



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Mason Schuricht, Associate Planner

DATE: April 19th, 2022

TITLE: PUBLIC HEARING regarding a vacation of Tract 1, Blue Sky Estates, located in a portion of the NE1/4 Section 5, T.13N., R.64W., of the 6th PM, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying, on behalf of Triple Dot Development LLC, has submitted a vacation for Tract 1, Blue Sky Estates, located at 863 Arena Lane. The vacation has been submitted in order to perform an Administrative Plat on Tract 1, Blue Sky Estates to be split into two separate tracts.

BACKGROUND

The subject property is residential vacant land located outside of the zoning district. It is currently platted as Tract 1, Blue Sky Estates, Laramie County, Wyoming.

Wyoming State statute (34-12-106) *“No plat or portion thereof for which a subdivision permit has been obtained pursuant to W.S. 18-5-304 shall be vacated as herein provided without the approval of the county commissioners.”* The intention of the vacation of Tract 1 of Blue Sky Estates is to allow an Administrative Plat to be approved.

Comments and letters have been received by the county and the developers, from Riatta Ranch for this project, pertaining to the current covenants of Riatta Ranch 3rd Filing Lots 1 and 2, that would now be Blue Sky Estates.

Pertinent Regulations

Section 34-12-106 of the Laramie County Land Use Regulations governing the criteria for a vacation of a subdivision.

RECOMMENDATION and FINDINGS

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

- a) This application meets the criteria for a board approval pursuant to W.S. 34-12-106 .

And that the Board approve the Vacation of Tract 1, Blue Sky Estates, Laramie County, WY.

