



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Cate Cundall, Associate Planner

DATE: June 26, 2025

TITLE: PUBLIC HEARING regarding a review and recommendation of the Archer Estates, 12th Filing Subdivision Permit and Plat located at Tract 1, Archer Estates, 9th Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Jones Land Surveying, Inc., on behalf of Carl L. and Debra K. Smith, has submitted an application for approval of the Archer Estates, 12th Filing Subdivision Permit and Plat located at Tract 1, Archer Estates, 9th Filing. The address is 7655 Westedt Road, Cheyenne, WY. The proposed subdivision will create two (2) residential tracts from the 13.00-acre parcel.

BACKGROUND

The subject parcel lies in the Agricultural and Rural Residential (A-1) zone district and is residential land with one residence. The existing residence will be located on the 9.19 acre Tract 1 with Tract 2 being a vacant 5.25 acres residential tract

Pertinent Statutes and Regulations include:

Wyoming State Statute Section 18-5-301 thru 18-5-306 and 34-12-101 thru 34-12-115.
Section 2-1-101 governing the requirements for submittal of a Subdivision Permit and Plat.
Section 4-2-101 governing the Agricultural and Rural Residential zone district (A-1).

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Metro (RM). These areas are located generally outside the Urban Interface of Cheyenne and include the areas within the Metropolitan Planning Organization (MPO) boundaries. Properties within this area are likely to develop on private, or small shared water and septic systems. The subject property lies within the Rural Residential (RR) Plan Cheyenne boundary.

The subdivision will be accessed via Westedt Road for Tract 1 and East Four Mile Road for Tract 2. Traffic and drainage study waivers were approved by the engineer since impacts will be minimal.

The property lies within Zone 2 of the Amec Memo study area. Development design standards contained within the Land Use Regulations dictate that minimum acreage within Zone 4 be 5.25 acres to accommodate for the impervious surface of residential structures and driveways. The proposal outlines water being provided by individual wells. Individual septic systems will provide sanitary services.

Agency comments have been addressed and corrections made to the plat. Public notice was completed per section 1-2-104 and no comments were received.

RECOMMENDATION and FINDINGS

Based on evidence provided for the Archer Estates, 12th Filing Subdivision Permit and Plat, staff recommend the Planning Commission find 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 4-2-101 governing the A-1 – Agricultural and Rural Residential zone district.

and the Planning Commission may recommend approval to the Laramie County Board of Commissioners.

PROPOSED MOTION

I move to recommend the approval of the Subdivision Permit and Plat for Archer Estates, 12th Filing Subdivision located at Tract 1, Archer Estates, 9th Filing, Laramie County, WY, to the Laramie County Board of Commissioners with no conditions, and adopt the findings of fact a, and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Project Narrative**
- Attachment 3: Pre-App Meeting Notes**
- Attachment 4: Agency Comment Reports and Applicant Responses**
- Attachment 5: CFF & PSF & DEQ Acknowledgement, Drainage & Traffic Waiver**
- Attachment 6: Perimeter Fence**
- Attachment 7: Draft Resolution**
- Attachment 8: Archer Estates, 12th Filing Subdivision Plat**



April 25, 2025

Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: Archer Estates, 12th Filing

To whom it may concern,

Jones Land Surveying, Inc. on behalf of the Mr. Smith is seeking a recommendation of approval for the Administrative Plat of Archer Estates, 12th Filing. It is our intent to submit a Subdivision Permit and Plat for the property which is currently located northeast of Cheyenne along Westedt Road and consists of 14.44 acres of residential and vacant agricultural land.

The final plat is proposing 2 tracts, Tract 1 being 9.19 acres and Tract 2 being 5.25 acres.

We are required to meet the minimum acreage of 5.25 gross acres per tract which is reflected in a total acreage of each on the proposed plat. Access to the tracts will be from Westedt Road and East Four Mile Road.

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

Regards,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S.



