



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Sonny M. Pourchot, Associate Planner

DATE: June 2nd, 2026

TITLE: PUBLIC HEARING on a Minor Subdivision Permit and Plat for “Captain Soltierra” subdivision, located in a portion of Section 30, T15N, R62W, of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services LLC, on behalf of landowner Ramiro Dorado Rosales, has submitted a Minor Subdivision Permit and Plat application for Captain Soltierra subdivision, located at State Highway 213 and Road 216. The application has been submitted for the purpose of subdividing the property into sixteen (16) lots, with each lot averaging between 5.25 and 8.84 acres.

BACKGROUND

The property consists of ninety (90.01) acres, is designated LU – Land Use zone district and is currently residential land. The surrounding area consists of residential and agricultural within the LU – Land Use zone district.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

Section 4-5-100(ii) governing the criteria for a Minor Subdivision permit and plat.
Section 2-4-104 of the governing the Land Use zone district.
Section 1-3-100 governing public notice.

DISCUSSION

The Laramie County Comprehensive Plan designates this area as Ag and Range Land (AGR) and are considered areas that are far removed from the providers of public services and have relatively lower levels of road access. Primary uses are agricultural crops and livestock production and associated with residential uses.

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.

The Planning Commission met on May 14th, 2026, and recommended approval by a vote of (5-0) in favor of.

RECOMMENDATION and FINDINGS

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

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 4-5-100(ii) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

and that the Board approves the subdivision permit and plat for “Captain Soltierra,” located in a portion of Section 30, T15N, R62W, of the 6th P.M., Laramie County, WY, with the following condition:

- 1) **A non-adverse Chapter 23 study recommendation from the Wyoming Department of Environmental Quality must be received prior to plat recordation.**

PROPOSED MOTION

I move to adopt the findings of fact a and b of the staff report and to approve the subdivision permit and plat for “Captain Soltierra,” located in a portion of Section 30, T15N, R62W, of the 6th P.M., Laramie County, WY, with the following condition:

- 1) **A non-adverse Chapter 23 study recommendation from the Wyoming Department of Environmental Quality must be received prior to plat recordation.**

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: Resolution
- Attachment 8: Captain Soltierra subdivision plat dated 04/03/2026

**Laramie County
Wyoming MapServer**

PZ-26-00014 CAPTAIN SOLTIERRA,
A MINOR SUBDIVISION PERMIT
AND PLAT

LAND USE ZONE DISTRICT

AMEC ZONE 2

LARAMIE COUNTY FIRE
DEPARTMENT 6

LARAMIE COUNTY SCHOOL
DISTRICT 2



This map/data is made possible through the
Cheyenne and Laramie County Cooperative GIS
(CLCCGIS) Program and is for display purposes
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governmental immunity in allowing access to or use
of this data, and makes no warranties as to the
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printed 4/8/2026



Laramie County, WY
Laramie County Planning and Development Office

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

PERMIT

PA-26-00005

PRE-APPLICATION MEETINGS

SITE ADDRESS: 1630 STATE HWY 213 BURNS
PRIMARY PARCEL: 15623040000200
PROJECT NAME: ROSALES MINOR SUBDIVISION

ISSUED: 01/14/2026
EXPIRES: 07/13/2026

APPLICANT: HANSEN, MICHEAL SHANE
 1102 W 19TH ST
 CHEYENNE, WY 82001
 307-634-7273

OWNER: MUSGRAVE, ROBERT A AND BARBARA K
 MUSGRAVE FAM TR
 7087 FEATHER REED DR
 WELLINGTON, CO 80549-2428

Detail Name	Detail Value
Meeting Date	01/14/2026
MEETING AM OR PM	AM
Application Types	Subdivision Permit and Plat
Attendees	Online (Teams Meeting)
Property Interest	Owner
Detailed Project Narrative	divide into 15 to 17 tracts and change zone to PUD
Staff Attending	JA CC TG DP MC
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Minor Subdivision Permit (6-19 lots)
Drainage Plans	TBD
Drainage Study	Letter of Waiver
Traffic Study	Transportation Assessment Worksheet
Public Safety Fees Acknowledgement Letter	Yes
Community Facility Fees Acknowledgement Letter	Yes
WY DEQ Chapter 23 Study/Submittal Letter	Yes
Development Agreement	No
Roadway Maintenance Plan	No



