

# LARAMIE COUNTY CLERK BOARD OF COUNTY COMMISSIONERS AGENDA ITEM PROCESSING FORM

1. **DATE OF PROPOSED ACTION:** January 7, 2014

<b>2. AGENDA ITEM:</b>	<input type="checkbox"/> Appointments	<input type="checkbox"/> Bids/Purchases	<input type="checkbox"/> Claims
<input type="checkbox"/> Contracts/Agreements/Leases	<input type="checkbox"/> Grants	<input checked="" type="checkbox"/> Land Use: Variances/Board App/Plats	
<input type="checkbox"/> Proclamations	<input type="checkbox"/> Public Hearings/Rules & Reg's	<input type="checkbox"/> Reports & Public Petitions	
<input type="checkbox"/> Resolutions	<input type="checkbox"/> Other		

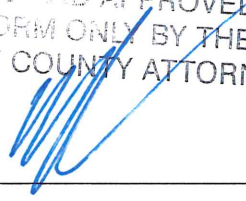
3. **DEPARTMENT:** Planning & Development Office

**APPLICANT:** Butch Parks for Lani Malmberg    **AGENT:** Steil Surveying Services

**4. DESCRIPTION:**

Consideration of a Subdivision Permit and Plat for Benz Subdivision First Filing, located in Tract 13 and a portion of Tract 14, The Prosser Tracts, Laramie County, Wyoming.

RECEIVED AND APPROVED AS  
TO FORM ONLY BY THE  
LARAMIE COUNTY ATTORNEY



Amount \$ \_\_\_\_\_ From \_\_\_\_\_

5. **DOCUMENTATION:**    1 Originals    0 Copies

<u>Commissioner</u>		<u>Clerks Use Only:</u>		<u>Signatures</u>	
Humphrey	_____	Co Atty			_____
Thompson	_____	Asst Co Atty			_____
Holmes	_____	Grants Manager			_____
Ash	_____				
Hasenauer	_____				
Action	_____	Outside Agency			_____



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Dan Cooley, Interim Planning and Development Director

**DATE:** January 7, 2014

**TITLE:** Review and action of a Subdivision Permit and Plat for Benz Subdivision First Filing, located in Tract 13 and a portion of Tract 14, The Prosser Tracts, Laramie County, Wyoming.

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### EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Lani Malmberg (Butch Parks, Agent), has submitted a Subdivision Permit application and Plat for Benz Subdivision First Filing to the Laramie County Planning and Development Office for the following location: Tract 13 and the South 186.91' of Tract 14, The Prosser Tracts, Laramie County, WY, located northeast of the intersection of Avenue C-1 and Reiner Court.

This application has been submitted to subdivide two existing lots, containing approximately 2.91 acres, into five lots and dedicated road right-of-way. The Preliminary Development Plan requirement was waived for this application. The attached resolution shall serve as the official subdivision permit for this project, upon approval by the Laramie County Board of Commissioners. The Laramie County Planning Commission heard this application on December 12, 2013, and voted (3-0) to recommend approval with conditions.

### BACKGROUND

The Prosser Tracts plat was dedicated in 1930, along the route of the Denver Pacific Railway south of Fox Farm Road and east of Avenue C. There is an existing home and accessory building on the property, which will remain on proposed Lot 2. The property is zoned MR—Medium Density Residential and is located within one mile of the City of Cheyenne.

The Applicant initially requested a Drainage Report Waiver, which was not granted due to the floodplain located on the property. In order to allow the applicant time to address drainage concerns, the application was continued at the Planning Commission meeting on October 24, 2013, and at the Board of County Commissioners meeting on November 19, 2013. Additional

drainage information was provided to Planning Staff on December 2, 2013, with a revised Land Analysis Map.

### **Pertinent Regulations**

**Section 2-1-100** (b) of the Laramie County Land Use Regulations governing the criteria for a waiver of a preliminary development plan review.

**Section 2-1-101** (a-d) of the Laramie County Land Use Regulations governing the criteria for a subdivision permit.

**Section 2-1-101** (e) of the Laramie County Land Use Regulations governing the criteria for a plat.

### **AGENCY REVIEW**

#### **Cheyenne Development Services**

This subdivision is occurring within a mile of the City and requires Governing Body review (W.S. 18-5-308(b) ).

#### **Cheyenne Urban Planning Office**

Subdivision within a mile of the City require City approval per state statute. As of 9/23 nothing has been turned in. The agent has made preliminary contact and been informed that a plat process will be required. [Approved by City Council 11/25/2013]

#### **Cheyenne MPO**

Reiner Court adjacent to this subdivision/plat is 50'. Laramie County Land Use Regulations page 228 state Urban Local Street needs a minimum right of way of 52'. There is also a 4' wide minimum landscaped parkway required. The existing Safe Routes to School pathway/Greenway runs along the southern border of Lot 5. All access to Lot 5 needs to be from Avenue C-1 to avoid school children and Greenway users (pedestrians and cyclists) conflicts with motorized vehicles. PlanCheyenne describes this area as best suited for Urban Residential. Therefore, this plat /subdivision permit is in compliance.

#### **County Engineer**

1. Floodplain development permit will most likely be required for Lot 5 due to existing floodplain that crosses lot.
2. I concur with the request for a waiver of a detailed traffic study and drainage study. However, this does not waive need to provide proper and adequate drainage of all lots.
3. All lots shall access Avenue C-1. Access for Lot 4 shall be in alignment with Steege Drive. Access for Lot 2 shall be in alignment with Hinkley Drive or be located along the southern lot line to provide the greatest distance from the intersection of Hinkley Drive.
4. The plat drawing shows a "12' Drainage & Utility Easement" and a "8' Drainage &

Utility Easement”. Does Note 5 on the plat drawing preclude drainage from the easements? Does Note 5 need to be modified to ensure the easements can be used for drainage as well?

**Second Engineer Review Comments (November 7, 2013)**

5. I concur with the comments from Mike Vinson at the City indicating that all finished floor elevations shall be a minimum of one foot above the centerline elevation of Avenue C-1.
6. I also agree that adding curb and gutter and sidewalk only along these lots may create other issues since the remainder of Avenue C-1 does not have curb and gutter, etc.
7. Looking at the Land Analysis Map, it would appear that there are numerous existing trees located within the drainage/utility easements along the lots. I assume the intent would be to preserve as many trees as possible and, if so, how will drainage ditches and utilities be installed? My concern would be that the trees/vegetation may prohibit the proper installation of drainage ditches to insure the drainage can easily move from one lot to the next and through each lot. As a result, I would recommend that
  - i. plot plans be submitted for each lot showing the house and how the drainage will work for each lot, and
  - ii. that upon completion of construction, a licensed surveyor or licensed engineer provide a grading verification indicating each lot has the proper drainage features (i.e., drainage ditches, etc.) and that each lot drains properly from one to the next.

**County Public Works Department (November 18, 2013)**

Right-of-way on south end needs to be dedicated consistent with western pt of Reiner [65’]. All entrances shall be located on C-1. All approaches shall be reconstructed at time of lot development.

Drainage is carried in a hardened shallow ditch on west side of development. Special design required at these locations.

Southern lot contains floodplain. Special attention for development of this lot for buildability required. A floodplain development permit required.

**Second County Public Works Comments**

Within existing Ave C-1 ROW, must install hardened ditch structure (ie concrete valley pan) between property line and existing pavement, OR curb and gutter at an elevation consistent to drain to existing conveyance at SW corner of property.

**Laramie County School District No. 1**

General:

The residential development is within the South Triad and more specifically: student’s home schools for attendance would be Arp Elementary, Johnson Junior High and South High Schools. Students living in this development would be within the walk distance for elementary school and would be eligible for bussing for secondary schools -- Junior and Senior High.

School Enrollments:

As of the latest enrollment reports, Arp Elementary is at or above capacity with no space available in any grade, Johnson is below capacity with space available in both grades, South is also below capacity with space available in all grades.

We do expect that if homes are built on these lots that they would have sidewalks along Avenue C-1 which would improve the access and safety for all those students walking to or from Arp.