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: 03/06/25 Staff: JA Btt SK		Property Owner: Carl Smith	
Project Description:			
Project Location/Address:		R #: 00656 92	
ATTENDEES/AGENTS/PARTIES			
Applicant Carl Smith	Phone 307-220-9321	Email C2rope50@icloud.com	
Other Cotton Jones.	Phone	Email	
Other	Phone	Email	
APPLICATION TYPE(S)			
<input type="checkbox"/> Administrative Plat (Vacation <u>Y/N</u>) <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 checked="" 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	(Plat) Site Plan / Plot Plan / Record of Survey / Preliminary Dev. Plan / Route Map / Zone Change Map:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input 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:		

Current Regs
If you wait for
new regs this
area will become
LU & a zone
change not necc.



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Pre-Application Meeting Notes

<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Community Facility Fees Acknowledgement Letter: <i>already paid w/ last platting action</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ??	Public Safety Fees Acknowledgement Letter: <i>need to verify if paid.</i>
<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input 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>For new lot.</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant: <i>Actual costs</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319:

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>x 2 @ \$20 each</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: <i>Actual 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:

- Break off 5.25+ acres from east side of current parcel.
- Env. Health - verify where septic tank/leach field are so there's proper setback from new property line.
- PC 5/8 BOCC 6/3 if you submit before 3/21.

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.

AGENCY REVIEW #1

Permit Notes

Permit Number: PZ-25-00031

Applicant: Jones Land Surveying, Inc
Owner: SMITH, CARL L ET UX
Project Description: Subdivision Replat

Parcel Number: 14651620300100

Site Address: 7655 WESTEDT RD

Cheyenne, WY 82009

Submitted: 04/25/2025

Technically Complete: 04/25/2025

Approved: 05/21/2025

Issued:

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
04/28/2025		Application	PZ-25-00031	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
04/28/2025	Workflow		COUNTY ASSESSOR REVIEW	GENERAL	Ownership and parcel data appears in order.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
04/28/2025	Workflow		COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
05/06/2025	Application		PZ-25-00031	GENERAL	No comments	MANUEL.MUZQUIZ@LARAMIECOUNTY.WY.GOV
05/06/2025	Workflow		PLAN REVIEW BY BUILDING	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Building permits shall be required for all new building construction. Laramie County has adopted the 2024 I-codes and the 2023 NEC.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
05/06/2025	Workflow		PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	A Small wastewater permit is required for tract 2 when developed. Keep property lines at least 50' from current septic system and at least 100' from all neighboring wells. Small wastewater system must have 50' setback from property lines and intermittent bodies of water i.e. drainages. 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 signed final plat must be submitted to this office prior to application for any permits.	JAMES.JONES@LARAMIECOUNTY.WY.GOV
05/09/2025	Application		PZ-25-00031	GENERAL	Engineer Review 1.I agree that a detailed Drainage Study and Traffic Study is not warranted for this plat. 2.In Note No. 2, the word NO should be NOT. Surveyor Review 1.No comments.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

05/09/2025	Application	PZ-25-00031	GENERAL	1st review [JB] No comments.	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
05/12/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	PW Review #1 1. A separate access permit application through Public Works will be required for Tract 2. Any changes or upgrades to the access for Tract 1 will require a permit application. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountyywy.gov) Public Works with any questions. 2. Any internal roadways on the site shall comply with the needs of emergency services. 3. All comments from the review engineer and surveyor shall be addressed and resolved appropriately.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
05/14/2025	Application	PZ-25-00031	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMI ECOUNTYWY.GOV
05/21/2025	Application	PZ-25-00031	GENERAL	All agency comments must be addressed.Public hearing dates are Planning Commission on June 26, 2025 and BOCC on July 15, 2025.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV

Permit Notes

APPLICANT RESPONSE

Permit Number: PZ-25-00031

Applicant: Jones Land Surveying, Inc
Owner: SMITH, CARL L ET UX
Project Description: Subdivision Replat