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Road/Easement Use Agreement	No
Right-of-Way Construction Permit	Upon Construction
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	Yes
Environmental and Services Impact Report	No
GESC Permit	TBD
Floodplain Development Permit	TBD
Perimeter Fence Construction per W.S.S. 18-5-319	Yes
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	<p>This is a 90 acre parcel that lies within CWPP. Proposed 15 to 17 tracts that will be mixed use and subdivision zoned as PUD. Interior roads will be under County and the access off state highway will be approved by WYDOT. All created tracts will be accessed off interior roads. The existing access will remain and be far enough away from the new proposed access. PUD will outline the permitted uses of the subdivision. Zone change will be separate application and can be done concurrently, but at your own risk. Tiffany at Environmental Health said that Tracts 1, 2, 3, and 16 which are anticipated to be used for business will require a commercial septic. Otherwise everything looks normal to her. Public Works doesn't have any questions at this time. Internal roadways will need approval by Public Works.</p>



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Miscellaneous Notes (2)

No Preliminary Subdivision Permit will be required. Subdivision and zone change will be approved by the BOCC. When Minor Subdivision application is submitted public notice will start - mailers to neighboring, posting notice sign on property, legal ad for public hearing. Agency reviews will be scheduled and applicant will make any changes needed. Once approved by the BOCC a DEQ Chapter 23 Non-Adverse will be required before recording of the plat. Costs are \$1200 for subdivision permit, \$26 sign, actual cost for mailings and review fees by the engineer, \$370 for environmental health review, community facility fees of \$50 per acre, \$1000 per tract for public safety fees. When the commercial tracts are sold and developed a site plan will be required. Existing house will remain and be upgraded. If applicant moved their commercial business to this location a site plan may be required.

CONDITIONS

* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.

* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.



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* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.



January 30, 2026

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

InRe: LETTER OF JUSTIFICATION – Captain Soltierra a subdivision of a portion of the S½ of Section 30, Township 15 North, Range 62 West, 6th P.M., Laramie County Wyoming.

Steil Surveying Services, agent for the owner, intends to subdivide the above referenced property in to sixteen (16) tracts. A zone change is not required.

Please contact me with any questions or concerns.

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" and "H".

Shane Hansen

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

Permit Notes

Permit Number: PZ-26-00014

Parcel Number: 15623040000200

Submitted: 02/19/2026

Site Address: 1630 STATE HWY 213

Technically Complete: 03/18/2026

Applicant: HANSEN, MICHEAL SHANE
Owner: ROSALES, RAMIRO DORADO

Burns, WY 82053

Approved:
Issued:

Project Description: 16 TRACT SUBDIVISION - 4 COMMERCIAL AND 12 RESIDENTIAL

<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>
03/19/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
03/19/2026	03/19/2026	Application	PZ-26-00014	GENERAL	No concerns regarding erosion based on soil survey data. The site should be required to obtain a WY DEQ Large Construction General Permit and include a Stormwater Pollution Prevention Plan that establishes BMPs to eliminate potential sediment transport to adjacent properties during large storm events. No information was provided regarding drinking water source or wastewater management.	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
03/19/2026	03/19/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	Please double check the spelling of the owner's first name...that Ramiro is spelled with an A on the plat map. The Owner Acknowledgement has it spelled as Romiro with an O. Otherwise, no other comments.	RACHEL.TRUDEAU@LARAMIECOUN TYWY.GOV
03/24/2026	03/24/2026	Application	PZ-26-00014	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUN TYWY.GOV
03/26/2026		Application	PZ-26-00014	GENERAL	Applicant shall address agency comments.	JUSTIN.ARNOLD@LARAMIECOUNTY WY.GOV
03/27/2026	03/27/2026	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments.	CINDY.KEMIVES@LARAMIECOUNTY WY.GOV
03/30/2026		Workflow	ENGINEERS REVIEW	GENERAL	1st Review Engineers Comments: 1.In the title block, it is called out as a Large Subdivision, however, under the LCLUR it is classified as a Minor Subdivision. 2.The owners name is listed on the plat as "Romiro", but the GIS and the Deed lists it as "Ramiro". Please verify which is the correct spelling. 3.Note 7 indicates "All Utilities to be placed in the road right of ways as required by Laramie County." This is not necessarily a requirement of Laramie County 4-5-103.xi. states, "All utility facilities, including but not limited to gas, electrical	SCOTT.LARSON@LARAMIECOUNTY WY.GOV

Permit Notes

power, telephone and CATV cables, shall be located underground throughout the subdivision/development. As far as possible, all utilities shall be placed in the public street or road rights-of-way. Easements shall be provided for all public utilities if utilities cannot be placed in public street or road rights-of-way. If an easement is necessary, the developer shall provide written evidence detailing why utilities cannot be placed in the right-of-way."

4. There is a short boundary line segment between the northwest corner of Tract 8 and the northeast corner of Tract 13 that needs to be dimensioned.

5. A note should be added to the plat to indicate access to all Tracts shall be from internal roadways and not off State Highway 213.

