



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Sonny M. Pourchot, Associate Planner

**DATE:** December 16<sup>th</sup>, 2025

**TITLE:** PUBLIC HEARING: Board Approval to Vacate Vada Rae Ct and rename it Canyon Ridge for Lone Tree Ridge Estates, 2<sup>nd</sup> Filing, Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of G & G Enterprises, has submitted a Road Naming application to rename Vada Rae Court to Canyon Ridge which is within the recorded Lone Tree Ridge Estates, 2<sup>nd</sup> Filing, subdivision. This request is being made by both parties that own tracts of land within this subdivision, David Smith and G & G Enterprises.

### BACKGROUND

The previous plat was established and recorded July 20<sup>th</sup>, 2021, consisting of five tracts and of these five, four will be affected by this name change, with the above listed parties being the only ones involved. Mr. Smith is aware that upon approval he will need to change his address to conform with the new name.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

Section 1-3-100 governing public notice.  
Section 3-1-102(b)(iv) governing Road Naming.

### DISCUSSION

Since the previous plat was approved by the Board of County Commissioner's it requires vacating the original road to rename it to Canyon Ridge.

A development sign was posted, and adjacent property owners were notified via certified mail, and no public comments were received.

Staff finds this application is in conformance with the plans and policies of Laramie County.

## **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:**

- a. This application is in conformance with Section 3-1-102(b)(iv) of the Laramie County Land Use Regulations governing Road Naming.**