**SunCor Energy USA Pipeline**

Attached provisions for use/reference in any possible future development.

[Pipeline on adjacent property to the east]

*Agencies Responding with No Comments:* County Assessor, County Real Estate Office, Greater Cheyenne Greenway, Combined Communications Center, County Conservation District, Environmental Health Dept.

*Agencies Not Responding:* Sheriff's Office, County Treasurer, Emergency Management, Fire District No. 1, US Post Office, Cheyenne Light Fuel & Power, CenturyLink, Optimum Cable Services, South Cheyenne Water & Sewer, South Cheyenne Community Development Association.

**DISCUSSION**

Benz Subdivision will create five (5) new lots ranging from 16,972 square feet to 36,870 square feet, and dedicate an additional 15' of public right-of way on Reiner Court. The dedication for Reiner Court is shown as "Lot 6" on the proposed plat. Staff recommends this be changed to a standard ROW dedication to avoid future confusion. The existing home and detached garage on Tract 13 were built in 1936. The property is adjacent to Avenue C-1 and Reiner Court, which are both paved, generally with a rural profile. There are existing single-family residences located north of the property, vacant residential lots to the west, a mobile home park to the south, Arp Elementary School to the southeast, and industrial development (including Niobrara Energy Park) to the east and northeast.

PlanCheyenne describes this area as best suited for Urban Residential uses, while property to the northeast is designated for Mixed-Use Employment and to the southeast for Public use (Arp Elementary). The Urban Residential designation provides for a broad variety of residential types and supporting and complementary uses. It is not the intent of the plan to change existing stable single-family residential neighborhoods, except where redevelopment is desirable. Residential densities of 4-6 dwelling units per acre (DU) are encouraged as a transition between neighborhoods. Streets and sidewalks should provide safe and convenient connections for residents. PlanCheyenne also states that development should be limited in potential natural hazard areas, including floodplains (Policy 5.3.d). The proposed lot sizes are above the density (roughly 1.8 DU), though closer to the planned density than current conditions. Staff would recommend sidewalks be installed along this property adjacent to Avenue C-1. With these

stipulations, staff finds the proposed subdivision to be in general conformance with the plans and policies of PlanCheyenne.

This area is within the MR—Medium Density Residential zone district. Property to the northeast is zoned LI—Light Industrial and Arp Elementary is zoned P—Public. Uses by right in the MR zone include single-family, duplex, townhouse, and multi-family residential, small offices, family child care, churches, schools and accessory uses. Uses allowed with Board Approval include bed and breakfast, group dwellings, and offices, among others. There is not a specific minimum lot size; instead, minimum property area is designated at 6,000 square feet per single-family unit, 3,000 square feet per duplex/townhouse unit, and 2,000 square feet per other multifamily unit. The area is served by South Cheyenne Sewer & Water District. Best Management Practices for storm water management are also encouraged. The proposed lot sizes meet the minimum property area standards and allow for a variety of future housing options. In April 2013, FEMA approved a Letter of Map Revision (LOMR) significantly reducing the regulatory 100-year (1% annual chance) and 500-year (.02%) floodplain along Allison Draw, which included this property. The updated 100-year floodplain is shown on the attached plat. Staff finds the proposed subdivision in conformance with the Laramie County Land Use Regulations requirements for the MR zone district.

Notice was published in the paper and mailed to adjacent property owners as required. With additional information required to complete the application, the public hearing was opened and continued at the Planning Commission meeting on October 24, 2013, and at the Board of County Commissioners meeting on November 19, 2013. As the property is located within one mile of an incorporated city, review has been coordinated with the City of Cheyenne. The requirement for a Preliminary Development Plan for this subdivision was waived pursuant to Section 2-1-100 (b) of the Laramie County Land Use Regulations. This section allows for the waiver of the Preliminary Development Plan when the proposed subdivision will not require DEQ/Conservation District review, will create five (5) or fewer lots, will require no new public right of way, is in conformance with all requirements of the Laramie County Land Use Regulations, and is consistent with the Laramie County Comprehensive Plan (PlanCheyenne).

In lieu of a full Drainage Report, Applicant completed a Land Analysis Map (revised 12/02/13). The Land Analysis Map located existing structures and trees on the property, indicated the extent of the FEMA 100-year floodplain, and topographic features for drainage, addressing initial comments from the County Engineer, Public Works, and City of Cheyenne. This Analysis assumed single-family development; future multi-family or non-residential uses would require complete site plan review. Concerns with drainage focused on two issues: protecting future development from flood inundation, and protecting future development from overland drainage to the drain at Reiner Court and Avenue C-1. The Land Analysis map shows that Lot 5 has approximately 9,377 square feet of buildable area outside of the regulatory 1% floodplain; however, there is still substantial area within the 0.2% (500-year) floodplain (See FIRM Panel detail). A Grading, Erosion and Soil Control (GESC) will be required to confirm site work conforms to planned on-site drainage systems.

Chapter 5 of the Laramie County Land Use Regulations sets forth street design standards. Laramie County Public Works requested consistent right-of-way on Reiner Court leading to Arp Elementary, which has been provided. Avenue C-1 is currently a 65' right-of-way, paved in a rural profile with a hardened shallow ditch on part of this frontage. Given the nearly flat site, floodplain encroachment and existing drainage elevation at Reiner Court, Public Works requested continuing a hardened ditch, or installation of curb and gutter, within the existing right-of-way at the developer's option. Access permits will be required prior to construction.

Comments were received from Laramie County School District No.1 requesting sidewalks to be constructed on Avenue C-1, and SunCor Pipeline alerting property owners to special concerns regarding the pipeline located east of this property. The County Engineer expressed concern with limiting utility easements to specific companies. Review of the Land Analysis Map and Plat also found a discrepancy between the 1930 plat, existing Assessor's Office records and the survey. Historical records show a total of 2.8 acres between the two parcels. The new survey measured a total of 2.91 acres on-site.

Staff finds the Subdivision Permit and Plat for Benz Subdivision First Filing to be in conformance with Section 2-1-101 of the Laramie County Land Use Regulations governing subdivisions, with conditions proposed.

On December 12, 2013, the Laramie County Planning Commission held a public hearing and voted (3-0) to recommend approval with six conditions. 1. A hardened ditch structure, or curb and gutter, shall be constructed on Avenue C-1, prior to plat recordation. 2. Sidewalks shall be constructed on Avenue C-1 prior to issuance of a Certificate of Occupancy on new residential structures. 3. A site plan and grading permit will be required for each lot prior to development. 4. All finished floor elevations shall be a minimum of one foot above the centerline elevation of Avenue C-1. 5. A plot plan prepared by a Wyoming licensed surveyor or engineer must be submitted with any building permit application showing compliance with the grading permit. A Final Elevation Certificate will be required prior to issuance of a Certificate of Occupancy on new residential structures. 6. "Lot 6" shown on the plat shall be re-labeled as Right of Way dedication instead of a subdivision lot, prior to recordation.

## **RECOMMENDATION and FINDINGS**

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

- a. This application meets the criteria for a subdivision permit pursuant to Section 2-1-101 (a-d) of the Laramie County Land Use Regulations.
- b. This application meets the criteria for a plat pursuant to Section 2-1-101 (e) of the Laramie County Land Use Regulations.

**And that the Board approve the Subdivision Permit and Plat for Benz Subdivision First Filing with the following conditions:**

1. A hardened ditch structure, or curb and gutter, shall be constructed on Avenue C-1, prior to plat recordation.
2. Sidewalks shall be constructed on Avenue C-1 prior to issuance of a Certificate of Occupancy for new principle structures.
3. An approved Grading, Erosion and Sediment Control (GESC) permit will be required for the subdivision prior to development.
4. All finished floor elevations shall be a minimum of one foot above the centerline elevation of Avenue C-1.
5. A plot plan prepared by a Wyoming licensed surveyor or engineer must be submitted with any building permit application for new principle structures showing compliance with the GESC permit. As-built documentation will be required prior to issuance of a Certificate of Occupancy.
6. "Lot 6" shown on the plat shall be re-labeled as Right of Way dedication instead of a subdivision lot, prior to recordation.

**PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for Benz Subdivision First Filing with conditions 1-6 and adopt the findings of facts a and b of the staff report.**

**ATTACHMENTS**

**Attachment 1: Aerial Map**

**Attachment 2: PlanCheyenne Map**

**Attachment 3: Zoning Map**

**Attachment 4: FIRM Panel detail**

**Attachment 5: Planning Commission December 12, 2013, Meeting Minutes**

**Attachment 6: Land Analysis Map – Revised 12/02/2013**

**Attachment 7: Plat – Revised 12/02/2013**

**Attachment 8: Resolution**



# Laramie County, Wyoming



**Benz First Filing**

**SUBDIVISION  
PERMIT  
& PLAT**

**PZ-13-00134**

### Legend

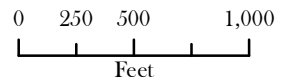
— Roads

**Municipalities**

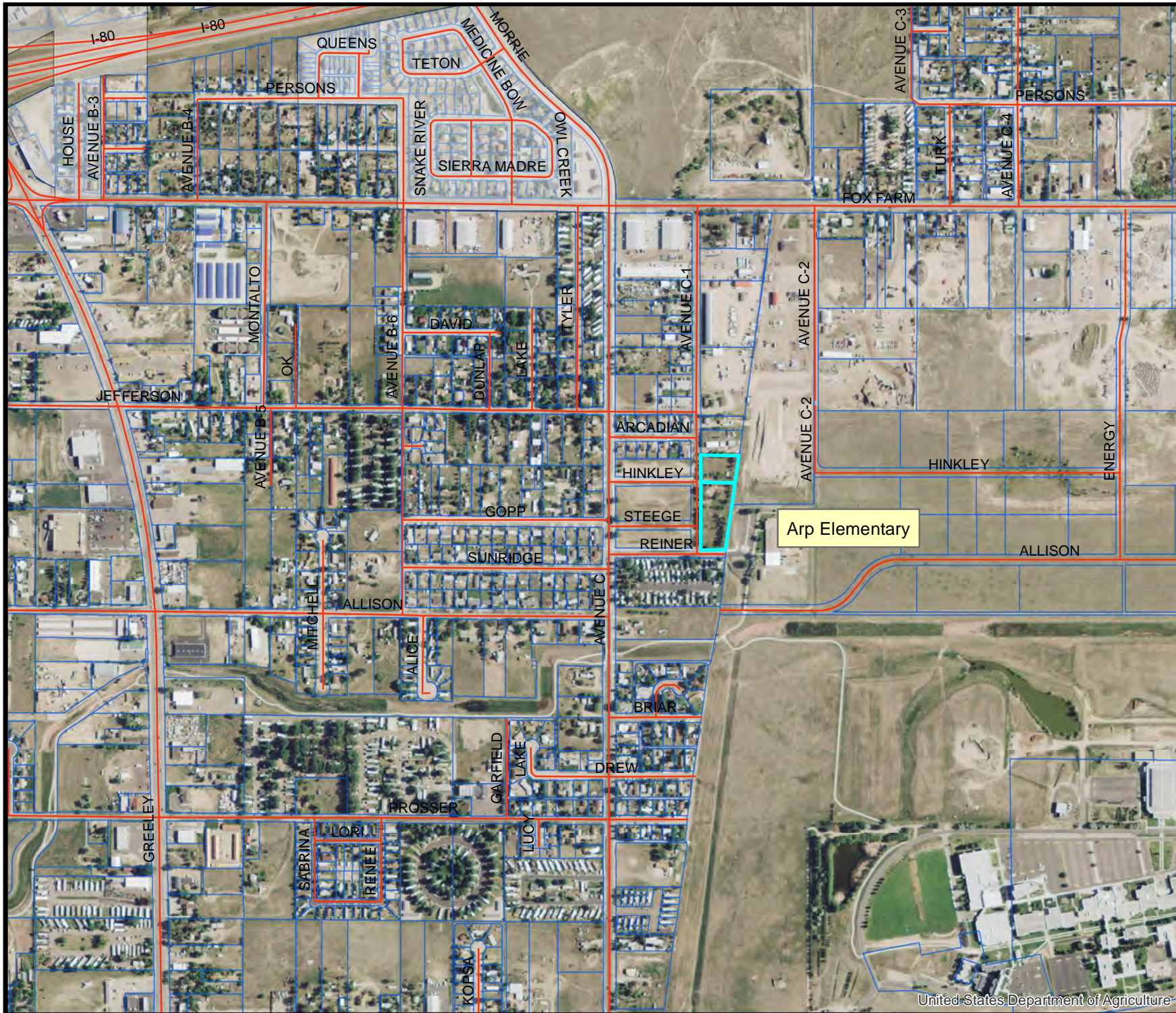
☐ CHEYENNE

☐ Parcels

☐ Site



Printed on September 20, 2013



United States Department of Agriculture

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# Laramie County, Wyoming



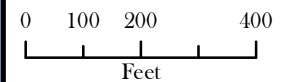
## Benz First Filing

PZ-13-00134

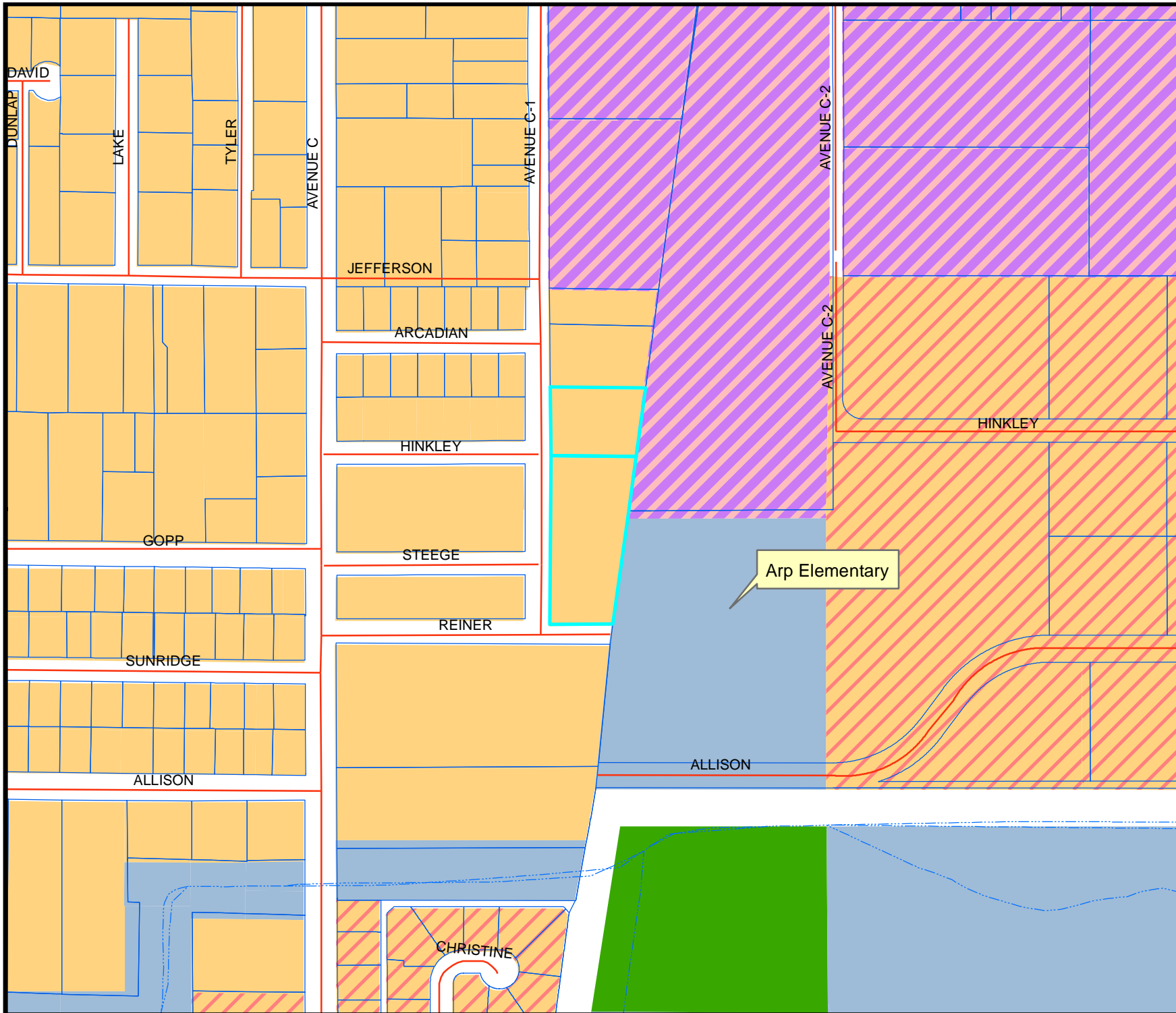
### Legend

- Roads
- Creeks
- Parcels
- Future Land Use**
- PlanCheyenne**
- Agriculture/Rural
- Rural Residential
- Urban Transition Residential
- Urban Residential
- Mixed-Use Residential
- Mixed-Use Employment
- Industrial
- Mixed-use Commercial
- Community Business
- Central Business District
- Public and Quasi-Public
- PUB-FED
- Open Space and Parks
- ROW