6. The Preliminary Drainage Report submitted is adequate. Therefore, a signed/stamped copy of it can be submitted to the County.

Surveyors Comments:

1. Per 5-2-102, there needs to be Wyoming State Plane field observation coordinates shown on the plat.

2. Since it is intended and required that all internal roadways (i.e., Hercules Ave., Popeye Street, Dreaming Dash Ave., and Brindis Way) be dedicated to the public, it should be stated on the plat for clarification.

03/30/2026	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. Provide careful consideration for lot with slope. Septic systems are not allowed on greater than 15 percent slope. Also, keep wastewater systems out of easements. A DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits. Commercial/non-residential development will require a commercial small wastewater system that is designed by an engineer.	JAMES.JONES@LARAMIECOUNTYWY.GOV
03/31/2026	Application	PZ-26-00014	GENERAL	<p>1. Records indicate P59890.0W and P146317.0W fall within the proposed subdivision. Our office requests that the subdivider provide the updated legal location description including the subdivision name and appropriate lot number for the well location, and the legal location description including subdivision name and lot numbers for where these uses occur. GPS coordinates for each well would be appreciated.</p> <p>2. The proposed subdivision is located within the Conservation Area identified under the 2015 State Engineer's Order for the Laramie County Control Area. Well spacing requirements will be assessed to any well permit applications received by our office as defined within the Order. Additionally, the proposal is within the footprint of the Area of the Burns Landfill Groundwater Planning Area. 3. An</p>	SUE.KINSLEY@LARAMIECOUNTYWY.GOV

Permit Notes

approved permit from the State Engineer's Office is required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available. 4. If any new wells are proposed, they must be constructed in accordance with the State Engineer's Office Rules and Regulations, Part III, Water Well Minimum Construction Standards. 5. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor. 6. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations. 7. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.

03/31/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none"> 1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately. 2. Any internal roadways on the site shall comply with the needs of emergency services. 3. All internal roadways shall be designed and built to the current road standards within the Laramie County Land Use Regulations. A right-of-way/grading permit through Laramie County Public Works will be required. Please apply through the SmartGov portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information. 4. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements." 	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
03/31/2026	Workflow	WYDOT REVIEW	GENERAL	<ol style="list-style-type: none"> 1. The accesses proposed meet WYDOT spacing policies. Existing accesses on this lot along WY-213 will need be removed. <p>Access roads from the state highway system will require WYDOT access permits for new/modified/change in use, including removal. Maintain existing drainage patterns so that stormwater is not concentrated and diverted from locations where it currently crosses WYDOT R/W. Please submit all access documentation to Paul Beckett (Paul.Beckett@wyo.gov- 307.745.2118).</p> <p>To obtain an access permit application (Access application (M-3A)) see the following link:</p> <p>https://www.dot.state.wy.us/home/engineering_technical_programs/manuals_publications.html</p> <ol style="list-style-type: none"> 2. Developers and landowners should be aware for planning purposes that any work or presence in the WYDOT right-of- 	TAYLOR.MCCORT @LARAMIECOUNT YWY.GOV

Permit Notes

way created by development/construction for this parcel will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications) and WYDOT District 1 Maintenance (access permits are with D1 Traffic). Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits (except for access permits) and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123). Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre-development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

04/01/2026	Workflow	FIRE DISTRICT REVIEW	GENERAL	Fire District #6 approved.	BRIAN.DOLAN@LA RAMIECOUNTYWY .GOV
04/01/2026	Workflow	FIRE DISTRICT REVIEW	GENERAL	Reviewed and will meet Fire District #6 needs.	BRIAN.DOLAN@LA RAMIECOUNTYWY .GOV

Permit Notes

Permit Number: PZ-26-00014

Parcel Number: 15623040000200

Submitted: 02/19/2026

Site Address: 1630 STATE HWY 213

Technically Complete: 03/18/2026

Applicant: HANSEN, MICHEAL SHANE
 Owner: ROSALES, RAMIRO DORADO

Burns, WY 82053

Approved:
 Issued:

Project Description: 16 TRACT SUBDIVISION - 4 COMMERCIAL AND 12 RESIDENTIAL

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- 1. corrected
- 2. corrected
- 3. added utility easements

Permit Notes

- 4. added
- 5. added
- 6.ack

power, telephone and CATV cables, shall be located underground throughout the subdivision/development. As far as possible, all utilities shall be placed in the public street or road rights-of-way. Easements shall be provided for all public utilities if utilities cannot be placed in public street or road rights-of-way. If an easement is necessary, the developer shall provide written evidence detailing why utilities cannot be placed in the right-of-way."

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6. The Preliminary Drainage Report submitted is adequate. Therefore, a signed/stamped copy of it can be submitted to the County.

