Description: 2 tract subdivision

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05/11/2026		Workflow	ENGINEERS REVIEW	GENERAL <i>Corrected</i> <i>Line type is clearly identified by the notation as shown</i> <i>Corrected</i>	1st Review - Engineer Comments: 1.The plat indicates Fire Protection is to be served by Fire Dist. # 2, however, I believe it should be LCFA. 2.The Legend does not include all the various line types that are used on the plat drawing. 3.In the 8th line of the Legal Description in the Dedication there is a bearing shown as S 83 degrees 30'03" E. This same course bearing on the drawing is shown as S 83 degrees 31'03" E . 4.The new/proposed 50' Ingress/Egress Access and Utility	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

Adjusted

Easement (this plat) partially overlaps the existing 50' Ingress/Egress access and utility easement. Does the new easement only need to be the portion that does not overlap so there are not two access and utility easements on top of each other?
 5. Although the Transportation Assessment Worksheet is filled out incorrectly, this subdivision does not meet the criteria for a Traffic Impact Study.
 6. Per the regulations, this subdivision does not meet the criteria for a Preliminary Drainage Report so a waiver request is not needed.

Corrected

The easement document does not indicate grantee. It is believed that it was created to reach the properties owned by Robb and J Bar L Ranch Subdivision

Surveyor Comments:
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2. The 50' INGRESS/EGRESS ACCESS & UTILITY EASEMENT (BOOK 1567, PAGE 1003) described in the AFFIDAVIT GRANT OF ACCESS & UTILITY EASEMENT (BOOK 1567, PAGE 1003), included in the Warranty Deed (BOOK 1624, PAGE 849) and shown on this Final Plat of ROBBS ROOST, does not note to whom the 50' INGRESS/EGRESS ACCESS & UTILITY EASEMENT is granted.

05/13/2026	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	New lot will require small wastewater permit for development. Signed final plat must be submitted to Environmental Health prior to issuance of small wastewater permit.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
05/13/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none"> 1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately. 2. Cadi and Molly met the applicant on site to discuss the access for this site. It was decided the existing access will be shared for both of these lots. 2a. A separate access permit application through Public Works will be required. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountyyw.gov) Public Works with any questions. 2b. The access spacing will be reviewed with the access permit and may need to be adjusted at time of application. 	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
05/13/2026	Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No issues or concerns	AARON.VELDHEER@LARAMIECOUNTY.WY.GOV
05/15/2026	Application	PZ-26-00041	GENERAL	<ol style="list-style-type: none"> 1. Our records indicate P215739.0W falls within the proposed subdivision. This permit is in an Incomplete status but has expired and requires a new permit in order to obtain a valid water right. 2. The proposed subdivision is located within the Conservation Area identified under the 2015 State Engineers 	SUE.KINSLEY@LARAMIECOUNTY.WY.GOV

Permit Notes

Order for the Laramie County Control Area. Well spacing requirements will be assessed on any well permit applications received by our office as defined within the Order.

3. An approved permit from the State Engineers Office is required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available.

4. If any new wells are proposed, they must be constructed in accordance with the State Engineers Office Rules and Regulations, Part III, Water Well Minimum Construction Standards.

5. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor.

6. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations.

7. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.

Official review letter attached.

06/02/2026	Workflow	ENGINEERS REVIEW	GENERAL	2nd Review Engineer Comments: 1. Section 4-5-102 of the Regulations requires the Legend to contain and define all various symbols, line types, shading/hatching, etc used in the drawing. The Legend does not include the easement line types, property line types, platted boundary line types, centerline line types, Section lines, etc. that are shown on the plat drawing.	SCOTT.LARSON@LARAMIECOUNTY WY.GOV
06/03/2026	Workflow	PLANNING AND ZONING REVIEW	GENERAL	All plat corrections have been made and comments acknowledged or corrected. Nothing further.	SONNY.HOOPS@LARAMIECOUNTY WY.GOV



LARAMIE COUNTY LAND USE REGULATIONS

Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: Robb's Roost By: Cotton Jones

Date: 4/29/26 Contact: _____

Owner/Developer: Jeffrey Robb Phone: 307-630-8550

Property Address or Legal Description (lot, block, subdivision): 1722 Road 136

Legal Description: Portion of the SE¼ of Section 24, T.15N., R.65W.