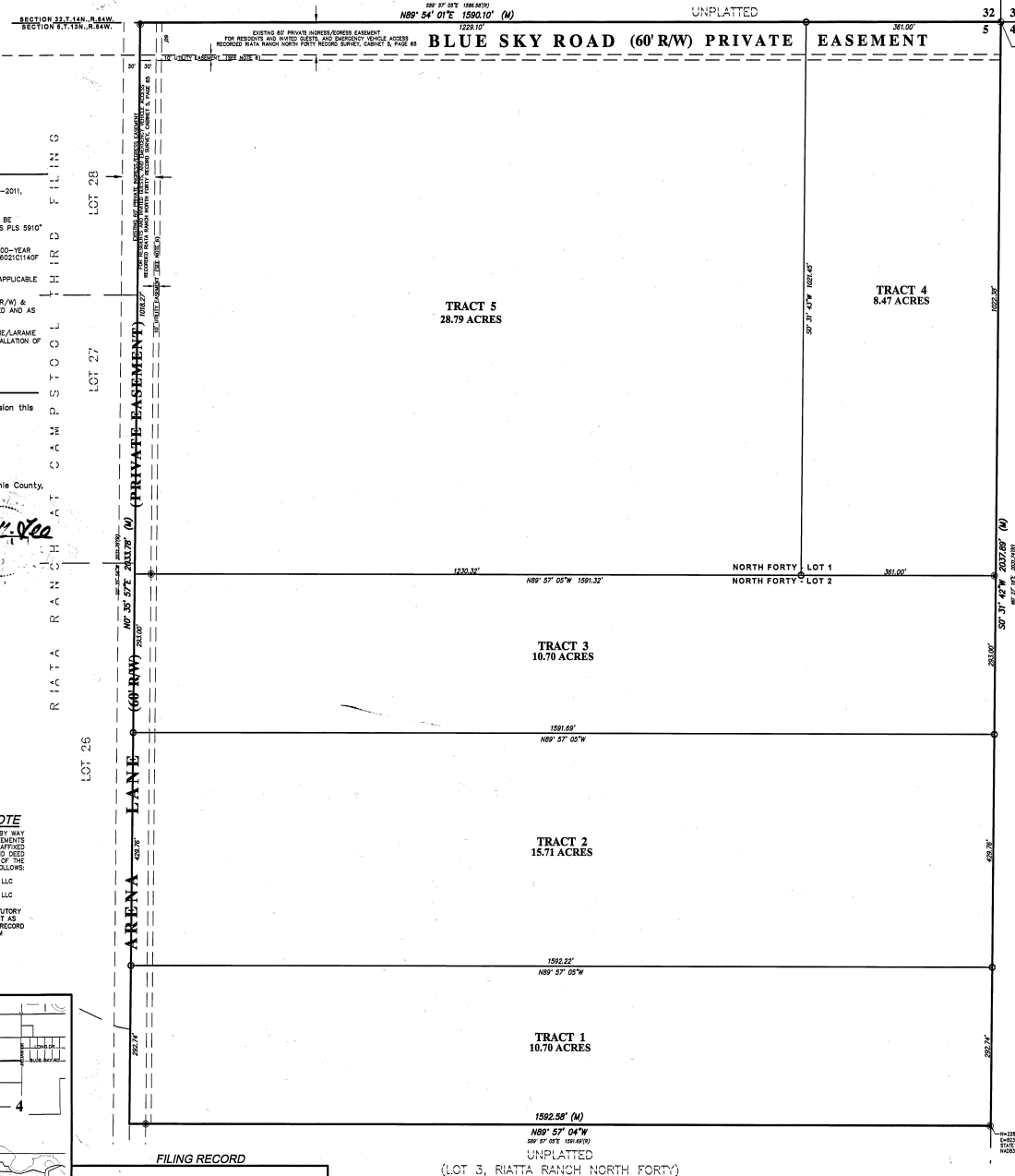
PROPOSED MOTION

I move to approve the Vacation of Tract 1, Blue Sky Estates, Laramie County, WY, upon approval of the Administrative Plat and adopt the findings of fact a of the staff report.

ATTACHMENTS

Attachment 1: Blue Sky Estates Plat

Attachment 2: Resolution



NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES. COMBINATION FACTOR = 0.9996671
2. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 1/2" ALUMINUM CAP STAMPED "555 PLS. 5010" ON A 5/8" X 24" LONG REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL No. 5602/0140F & 5602/0145F, DATED JANUARY 17, 2007.
4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS.
5. PRIVATE RIGHT-OF-WAY EASEMENTS (BLUE SKY ROAD (60' R/W) & ARENA LANE (60' R/W)) RETAINED AS PREVIOUSLY RECORDED AND AS SHOWN AND DESCRIBED HEREON.
6. "UTILITY EASEMENTS" GRANTED HEREON TO CITY OF CHEYENNE/LARAMIE COUNTY TRANSMISSION UTILITY(ES) PROVIDERS SOLELY FOR INSTALLATION OF LOCAL UTILITY(ES) SERVICE(S) LINES.

APPROVALS

Approved by the Laramie County Planning Commission this 27th day of September, 2018.
Dody J. Crane
 Chairman

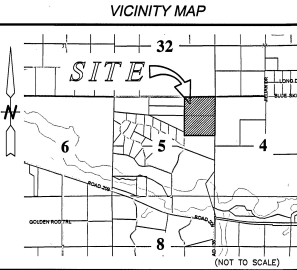
Approved by the Board of Commissioners of Laramie County, Wyoming this 16th day of October, 2018.
R. A. Beck Holmes ATTEST: *Debra K. Lee*
 Chairman County Clerk

OWNERSHIP / ASSESSORS NOTE

OWNERS OF THE LANDS CONTAINED WITHIN THIS PLAT, BY WAY OF THEIR PREVIOUS DEEDED OWNERSHIP AGREEMENTS BETWEEN THE PARTIES, AND THEIR SIGNATURES AFFIXED HEREON, HEREBY CERTIFY THAT BY THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, OWNERSHIP OF THE LANDS CONTAINED WITHIN THIS REPLAT SHALL BE AS FOLLOWS:

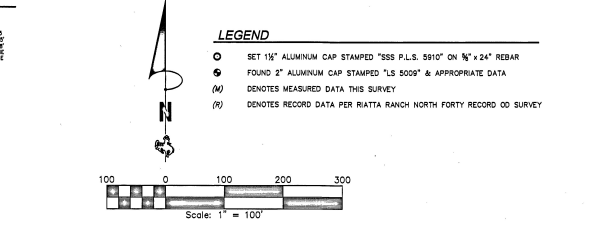
TRACTS 4 & 5 TAYLOR MADE HOMES, LLC
 TRACTS 1, 2 & 3 GRAVES EMPIRE, LLC

FOLLOWING THE RECORDING OF THIS PLAT, LEGAL STATUTORY CONVEYANCE OF THE INDIVIDUAL OWNERSHIP/INTEREST AS DESCRIBED ABOVE REQUIRES THAT ALL STAKEHOLDERS RECORD AN APPROPRIATE INSTRUMENT MEETING THE FORM ESTABLISHED IN W.S. § 34-2 at sec.