- 1. added
- 2. dedicated in the Dedication

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2. Since it is intended and required that all internal roadways (i.e., Hercules Ave., Popeye Street, Dreaming Dash Ave., and Brindis Way) be dedicated to the public, it should be stated on the plat for clarification.

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ack					
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1. existing well and septic are on Tract 7, they remain with the existing home site. 2. ack 3. ack					

Permit Notes

- 4. ack
- 5. ack
- 6. ack
- 7. ack

approved permit from the State Engineer's Office is required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available. 4. If any new wells are proposed, they must be constructed in accordance with the State Engineer's Office Rules and Regulations, Part III, Water Well Minimum Construction Standards. 5. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor. 6. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations. 7. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.

<p>03/31/2026</p> <p>Workflow</p> <p>PUBLIC WORKS GENERAL REVIEW</p> <p>1. ack</p> <p>2. ack</p> <p>3. ack</p> <p>4. added</p>	<p>PUBLIC WORKS GENERAL REVIEW</p>	<p>1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately.</p> <p>2. Any internal roadways on the site shall comply with the needs of emergency services.</p> <p>3. All internal roadways shall be designed and built to the current road standards within the Laramie County Land Use Regulations. A right-of-way/grading permit through Laramie County Public Works will be required. Please apply through the SmartGov portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.</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>MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV</p>
<p>03/31/2026</p> <p>Workflow</p> <p>WYDOT REVIEW GENERAL</p> <p>1. ack</p> <p>2. ack</p>	<p>WYDOT REVIEW GENERAL</p>	<p>1. The accesses proposed meet WYDOT spacing policies. Existing accesses on this lot along WY-213 will need be removed.</p> <p>Access roads from the state highway system will require WYDOT access permits for new/modified/change in use, including removal. Maintain existing drainage patterns so that stormwater is not concentrated and diverted from locations where it currently crosses WYDOT R/W. Please submit all access documentation to Paul Beckett (Paul.Beckett@wyo.gov- 307.745.2118).</p> <p>To obtain an access permit application (Access application (M-3A)) see the following link:</p> <p>https://www.dot.state.wy.us/home/engineering_technical_programs/manuals_publications.html</p> <p>2. Developers and landowners should be aware for planning purposes that any work or presence in the WYDOT right-of-</p>	<p>TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV</p>

Permit Notes

way created by development/construction for this parcel will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications) and WYDOT District 1 Maintenance (access permits are with D1 Traffic). Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits (except for access permits) and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123). Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre-development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

04/01/2026	Workflow	FIRE DISTRICT REVIEW	GENERAL	Fire District #6 approved.	BRIAN.DOLAN@LA RAMIECOUNTYWY .GOV
04/01/2026	Workflow	FIRE DISTRICT REVIEW	GENERAL	Reviewed and will meet Fire District #6 needs.	BRIAN.DOLAN@LA RAMIECOUNTYWY .GOV

Permit Notes

Permit Number: PZ-26-00014

Parcel Number: 15623040000200

Submitted: 02/19/2026

Site Address: 1630 STATE HWY 213

Technically Complete: 03/18/2026

Applicant: HANSEN, MICHEAL SHANE
Owner: ROSALES, RAMIRO DORADO

Burns, WY 82053

Approved: 04/07/2026
Issued:

Project Description: 16 TRACT SUBDIVISION - 4 COMMERCIAL AND 12 RESIDENTIAL

<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>
03/19/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
03/19/2026	03/19/2026	Application	PZ-26-00014	GENERAL	No concerns regarding erosion based on soil survey data. The site should be required to obtain a WY DEQ Large Construction General Permit and include a Stormwater Pollution Prevention Plan that establishes BMPs to eliminate potential sediment transport to adjacent properties during large storm events. No information was provided regarding drinking water source or wastewater management.	CONSERVATIONDI STRICT@LARAMIE COUNTY.WY.GOV
03/19/2026	03/19/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	Please double check the spelling of the owner's first name...that Ramiro is spelled with an A on the plat map. The Owner Acknowledgement has it spelled as Romiro with an O. Otherwise, no other comments.	RACHEL.TRUDEA U@LARAMIECOUN TYWY.GOV
03/24/2026	03/24/2026	Application	PZ-26-00014	GENERAL	No Comments	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
03/26/2026		Application	PZ-26-00014	GENERAL	Applicant shall address agency comments.	JUSTIN.ARNOLD@ LARAMIECOUNTY WY.GOV
03/27/2026	03/27/2026	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments.	CINDY.KEMIVES@ LARAMIECOUNTY WY.GOV
03/30/2026		Workflow	ENGINEERS REVIEW	GENERAL	1st Review Engineers Comments: 1.In the title block, it is called out as a Large Subdivision, however, under the LCLUR it is classified as a Minor Subdivision. 2.The owners name is listed on the plat as "Romiro", but the GIS and the Deed lists it as "Ramiro". Please verify which is the correct spelling. 3.Note 7 indicates "All Utilities to be placed in the road right of ways as required by Laramie County." This is not necessarily a requirement of Laramie County 4-5-103.xi. states, "All utility facilities, including but not limited to gas, electrical	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