Site



Printed on September 20, 2013



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# Laramie County, Wyoming

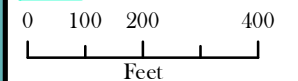


## Benz First Filing

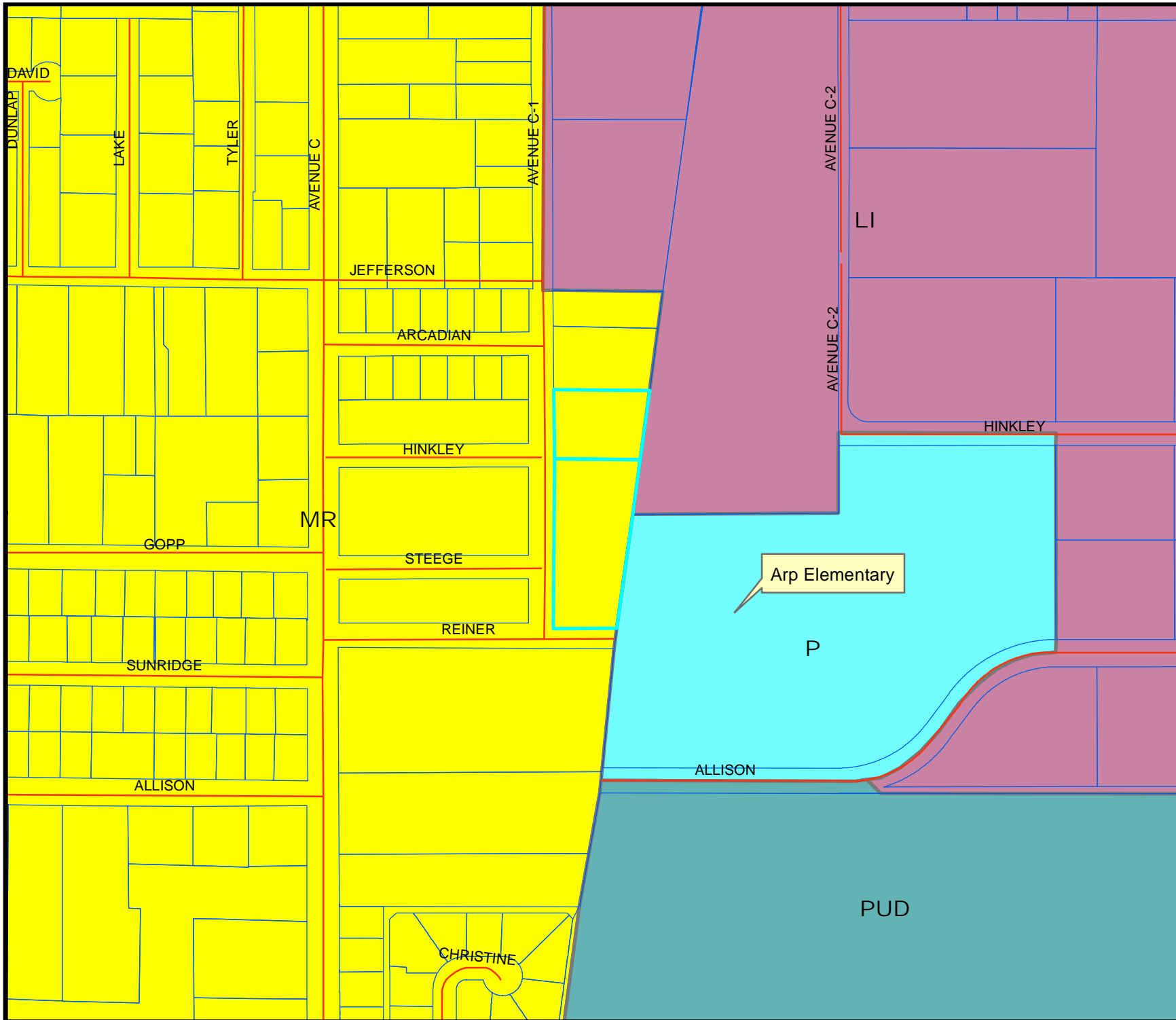
### Legend

- Roads
- Parcels
- HR, HR-1
- HR-2
- MR, MR-1
- MR-2
- LR, LR-1
- LR-2
- AR
- A-1
- A-2
- AG
- MU
- MUR
- CBD
- CB
- NB
- MUB
- HI
- LI
- P
- AD
- PUD
- EXEMPT

Site



Printed on September 20, 2013



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**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The Community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or Floodways have been determined, users are advised to consult the Flood Profiles and Floodway Data and/or Summary of Shaded Elevation Tables contained within the Flood Insurance Study (FIS) report and accompanying the FIRM. Users should be aware that BFEs shown on the FIRM represent shaded water-flood elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accuracy of flood elevation data presented in the FIS report should be verified in conjunction with the FIS for purposes of construction and/or floodplain management.

Boundaries of the Floodways were computed at cross sections and interpolated between cross sections. The Floodways were based on hydrologic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" in the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The horizontal datum was NAD 83. Coordinate Differences in datum, projection, or UTM zones used in the production of FISs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988 (NAVD 88). These flood elevations must be compared to structures and ground elevations referenced to the same vertical datum. An average offset between NAVD 88 and the National Geodetic Vertical Datum of 1929 (NGVD 29) has been computed for each Laramie County flooding source. This offset was then applied to the NGVD 29 flood elevations that were not revised during the creation of this community-based FIRM. The offsets for each flooding source within an area are shown in the Laramie County Vertical Datum Offset Table below. For information regarding coordination between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey Website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services, NOAA, NGS0212  
National Geodetic Survey, NPS0212  
1715 East-West Highway  
Silver Spring, MD 20910-2292

To obtain current elevation, description, and location information for leveah marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided by the Laramie County GIS Department and the City of Cheyenne GIS Department. These data are current as of 2004.

This map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contain authoritative hydraulic data) may reflect stream channel changes that differ from what is shown on this map. Also, the use of floodplain relationships for unchanneled streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to acquisitions or de-acquisitions may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of Community Table containing National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-6181 for information on available products associated with this FIRM. Available products may include community-based Letters of Map Change, a Flood Insurance Study report, and/or individual versions of this map. The Map Service Center may also be reached by FAX at 1-800-358-9520 and by website at <http://www.mfc.fema.gov>.

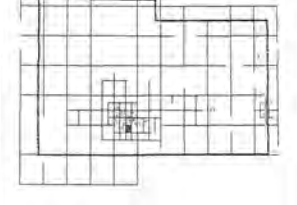
If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-Map (1-877-362-6277) or visit the FEMA website at <http://www.fema.gov>.