Existing Zoning: LU Change to: Same

Existing Land Use: ✓ Proposed: ✓
Above changes if applicable.

Applicant email: cotton.jones@msn.com

All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.
 - a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.
 - b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
LU		Residential					5

Total:

- c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
LU		RESIDENTIAL					5

Total:

New Land Use: _____ Trips/Day

Increase (+)/Decrease (-): _____

1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.



April 28, 2026

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

RE: Robb's Roost, Drainage and Traffic Study Waiver

To Whom It May Concern,

On behalf of Jeff and Bambi Robb, we respectfully request waivers for the Traffic and Drainage Studies.

Since the subject property being platted currently has one and the addition of another residence should only create minimal additional traffic to the area once a residence is built on the newly created tract. The current access road was built to County standards at the time of construction and will adequately handle the minimal additional trips created by a new residence. The road currently supports 8 tracts in J Bar L Ranch Subdivision as well as the Robb residence. We therefore request a waiver for the Traffic Study.

The 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,

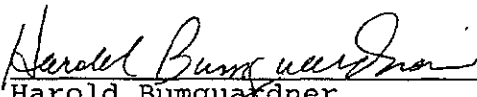
A handwritten signature in black ink, appearing to read 'Cotton D. Jones', is written over a white background.

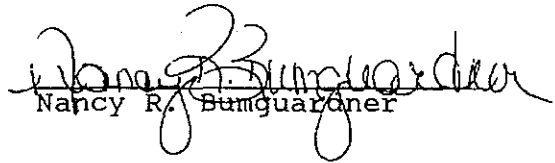
Cotton D. Jones, P.L.S., President

*****AFFIDAVIT*****
GRANT OF ACCESS & UTILITY EASEMENT

Harold Bumguardner and Nancy R. Bumguardner, husband and wife, owners in fee simple of a portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 24, Township 15 North, Range 65 West of the 6th P.M., Laramie County, Wyoming, hereby grant a 50.00 foot access and utility easement for ingress, egress and utility purposes across a portion of said SE $\frac{1}{4}$. Said easement being 25.00 feet on each side of the following described line:

Beginning at a point on the east line of said Section 24 from which the southeast corner thereof bears S.00°24'43"W., a distance of 512.23 feet; thence S.88°46'05"W., a distance of 334.37 feet; thence N.27°27'40"W., a distance of 260.82 feet; thence N.54°55'03"W., a distance of 582.91 feet; thence N.83°09'32"W., a distance of 331.95 feet and said line there terminating.


Harold Bumguardner

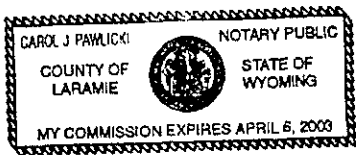

Nancy R. Bumguardner

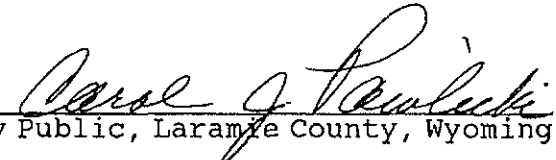
ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

On this 10th day of October, 2000, before me personally appeared Harold Bumguardner and Nancy R. Bumguardner, husband and wife, to me known as the persons described in and executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal.




Notary Public, Laramie County, Wyoming

My Commission Expires 4-6-2003

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR A PORTION OF THE SE ¼ OF SECTION 24, T15N, R65W, OF THE 6TH PM, LARAMIE COUNTY, WY, TO BE PLATTED AND KNOWN AS “ROBB’S ROOST”

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 2025 Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 4-5-100(i), (a) of the 2025 Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District; and

WHEREAS, this resolution is the subdivision permit for Robb’s Roost.

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 a Small Subdivision Permit and Plat pursuant to section 4-5-100(i), (a) of the 2025 Laramie County Land Use Regulations (LCLUR); and,
- b. This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District.

And the Board approves the Subdivision Permit and Plat for Robb’s Roost.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2026.