Permit Notes

power, telephone and CATV cables, shall be located underground throughout the subdivision/development. As far as possible, all utilities shall be placed in the public street or road rights-of-way. Easements shall be provided for all public utilities if utilities cannot be placed in public street or road rights-of-way. If an easement is necessary, the developer shall provide written evidence detailing why utilities cannot be placed in the right-of-way."

4. There is a short boundary line segment between the northwest corner of Tract 8 and the northeast corner of Tract 13 that needs to be dimensioned.

5. A note should be added to the plat to indicate access to all Tracts shall be from internal roadways and not off State Highway 213.

6. The Preliminary Drainage Report submitted is adequate. Therefore, a signed/stamped copy of it can be submitted to the County.

Surveyors Comments:

1. Per 5-2-102, there needs to be Wyoming State Plane field observation coordinates shown on the plat.

2. Since it is intended and required that all internal roadways (i.e., Hercules Ave., Popeye Street, Dreaming Dash Ave., and Brindis Way) be dedicated to the public, it should be stated on the plat for clarification.

03/30/2026	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. Provide careful consideration for lot with slope. Septic systems are not allowed on greater than 15 percent slope. Also, keep wastewater systems out of easements. A DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits. Commercial/non-residential development will require a commercial small wastewater system that is designed by an engineer.	JAMES.JONES@LARAMIECOUNTYWY.GOV
03/31/2026	Application	PZ-26-00014	GENERAL	1. Records indicate P59890.0W and P146317.0W fall within the proposed subdivision. Our office requests that the subdivider provide the updated legal location description including the subdivision name and appropriate lot number for the well location, and the legal location description including subdivision name and lot numbers for where these uses occur. GPS coordinates for each well would be appreciated. 2. The proposed subdivision is located within the Conservation Area identified under the 2015 State Engineer's Order for the Laramie County Control Area. Well spacing requirements will be assessed to any well permit applications received by our office as defined within the Order. Additionally, the proposal is within the footprint of the Area of the Burns Landfill Groundwater Planning Area. 3. An	SUE.KINSLEY@LARAMIECOUNTYWY.GOV

Permit Notes

approved permit from the State Engineer's Office is required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available. 4. If any new wells are proposed, they must be constructed in accordance with the State Engineer's Office Rules and Regulations, Part III, Water Well Minimum Construction Standards. 5. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor. 6. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations. 7. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.

03/31/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none"> 1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately. 2. Any internal roadways on the site shall comply with the needs of emergency services. 3. All internal roadways shall be designed and built to the current road standards within the Laramie County Land Use Regulations. A right-of-way/grading permit through Laramie County Public Works will be required. Please apply through the SmartGov portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information. 4. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements." 	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
03/31/2026	Workflow	WYDOT REVIEW	GENERAL	<ol style="list-style-type: none"> 1. The accesses proposed meet WYDOT spacing policies. Existing accesses on this lot along WY-213 will need be removed. <p>Access roads from the state highway system will require WYDOT access permits for new/modified/change in use, including removal. Maintain existing drainage patterns so that stormwater is not concentrated and diverted from locations where it currently crosses WYDOT R/W. Please submit all access documentation to Paul Beckett (Paul.Beckett@wyo.gov- 307.745.2118).</p> <p>To obtain an access permit application (Access application (M-3A)) see the following link:</p> <p>https://www.dot.state.wy.us/home/engineering_technical_programs/manuals_publications.html</p> <ol style="list-style-type: none"> 2. Developers and landowners should be aware for planning purposes that any work or presence in the WYDOT right-of- 	TAYLOR.MCCORT @LARAMIECOUNT YWY.GOV

Permit Notes

way created by development/construction for this parcel will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications) and WYDOT District 1 Maintenance (access permits are with D1 Traffic). Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits (except for access permits) and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123). Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre-development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

