



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Sonny M. Pourchot, Associate Planner

DATE: June 11th, 2026

TITLE: PUBLIC HEARING on a Subdivision Permit and Plat for Fertig Ranch subdivision, Situated in the NW ¼ of Section 11, T14N, R65W of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services LLC, on behalf of landowner Recco, Inc, has submitted a Subdivision Permit and Plat application for Fertig Ranch subdivision, formerly Recco Ranch, located north of E Four Mile Road and Road 215. The application has been submitted to subdivide eighty-three (83.22) acres into thirteen (13) residential lots of roughly six (6) acres each.

BACKGROUND

The current use of the property is vacant agricultural land and is situated in the LU – Land Use Zone District. The overall subdivision would access from Road 215 via a previously recorded access easement, while internal lots would access from newly dedicated ROW. The plat proposes to vacate a portion of the access easement created for this anticipated subdivision which would still apply to the exempt subdivision to the north.

Pertinent 2022 Laramie County Land Use Regulations or Statutory Provisions include:

W.S. § 18-5-301 through 18-5-306.
W.S. § 34-12-101 through 34-12-115.
Section 2-1-101 (a-e), governing criteria for a Minor Subdivision Permit and Plat.
Section 4-2-114, governing the LU – Land Use Zone District.
Section 1-2-104 governing public notice.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as RAI – Rural Ag Interface. Residential uses are primarily anticipated in these areas. Limited service commercial and retail uses are anticipated at major intersections. For example, a gas station, repair shops, lodging, and restaurants may be appropriate along a highway or interstate interchange when adequate buffering from adjacent residential uses is provided. Commercial uses should provide evidence that they will not significantly impact surrounding residential uses. Density of uses shall be foremost based on availability and access to water, and development is encouraged on existing rights-of-way where possible.

A subdivision of more than 5 lots requires submittal of a Chapter 23 Study to the Department of Environmental Quality (DEQ) and a non-adverse letter from DEQ must be received prior to plat recordation. Individual septic systems will provide sanitary services.

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 in order to sufficiently recharge groundwater after withdrawal from a pumping well. Development design standards contained within Section 2-4-113 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 proposal outlines water being provided by individual wells.

Public notice was provided as required. No public comment was received.

Agency review comments are still ongoing as of the date of this report regarding the status of the roads being built and built to County standards. The subdivision was submitted as Recco Tracts, 2nd filing, changed to Recco Ranch to distinguish it from the exempt subdivision to the north, and upon this submission, has been renamed to “Fertig Ranch.”

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds 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 4-2-114 governing the LU – Land Use zone district.

and that the Planning Commission may recommend approval of the Subdivision Permit and Plat for Fertig Ranch to the Laramie County Board of Commissioners with the following conditions:

1. A non-adverse Chapter 23 DEQ recommendation is received by the Planning department prior to plat recordation.
2. The developer of this subdivision shall build Railway Lane from Railroad Road as shown on the plat up to the access of the exempt subdivision to the north, and shall build Fertig Ranch Road and Raymond Trail as shown on the plat, to the proposed LCLUR (08/05/2025 adoption) local county road rural subdivision with buildout volume less than 350 ADT as shown in the attached exhibit “A.”
3. The developer of this subdivision shall build the remainder of the private access easement duly recorded at Bk 2421, Pg 1003 also as shown in the attached exhibit “A,” to the proposed LCLUR private access standards (08/05/2025 adoption).

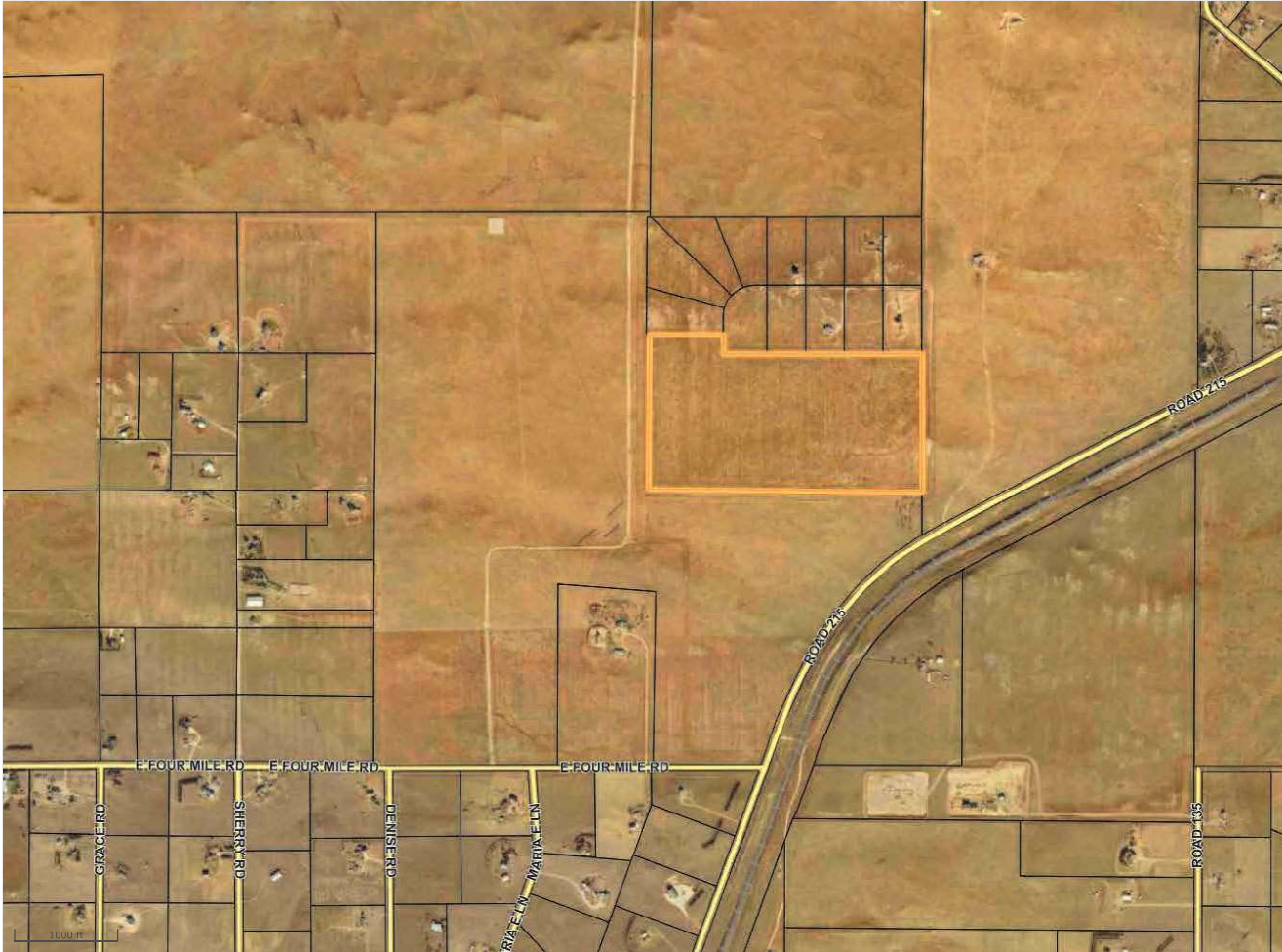
PROPOSED MOTION

I move to recommend approval of Fertig Ranch Subdivision Permit and Plat, situated in the NW ¼ of Section 11, Township 14N, Range 65W of the 6th P.M., Laramie County, WY, to the Laramie County Board of Commissioners, and adopt the findings of facts a and b of the staff report with the following conditions:

1. A non-adverse Chapter 23 DEQ recommendation is received by the Planning department prior to plat recordation.
2. The developer of this subdivision shall build Railway Lane from Railroad Road as shown on the plat up to the access of the exempt subdivision to the north, and shall build Fertig Ranch Road and Raymond Trail as shown on the plat, to the proposed LCLUR (08/05/2025 adoption) local county road rural subdivision with buildout volume less than 350 ADT as shown in the attached exhibit "A."
3. The developer of this subdivision shall build the remainder of the private access easement duly recorded at Bk 2421, Pg 1003 also as shown in the attached exhibit "A," to the proposed LCLUR private access standards (08/05/2025 adoption).