**and that the Board approve the name change from Vada Rae Court to Canyon Ridge with no conditions.**

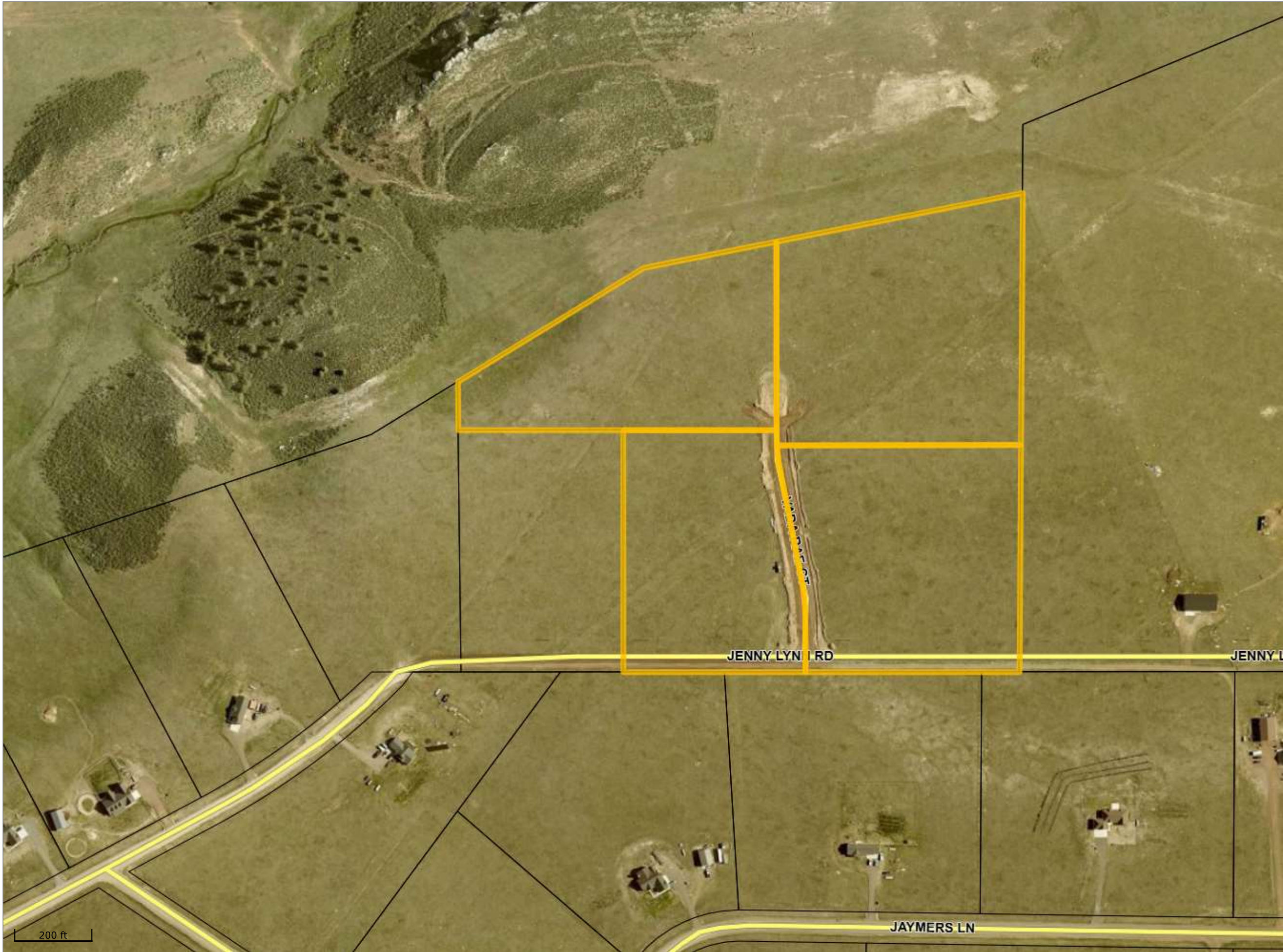
## **PROPOSED MOTION**

**I move to grant the Road Naming from Vada Rae Court to Canyon Ridge and adopt the findings of facts a of the staff report.**

## **ATTACHMENTS**

- Attachment 1: Location and Jurisdiction Map**
- Attachment 2: Agency Review Comments**
- Attachment 3: Applicant Justification Letter**
- Attachment 4: Resolution**
- Attachment 5: Resolution Exhibit A – Board Approval Map**
- Attachment 6: Exhibit B – Lone Tree Ridge Estates, 2<sup>nd</sup> Filing, 2021**