Parcel Number: 14651620300100

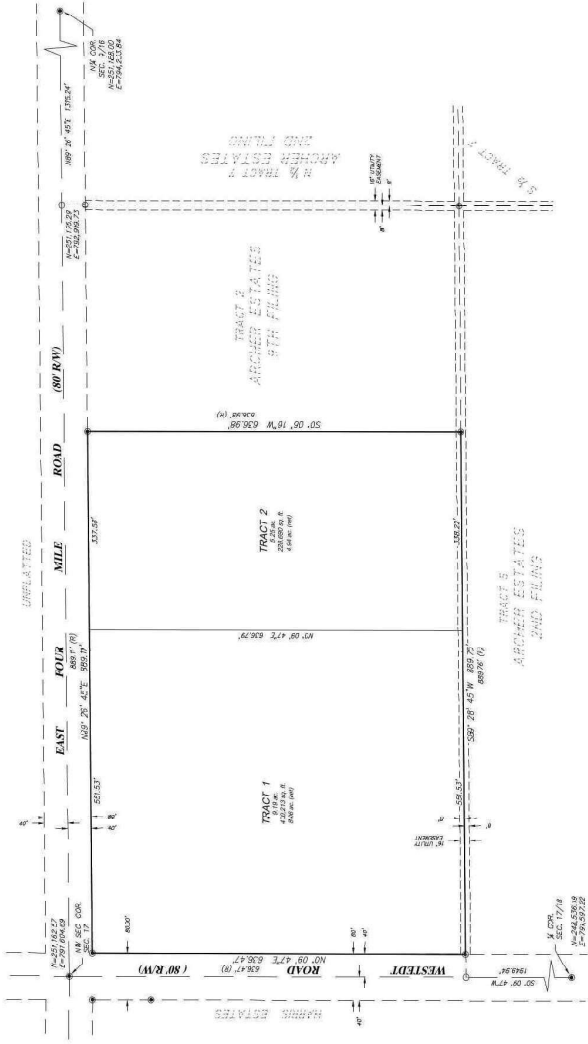
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THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY NC PUBLIC SEWAGE TREATMENT SYSTEM PROPOSED

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: CARL L. SMITH AND DEBRA K. SMITH, HUSBAND AND WIFE, OWNERS
IN SEVERALTY, OF THE SURFACE ESTATE OF THE LAND HEREIN DESCRIBED, DO HEREBY DEDICATE TO THE PUBLIC THE
ROADS, EASEMENTS, AND UTILITIES SHOWN ON THIS PLAT TO BE SET FREE ACT AND USED, AND IN
ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE ROADS AND GRANT
THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

ALL OF TRACT 1, ARCHER ESTATES, 9TH FILING, LARAMIE COUNTY, WYOMING.

S1/10 PARCELS CONTAINING 14.44 ACRES OR 120,305 SQUARE FEET MORE OR LESS.

THE SURFACE ESTATE OF THE LAND HEREIN DESCRIBED, DO HEREBY DEDICATE TO THE PUBLIC THE ROADS AND GRANT
THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

ACKNOWLEDGMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY CARL L. SMITH AND DEBRA K. SMITH, HUSBAND AND WIFE.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, DOTTIE D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING,
HEREBY STATE THAT THIS PLAT OF ARCHER ESTATES, 12TH FILING, WAS PREPARED FROM OFFICIAL
SURVEY DATA AND WAS ACCURATELY SURVEYED AND MONUMENTED IN ACCORDANCE WITH THE
WYOMING SURVEYING ACT, AND THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID
SURVEY OF THE LAND DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE.

NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE, NAD 83, ZONE 12N. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 2.) SURVEY PROPERTY AREA NOT FULL WITHIN THE OFFICIAL 1/8 SECTION. HAZARD AREA AS SHOWN ON E.I.N. & MAP PANEL No. 56231C1110F & 56231C1120F, DATED JANUARY 17, 2007.
- 3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP ON 1/4" 24" REBAR STAMPED "PLS. 1824 AND APPROPRIATE DATA.