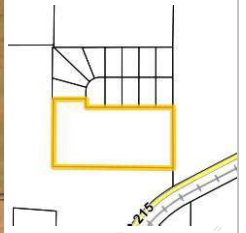
ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Pre-Application Notes
- Attachment 3: Project Narrative
- Attachment 4: Agency Review Comments with Applicant Responses
- Attachment 5: DEQ Acknowledgement
- Attachment 6: CFF and PSF Acknowledgement
- Attachment 7: Recco Tracts (statutory exempt subdivision to the north)
- Attachment 8: Recco Ranch, revised 10/31/24 (previously named Recco Tracts, 2nd Filing)
- Attachment 9: Recorded Internal Access Easement for Recco Tracts
- Attachment 10: Recorded Access Easement from Road 215
- Attachment 11: Fertig Ranch Resolution
- Attachment 12: Fertig Ranch plat dated 04/03/2026



**Laramie County
Wyoming MapServer**

LOCATION MAP
PZ-24-00094
FERTIG RANCH MINOR
SUBDIVISION PERMIT AND PLAT
LAND USE ZONE DISTRICT
AMEC ZONE 2
LCFA
LCSD1



NORTH

This map/data is made possible through the
Cheyenne and Laramie County Cooperative GIS
(CLCCGIS) Program and is for display purposes
only. The CLCCGIS involves 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 6/9/2026



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>10-30-24</u> Staff: <u>DEBRA LEWIS</u> <u>JA, BH, CE, CL, DP, TG</u> Property Owner: <u>RECCO</u>	
Project Description: <u>RECCO TRACT 2ND FILING - 14 TRACT SUBDIVISION</u>	
Project Location/Address: _____ R #: <u>0060555</u>	
ATTENDEES/AGENTS/PARTIES	
Applicant <u>SHANE HANSEN</u>	Phone <u>307-634-7273</u> Email _____
Other _____	Phone _____ Email _____
Other _____	Phone _____ Email _____
APPLICATION TYPE(S)	
<input type="checkbox"/> Administrative Plat (Vacation? Y/N) <input type="checkbox"/> Appeal <input type="checkbox"/> Board Approval <input type="checkbox"/> Home Occupation <input type="checkbox"/> Family Exemption <input type="checkbox"/> Preliminary Development Plan <input type="checkbox"/> Public Hearing – No Approval Required (Xmission lines, O&G)	<input type="checkbox"/> Site Plan <input type="checkbox"/> Site Plan – Amendment <input type="checkbox"/> Site Plan – For Records <input type="checkbox"/> Subdivision Exemption – Other <input checked="" type="checkbox"/> Subdivision Permit & Plat <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change
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 / Record of Survey / Preliminary Dev. Plan / Route Map / Zone Change Map:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	ROW Construction Permit: <i>APPROACH PERMIT</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant: <i>ACTUAL COST</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input 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>ALREADY FENCED</i>

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>\$2600 EACH</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: <i>ACTUAL COST - ONLY NEED AD FOR LOW COST</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant: <i>ACTUAL COST</i>



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Pre-Application Meeting Notes

Miscellaneous Notes:

14 TRACT SUBDIVISION. USING EXISTING EASEMENT
BUT ADDED A CUL-DE-SAC TO TRACT 6 AND 7.

APPROACH NEEDS PAVED OFF ROAD 215.

NEED VACATION STATEMENT FOR SOUTH $\frac{1}{2}$
OF EASEMENT.

NO FLOODPLAIN ON PROPERTY

D.E.Q. CHAPTER 23 STUDY IS REQUIRED. WILL
USE INDIVIDUAL SEPTICS.

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.

Traffic Study Waiver Request Criteria

3-5-105a. Requirements

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.

Drainage Study Waiver Request Criteria

3-1-105 Drainage Report Waiver

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.



October 31, 2024

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

InRe: LETTER OF JUSTIFICATION – RECCO TRACTS 2ND FILING

Steil Surveying Services, agent for the owner, intends to SUBDIVIDE a portion of the NW $\frac{1}{4}$ of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming. A zone change is not required.

The overall density of the plat is 83.22 acres. The proposed plat will consist of FOURTEEN (14) tracts for residential use.

Please contact me with any questions or concerns.

Shane Hansen

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

Cc "Taft Love" <taft@millirontj.com>; "Catherine Cundall" <catherine.cundall@laramiecountywy.gov>; "Sonny Pourchot" <Sonny.Pourchot@laramiecountywy.gov>

Date 5/19/2026 1:32:04 PM

Subject RE: Fertig Subdivision

Good afternoon Shane,

I will revisit the old project and reach out with some guidance. I am hoping it is as simple as a reconsideration but will double check some stuff. Have a good day.

Regards,

Justin

From: Shane Hansen <shansen@steilsurvey.com>
Sent: Monday, May 18, 2026 7:32 AM
To: Justin Arnold <justin.arnold@laramiecountywy.gov>
Cc: Taft Love <taft@millirontj.com>
Subject: Fw: Fertig Subdivision
Importance: High

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Justin,

Looks like we are going to reduce the number of tracts in Fertig Ranch. Can you get us on the BOCC for the change please? Refer below for the justification.

Hello guys!

I have an update on the DEQ front as well. They have a new reviewer that is working out of the Lander office and he has been doing all of the Subdivision applications. He is now willing to use the local hydraulic conductivity calculated from the well tests in the area, this is a change from previous reviewers using a standardized number for the Cheyenne area. So that works in our favor, he does use a slightly lower precipitation number, which is not great but not a big change.

So this change resulted in the 14 lots with 5-BR homes returning a result of 10.08. So much better than the 13, however, it is still over the 10 mg/L. If we change it to 13 lots with 5-BR homes, then the result is 9.63 mg/L, so under but not by much.

If we keep the 14 lots with the 5-BR homes and use advanced treatment, then the model returns a result of 8.01 mg/L.

So more food for thought and I will call Taft this morning!

Thanks guys!

Levi

Respectfully,

Shane Hansen, CST

Director Planning and Development

STEIL SURVEYING SERVICES, LLC

LAND | CONSTRUCTION | ALTA | SITE PLANNING

1102 West 19th Street | Cheyenne, Wyoming 82001

Office: 307.634.7273

Cell: 307.630.6035

shansen@steilsurvey.com



Sent from eM Client | www.emclient.com

----- Forwarded Message -----

From "Taft Love" <taft@millirontj.com>

To "Levi Hime" <hime@westoneng.com>; "Shane Hansen" <shansen@steilsurvey.com>

Date 5/15/2026 1:37:30 PM

Subject Fertig Subdivision

I had a chance to get caught up with Ray today and he has decided we should reduce the number of lots to 13 in order that meet the nitrogen mitigation requirements on the subdivision.

Please let me know what you need from me. If we can get the roads going by the middle of summer that would be great.

Thanks

Taft

AGENCY REVIEW COMMENTS #3

Permit Notes

Permit Number: PZ-24-00094

Parcel Number: 14651120001500

Submitted: 10/31/2024

Applicant: HANSEN, MICHEAL SHANE
 Owner: RECCO INC

Site Address: UNKNOWN

Technically Complete: 10/31/2024

Laramie County, WY 00000

Approved: 11/21/2024

Project Description: RESIDENTIAL SUBDIVISION

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>
10/31/2024		Application	PZ-24-00094	GENERAL	Public Hearing Dates Planning Commission 1.9.25 BOCC 2.4.25	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
11/12/2024		Application	PZ-24-00094	GENERAL	This subdivision will be located 2.5 miles from a water cistern. LCFA request roadways and access allow for fire apparatus entry and exit. Per the 2022 LCLUR the Cul-de-sacs shall be constructed in accordance with the requirements of the County Fire District for dead-end fire apparatus access roads.	MANUEL.MUZQUIZ @LARAMIECOUNTY YWY.GOV
11/12/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Owner of record appear to be in order. Observation: Course discrepancy between dedication (N89 DEG 43' 14"W; NO DEG 28' 11"E) and plat drawing (N89 DEG 43' 14"E; NO DEG 28' 41"E). No further comments on plat drawing.	CINDY.KEMIVES@ LARAMIECOUNTY WY.GOV
11/18/2024		Application	PZ-24-00094	GENERAL	Access and egress shall be in accordance with the LCLUR, to include road widths and turn arounds.	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
11/18/2024		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	Ownership is in order. My only thought is that the road in the subdivision doesn't have a name, and there doesn't appear to be an access road. However these items would not keep the plat from being recorded, just an observation.	LAURA.PATE@LA RAMIECOUNTYWY .GOV
11/19/2024		Application	PZ-24-00094	GENERAL	Engineer Review 1.I agree that a Drainage Study and Traffic study are not warranted for this plat. 2.Since this subdivision is an extension of an existing one and since there will be a total of 27 lots, there will need to be a roadway designed and constructed per the current County Road regulations from Railroad Road to the entrance into RECCO Tracts. Also, the road through RECCO Tracts and the roads within RECCO Tracts 2nd Filing shall be designed and constructed per the current County Road regulations. Since there are more than 12 lots serving both filings, per County regulations, there needs to be two forms of ingress and egress into both filings. It appears the existing roadways do not meet current County Standards and there is not a roadway that goes completely through the first filing area. As part of this plat, all roadways for both filings need to be fully designed and constructed to current County requirements. Design plans for all roadways shall be submitted to the Public Works Department for review and approval. 3.The Tracts within the RECCO Tracts subdivision are labeled, but it would be helpful if the name of the subdivision	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