FILING RECORD

REC'D #: 743046
 RECORDED 11/19/2018 AT 4:33 PM BKM 11 PAGE 25
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: TAYLOR MADE HOMES, LLC, A Wyoming Limited Liability Company, owner in fee simple of a parcel of land situated in Section 5, Township 13 North, Range 64 West of the 6th P.M., Laramie County, Wyoming, A.S.A. Lot 1, Riatta Ranch North Forty Record of Survey (Recorded February 6, 2013; Book 2320, Page 28), and more particularly described in Book 2559, Page 2314 of the Real Estate Office of the Laramie County Clerk as follows:

A parcel of land located within Lots 1 thru 3, of the Corrected Record of Survey for Riatta Ranch located in Section 5, Township 13 North, Range 64 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at the northeast corner of Section 5, thence N.89°57'05"W, 1556.58 feet; thence S.00°35'56"W, 1015.89 feet; thence S.89°57'05"E, 1556.13 feet to a point in the east line of said Section 5; thence N.02°27'18"E, 1015.87 feet to the point of beginning.

Also known as Lot 1, Riatta Ranch North Forty, per the record of survey recorded February 6, 2013 in Book 2320, Page 28, Records of Laramie County, Wyoming

Containing 37.03 acres, more or less.

AND

GRAVES EMPIRE, LLC, A Wyoming Limited Liability Company, owner in fee simple of a parcel of land situated in Section 5, Township 13 North, Range 64 West of the 6th P.M., Laramie County, Wyoming, A.S.A. Lot 2, Riatta Ranch North Forty Record of Survey (Recorded February 6, 2013; Book 2320, Page 28), and more particularly described in Book 2556, Page 1523 of the Real Estate Office of the Laramie County Clerk as follows:

Beginning at a point from which the northeast corner of Section 5 bears S.00°27'18"W, 1015.87 feet; thence N.89°57'05"W, 1556.13 feet; thence S.89°57'05"E, 1015.89 feet; thence S.89°57'05"E, 1556.13 feet to a point in the east line of said Section 5; thence N.02°27'18"E, 1015.87 feet to the point of beginning.

Containing 37.09 acres, more or less.

Have caused the same to be surveyed, and plotted to be known as BLUE SKY ESTATES, and does hereby declare the subdivision of said land as it appears on this subdivision plat, to be their free act and deed and in accordance with their desires, and does furthermore grant the easements as shown and described herein for the purposes indicated.

TAYLOR MADE HOMES, LLC
 by *Dody J. Crane*
 Douglas Taylor as Registered Agent

GRAVES EMPIRE, LLC
 by *Nathan Groves*
 Nathan Groves as Owner

ACKNOWLEDGEMENTS

STATE OF WYOMING } SS
 COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 27th day of October, 2018 by Douglas Taylor as Registered Agent for Taylor Made Homes, LLC.

Notary Public, Laramie County, Wyoming
APR 29 2018

STATE OF WYOMING } SS
 COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 24th day of October, 2018 by Nathan Groves as Owner for Graves Empire, LLC.

Notary Public, Laramie County, Wyoming
APR 24 2018

CERTIFICATE OF SURVEYOR

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

Jeffrey B. Jones
 Professional Land Surveyor
 STATE OF WYOMING

Classification 743046
 The State of Wyoming }
 County of Laramie }

This instrument was filed for record on 11/19/2018 at 4:33 PM BKM 11 PAGE 25
 on the 19 day of November
 A.D. 2018 and duly recorded in Book _____ of Page _____
 P.C. _____ and _____
Debra K. Lee
 County Clerk & Ex. Officer Registrar of Deeds
 City of Cheyenne, Wyoming

BLUE SKY ESTATES

A REPLAT OF A TRACT OF LAND SITUATED IN THE NE1/4 OF SECTION 5, T.13 N., R.64 W., 6TH P.M., SAID LANDS BEING ALSO KNOWN AS: LOTS 1 & 2, AS SHOWN ON RECORD OF SURVEY RIATTA RANCH NORTH FORTY LARAMIE COUNTY, WYOMING
 PREPARED August, 2018

STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7873
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 www.SteelSurvey.com • info@SteelSurvey.com

REVISED: 9/18/2018
 L1-2 RIATTA NORTH FORTY\18223\18223 RIATTA H40 REPLAT.dwg

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A VACATE OF PLAT FOR TRACT 1, BLUE SKY ESTATES, 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 Tract 1, Blue Sky Estates

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 Tract 1, Blue Sky Estates to be split into two separate tracts.

And the Board approve the Vacation of Tract 1, Blue Sky Estates 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