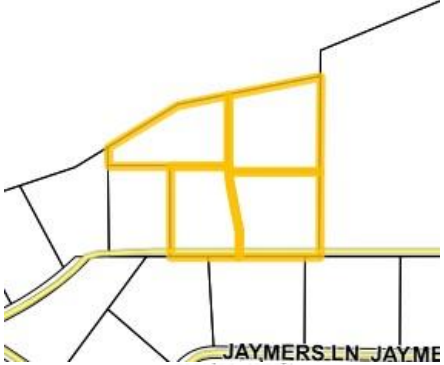
**Laramie County  
Wyoming MapServer**

PZ-25-00073

CANYON RIDGE ROAD NAMING

ZONE DISTRICT LU

FIRE DISTRICT 10



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 12/9/2025



## Permit Notes

**Permit Number:** PZ-25-00073

**Parcel Number:** 13691910500200

**Submitted:** 10/30/2025

**Site Address:** UNKNOWN

**Technically Complete:** 10/30/2025

**Applicant:** Steil Surveying Services, LLC  
**Owner:** G AND G ENT OF WYO LLC

Laramie County, WY 00000

**Approved:**  
**Issued:**

**Project Description:**

<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>
10/04/2023	02/24/2025	Parcels	13691840100200	POP-UP	10/4/2023 CLOSING FILE ROW-22-00063 DUE TO INACTION BY DEVELOPER. APPLICANT WILL NEED TO REAPPLY AND SUBMIT UPDATED DOCUMENTS WHEN READY TO CONTINUE WITH THE ROAD CONSTRUCTION PROCESS.	COURTNEY.LUHR SEN@LARAMIECO UNTYWY.GOV
07/16/2024	12/11/2024	Parcels	13691910500200	RESTRICTIONS	DO NOT ACCEPT ANY BUILDING PERMITS, SUBDIVISION ROADS HAVE NOT BEEN CONSTRUCTED. ROW PERMIT EXPIRED. HOLD BEING RELEASED 12/12/24 - AVI IS SUBMITTING APPLICATION AND CIVIL PLAN SET FOR ROAD DESIGN WITH INTENT TO CONSTRUCT ROAD IN THE SPRING OF 2025.	COURTNEY.LUHR SEN@LARAMIECO UNTYWY.GOV
07/16/2024	06/30/2025	Parcels	13691840100200	RESTRICTIONS	DO NOT ACCEPT ANY BUILDING PERMITS UNTIL LETTER OF COMPLIANCE HAS BEEN ISSUED FOR INTERNAL ROADS BY PW.	COURTNEY.LUHR SEN@LARAMIECO UNTYWY.GOV
07/16/2024	07/02/2025	Parcels	13691840100100	RESTRICTIONS	DO NOT ACCEPT ANY BUILDING PERMITS UNTIL LETTER OF COMPLIANCE HAS BEEN ISSUED FOR INTERNAL ROADS BY PW.	COURTNEY.LUHR SEN@LARAMIECO UNTYWY.GOV
07/16/2024	07/02/2025	Parcels	13691910500100	RESTRICTIONS	DO NOT ACCEPT ANY BUILDING PERMITS UNTIL LETTER OF COMPLIANCE HAS BEEN ISSUED FOR INTERNAL ROADS BY PW.	COURTNEY.LUHR SEN@LARAMIECO UNTYWY.GOV
12/12/2024	07/02/2025	Parcels	13691910500200	POP-UP	DO NOT ACCEPT ANY BUILDING PERMITS UNTIL LETTER OF COMPLIANCE HAS BEEN ISSUED FOR INTERNAL ROADS BY PW.	COURTNEY.LUHR SEN@LARAMIECO UNTYWY.GOV
07/16/2025		Parcels	13691910500100	POP-UP	PLEASE SEE ATTACHED DEED FOR THIS PROPERTY, THIS DEED IS NOT RECORDED FYI.	BEAU.SAINDON@L ARAMIECOUNTYW Y.GOV
11/03/2025		Workflow	LARAMIE COUNTY SCHOOL DISTRICT REVIEW	GENERAL	No objections; please coordinate with GIS so that dispatch and our maps can be updated.	AARON.VELDHEE R@LARAMIECOUN TYWY.GOV
11/07/2025	11/07/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV

## Permit Notes

11/11/2025	Workflow	ENGINEERS REVIEW	GENERAL	No comments on the name change.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
11/19/2025	Workflow	GIS REVIEW	GENERAL	<p>Laramie County Land Use Regulations in Section 3-1-102-c-i &amp; 5-6-114-c-iv-A both state that road names need to be unique, excluding the suffix/type designations (i.e. Avenue, Lane, Road, etc).</p> <p>Laramie County has existing roadways with the name "Canyon", "Canyon Vista", "Fisher Canyon", and "Red Canyon." There exists as well "Rawhide Ridge", "Barberry Ridge", "Rainbow Ridge", "Feather Ridge" and "Fishing Bridge" that do not have a suffix/type associated with them.</p>	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
11/19/2025	Workflow	GIS REVIEW	GENERAL	There is an existing address on Tract 5, Lone Tree Estates 2nd Filing, of 594 Vada Rae CT. If this is approved, the property owner would need to go through the process of changing their address. There are also 3 other properties that can use this easement as their access. Those are Tract 2- Tract 4 also in Little Bear Estates 2nd Filing.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
11/21/2025	Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	All comments have been addressed and there are no objections to this road name change.	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV

From "Victoria Ganskow" <[victoria.ganskow@gmail.com](mailto:victoria.ganskow@gmail.com)>

To "Shane Hansen" <[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)>

Date 10/30/2025 2:24:30 PM

Subject Re: Fwd: Application to rename Vada Rae Court to Canyon Ridge

The name request is per the new owner of Lot 5 who has also placed under contract lot four and lot two. It's personal preference, only multiple properties out there they would like the opportunity to customize the road name



### Victoria Ganskow

Broker/Owner | Coldwell Banker - TPE

**Cell:** 307.275.2825

**Email:** [Victoria.Ganskow@gmail.com](mailto:Victoria.Ganskow@gmail.com)

**Address:** 255 Storey Boulevard, Cheyenne

**Website:** [cheyennepropertysearch.com](http://cheyennepropertysearch.com)

Each Office is Independently Owned and Operated.