Permit Notes

was labeled as well.

- 4.The plat drawing indicates the area is served by LCFD No. 3, but it should be served by LCFA.
- 5.Since it appears this plat is dedicating the ROW for the roadways, names for the roadways should be provided. In addition, the widths of the ROW need to be labeled on the plat.
- 6.There is an existing sign just north of Railroad Road that indicates it is private property and no trespassing. However, with this subdivision the easements that allow for ingress/egress into this subdivision, the sign needs to be removed.
- 7.In the Dedication, there are two bearings that dont match the bearings labeled on the plat drawing. One is N89 degrees 43'14"W versus N89 degrees 43'14"E, and the other is N0 degrees 28'11"E versus N0 degrees 28'41"E.

Surveyor Review

- 1.Is the southwest corner of this subdivision the West Corner of Section 11, if so it should be labeled.
- 2.The differences of bearings and distances between this subdivision and the RECCO TRACTS records of survey are not shown on this plat.
- 3.The VACATION STATEMENT on this plat describes the vacation of an ACCESS EASEMENT recorded in BOOK 2421, AT PAGE 1001, however the RECCO TRACTS records of survey state that the easement is recorded at PAGE 1003. Are these referencing the same easement?
- 4.There is one label identifying a 20 UTILITY EASEMENT, however there is more than one easement shown on the plat. Either a note or an additional label would help clarify intent.

11/20/2024	Application	PZ-24-00094	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTY.WY.GOV
11/20/2024	Application	PZ-24-00094	GENERAL	No comments other than to support Engineer's concerns. Vacation statement may need to be updated for consistency once more clarification is provided.	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
11/21/2024	Workflow	PLAN REVIEW BY BUILDING	GENERAL	Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319, and 2021 IBC section 502.1. Building permits shall be required for all new building construction. Laramie County has adopted the 2021 I-codes and the 2023 NEC.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
11/21/2024	Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	Planning review 1: 1. Please address all agency commentary.	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV

Permit Notes

11/21/2024		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer and surveyor shall be addressed and/or acknowledged.</p> <p>2. With this development, the ingress, egress and utility easements shown on the plat and those outside the boundaries of this plat (Book 2421, Pg 1001 and Book 2421, Pg 10003) shall be designed and built to the current Laramie County Land Use Regulations. The road construction design plans shall be submitted to Laramie County Public Works for review and approval prior to construction taking place.</p> <p>3. If the roadways will be constructed in phases, please show the phasing plan within the next submittal.</p> <p>4. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."</p> <p>5. Note 3 on the plat shall be updated to say (with the determined road names) "Road name 1, road name 2 and road name 3 will not be maintained by Laramie County."</p> <p>6. Access permit applications through Public Works will be required for each tract. Call (307-633-4302) or email (permits@laramiecountywv.gov) Public Works for more information.</p> <p>7. The access location onto Road 215 shall meet the current Laramie County Land Use Regulations.</p>	MOLLY.BENNETT@LARAMIECOUNTYWV.GOV
01/22/2025		Application	PZ-24-00094	GENERAL	<p>2nd round reviews assigned to Planning, Engineer, Public Works. Responses and revisions in submittals. Apologies for short turnaround; I have to submit the report by EOB next Tuesday.</p>	BRYCE.HAMILTON@LARAMIECOUNTYWV.GOV
01/23/2025	01/23/2025	Application	PZ-24-00094	GENERAL	<p>2nd Review -</p> <p>1.Unless Public Works does not concur, I would be fine if Railway Lane from Railroad Road to the northern access, Recco Ranch Road, and Raymond Trail from Recco Ranch Road to the northern most boundary of Tract 9 are all designed and constructed to current County road standards and Raymond Trail from the northern most boundary of Tract 9 to Railway Lane is designed and constructed to meet emergency vehicle access (i.e., 20 roadway width and 6 of base material). All roadways shall be designed and construction plans submitted to the County for review and approval including the roadway that will be designed/constructed for emergency vehicles.</p> <p>2.In the Dedication, it states thence South 0 degrees 0351 West, a distance of 1324.33 feet,. However, the plat map shows the distance for the eastern most platted boundary as 1324.35.</p>	SCOTT.LARSON@LARAMIECOUNTYWV.GOV
01/29/2025		Workflow	PLANNING AND ZONING REVIEW	GENERAL	<p>Planning review 2:</p> <p>1. I have to generally agree with Public Works regarding the private easements. The problem with not building the private access easement to the north and east of the plat to the same standards as the public ROW is that the County is actively trying to avoid differing road standards across platted</p>	BRYCE.HAMILTON@LARAMIECOUNTYWV.GOV

Permit Notes

versus unplatted/exempt subdivisions. Such a policy creates strange roadways that narrow and widen without much warning or reasoning to drivers and inevitably causes accidents. That is precisely the problem we're trying to fix by adopting large-acreage subdivision requirements in the rewrite. The only way my tone would be different is if this was a different developer from the exempt subdivision to the north, but in this case it is not.

While Planning will make this a recommended condition of approval, we will also make it clear to the BOCC in the staff report that such a condition goes beyond the minimum requirements for subdivisions in the LCLUR, and that the argument is much stronger for its requirement on Railway Lane than the subdivision to the north given that this subdivision must utilize Railway Lane and likely will not utilize the easement to the north very much. It is generally my understanding that we have precedent for such a condition in these circumstances, and the BOCC generally has broad discretion to set conditions for approval of development actions under its consideration.

01/29/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. The comment responses seem to contradict each other. The review engineer mentioned building of the roadways and the response comment indicated that would not be done. Public Works made a comment regarding the roadways needing to be built (inside and outside the plat boundary), and that was acknowledged. So which is it?</p> <p>2. the following comment from Public Works still stands: 2a. With this development, the ingress, egress and utility easements shown on the plat and those outside the boundaries of this plat (Book 2421, Pg 1001 and Book 2421, Pg 10003) shall be designed and built to the current Laramie County Land Use Regulations. The road construction design plans shall be submitted to Laramie County Public Works for review and approval prior to construction taking place. 2b. Raymond Trail and Recco Ranch Road shall also be built to County Standards.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
04/24/2025	05/26/2026	Application	PZ-24-00094	POP-UP	Need non-adverse Chapter 23 letter, final fees, recording prior to 08/19/2026 or it will expire.	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV
05/27/2026		Fees	ENVIRONMENTAL HEALTH FEE	LEGACY PAYMENT	Originally plat was for 14 tracts so it was charged accordingly and approved at 14 tracts. They are now reducing the tracts to 13 but they've already paid this amount. No refund will be provided due to BOCC approval.	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV
05/28/2026		Application	PZ-24-00094	GENERAL	primary documents	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV

Permit Notes

05/28/2026	05/28/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No new comments, all others have been fixed. Looks good	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
06/01/2026		Workflow	ENGINEERS REVIEW	GENERAL	<p>3rd Review (1st Review for new 2026 Plat) -</p> <p>1.Unless Public Works does not concur, I would be fine if Railway Lane from Railroad Road to the Raymond Trail Road, Raymond Trail from Fertig Ranch Road to the northern most boundary of Tract 9, and Fertig Ranch Road are all designed and constructed to current County road standards. Raymond Trail from the northern most boundary of Tract 9 to Railway Lane is designed and constructed to meet emergency vehicle access (i.e., 20' roadway width and 6" of base material). All roadways shall be designed and construction plans submitted to the County for review and approval, including the roadway that will be designed for emergency vehicles.</p> <p>2.In the Dedication, it states, "thence South 0 degrees 03'51" West, a distance of 1324.33 feet,...". However, the plat map shows the distance for the eastern most platted boundary as 1324.35'.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
06/02/2026		Workflow	PUBLIC WORKS REVIEW	DEFICIENCY	<p>1. No responses to comments submitted. The following comment still apply:</p> <p>a. The comment responses seem to contradict each other. The review engineer mentioned building of the roadways and the response comment indicated that would not be done. Public Works made a comment regarding the roadways needing to be built (inside and outside the plat boundary), and that was acknowledged. So which is it?</p> <p>b. the following comment from Public Works still stands:</p> <p>b1. With this development, the ingress, egress and utility easements shown on the plat and those outside the boundaries of this plat (Book 2421, Pg 1001 and Book 2421, Pg 10003) shall be designed and built to the current Laramie County Land Use Regulations. The road construction design plans shall be submitted to Laramie County Public Works for review and approval prior to construction taking place.</p> <p>b2. Raymond Trail and Recco Ranch Road shall also be built to County Standards.</p> <p>2. I agree with the comments provided by the review engineer.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

APPLICANT RESPONSES #3

Permit Notes

Permit Number: PZ-24-00094

Parcel Number: 14651120001500

Submitted: 10/31/2024

Applicant: HANSEN, MICHEAL SHANE
 Owner: RECCO INC

Site Address: UNKNOWN

Technically Complete: 10/31/2024

Laramie County, WY 00000

Approved: 11/21/2024

Project Description: RESIDENTIAL SUBDIVISION

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>
10/31/2024		Application	PZ-24-00094	GENERAL	Public Hearing Dates Planning Commission 1.9.25 BOCC 2.4.25	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
11/12/2024		Application	PZ-24-00094	GENERAL	This subdivision will be located 2.5 miles from a water cistern. LCFA request roadways and access allow for fire apparatus entry and exit. Per the 2022 LCLUR the Cul-de-sacs shall be constructed in accordance with the requirements of the County Fire District for dead-end fire apparatus access roads.	MANUEL.MUZQUIZ @LARAMIECOUNTY YWY.GOV
11/12/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Owner of record appear to be in order. Observation: Course discrepancy between dedication (N89 DEG 43' 14"W; NO DEG 28' 11"E) and plat drawing (N89 DEG 43' 14"E; NO DEG 28' 41"E). No further comments on plat drawing.	CINDY.KEMIVES@ LARAMIECOUNTY WY.GOV
11/18/2024		Application	PZ-24-00094	GENERAL	Access and egress shall be in accordance with the LCLUR, to include road widths and turn arounds.	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
11/18/2024		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	Ownership is in order. My only thought is that the road in the subdivision doesn't have a name, and there doesn't appear to be an access road. However these items would not keep the plat from being recorded, just an observation.	LAURA.PATE@LA RAMIECOUNTYWY .GOV
11/19/2024		Application	PZ-24-00094	GENERAL	Engineer Review 1.I agree that a Drainage Study and Traffic study are not warranted for this plat. 2.Since this subdivision is an extension of an existing one and since there will be a total of 27 lots, there will need to be a roadway designed and constructed per the current County Road regulations from Railroad Road to the entrance into RECCO Tracts. Also, the road through RECCO Tracts and the roads within RECCO Tracts 2nd Filing shall be designed and constructed per the current County Road regulations. Since there are more than 12 lots serving both filings, per County regulations, there needs to be two forms of ingress and egress into both filings. It appears the existing roadways do not meet current County Standards and there is not a roadway that goes completely through the first filing area. As part of this plat, all roadways for both filings need to be fully designed and constructed to current County requirements. Design plans for all roadways shall be submitted to the Public Works Department for review and approval. 3.The Tracts within the RECCO Tracts subdivision are labeled, but it would be helpful if the name of the subdivision	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

Permit Notes

was labeled as well.

- 4.The plat drawing indicates the area is served by LCFD No. 3, but it should be served by LCFA.
- 5.Since it appears this plat is dedicating the ROW for the roadways, names for the roadways should be provided. In addition, the widths of the ROW need to be labeled on the plat.
- 6.There is an existing sign just north of Railroad Road that indicates it is private property and no trespassing. However, with this subdivision the easements that allow for ingress/egress into this subdivision, the sign needs to be removed.
- 7.In the Dedication, there are two bearings that dont match the bearings labeled on the plat drawing. One is N89 degrees 43'14"W versus N89 degrees 43'14"E, and the other is N0 degrees 28'11"E versus N0 degrees 28'41"E.

Surveyor Review

- 1.Is the southwest corner of this subdivision the West Corner of Section 11, if so it should be labeled.
- 2.The differences of bearings and distances between this subdivision and the RECCO TRACTS records of survey are not shown on this plat.
- 3.The VACATION STATEMENT on this plat describes the vacation of an ACCESS EASEMENT recorded in BOOK 2421, AT PAGE 1001, however the RECCO TRACTS records of survey state that the easement is recorded at PAGE 1003. Are these referencing the same easement?
- 4.There is one label identifying a 20 UTILITY EASEMENT, however there is more than one easement shown on the plat. Either a note or an additional label would help clarify intent.

11/20/2024	Application	PZ-24-00094	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTY.WY.GOV
11/20/2024	Application	PZ-24-00094	GENERAL	No comments other than to support Engineer's concerns. Vacation statement may need to be updated for consistency once more clarification is provided.	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
11/21/2024	Workflow	PLAN REVIEW BY BUILDING	GENERAL	Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319, and 2021 IBC section 502.1. Building permits shall be required for all new building construction. Laramie County has adopted the 2021 I-codes and the 2023 NEC.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
11/21/2024	Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	Planning review 1: 1. Please address all agency commentary.	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV

Permit Notes

11/21/2024		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer and surveyor shall be addressed and/or acknowledged.</p> <p>2. With this development, the ingress, egress and utility easements shown on the plat and those outside the boundaries of this plat (Book 2421, Pg 1001 and Book 2421, Pg 10003) shall be designed and built to the current Laramie County Land Use Regulations. The road construction design plans shall be submitted to Laramie County Public Works for review and approval prior to construction taking place.</p> <p>3. If the roadways will be constructed in phases, please show the phasing plan within the next submittal.</p> <p>4. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."</p> <p>5. Note 3 on the plat shall be updated to say (with the determined road names) "Road name 1, road name 2 and road name 3 will not be maintained by Laramie County."</p> <p>6. Access permit applications through Public Works will be required for each tract. Call (307-633-4302) or email (permits@laramiecountywv.gov) Public Works for more information.</p> <p>7. The access location onto Road 215 shall meet the current Laramie County Land Use Regulations.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
01/22/2025		Application	PZ-24-00094	GENERAL	<p>2nd round reviews assigned to Planning, Engineer, Public Works. Responses and revisions in submittals. Apologies for short turnaround; I have to submit the report by EOB next Tuesday.</p>	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
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Permit Notes

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While Planning will make this a recommended condition of approval, we will also make it clear to the BOCC in the staff report that such a condition goes beyond the minimum requirements for subdivisions in the LCLUR, and that the argument is much stronger for its requirement on Railway Lane than the subdivision to the north given that this subdivision must utilize Railway Lane and likely will not utilize the easement to the north very much. It is generally my understanding that we have precedent for such a condition in these circumstances, and the BOCC generally has broad discretion to set conditions for approval of development actions under its consideration.