Laramie County Vertical Datum Offset Table

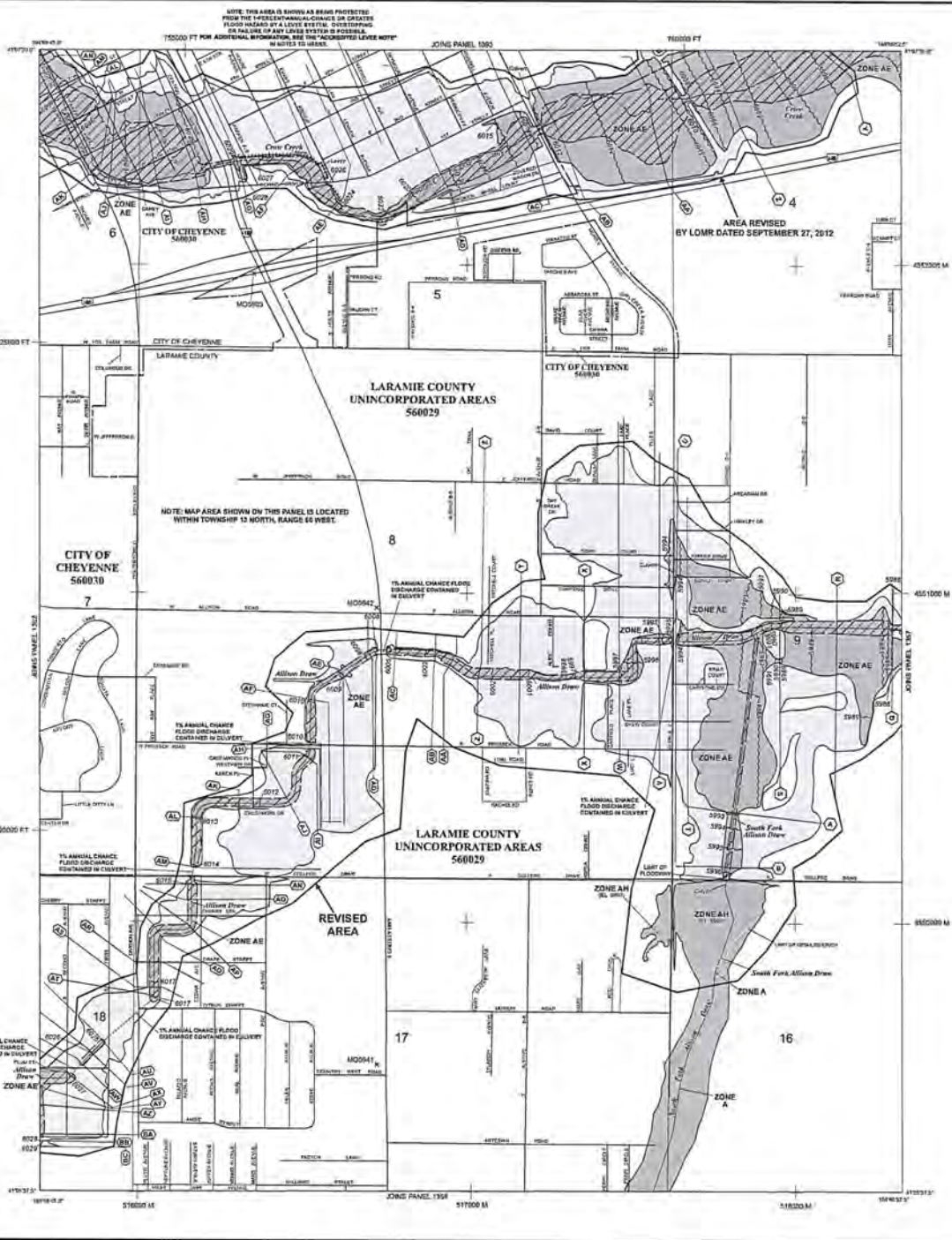
Flooding Source	Vertical Datum Offset (feet)
Allison Draw	1.22
Alton Draw	1.22
Clear Creek	1.22
Clear Draw	1.22
Clear Creek	1.22
Clear Draw	1.22
Clear Creek	1.22
Clear Draw	1.22
Clear Creek	1.22
Clear Draw	1.22

NOTE: To convert Clear Creek elevations to NAVD 88, 1.22 feet were added to the NGVD 29 elevations.

Panel Location Map



The digital Flood Insurance Rate Map (FIRM) was produced through a cooperative partnership between Laramie County, the City of Cheyenne, and the Federal Emergency Management Agency (FEMA). Laramie County and the City of Cheyenne have implemented a long-term approach of floodplain management to reduce the costs associated with flooding. As part of this effort, Laramie County has joined in a Cooperative Technical Partner agreement with FEMA to produce this digital FIRM. Additional flood hazard information and questions are available from local communities, Laramie County and the City of Cheyenne.



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD**

**ZONE AE**  
Special Flood Hazard Areas (SFHA) subject to flooding by the 1% Annual Chance Flood. The 1% Annual Chance Flood elevation is shown on the map. The 1% Annual Chance Flood elevation is the elevation of the water surface elevation of the 1% Annual Chance Flood.

**ZONE AH**  
Special Flood Hazard Areas (SFHA) subject to flooding by the 1% Annual Chance Flood. The 1% Annual Chance Flood elevation is shown on the map. The 1% Annual Chance Flood elevation is the elevation of the water surface elevation of the 1% Annual Chance Flood.

**ZONE A**  
Special Flood Hazard Areas (SFHA) subject to flooding by the 1% Annual Chance Flood. The 1% Annual Chance Flood elevation is shown on the map. The 1% Annual Chance Flood elevation is the elevation of the water surface elevation of the 1% Annual Chance Flood.

**FLOODWAY AREAS IN ZONE AE**  
The Floodway is the channel of a stream plus the adjacent floodplain area that must be kept free of obstructions to the 1% Annual Chance Flood. The Floodway is shown on the map.

**OTHER FLOOD AREAS**  
Areas in which flood hazards are not identified, but are possible.

**OTHER AREAS**  
Areas in which flood hazards are not identified, but are possible.

**BOUNDARIES**  
Jurisdiction Boundary  
Floodway Boundary  
Zone D Boundary

**SYMBOLS**  
Boundary of Special Flood Hazard Area and Floodway  
Boundary of Floodway  
Boundary of Zone D  
Boundary of Zone AE  
Boundary of Zone AH  
Boundary of Zone A