04/01/2026	Workflow	FIRE DISTRICT REVIEW	GENERAL	Fire District #6 approved.	BRIAN.DOLAN@LARAMIECOUNTYWY.GOV
04/01/2026	Workflow	FIRE DISTRICT REVIEW	GENERAL	Reviewed and will meet Fire District #6 needs.	BRIAN.DOLAN@LARAMIECOUNTYWY.GOV
04/03/2026	Workflow	ENGINEERS REVIEW	GENERAL	2nd Review - A stamped/signed/sealed copy of the Preliminary Drainage Report needs to be submitted.	SCOTT.LARSON@LARAMIECOUNTYWY.GOV
04/06/2026	Workflow	ENGINEERS REVIEW	GENERAL	3rd Review - Previous comments have been adequately addressed. No further comments at this time.	SCOTT.LARSON@LARAMIECOUNTYWY.GOV



January 30, 2026

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

**InRe: Plat to be known as Captain Soliterra a SUBDIVISION
of a portion of the S½ of Section 30, Township 15 North,
Range 62 West, 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 required for plat approval.

Sincerely,

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

Shane Hansen

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



January 30, 2026

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

InRe: Plat to be known as Captain Soltierra a subdivision of a portion of the S½ of Section 30, Township 15 North, Range 62 West, 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". 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