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					<p>1. Acknowledged</p> <p>2. Corrected</p>	
					<p>THE ONLY THING THAT CHANGED WITH THIS ALREADY APPROVED PLAT IS THE REMOVAL OF 1 TRACT.</p>	
06/02/2026		Workflow	PUBLIC WORKS REVIEW	DEFICIENCY	<p>1. No responses to comments submitted. The following comment still apply:</p> <p>a. The comment responses seem to contradict each other. The review engineer mentioned building of the roadways and the response comment indicated that would not be done. Public Works made a comment regarding the roadways needing to be built (inside and outside the plat boundary), and that was acknowledged. So which is it?</p> <p>b. the following comment from Public Works still stands:</p> <p>b1. With this development, the ingress, egress and utility easements shown on the plat and those outside the boundaries of this plat (Book 2421, Pg 1001 and Book 2421, Pg 10003) shall be designed and built to the current Laramie County Land Use Regulations. The road construction design plans shall be submitted to Laramie County Public Works for review and approval prior to construction taking place.</p> <p>b2. Raymond Trail and Recco Ranch Road shall also be built to County Standards.</p> <p>2. I agree with the comments provided by the review engineer.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
					<p>1. responses were submitted to previous comments.</p> <p>2. It will be done as indicated previously.</p> <p>3. Acknowledged</p> <p>4. Acknowledged</p> <p>5. Acknowledged</p> <p>6. Acknowledged</p>	



October 31, 2024

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82009
(307) 633-4303

InRe: InRe: Plat to be known as RECCO TRACTS 2ND FILING in a portion of the NW¹/₄ of Section 11, T14N, R65W, of the 6th P.M., Laramie County, Wyoming.

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner acknowledges that a non adverse DEQ letter is needed for this subdivision.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen". The signature is written in a cursive style with a large initial "M".

Shane Hansen

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



October 31, 2024

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82009
(307) 633-4303

InRe: Plat to be known as known as RECCO TRACTS 2ND FILING, a Subdivision of a portion of the NW¹/₄ of Section 11, T14N, R65W, of the 6th P.M., Laramie County, Wyoming.

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner intends to pay the appropriate Community Facility Fee(s)(CFFs) and the owner intends to pay the appropriate Public Safety Fee(s) (PSFs) at the appropriate time to the proper authority, pursuant to §§1-1-106 of the Laramie County Land Use Regulations.

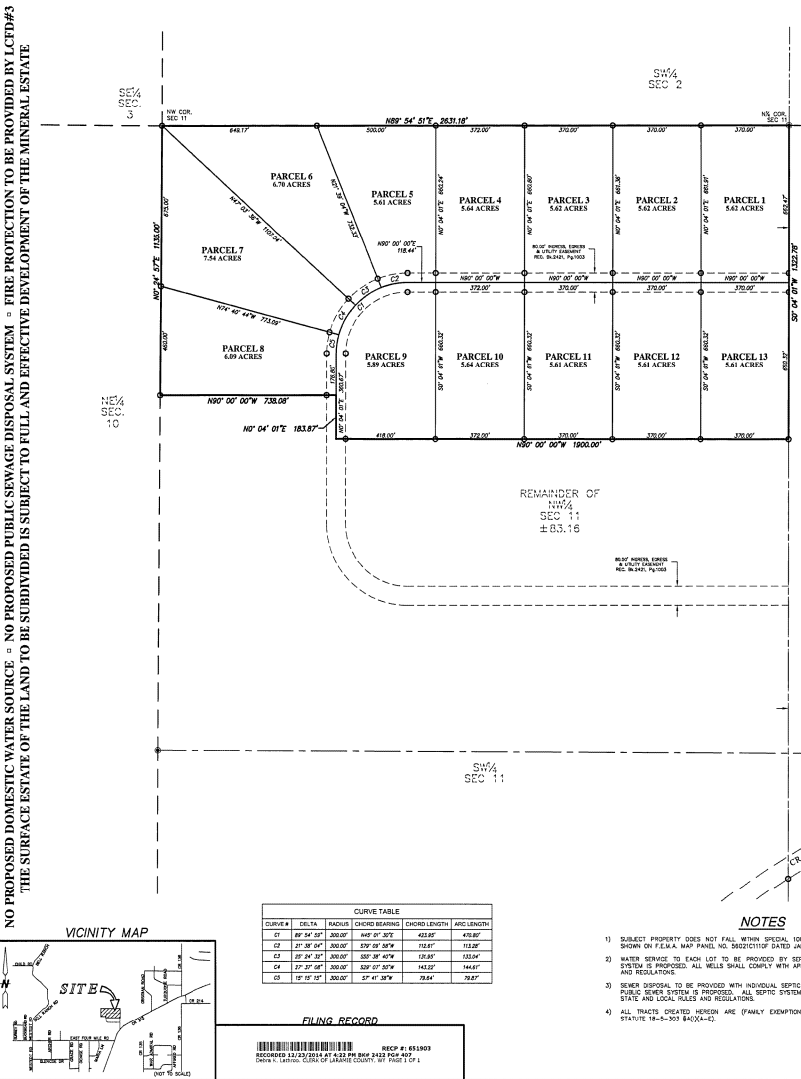
Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen".

Shane Hansen

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

NO PROPOSED DOMESTIC WATER SOURCE - NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM - FIRE PROTECTION TO BE PROVIDED BY LCED#3
 THE SURFACE ESTATE OF THIS LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



LEGEND

- SET 1/2" x 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "505 PLS. 5907"
- FOUND 1/2" ALUMINUM CAP STAMPED "505 PLS. 2500"

LEGAL DESCRIPTIONS

Parcel 1: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
 Beginning at the NW Corner of said Section 11; thence S22°45'11" East, along the east line of said NW 1/4, a distance of 681.61 feet; thence N20°00'00" West, a distance of 370.00 feet; thence N89°45'11" East, along the north line, a distance of 370.00 feet to the Point of Beginning. Said Parcel containing 5.82 acres, more or less.

Parcel 2: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
 Beginning at a Point which bears S89°45'11" a distance of 370.00 feet from the NW Corner of said Section 11; thence S22°45'11" a distance of 681.61 feet; thence N20°00'00" a distance of 370.00 feet; thence N89°45'11" a distance of 370.00 feet to the north line of said Section 11; thence N89°45'11" East, along the north line, a distance of 370.00 feet to the Point of Beginning. Said Parcel containing 5.82 acres, more or less.

Parcel 3: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
 Beginning at a Point which bears S22°45'11" a distance of 142.17 feet from the NW Corner of said Section 11; thence S22°45'11" a distance of 681.61 feet; thence N20°00'00" a distance of 370.00 feet; thence N89°45'11" a distance of 370.00 feet to the north line of said Section 11; thence N89°45'11" East, along the north line, a distance of 370.00 feet to the Point of Beginning. Said Parcel containing 5.82 acres, more or less.

Parcel 4: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
 Beginning at a Point which bears S89°45'11" a distance of 1102.00 feet from the NW Corner of said Section 11; thence S22°45'11" a distance of 681.61 feet; thence N20°00'00" a distance of 370.00 feet; thence N89°45'11" a distance of 370.00 feet to the north line of said Section 11; thence N89°45'11" East, along the north line, a distance of 370.00 feet to the Point of Beginning. Said Parcel containing 5.82 acres, more or less.

Parcel 5: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
 Beginning at a Point which bears S22°45'11" a distance of 142.17 feet from the NW Corner of said Section 11; thence S22°45'11" a distance of 681.61 feet; thence N20°00'00" a distance of 370.00 feet; thence N89°45'11" a distance of 370.00 feet to the north line of said Section 11; thence N89°45'11" East, along the north line, a distance of 370.00 feet to the Point of Beginning. Said Parcel containing 5.82 acres, more or less.

Parcel 6: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
 Beginning at the NW Corner of said Section 11; thence S22°45'11" East, along the east line of said Section 11, a distance of 681.61 feet; thence N20°00'00" West, a distance of 370.00 feet; thence N89°45'11" East, along the north line, a distance of 370.00 feet to the Point of Beginning. Said Parcel containing 5.82 acres, more or less.

Parcel 7: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
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Parcel 8: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
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Parcel 9: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
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Parcel 10: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
 Beginning at a Point which bears S22°45'11" a distance of 142.17 feet from the NW Corner of said Section 11; thence S22°45'11" a distance of 681.61 feet; thence N20°00'00" a distance of 370.00 feet; thence N89°45'11" a distance of 370.00 feet to the north line of said Section 11; thence N89°45'11" East, along the north line, a distance of 370.00 feet to the Point of Beginning. Said Parcel containing 5.82 acres, more or less.