RESOLUTION # \_\_\_\_\_

**A RESOLUTION FOR ROAD NAMING OF VADA RAE COURT TO BE RENAMED  
AND KNOWN AS “CANYON RIDGE,” SITUATED IN LONE TREE RIDGE ESTATES,  
2<sup>ND</sup> FILING, LARAMIE COUNTY, WY.**

**WHEREAS**, Wyoming State Statutes §18-5-101 to 18-5-107; §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 Wyoming State Statutes § 24-1-104 authorizes the board of county commissioners to supervise, manage, and control all county roads and no county road shall be established, altered or vacated except by authority of the board of county commissioners; and

**WHEREAS**, the Laramie County Board of Commissioners have adopted the 2025 Laramie County Land Use Regulations; and

**WHEREAS**, this application is in conformance with section 2025 LCLUR 3-1-102(b)(iv) governing Road Naming regulations.

**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 3-1-102(b)(iv) of the Laramie County Land Use Regulations governing Road Naming regulations.

**And the Board approves the Road Naming from Vada Rae Court to Canyon Ridge situated within Lone Tree Ridge Estates, 2nd Filing, Laramie County WY, as shown on the attached ‘Exhibit A’ – Board Approval Map.**

**PRESENTED, READ, PASSED, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Gunnar Malm, Chairman

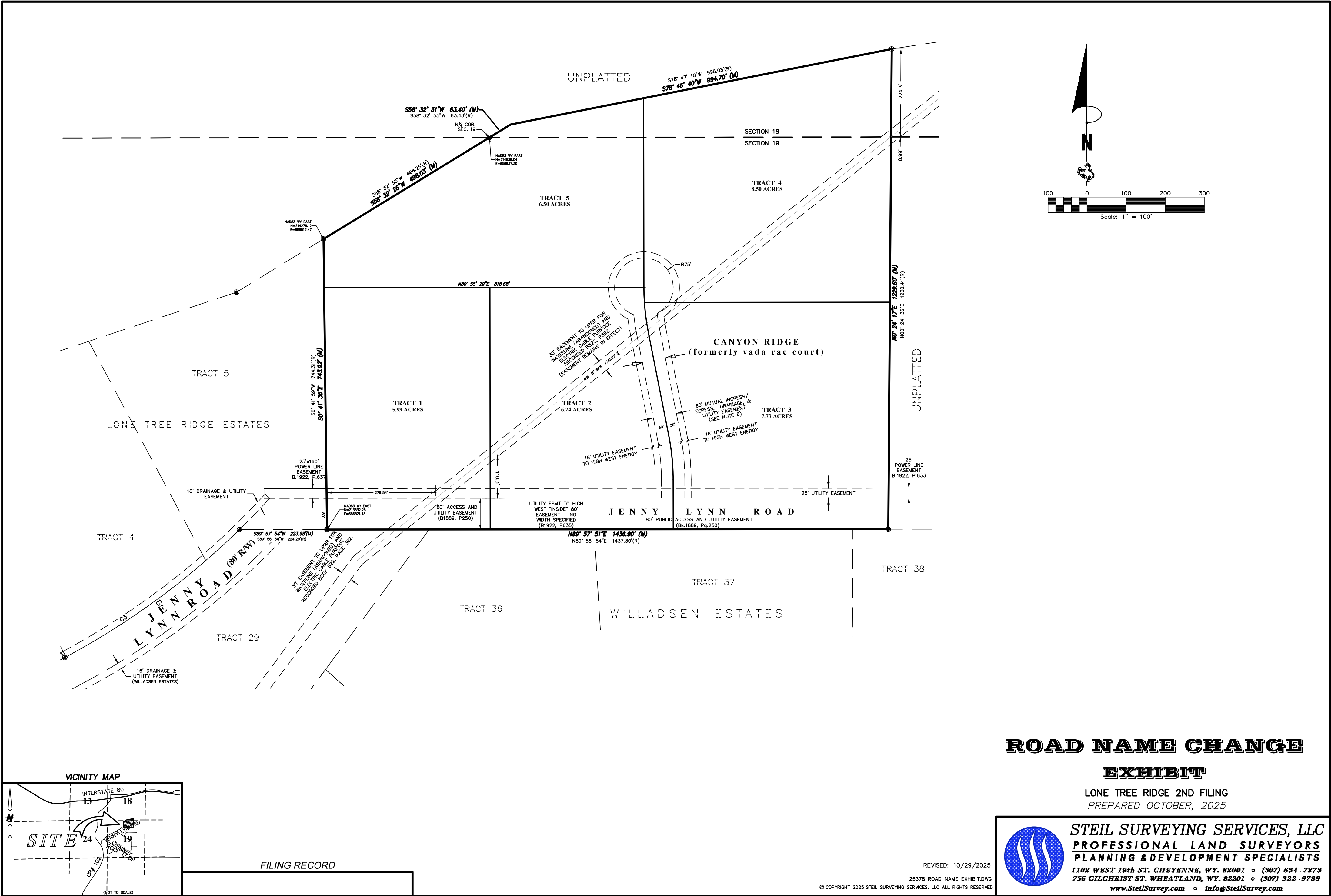
ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Resolution reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney’s Office