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
CAPTAIN SOLTIERRA, LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS “CAPTAIN SOLTIERRA.”**

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

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

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

WHEREAS, the application is in conformance with Section 2-4-104 the Laramie County Land Use Regulations governing the LU – Land Use zone district; and

WHEREAS, this resolution is the subdivision permit for Captain Soltierra.

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 4-5-100(ii) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

And the Board approves the Subdivision Permit and Plat for Captain Soltierra, located in a portion of Section 30, T15N, R62W, of the 6th Laramie County, WY, with the following condition:

- 1) **A non-adverse Chapter 23 study recommendation from the Wyoming Department of Environmental Quality must be received prior to recordation.**

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2026.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

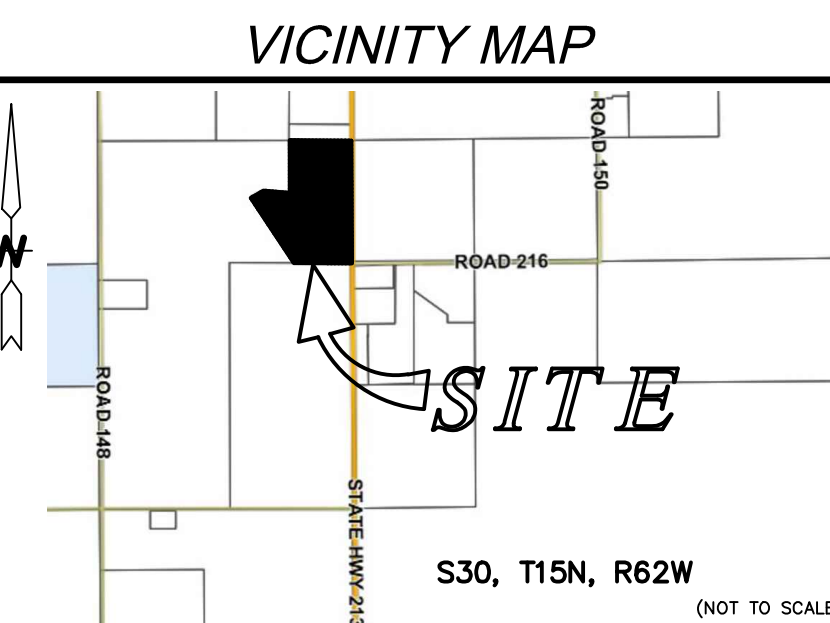
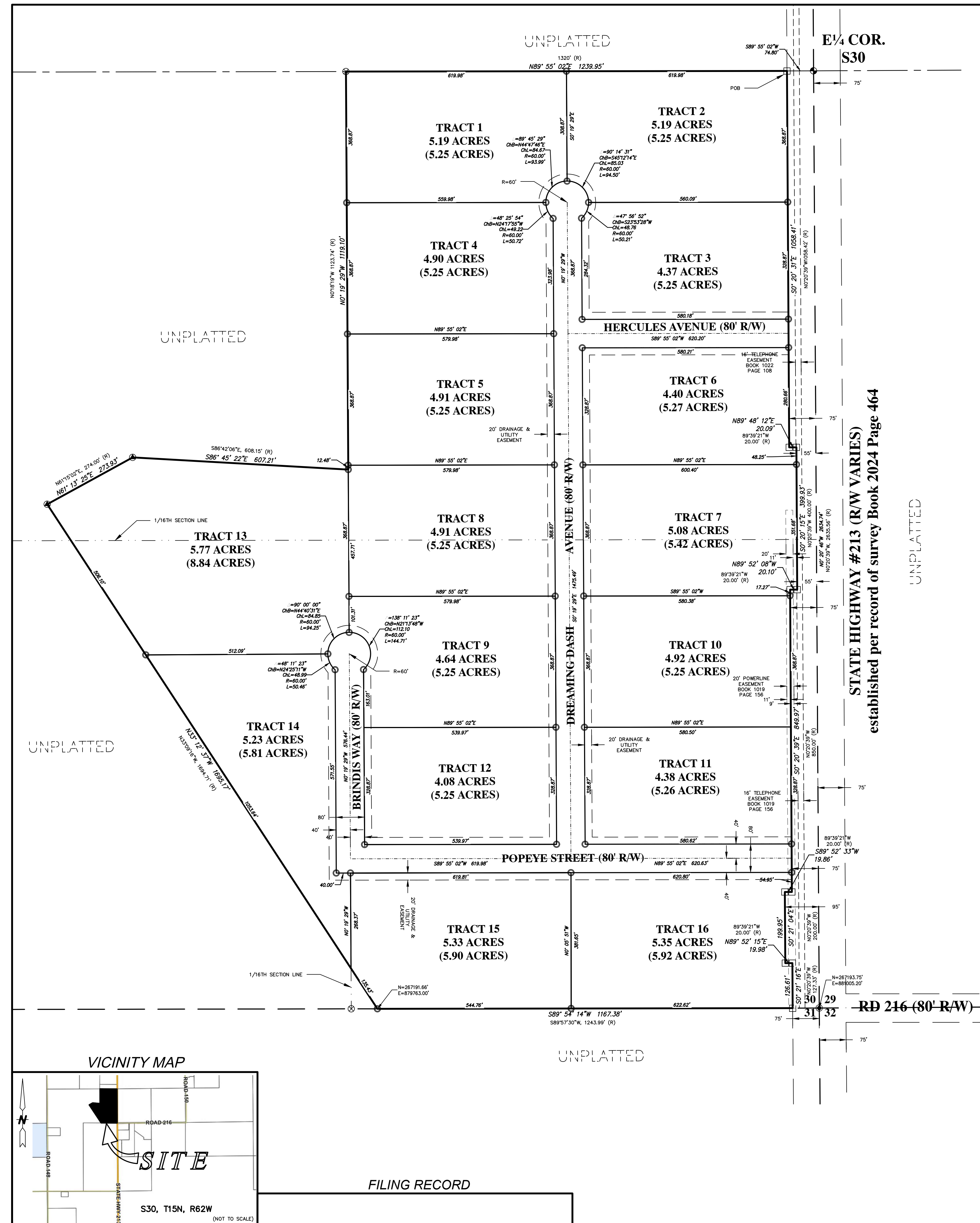
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney’s Office