Parcel 11: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
 Beginning at a Point which bears S89°45'11" a distance of 1102.00 feet from the NW Corner of said Section 11; thence S22°45'11" a distance of 681.61 feet; thence N20°00'00" a distance of 370.00 feet; thence N89°45'11" a distance of 370.00 feet to the north line of said Section 11; thence N89°45'11" East, along the north line, a distance of 370.00 feet to the Point of Beginning. Said Parcel containing 5.82 acres, more or less.

Parcel 12: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
 Beginning at a Point which bears S22°45'11" a distance of 142.17 feet from the NW Corner of said Section 11; thence S22°45'11" a distance of 681.61 feet; thence N20°00'00" a distance of 370.00 feet; thence N89°45'11" a distance of 370.00 feet to the north line of said Section 11; thence N89°45'11" East, along the north line, a distance of 370.00 feet to the Point of Beginning. Said Parcel containing 5.82 acres, more or less.

Parcel 13: A parcel of land in the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:
 Beginning at a Point which bears S89°45'11" a distance of 1102.00 feet from the NW Corner of said Section 11; thence S22°45'11" a distance of 681.61 feet; thence N20°00'00" a distance of 370.00 feet; thence N89°45'11" a distance of 370.00 feet to the north line of said Section 11; thence N89°45'11" East, along the north line, a distance of 370.00 feet to the Point of Beginning. Said Parcel containing 5.82 acres, more or less.

REMAINDER OF NW 1/4 SEC 11 483.16

NOTES

- SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.A.M. MAP PANEL NO. 282C210P DATED JANUARY 11, 2005.
- WATER SERVICE TO EACH LOT TO BE PROVIDED BY SEPARATE WELLS NO PUBLIC WATER SYSTEM IS PROPOSED. ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- SEWER DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC TANKS FOR EACH LOT NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- ALL TRACES COLORED HEREON ARE (FAULTY EXEMPTION) PURSUANT TO WYOMING STATE STATUTE 18-5-309 (a)(4)-(c).

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: RECCO INC, a Wyoming Corporation, owner in fee simple of the NW 1/4 of Section 11, Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming, being more particularly described as follows:

Beginning at the NW Corner of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming; thence North 89°45'11" East, along the North line of said Section 11, a distance of 2031.00 feet; to the NW Corner of said Section 11; thence South 02°04'01" West, along the East line of said NW 1/4, a distance of 1322.78 feet; thence North 90°00'00" West, a distance of 1900.00 feet; thence North 02°04'01" East, a distance of 183.87 feet; thence North 90°00'00" West, a distance of 733.08 feet; to the west line of said Section 11; thence North 02°04'01" East, along the west line, a distance of 1135.00 feet to the Point of Beginning.

Containing 76.78 acres more or less.

Have caused the same to be surveyed and known as RECCO TRACTS, 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.

RECCO INC, Wyoming Corporation
 by: *[Signature]* Ray S. Fertig, President

ACKNOWLEDGEMENT

STATE OF WYOMING)
 COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this 20th day of MARCH 2014 by Ray S. Fertig, one President, for RECCO INC, a Wyoming Corporation.

[Signature]
 Notary Public, Laramie County, Wyoming

My Commission Expires: *[Date]*

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Still 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.

[Signature]
 Jeffrey B. Jones, Registered Professional Land Surveyor

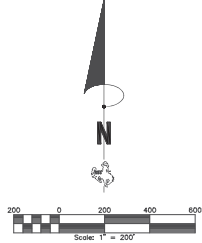
MAP OF SURVEY for RECCO TRACTS

AN EXEMPT SUBDIVISION SITUATED IN A PORTION OF THE NW 1/4 SECTION 11, T.14N., R.65W, 6TH P.M., LARAMIE COUNTY, WYOMING.
 PREPARED MARCH, 2015

STILL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS

1102 WEST 19TH ST., CHEYENNE, WY. 82001 | (307) 634-7273
 735 DICKINSON ST., WHEATLAND, WY. 82201 | (307) 322-9789
 www.StillSurvey.com | info@StillSurvey.com

NO PROPOSED DOMESTIC WATER SOURCE - NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM - FIRE PROTECTION TO BE PROVIDED BY LCDF#3
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



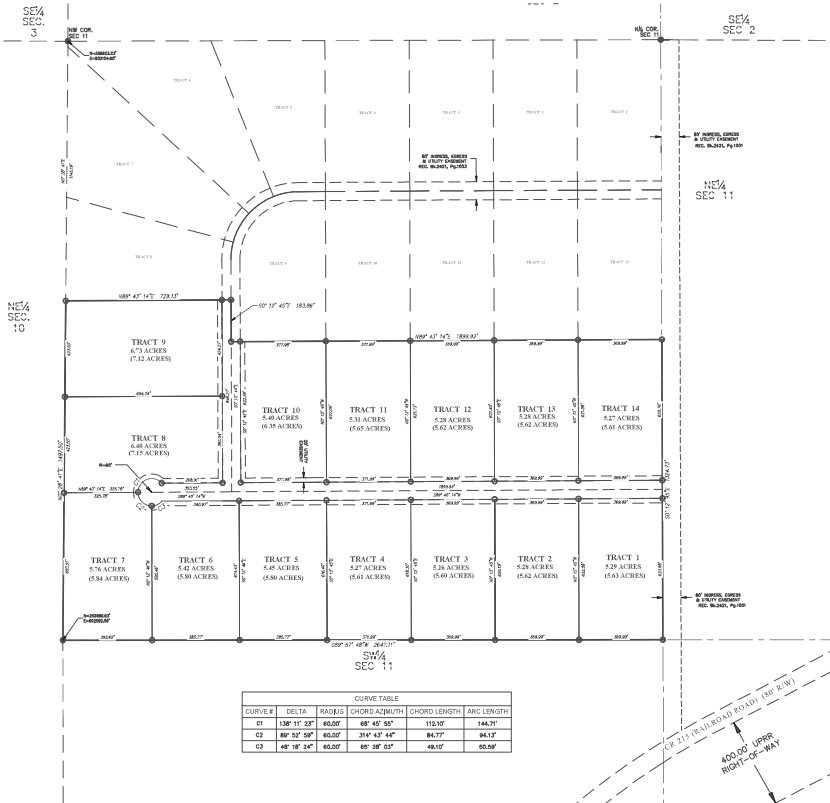
LEGEND

- SET 8" x 24" LOGS REBAR WITH 1/2" ALUMINUM CAP CHAIRS 700 P.L.S. 180°
- FOUND 1/2" ALUMINUM CAP
- FOUND 1" IRON PIPE

NOTES

- 1) SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100-YEAR FLOOD HAZARD AREA. SEE SECTION ON FEMA MAP PANEL NO. 8002010F DATED JANUARY 10, 2007.
- 2) CRIP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CRIP.
- 3) NO PUBLIC MAINTENANCE OF INTERNAL ROADS

BASE OF RECORD
EAST-TINGED NEADLINE COORDINATES
US SURVEY FEET; DISTANCES ARE GRID
DISTANCES.
COMBINATION FACTOR = 0.0000000000



CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD AZIMUTH	CHORD LENGTH	ARC LENGTH
C1	130° 11' 23"	60.00'	68° 45' 55"	112.10'	146.71'
C2	89° 52' 59"	60.00'	214° 42' 44"	86.77'	94.13'
C3	48° 18' 24"	60.00'	89° 38' 53"	48.17'	50.19'

VACATION STATEMENT

IT IS THE INTENT OF THIS PLAT TO VACATE THE ACCESS EASEMENT RECORDED IN BOOK 2421, AT PAGE 1001, FOR THE PARCEL BEING PLATED

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.

USER: SHANS
REVISED: 10/21/2024
24387 011-14-00 PLAT2462

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: RECCO INC, a Wyoming Corporation, owner in fee simple of the NW/4 of Section 11, Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming, being more particularly described as follows:
Beginning at a point from which the NW Corner of said Section 11, bears N07°04'17" E, a distance of 1145.19 feet; thence N89°43'47" E, a distance of 729.33 feet; thence S21°24'27" E, a distance of 183.96 feet; thence N89°43'47" E, a distance of 1899.92 feet to a point on the North-South Center Section Line; thence S21°24'27" E, a distance of 1324.73 feet; thence S89°27'45" W, a distance of 2647.11 feet, to the west line of said Section 11; thence N42°25'17" E, along said West line, a distance of 1497.50 feet to the Point Of Beginning.
Containing 83.22 acres more or less.