**MAP REPOSITORY**  
Refer to listing of Map Repository on Map Index

**EFFECTIVE DATE OF COMMUNITY FLOOD INSURANCE RATE MAP**  
JANUARY 17, 2007

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**

**MAP SCALE 1" = 500'**

**PANEL 1356F**

**FIRM FLOOD INSURANCE RATE MAP LARAMIE COUNTY, WYOMING AND INCORPORATED AREAS**

**PANEL 135E OF 155E**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

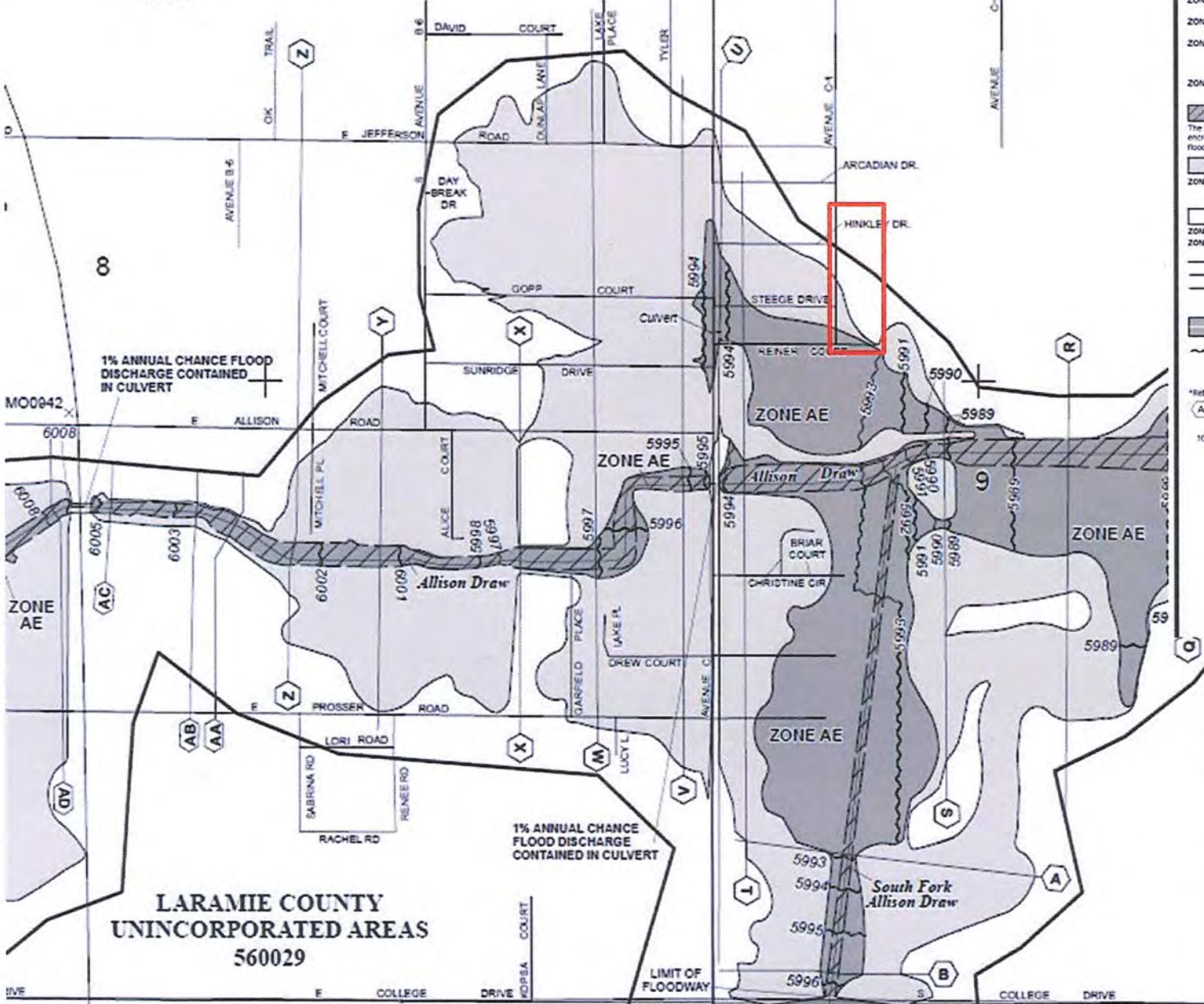
**COMMUNITY**  
LARAMIE COUNTY 56000 180 7  
CHEYENNE 56000 180 7

**MAP NUMBER 56021C1356F**  
**EFFECTIVE DATE JANUARY 17, 2007**

**Federal Emergency Management Agency**

LARAMIE COUNTY  
UNINCORPORATED AREAS  
560029

CITY OF CHEYENNE  
560030



**LEGEND**

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of abutment flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently derelict. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- Floodplain boundary  
Floodway boundary  
Zone D boundary
- Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet\*  
(EL 967)
- Base Flood Elevation value where uniform within zone; elevation in feet\*
- \*Referenced to the North American Vertical Datum of 1985
- Cross section line

104° 50' 37.5", 30° 30' 00"  
4270000 M 1000-meter Universal Transverse Mercator grid ticks, zone 33  
3180000 FT  
X MOOD

PANEL 1357F

**FIRM**  
FLOOD INSURANCE RATE MAP  
LARAMIE COUNTY,  
WYOMING  
AND INCORPORATED AREAS

PANEL 1357 OF 1650  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	COMMUNITY	NUMBER	PANEL	SUFFIX
LARAMIE COUNTY	560029	1357	F	
CHEYENNE CITY OF	560030	1357	F	

REVISED TO REFLECT LOMR EFFECTIVE: April 8, 2013

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
56021C1357F  
EFFECTIVE DATE  
JANUARY 17, 2007

Federal Emergency Management Agency

**Minutes of the Proceedings**  
**Benz Subdivision**  
**Laramie County Planning Commission**  
**Prepared by the Laramie County Planning & Development Office**  
**Laramie County Wyoming**

Thursday, December 12, 2013

**131212 00** The Laramie County Planning Commission met in regular session on Thursday, December 12, 2013 at 3:30 p.m.

Members in attendance were: Commissioner Jim Ward (as acting Chairman); Commissioners Frank Cole and Bert Macy; John Shepard, Senior Planner; Barbara Kloth, Associate Planner; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Phil Griggs, 5219 Danielle Court, Cheyenne, WY; J.E. Elias, 2101 O'Neil, Cheyenne, WY; Joe Dougherty, 322 West Lincolnway, Cheyenne, WY; Linda Heath, 4031 Winterset, Burns, WY; Dan Cooley, 3966 Archer Pkwy, Cheyenne, WY; Nancy Olson, 2101 O'Neil, Cheyenne, WY; Jeff Jones, 1102 W. 19th St., Cheyenne, WY; Tom Mason, 2101 O'Neil, Cheyenne, WY.

**02** Review and action of a Subdivision Permit and Plat for Benz Subdivision First Filing, located in Tract 13 and a portion of Tract 14, The Prosser Tracts, Laramie County, Wyoming.

Jeff Jones presented as agent for the applicant. This application was to replat a portion of Tract 13 and 14 of The Prosser Tracts, in order to combine the lots to create 5 separate lots of varying sizes.

John Shepard, Senior Planner, gave an overview of the staff report. The existing home and garage on the property was to remain. Due to the proximity of the City's jurisdiction, the application was also reviewed by the City of Cheyenne, and approved by City Council on November 25, 2013. Review comments were received regarding drainage on the property. A land analysis map was prepared in lieu of a full drainage study. Comments were received regarding restrictive access points, sidewalks, and drainage improvements along Avenue C-1. A Letter of Map Revision (LOMR) was approved by FEMA in April, 2013, which significantly reduced the regulatory 100 and 500-year floodplain along Allison Draw, which included this property. The primary floodplain impact was located on lot 5 of the proposed subdivision. A revised plat was submitted to County staff on December 2, 2013, which reflected City-recommended changes. Laramie County School District No. 1 requested sidewalks on Avenue C-1 to accommodate student foot traffic going to/from Arp Elementary School. Staff recommended approval with the five conditions, as listed in the staff report.

Commissioner Cole stated condition 1, which required sidewalks be constructed prior to plat recordation, was not reasonable. The sidewalks would not hold up if installed prior to individual lot development. He added that site plans for each house before recordation was also unreasonable, as they don't know where the structure would be located before the plat was recorded.

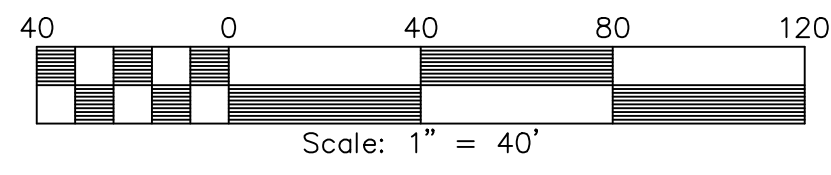
Commissioner Ward opened the hearing to the public. Hearing no comment, the public portion was closed.

Commissioner Cole moved to recommend approval with the following conditions: condition 1 should be changed to require the pre-recordation construction of the drainage channel only; condition 2 should require the sidewalks be constructed before a Certificate of Occupancy would be issued for a residential structure; condition 3 should require a site plan and grading permit prior to construction of each individual house (not prior to plat recordation); conditions 4 and 5 should remain as written in the staff report; and, condition 6 should require the dedication of the right-of-way, shown on the current plat version as lot 6. Mr. Shepard stated Public Works had approved access points for the driveways, which were accepted by the applicant.

Commissioner Macy seconded the motion, and it passed with a vote of 3 – 0.