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM. NO PROPOSED CENTRALIZED SEWAGE SYSTEM. FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #6. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

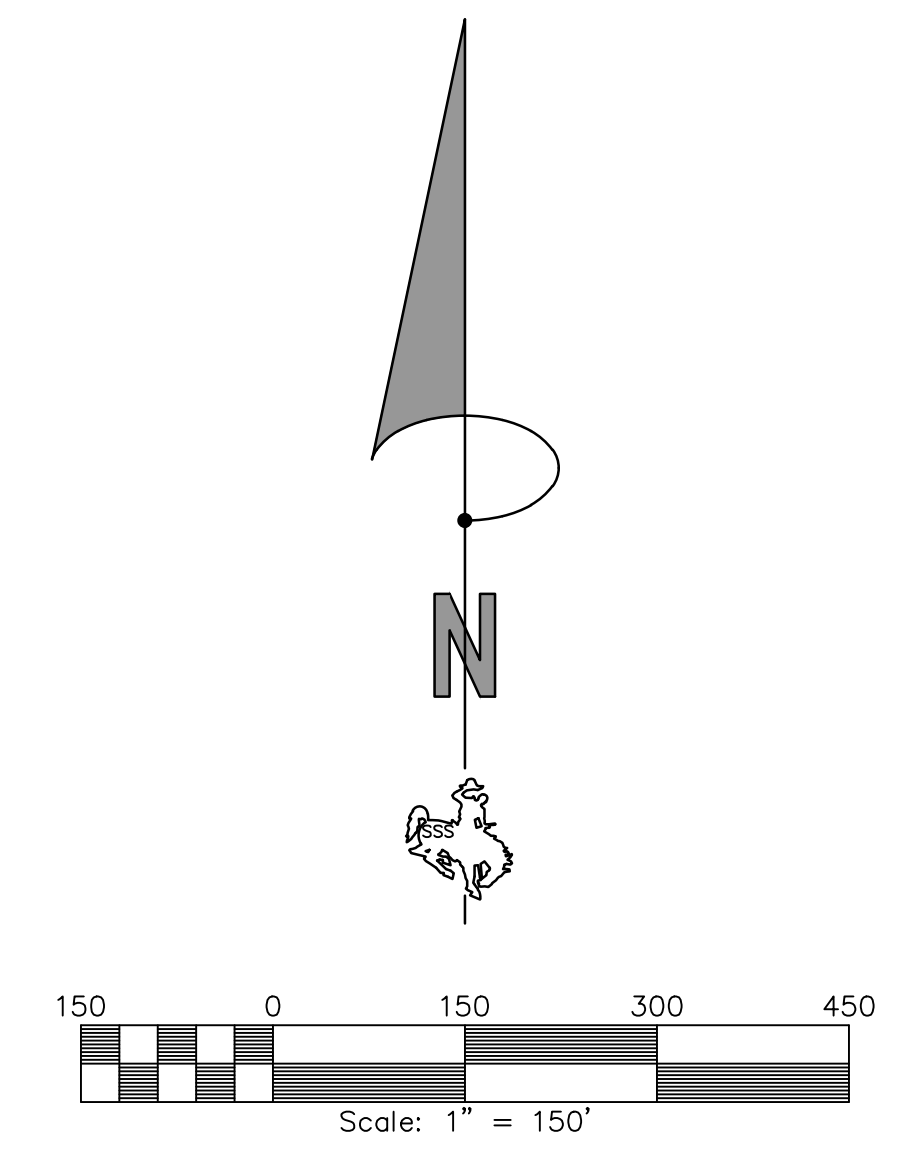


FILING RECORD

LEGEND

- SET 3/4" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- ⊗ SET 3/4" X 24" LONG REBAR WITH 2 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND W.D.O.T. R/W MONUMENT
- (R) DENOTES RECORD DATA
- BOUNDARY LINE
- LOT LINE
- PROPERTY LINE
- - - CL ROAD
- - - EXISTING EASEMENT
- - - 1/16TH SECTION LINE
- - - 1/4 SECTION LINE
- - - SECTION LINE

- NOTES**
- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.9997353677.
 - ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 3/4" X 24" REBAR.
 - NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #56021C1200F, DATED JANUARY 17, 2007.
 - ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
 - THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE CWPP.
 - NO PUBLIC MAINTENANCE OF INTERNAL ROADS.
 - ALL TRACTS ARE TO BE ACCESSED OFF INTERNAL ROADWAYS/ACCESS EASEMENTS.



DEDICATION
 KNOW ALL PERSONS BY THESE PRESENTS THAT: Ramiro Dorado Rosales, owner in fee simple of a portion of the South Half (S1/2) of Section 30, T15N, R62W of the 6th P.M., more particularly described as follows:

Beginning at a point which bears S89°55'02"W, from the East Quarter (E1/4) corner of said Section 30, said point being on the West right of way line of Wyoming State Highway #213; thence S02°03'31"E, along said right of way line, a distance of 1058.51 feet; thence, continuing along said right of way line for the next 7 courses, N89°48'12"E, a distance of 20.09 feet; thence S02°20'16"E, a distance of 399.93 feet; thence N89°52'08"W, a distance of 20.10 feet; thence S02°03'39"E, a distance of 849.97 feet; thence S89°52'33"W, a distance of 19.86 feet; thence S02°10'4"E, a distance of 199.95 feet; thence N89°52'15"E, a distance of 19.98 feet; thence S02°11'6"E, a distance of 126.61 feet to the South line of said Section 30; thence along said south line, S89°54'14"W, a distance of 1167.38 feet; thence N33°12'37"W, a distance of 1695.17 feet; thence N61°13'25"E, a distance of 273.93 feet; thence S86°45'22"E, a distance of 607.21 feet; thence N01°19'29"W, a distance of 1119.10 feet to the East-West Centerline of said Section 30; thence along said centerline, N89°55'02"E, a distance of 1239.95 feet to the Point of Beginning. Containing 89.67 acres more or less.

Has caused the same to be surveyed, platted and known as: Captain Soltierra, 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 the easements and roadways as shown hereon for the purposes indicated.

Ramiro Dorado Rosales

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)
 The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Ramiro Dorado Rosales.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Laramie County Planning Commission, this ____ day of _____, 2026.

Chairman _____

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this ____ day of _____, 2026.

Chairman _____ ATTEST: _____ County Clerk

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A 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.

CAPTAIN SOLTIERRA

A LARGE SUBDIVISION OF A PORTION OF SECTION 30, T.15N., R.62W. OF THE 6TH P.M., LARAMIE COUNTY, WYOMING
 PREPARED April, 2026

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 ○ info@SteilSurvey.com

REVISED: 04/03/2026
 26096 - FP 30-15-62.DWG

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