Have caused the same to be surveyed and known as RECCO TRACTS 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 grant the easements for the purposes indicated herein.

RECCO INC, a Wyoming Corporation

By: Ray S Fertig, Vice President

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING }
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2024 by Ray S Fertig, as Vice President, for RECCO INC, a Wyoming Corporation.

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



RECCO TRACTS 2ND FILING

A SUBDIVISION OF
A PORTION OF THE NW/4 OF
SECTION 11, T.14N., R.65W, 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED OCTOBER 2024

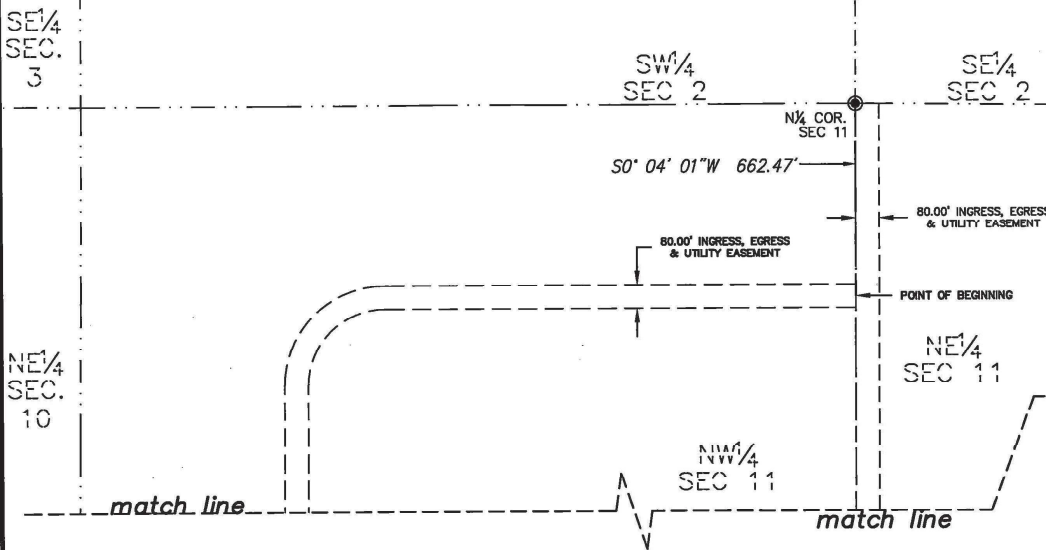
STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1100 WEST 10th ST. CHEYENNE, WY. 82001 • (307) 634-7878
756 CULBERT ST. WHEATLAND, WY. 82202 • (307) 585-8788
www.SteelSurvey.com • info@SteelSurvey.com

COPYRIGHT 2024, STEEL SURVEYING SERVICES, LLC. ALL RIGHTS RESERVED.



FILING RECORD

EXHIBIT "A"



LEGEND

● FOUND 2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"

EASEMENT DESCRIPTION

An 80.00 FOOT WIDE PERMANENT INGRESS, EGRESS AND UTILITY EASEMENT being 80.00 feet wide and centered upon the following described centerline: Beginning at a point on the east line of said NW¹/₄ which bears S.00°04'01"W. from the N¹/₄ corner of said Section 11; thence S.90°00'00"W., a distance of 1600.44 feet; thence 470.80 feet along a curve concave to the southeast (having a radius of 300.00 feet, chord bearing of S.45°01'30"W., and chord length of 423.95 feet); thence S00°04'01"W., a distance of 722.49 feet; thence 471.85 feet along a curve concave to the northeast (having a radius of 300.00 feet, chord bearing of S.44°05'30"E., and chord length of 424.70 feet); thence N89°57'00"E., a distance of 1599.39 feet, to the centerline of said Section 11, being the west line of an 80.00 foot Ingress, Egress and Utility Easement recorded in the Real Estate Office of the Laramie County Clerk in Book _____ Page _____; said easement thus terminates.

EASEMENT EXHIBIT
(1 OF 2)

FOR
AN 80' INGRESS, EGRESS & UTILITY EASEMENT
SITUATED IN A PORTION OF THE NW¹/₄ OF
SECTION 11, T.14N., R.65W., 6TH P.M.
LARAMIE COUNTY, WYOMING.

Date prepared: 04-02-13
Date of survey: 02-25-13



RECP #: 651662

RECORDED 12/22/2014 AT 2:50 PM BK# 2421 PG# 1004
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 3



0 400'

Scale: 1"=400'

CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C6	89° 54' 59"	300.00'	S45° 01' 30"W	423.95'	470.80'
C7	90° 07' 01"	300.00'	S44° 59' 30"E	424.70'	471.85'

\\2015 DWG\13090 FERTIG S2 11-14-65\13090 FINAL EXEMPT.DWG



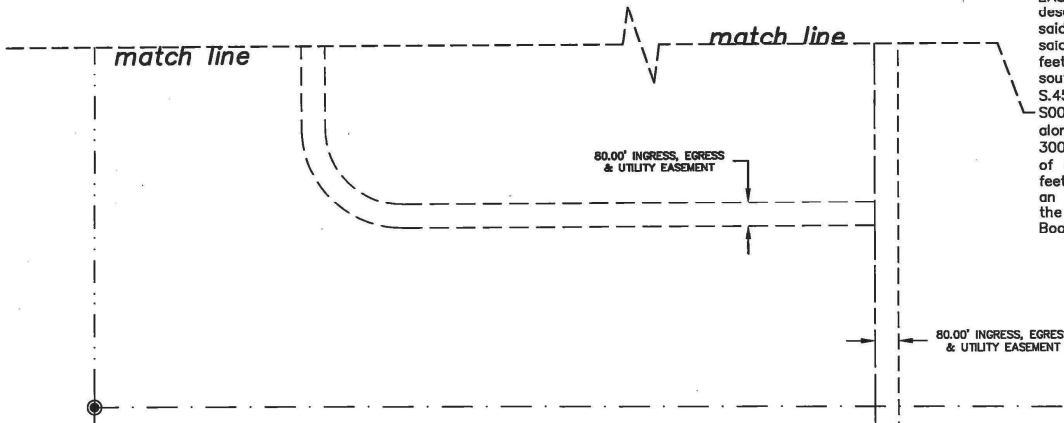
STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 522-9789
www.SteelSurvey.com • info@SteelSurvey.com

EXHIBIT "A"

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C6	89° 54' 59"	300.00'	S45° 01' 30"W	423.95'	470.80'
C7	90° 07' 01"	300.00'	S44° 59' 30"E	424.70'	471.85'

EASEMENT DESCRIPTION

An 80.00 FOOT WIDE PERMANENT INGRESS, EGRESS AND UTILITY EASEMENT being 80.00 feet wide and centered upon the following described centerline: Beginning at a point on the east line of said NW1/4 which bears S.00°04'01"W. from the N1/4 corner of said Section 11; thence S.90°00'00"W., a distance of 1600.44 feet; thence 470.80 feet along a curve concave to the southeast (having a radius of 300.00 feet, chord bearing of S.45°01'30"W., and chord length of 423.95 feet); thence S00°04'01"W., a distance of 722.49 feet; thence 471.85 feet along a curve concave to the northeast (having a radius of 300.00 feet, chord bearing of S.44°05'30"E., and chord length of 424.70 feet); thence N89°57'00"E., a distance of 1599.39 feet, to the centerline of said Section 11, being the west line of an 80.00 foot Ingress, Egress and Utility Easement recorded in the Real Estate Office of the Laramie County Clerk in Book _____ Page _____; said easement there terminates.



LEGEND

● FOUND 2½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"

RECP #: 651662
 RECORDED 12/22/2014 AT 2:50 PM BK# 2421 PG# 1005
 Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 3

EASEMENT EXHIBIT (2 OF 2) FOR

AN 80' ingress, egress & UTILITY EASEMENT
 SITUATED IN A PORTION OF THE NW1/4 OF
 SECTION 11, T.14N., R.65W., 6TH P.M.
 LARAMIE COUNTY, WYOMING.