**LEGEND**

- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- SET 3/4" x 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- ⊙ FOUND 3/8" REBAR
- ⊙ FOUND 1/2" IRON PIPE
- △ CITY OF CHEYENNE CONTROL MONUMENT
- (M) MEASURED DATA THIS SURVEY RECORD DATA
- (P) PER RECORDED PLAT OF THE PROSSER TRACTS
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING DECIDUOUS TREE
- EXISTING OVERHEAD ELECTRIC LINES
- x— EXISTING FENCE LINE
- g— EXISTING GAS LINE
- w— EXISTING WATER LINE
- SA— EXISTING SANITARY SEWER LINE
- EXISTING UTILITY POLE
- ⊕ EXISTING TELEPHONE MANHOLE
- ⊕ EXISTING MAIL BOX
- ▨ EXISTING BITUMINOUS SURFACE
- ▨ EXISTING CONCRETE SURFACE
- ▨ EXISTING GRAVEL SURFACE
- 100-YEAR SPECIAL FLOOD HAZARD AREA
- ▨ LANDS TO BE DEDICATED TO THE PUBLIC THIS PLAT
- ▨ POTENTIAL ALIGNMENT FOR 5'W PEDESTRIAN SIDEWALK



**COMPUTATION TABLE**

TOTAL SITE AREA:	2.91 ACRES
STREET R/W:	6
NUMBER OF LOTS:	5
# OF RESIDENTIAL LOTS:	5
SMALLEST LOT SIZE:	16,972 SQ.FT.
LARGEST LOT SIZE:	36,869 SQ.FT.
DETENTION AREA:	NONE PROPOSED

**ZONING**

EXISTING ZONING	MR
PROPOSED ZONING	MR

**VACATION STATEMENT**

IT IS THE INTENT OF THIS REPLAT TO VACATE TRACT 13 AND THE SOUTH 186.91 FEET OF TRACT 14, THE PROSSER TRACTS, LARAMIE COUNTY, WYOMING.

**GENERAL NOTES**

- 1) BASIS OF AZIMUTH - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "COLLEGE" & "EAST".
- 2) A PORTION OF SUBJECT PROPERTY DOES FALL WITHIN SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL NO. 56021C1356F, REVISED APRIL 8, 2013 LOMR CASE NO.12-08-0028P.
- 3) FOUND IRON PIPE REPLACED WITH SET 3/4" x 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910".
- 4) ALL UTILITY EASEMENTS LIMITED TO CHEYENNE LIGHT, FUEL AND POWER, CENTURY LINK, CHARTER AND/OR SOUTH CHEYENNE WATER & SEWER DISTRICT AND THEIR LEGAL SUCCESSORS OR ASSIGNS ONLY, UNLESS SHOWN OTHERWISE.
- 5) ACCESS TO ALL LOTS SHALL BE FROM AVENUE C1.
- 6) LOT 6 TO BE DEDICATED TO THE PUBLIC AS REINER COURT RIGHT-OF-WAY (65').
- 7) SHARED ACCESS EASEMENT FOR PURPOSES OF INGRESS/EGRESS FOR OWNERS OF LOTS 2 AND 3 AND THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.

**DEVELOPMENT NOTES**

THIS DEVELOPMENT PLAN IS PREDICATED UPON SINGLE-FAMILY DEVELOPMENT ONLY. ANY MULTI-FAMILY OR COMMERCIAL DEVELOPMENT OR IMPERVIOUS AREAS SIGNIFICANTLY IN EXCESS OF THOSE ANTICIPATED BELOW WILL REQUIRE FURTHER STUDY AND MAY REQUIRE OFF-SITE IMPROVEMENTS.

BUILDABLE AREA	ANTICIPATED IMPERVIOUS DEVELOPED AREA **
LOT 1 .....	20,521 SQFT
LOT 2 .....	21,193 SQFT
LOT 3 .....	8,514 SQFT
LOT 4 .....	10,818 SQFT
LOT 5 .....	9,377 SQFT
SUBDIVISION TOTAL .....	70,423 SQFT
	LOT 1 .....
	LOT 2 (EXIST. TO REMAIN).....
	LOT 3 .....
	LOT 4 .....
	LOT 5 .....
	SUBDIVISION TOTAL .....

\*\* BUILDABLE AREA ASSUMES EXISTING MATURE TREES ARE TO BE RETAINED (PER 82-1-100 (d)(2))  
 \*\* ALL ANTICIPATED DEVELOPMENT AREAS BASED ON SURROUNDING PROPERTIES WITH SINGLE-FAMILY USES.

**DRAINAGE & STORMWATER CONVEYANCE**  
 NOTE: DUE TO THE EXTREMELY LOW SLOPE IN THIS AREA (±1% FOR ±1/4 MILE UPSTREAM & ACROSS THE PROPERTY), THERE IS LITTLE FLEXIBILITY IN STORMWATER MANAGEMENT OPTIONS. DRAINAGE, SLOPE AND ANTICIPATED SURFACE FLOWS ARE CONTROLLED BY AND DIRECTED TO THE EXISTING STORM SEWER INLET ADJACENT TO THE SOUTHWEST CORNER OF LOT 5 (FL. ELEV. 5977.66).

- 1) THIS DEVELOPMENT PLAN IS PREDICATED ON SINGLE-FAMILY DEVELOPMENT OF THE PARCELS ONLY. ANY MULTI-FAMILY OR COMMERCIAL DEVELOPMENT OR IMPERVIOUS AREAS SIGNIFICANTLY IN EXCESS OF THOSE ANTICIPATED WILL REQUIRE FURTHER STUDY AND MAY REQUIRE OFF-SITE IMPROVEMENTS.
- 2) EXISTING BERM ALONG THE EAST BOUNDARY OF THIS SUBDIVISION SHALL REMAIN UNLESS FURTHER DETAILED STUDIES INDICATE APPROPRIATE ALTERNATIVE STORMWATER MANAGEMENT STRATEGIES.
- 3) NO IMPROVEMENTS OR MODIFICATIONS SHALL BE MADE IN THE ADJACENT RIGHT(S)-OF-WAY WITHOUT EXPRESS WRITTEN PERMISSION OF, AND APPROPRIATE AGENCY APPROVALS, INCLUDING BUT NOT LIMITED TO LARAMIE COUNTY PLANNING AND DEVELOPMENT OFFICE, LARAMIE COUNTY PUBLIC WORKS AND CONTRACT ENGINEER(S) REPRESENTING LARAMIE COUNTY.

- ON-SITE IMPROVEMENTS**
- 1) FINISHED FLOOR ELEVATIONS FOR OCCUPIED STRUCTURES SHALL BE SET TO MAINTAIN POSITIVE DRAINAGE TO DRAINAGE EASEMENTS ESTABLISHED ON THE EAST AND WEST PROPERTY LINES. TOPOGRAPHY WITHIN THESE EASEMENTS SHALL NOT BE ADJUSTED WITHOUT FURTHER ANALYSIS AND/OR APPROPRIATE AGENCY APPROVALS.
  - 2) STRUCTURAL FILL MAY BE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
  - 3) ANY DEVELOPMENT ON LOT 5 SHALL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT.
  - 4) OFF-SITE IMPROVEMENTS MAY BE REQUIRED AT THE TIME OF LOT DEVELOPMENT; ANY PROPOSED ACCESS SHALL INTERFERE WITH EXISTING RIGHTS-OF-WAY WITHOUT FURTHER ANALYSIS AND APPROVED RIGHT-OF-WAY ENCROACHMENT PERMIT.

**TOPOGRAPHIC INFORMATION**  
 ALL ELEVATIONS SHOWN ARE ESTIMATED FROM ACTUAL SURVEY DATA AND ARE BASED ON NGVD29 DATUM, REFERENCED FROM CITY OF CHEYENNE CONTROL POINTS.

**REGARDING BASE FLOOD ELEVATION:**  
 FIRM PANEL NO. 56021C1356F, REVISED APRIL 8, 2013 LOMR CASE NO.12-08-0028P INDICATES A BASE FLOOD ELEVATION (BFE) OF ±5993.3 NAVD88 DATUM WHICH EQUALS ±5990.0 NGVD29 DATUM. FINISHED FLOOR ELEVATIONS WITHIN THE FLOODPLAIN SHALL BE AT LEAST 1.0 FEET ABOVE BFE.