LARAMIE COUNTY BOARD OF COMMISSIONERS

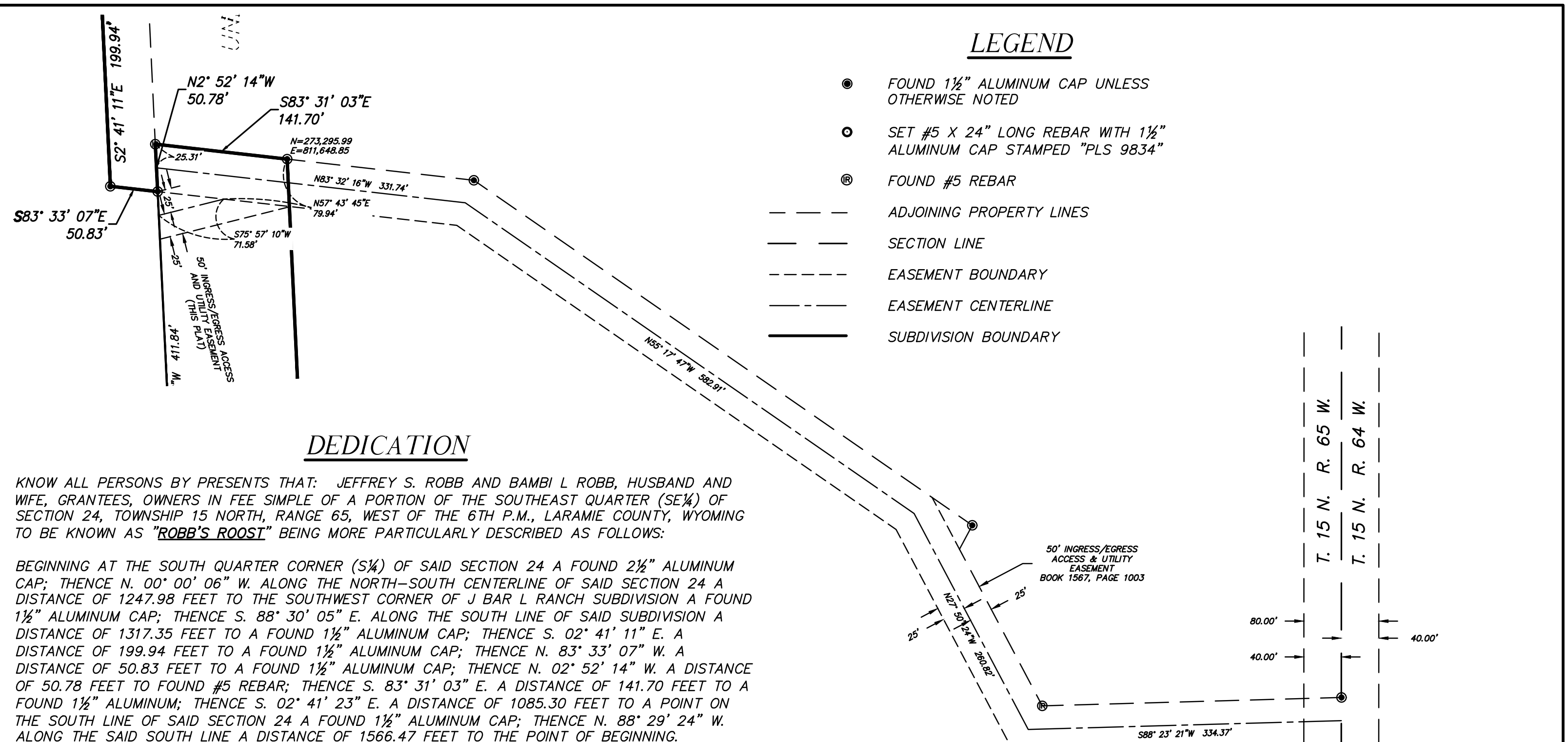
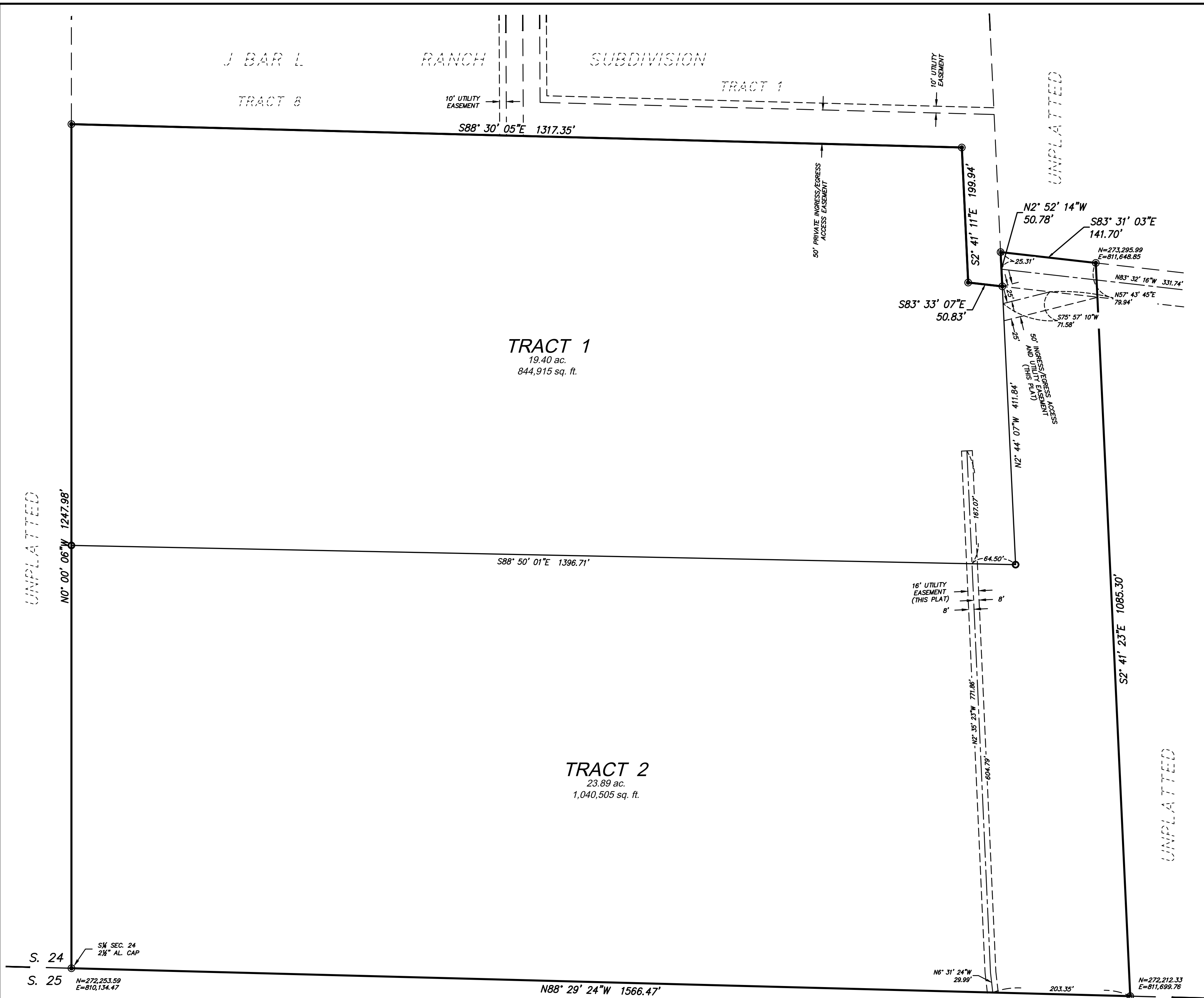
Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved resolution only as to form:

Laramie County Attorney’s Office



LEGEND

- FOUND 1 1/2" ALUMINUM CAP UNLESS OTHERWISE NOTED
- SET #5 X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "PLS 9834"
- ⊙ FOUND #5 REBAR
- ADJOINING PROPERTY LINES
- SECTION LINE
- EASEMENT BOUNDARY
- EASEMENT CENTERLINE
- SUBDIVISION BOUNDARY

DEDICATION

KNOW ALL PERSONS BY PRESENTS THAT: JEFFREY S. ROBB AND BAMBI L. ROBB, HUSBAND AND WIFE, GRANTEEES, OWNERS IN FEE SIMPLE OF A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 65, WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "ROBB'S ROOST" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER (S 1/4) OF SAID SECTION 24 A FOUND 2 1/2" ALUMINUM CAP; THENCE N. 00° 00' 06" W. ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24 A DISTANCE OF 1247.98 FEET TO THE SOUTHWEST CORNER OF J BAR L RANCH SUBDIVISION A FOUND 1 1/2" ALUMINUM CAP; THENCE S. 88° 30' 05" E. ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 1317.35 FEET TO A FOUND 1 1/2" ALUMINUM CAP; THENCE S. 02° 41' 11" E. A DISTANCE OF 199.94 FEET TO A FOUND 1 1/2" ALUMINUM CAP; THENCE N. 83° 33' 07" W. A DISTANCE OF 50.83 FEET TO A FOUND 1 1/2" ALUMINUM CAP; THENCE N. 02° 52' 14" W. A DISTANCE OF 50.78 FEET TO A FOUND #5 REBAR; THENCE S. 83° 31' 03" E. A DISTANCE OF 141.70 FEET TO A FOUND 1 1/2" ALUMINUM; THENCE S. 02° 41' 23" E. A DISTANCE OF 1085.30 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 24 A FOUND 1 1/2" ALUMINUM CAP; THENCE N. 88° 29' 24" W. ALONG THE SAID SOUTH LINE A DISTANCE OF 1566.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 43.29 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "ROBB'S ROOST", 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 GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

JEFFREY S. ROBB _____ BAMBI L. ROBB _____

ACKNOWLEDGMENTS

STATE OF WYOMING) SS
 COUNTY OF LARAMIE)
 THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY JEFFREY S. ROBB AND BAMBI L. ROBB, HUSBAND AND WIFE.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING
 MY COMMISSION EXPIRES _____

NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE NAD83. ALL DISTANCE 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. 56021C1130F, 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.) ACREAGE IS GROSS.
- 5.) SEPTIC SYSTEM ABSORPTION SYSTEMS (LEACH FIELDS) MUST BE LOCATED AT LEAST 100 FEET FROM ALL LOT LINES.
- 6.) 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.

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2026.

CHAIRMAN _____ ATTEST: _____ COUNTY CLERK

FINAL PLAT OF ROBB'S ROOST

SITUATE IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4), SECTION 24, T. 15 N., R. 65 W., 6TH P.M., LARAMIE COUNTY, WYOMING.