Date prepared: 04-02-13
 Date of survey: 02-25-13



STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
 www.SteelSurvey.com • info@SteelSurvey.com

*****AFFIDAVIT*****
GRANT OF EASEMENT

ROLLAR INC., (Grantor), of 3496 Agate Road, Cheyenne, Wyoming, owner in fee simple of the following described tract of land:

All of the SE1/4 of Section 2; and those portions of the NE1/4 and the N1/2SE1/4 of Section 11 lying North of the Union Pacific Railroad Right-of-Way; Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming,

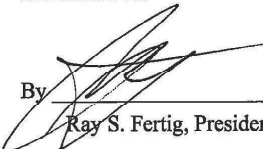
DO HEREBY GRANT, across said parcel of land, an 80.00 FOOT WIDE PERMANENT INGRESS, EGRESS AND UTILITY EASEMENT, to RECCO INC., ("Grantee"), and their respective heirs, successors, and assigns, being the legal owner of a parcel of land being all of the NW1/4 of Section 11; Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming; such easement being shown on attached EXHIBIT "A" and being more particularly described as follows:

An 80.00 FOOT WIDE PERMANENT INGRESS, EGRESS AND UTILITY EASEMENT, being all of the westerly 80.00 feet of the E1/2 of that portion of said Section 11 lying North of the Union Pacific Railroad Right of Way; the westerly line of which being the centerline of said Section 11.

The Grantor makes no additional representations or warranties, express or implied.
AS WITNESS my hand this 19 day of DEC, 2015.

Grantors:

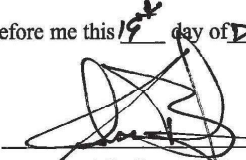
ROLLAR Inc.

By 
Ray S. Fertig, President

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 19th day of DECEMBER, 2014; by Ray S. Fertig as President for ROLLAR, Inc.


Notary Public, Laramie County, Wyoming

My Commission Expires: APR 20, 2018

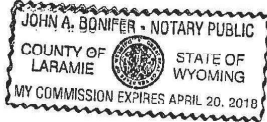
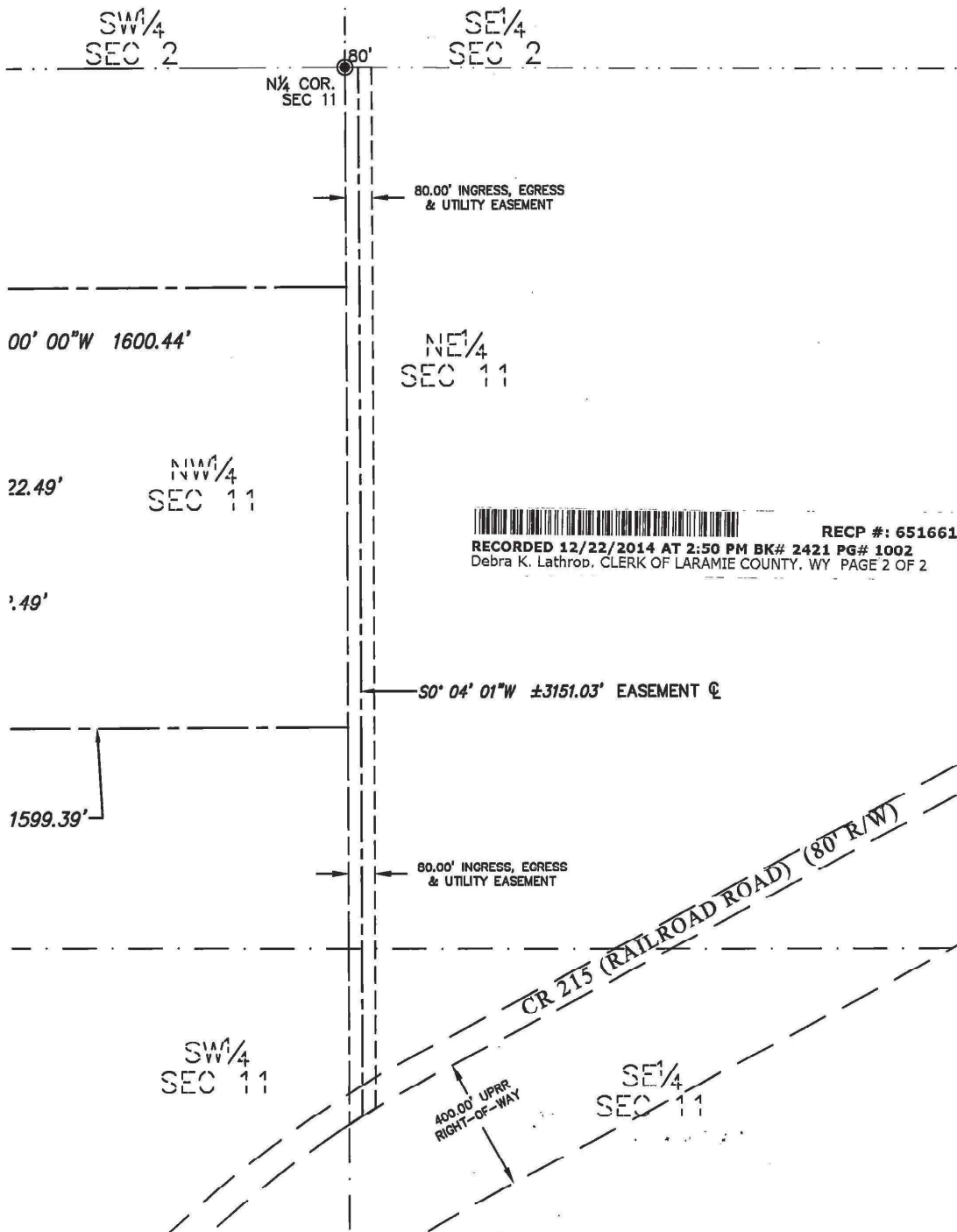


EXHIBIT "A"



RECP #: 651661
 RECORDED 12/22/2014 AT 2:50 PM BK# 2421 PG# 1002
 Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY. PAGE 2 OF 2

LEGEND

● FOUND 2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"

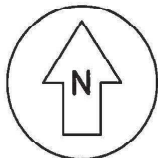
EASEMENT DESCRIPTION

An 80.00 FOOT WIDE PERMANENT INGRESS, EGRESS AND UTILITY EASEMENT, being all of the westerly 80.00 feet of the E 1/2 of that portion of said Section 11 lying North of the Union Pacific Railroad Right of Way, the westerly line of which being the centerline of said Section 11.

EASEMENT EXHIBIT FOR

AN 80' ingress, egress & UTILITY SITUATED EASEMENT PORTION OF THE E 1/2 OF SECTION 11, T. 14 N., R. 65 W., 6TH P.M., LARAMIE COUNTY, WYOMING.

Date prepared: 09-09-14



0 400'
 Scale: 1"=400'



STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS

1102 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789

www.SteelSurvey.com o info@SteelSurvey.com

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR A PORTION OF THE NW¼ OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6TH P.M., LARAMIE COUNTY, WY, TO BE PLATTED AND KNOWN AS “FERTIG RANCH”

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 (LCLUR); 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 the LU – Land Use zone district; and

WHEREAS, a non-adverse Chapter 23 determination by the Wyoming Department of Environmental Quality is required of all subdivisions of six (6) or more lots; and

WHEREAS, this resolution shall constitute the subdivision permit application for Fertig Ranch.

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) governing the criteria for a subdivision permit & plat.
- b. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.
- c. A non-adverse DEQ recommendation has not been received as of the date of this Resolution.

And the Board approves the Subdivision Permit and Plat for Fertig Ranch with three (3) condition:

1. A non-adverse Chapter 23 DEQ recommendation is received by the Planning department prior to plat recordation.
2. The developer of this subdivision shall build Railway Lane from Railroad Road as shown on the plat up to the access of the exempt subdivision to the north, and shall build Fertig Ranch Road and Raymond Trail as shown on the plat, to the proposed LCLUR (08/05/2025 adoption) local county road rural subdivision with buildout volume less than 350 ADT as shown in the attached exhibit “A.”
3. The developer of this subdivision shall build the remainder of the private access easement duly recorded at Bk 2421, Pg 1003 also as shown in the attached exhibit “A,” to the proposed LCLUR private access standards (08/05/2025 adoption).

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 as to form:

Laramie County Attorney’s Office