# EXHIBIT A





RESOLUTION NO. 210720-21

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
A PORTION OF THE N1/2 N1/2 SEC. 19 and S1/2 SE1/4 SEC. 18, T.13N., R.69W.,  
OF THE 6TH PM, LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS “LONE TREE RIDGE ESTATES, 2ND FILING”.**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

**WHEREAS**, this resolution is the subdivision permit for Lone Tree Ridge Estates, 2<sup>nd</sup> Filing.

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING**, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

**And the Board approves the Subdivision Permit and Plat for Lone Tree Ridge Estates, 2<sup>nd</sup> Filing with one condition.**

1. All clerical corrections to the plat shall be addressed prior to recordation.

**PRESENTED, READ AND ADOPTED THIS** 20 **DAY OF**  
July, 2021.

LARAMIE COUNTY BOARD OF COMMISSIONERS

  
Gunnar Malm, Chairman

ATTEST:

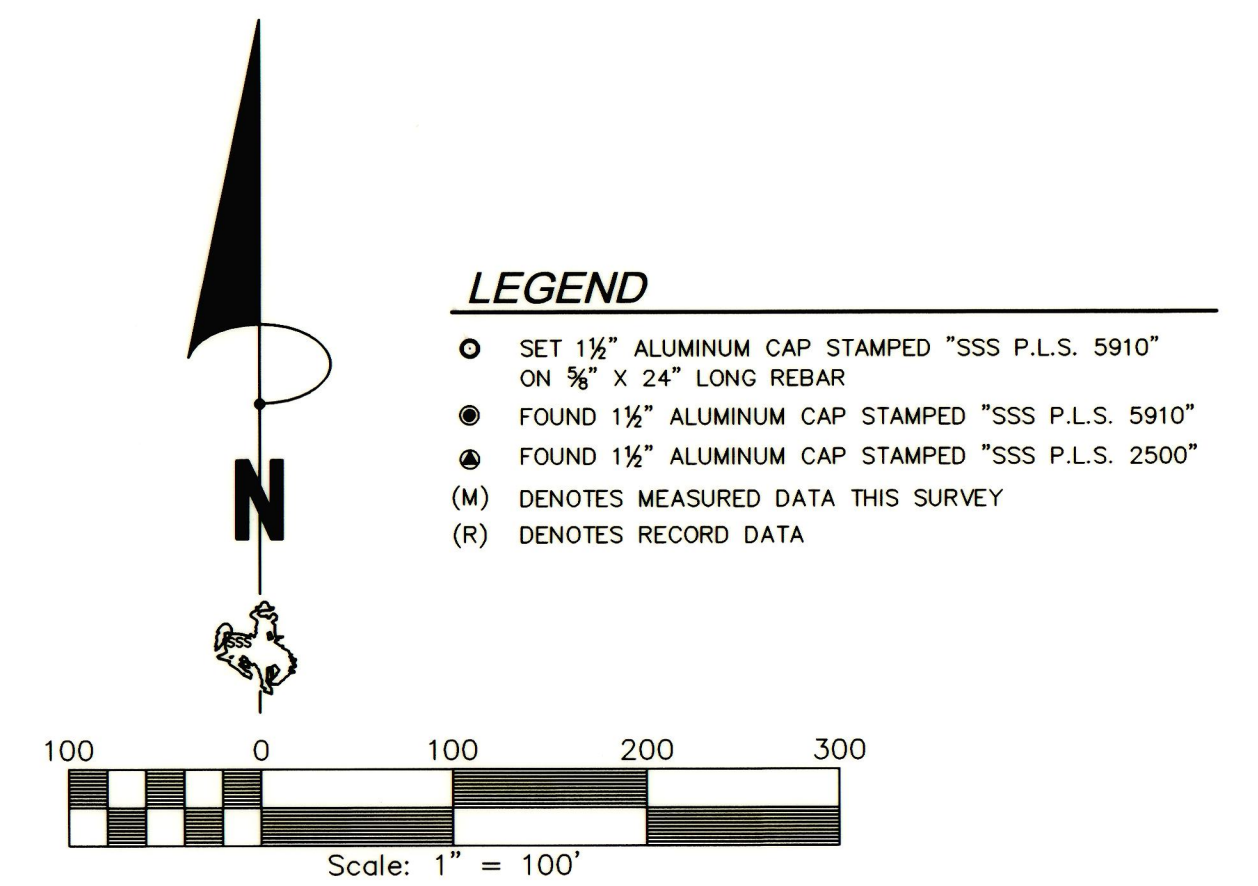
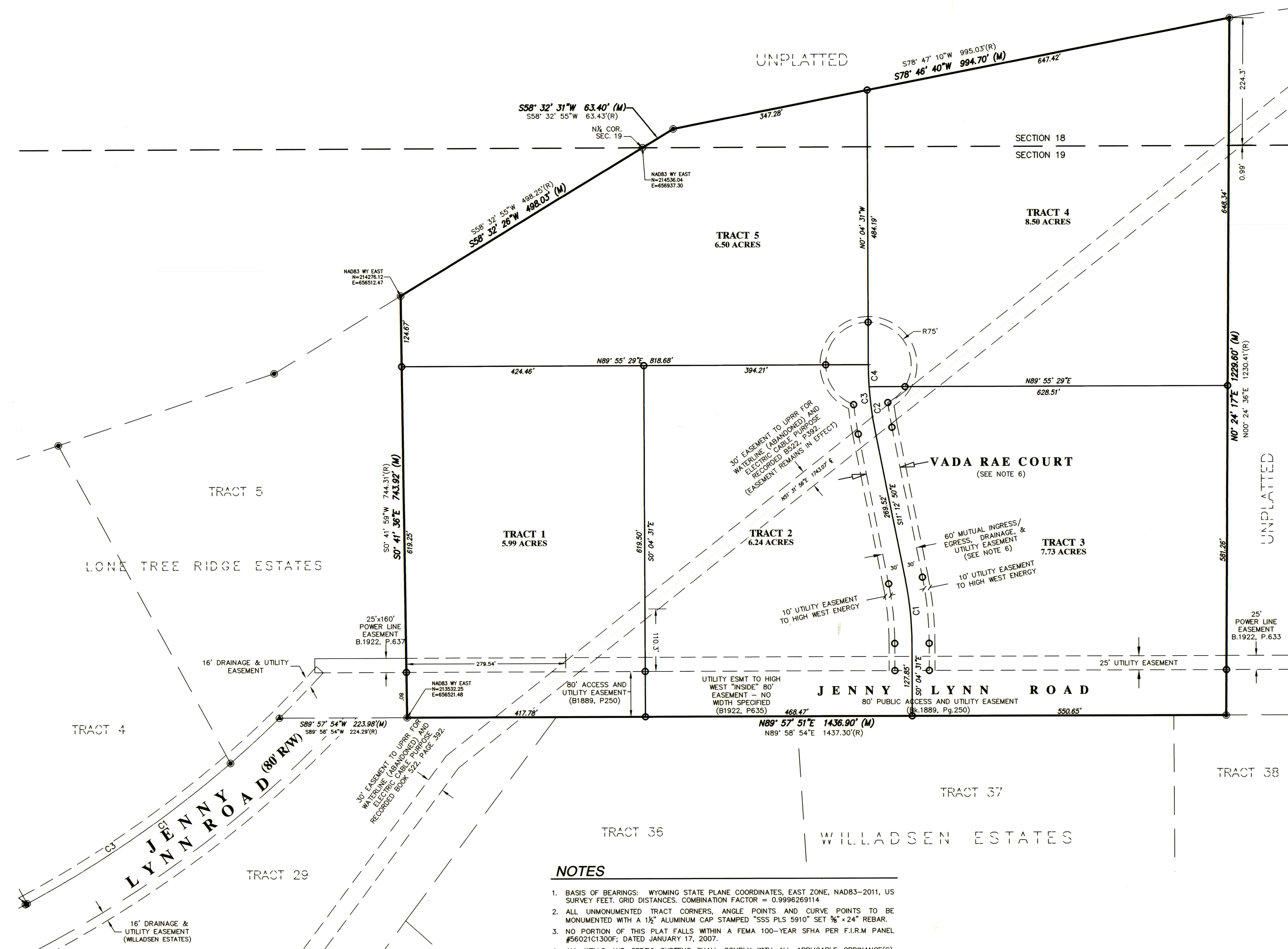
  