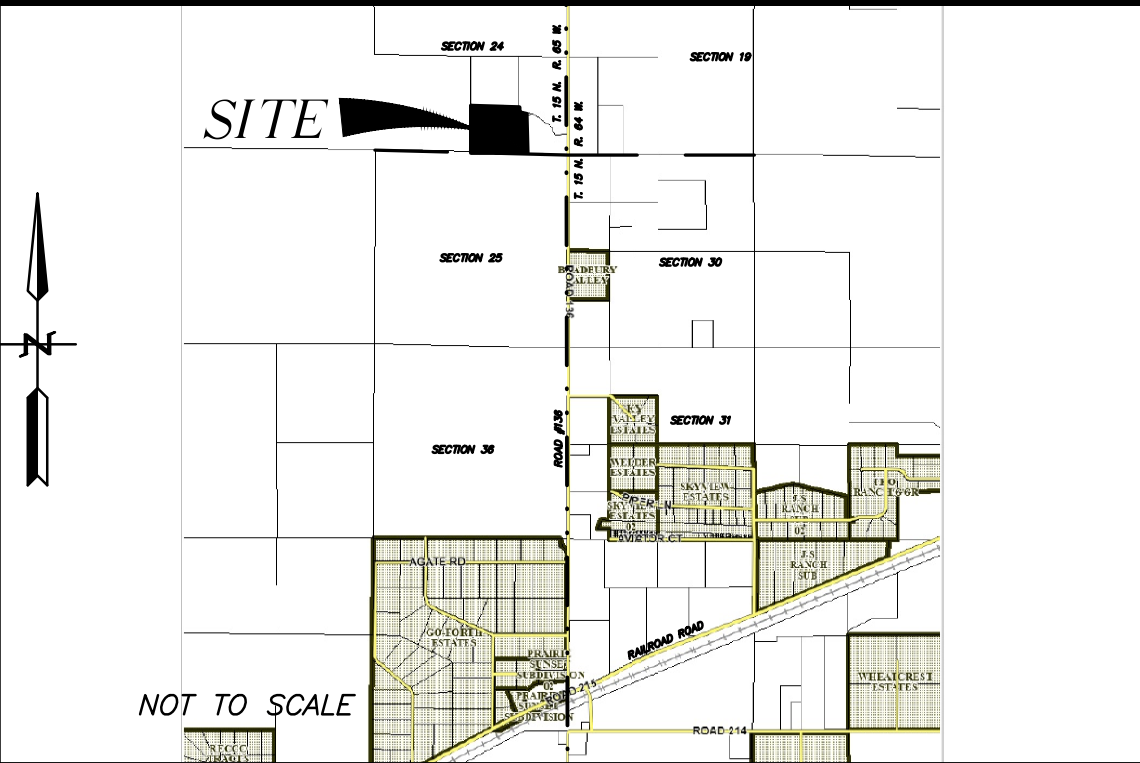
PREPARED APRIL 2026

CERTIFICATE OF SURVEYOR

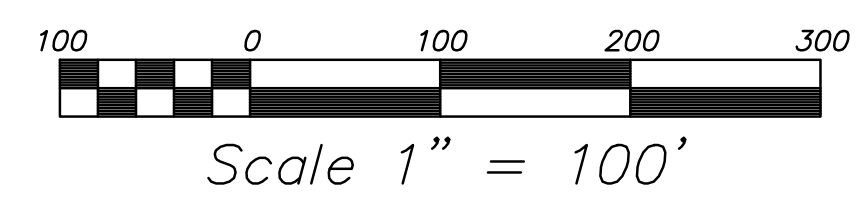
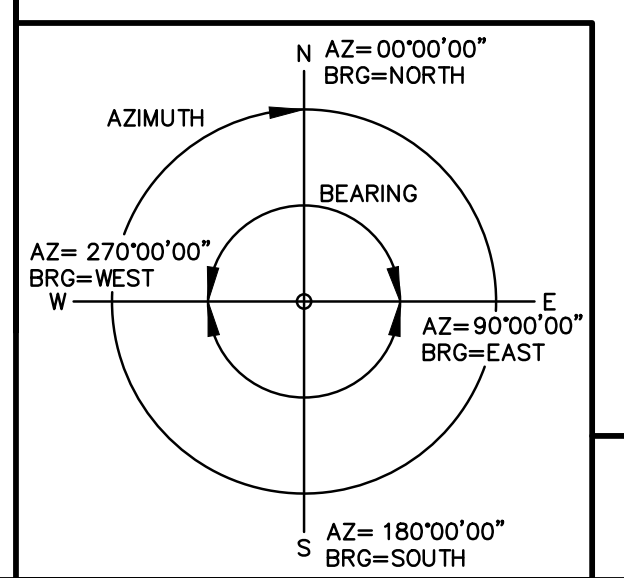
I COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT OF "ROBB'S ROOST", WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH 2026, THAT 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.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
 NO PROPOSED CENTRAL WATER SUPPLY SYSTEM FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY (LCFA)
 NO PUBLIC SEWAGE TREATMENT SYSTEM PROPOSED NO PUBLIC MAINTENANCE OF ROADS OR STREETS

VICINITY MAP



AZIMUTH



Scale 1" = 100'

FILING RECORD

JONES LAND SURVEYING, INC.
 Licensed in: WY, CO, MT, SD, ND, ID, UT, NV, NM
 6750 Say Kally Rd., Cheyenne, WY 82009
 Ph: 307-637-7107
 Cell: 307-630-8550
 Email: cotton.jones@msn.com

REV. 06/02/26
 REV. 05/29/26