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2024.

CHAIRMAN

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS _____ DAY OF _____, 2024.

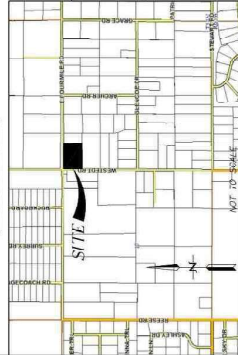
CHAIRMAN

ATTEST: COUNTY CLERK

LEGEND

- FOUND 1/2" ALUMINUM CAP
- SET 45 X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "PLS 1824"
- FOUND 1/4" REBAR
- FOUND 1/2" SPIKE
- FOUND 1/2" IRON PIPE
- COMPUTED POSITION ONLY - NOT SET
- (R) INDICATES RECORD DATA FOR PLAT OF ARCHER ESTATES, 9TH FILING.

VICINITY MAP



VACATION STATEMENT

THE PURCHASE OF THIS VACATION EASEMENT TO MAKE TRACT 1, ARCHER ESTATES, 9TH FILING AND CREATE TRACTS 1 & 2, ARCHER ESTATES, 12TH FILING AS SHOWN WITHIN THE BOUNDS OF THIS PLAT.



FILING RECORD

TRACT 1, ARCHER ESTATES, 9TH FILING,
SECTION 16, T. 14 N., R. 65 E., 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED APRIL 2023



REV. 5/26/23



6750 Say Kally Rd., Cheyenne, Wyoming 82009

Off. (307) 637-7107

FAX (307) 778-3979

www.joneslandsurvey.com

April 24, 2025

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

RE: Archer Estates, 12th Filing

To Whom It May Concern,

The owners and applicants acknowledge that community facility fees are not required as part of this platting process as they were paid as part of the Archer Estates, 9th Filing process.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

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



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A DEQ Chapter 23 Study is not required as part of the application since the parcel is only being split into 2 tracts.

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

RE: Archer Estates, 12th Filing – Perimeter Fence Construction

To Whom It May Concern,

The owner and applicant acknowledge the Perimeter Fence Construction per W.S. § 18-5-319 requiring fencing or consent from the adjacent owners not to build. The parcel being replatted is entirely fenced at the time of this letter.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

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

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR TRACT 1,
ARCHER ESTATES, 9TH FILING LARAMIE COUNTY, WYOMING, TO BE PLATTED
AND KNOWN AS
“ARCHER ESTATES, 12TH FILING SUBDIVISION”**

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, the application is in conformance with the A-1 – Agricultural and Rural Residential zone districts; and

WHEREAS, this resolution is the subdivision permit for Archer Estates, 12th Filing Subdivision..

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 governing Subdivision.
- b. This application is in conformance with section 4-2-101 governing the A-1 – Agricultural and Rural Residential zone district.

And the Board approves the Subdivision Permit and Plat for Archer Estates, 12th Filing Subdivision, Laramie County, WY.

PRESENTED, READ, AND ADOPTED THIS _____ DAY OF _____, 2025.

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

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2024.

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2024.

CHAIRMAN

ATTEST: COUNTY CLERK

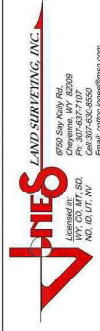
- 1.) BASIS OF RECORDS AND COORDINATE VALUES ARE BASED ON:
 1. MONUMENT STATION PLANE EAST 2ND, NAD83. ALL DISTANCES AS SHOWN ARE U.S. SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.N.A. MAP PANEL NO. 580212-1 AND 580212-120, DATED JANUARY 17, 2002.
- 3.) ALL LOT AND TRACT CONVEYERS TO BE MONUMENTED WITH A "18" ALUMINUM CAP ON #5 X 24" REBAR STAMPED "PLLS. 9834 AND APPROPRIATE DATA.