  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

  
Laramie County Attorney's Office







## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: G and G Enterprises of Wyoming, LLC, a Wyoming limited liability company, owner in fee simple of A tract of land situated in a portion of the North Half of the North Half (N½N½) of Section 19 and the South Half of the Southeast Quarter (S½SE¼) of Section 18, Township 13 North, Range 69 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the North Quarter corner of said Section 19, thence S.88°32'55"W., (when considering the north line of the NW¼ of said Section 19 bears S.89°55'24"W.), a distance of 498.25 feet; thence S.00°41'59"E., a distance of 744.31 feet to the north line of Willadsen Estates; thence N.89°58'54"E., along the north line of said Willadsen Estates, a distance of 1437.30 feet; thence N.D0°24'36"E., a distance of 1230.41 feet; thence S.78°47'10"W., a distance of 995.03 feet; thence S.88°32'55"W., a distance of 63.43 feet to the Point of Beginning.

Has caused the same to be surveyed, platted and known as: LONE TREE RIDGE ESTATES, 2ND FILING, and does 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 furthermore dedicate to the public the easements as shown hereon for the purposes indicated.

Victoria Ganskow  
Victoria Ganskow as Registered Agent for G and G Enterprises of Wyoming

### OWNER ACKNOWLEDGEMENT

[illegible]

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of August 2021 by Victoria Garschka as Registered Agent for G and G Enterprises of Wyoming.



  
Notary Public, Laramie County, Wyoming

My Commission Expires: April 20, 2022

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil 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.

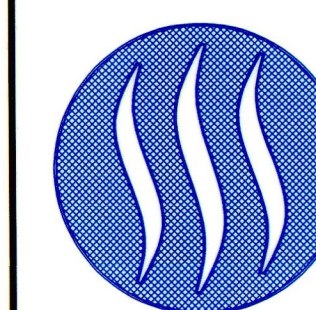


# LONE TREE RIDGE ESTATES

**2nd FILING**

SITUATED IN THE N $\frac{1}{2}$ N $\frac{1}{2}$  OF SECTION 19 AND  
THE S $\frac{1}{2}$ S $\frac{1}{2}$  OF SECTION 18,  
T.13N., R.69W., OF THE 6TH P.M.,  
LARAMIE COUNTY, WYOMING

PREPARED APRIL, 2021



**STEIL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS

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

[www.Steilsurvey.com](http://www.Steilsurvey.com)    [info@Steilsurvey.com](mailto:info@Steilsurvey.com)

## NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. COMBINATION FACTOR = 0.9996269114
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" SET ¾" x 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL #000131300F; 17-2007.
4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
5. ALL ACCESS TO LOTS WITHIN THIS PLAT SHALL, BE FROM JENNY LYNN ROAD ("80" PUBLIC ACCESS & UTILITY EASEMENT" AS SHOWN ON PLAT OF LONE TREE ESTATES AND DEEDS) (JENNY LYNN ROAD PLATTED WITH WILLADSENSON ESTATES)
6. "80" MUTUAL INGRESS/ EGRESS, DRAINAGE, & UTILITY EASEMENT" GRANTED HERETO MUTUALLY BY AND BETWEEN THE OWNER(S) OF TRACTS 2, 3, 4, & 5, THIS PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED.  
EASEMENT NAMED "VADE RAE COURT" FOR ADDRESSING PURPOSES ONLY - PRIVATELY OWNED AND MAINTAINED
7. WILDFIRE RISK ASSESSMENT:
  - a. PER Cheyenne/Laramie County Community Wildfire Protection Plan (CWPP) (JANUARY 2016), THE LANDS CONTAINED WITHIN THIS SUBDIVISION ABOVE A "LOW" SUBDIVISION RISK LEVEL (C.A.
  - b. PER Wyoming Wildfire Risk Assessment Portal (WYWRAP) (105.1685°W, 41.0849°N) Wildfire Risk: High

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11° 08' 19"	575.00'	S5° 38' 41"E	111.61'	111.78'
C2	7° 25' 57"	602.83'	N7° 29' 52"W	78.15'	78.20'
C3	11° 08' 19"	602.83'	S5° 38' 41"E	117.01'	117.19'
C4	3° 42' 22"	602.83'	S1° 55' 42"E	38.99'	38.99'

**APPROVAL**

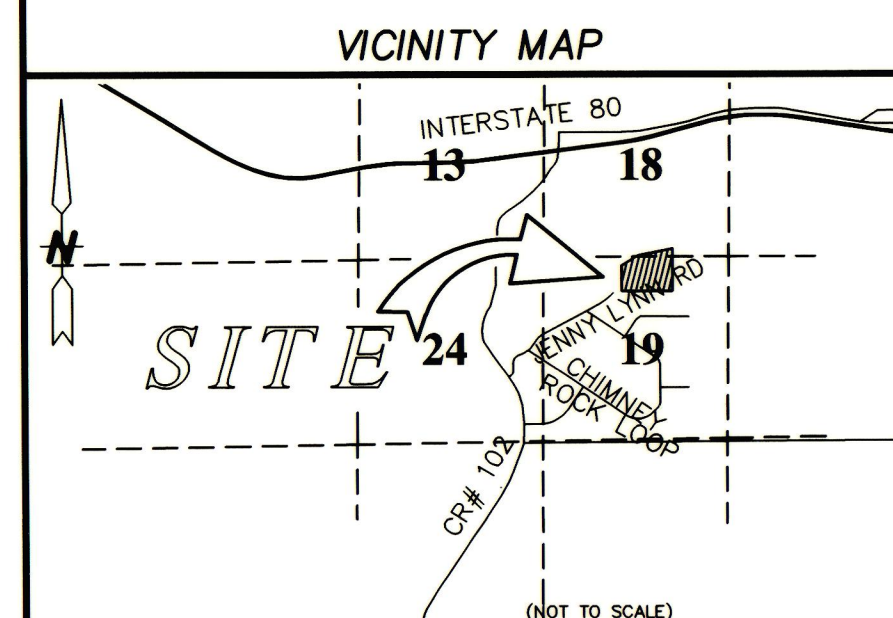
Approved by the Laramie County Planning Commission  
this 24 day of June, 2021.

Jody L. Clark  
Chairman

Approved by the Board of Commissioners of Laramie County,  
Wyoming this 20 day of July, 2021.

  
Chairman

ATTEST: Debra K. Fee  
County Clerk



**FILING RECORD**



RECP #: 827300

RECORDED 12/22/2021 AT 11:54 AM BK# 12 PG# 86  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

REVISÉ: 7/2/2021

\\2021 DWG\\21196 LoneTreeRidgeEstates2\\21196 FINAL PLAT BW.dwg

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