I, COTTON L. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT OF "ADJACENT STRIPS, 24TH JUNE," WAS PREPARED FROM OFFICIAL PLATS AND DEEDS AND RECORD AND FROM NOTES AND FIELD SURVEYS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE PLAT CORRECTLY REPRESENTS SAID MONUMENTS AS SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEEDED AS FORTH TO THE BEST OF MY KNOWLEDGE.

VACATION STATEMENT

TRACT 1, ARCHER ESTATES, 9TH FILING,
SECTION 16, T. 14 N., R. 65 W., 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED APRIL 2025



REV. 5/30/25

STATE OF WYOMING) SS
COUNTY OF LARAMIE)

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

KNOW ALL PERSONS BY THESE PRESENTS THAT: CARL L. SMITH AND DEBRA K. SMITH, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF TRACT 1, ARCHER ESTATES, 9TH FLING, LARAMIE COUNTY, WYOMING TO BE KNOWN AS "ARCHER ESTATES," TRACT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

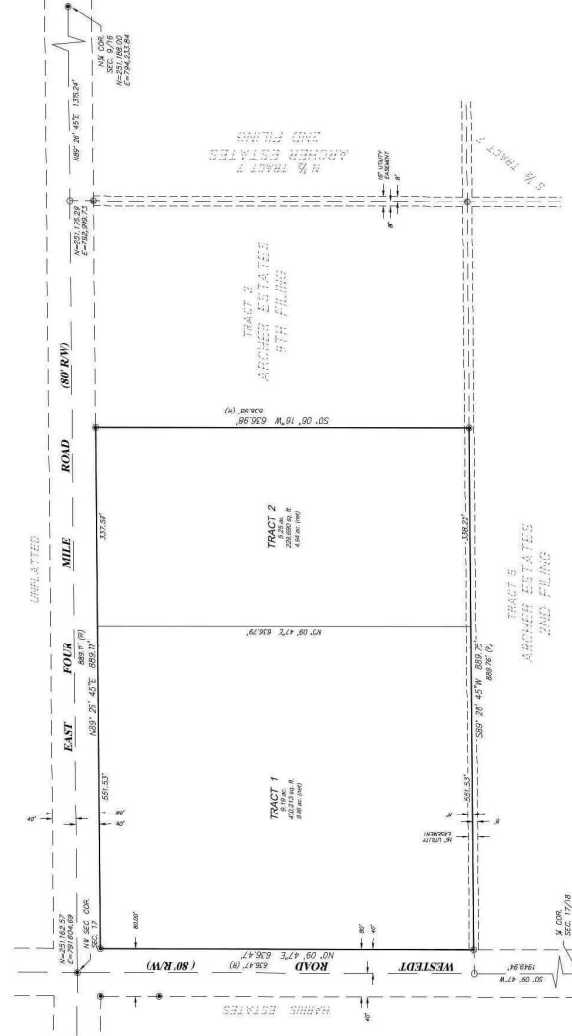
ALL OF TRACT 1, ARCHER ESTATES, 9TH FLING, LARAMIE COUNTY, WYOMING.

SAYD PARCELS CONTAINS 14.44 ACRES OR 629,206 SQUARE FEET MORE OR LESS.

- FOUND 1 1/2" ALUMINUM CAP
- SET #5 X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "JLS 5834"
- ⊗ FOUND #4 REBAR
- ⊗ FOUND 120d SPIKE
- ⊗ FOUND 1/2" IRON PIPE
- COMPUTED POSITION ONLY - NOT SET
- (R) INDICATES RECORD DATA PER PLAT OF ARCHIVES, 9TH EDITION.

NOT TO SCALE

STEWART RD.



THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY NC PUBLIC SEWAGE TREATMENT SYSTEM PROPOSED
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM

VICINITY MAP