MAXIMUM AND MINIMUM UNDEVELOPED SURFACE ELEVATIONS ARE AS FOLLOWS: \*

LOT #	MAX.	MIN.	SLOPE
LOT 1	5993.1	5990.6	1.4%
LOT 2	5991.2	5989.9	1.0%
LOT 3	5990.6	5989.7	1.1%
LOT 4	5989.9	5989.2	1.4%
LOT 5	5989.4	5989.0	0.8%
OVERALL	5992.8	5989.0	1.1%

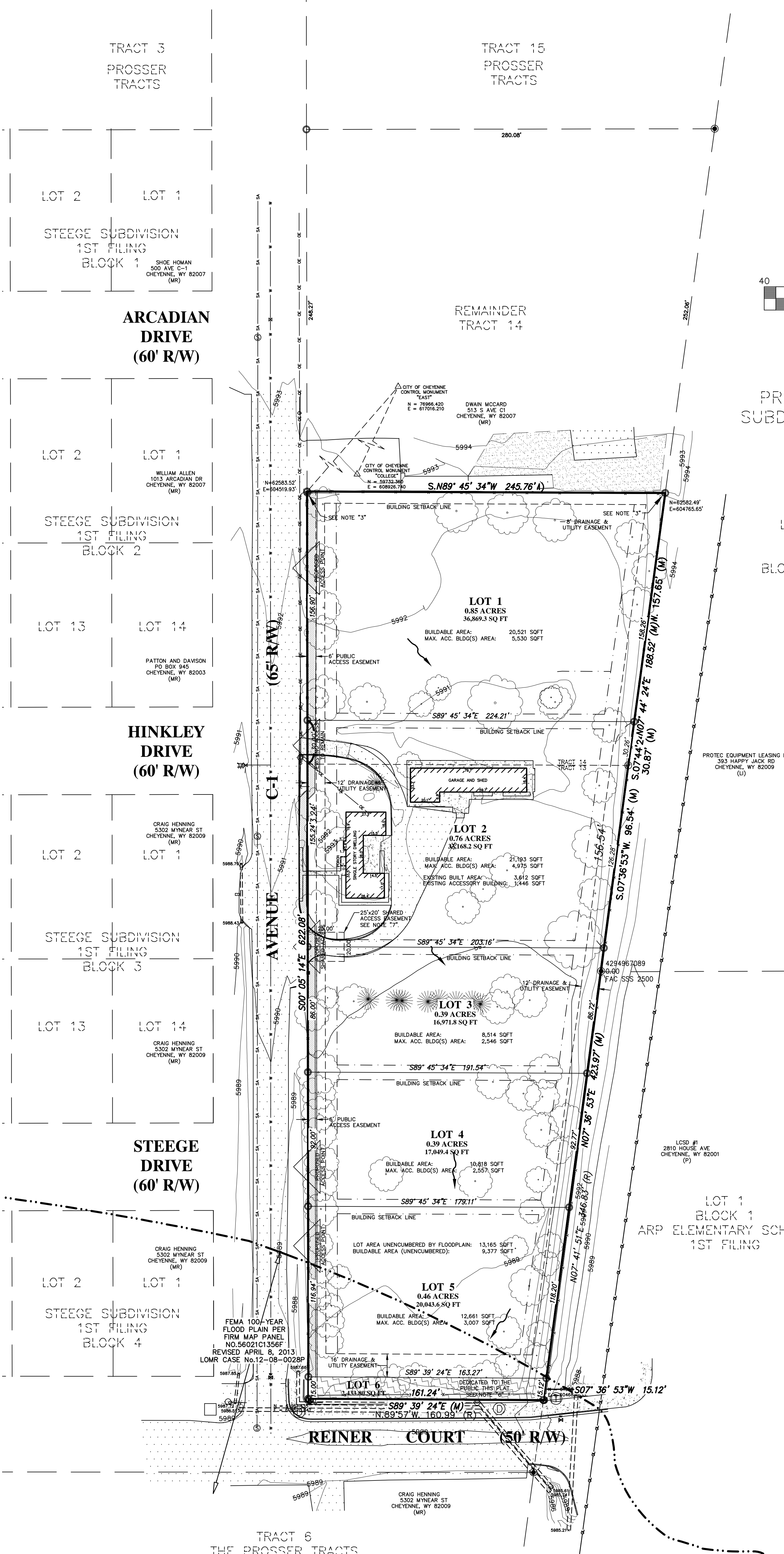
\* ELEVATIONS PROVIDED ARE FOR THE DEVELOPABLE AREA OF THE LOT AND DO NOT INCLUDE ELEVATION OF THE STORMWATER MANAGEMENT BERM ALONG THE EASTERLY PROPERTY LINE. (MAXIMUM ELEVATION AT TOP OF BERM = ±5994.3).

**LAND ANALYSIS MAP FOR SINGLE-FAMILY DEVELOPMENT FOR BENZ SUBDIVISION**

BEING A REPLAT OF TRACT 13 & THE SOUTH 186.91 FEET OF TRACT 14, THE PROSSER TRACTS, LARAMIE COUNTY, WYOMING.

PREPARED AUGUST, 2013

**STEIL 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



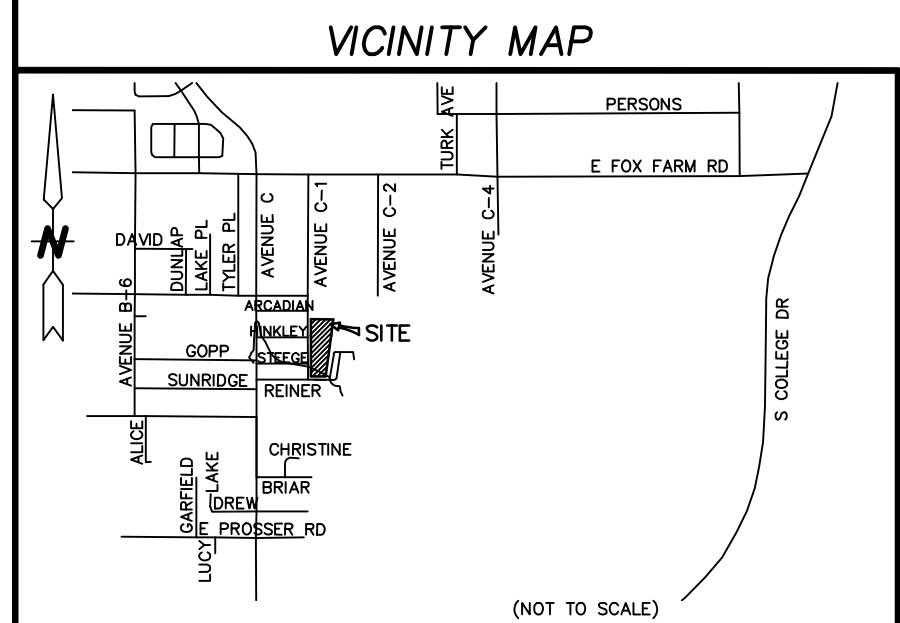
**SURVEYOR:**  
 STEIL SURVEYING SERVICES, LLC  
 1102 WEST 19th STREET  
 CHEYENNE, WY 82001  
 307-634-7273

**ENGINEER:**  
 SUMMIT ENGINEERING  
 5907 TOWNSEND PLACE  
 CHEYENNE, WY 82009  
 307-637-0861

**OWNER/DEVELOPER:**  
 LANI MALMBERG  
 603 SOUTH AVENUE C-1  
 CHEYENNE WY 82007  
 707-219-0454

**CERTIFICATE OF SURVEYOR**

I, Jeffrey B. Jones, Registered 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.





**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: Lani Malmberg, owner in fee simple of Tract 13 and the South 186.91 feet of Tract 14, The Prosser Tracts, Laramie County, Wyoming:

Has caused the same to be surveyed, vacated and replatted and known as BENZ SUBDIVISION, does hereby declare said 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 dedicate to the public the streets and grant the easements for the purposes indicated hereon.

The undersigned does hereby further acknowledge that this final plat is submitted to the governing body of the City of Cheyenne for approval pursuant to W.S. § 34-12-103 and the undersigned owner and their legal successors and/or assigns forever, do hereby covenant and agree that, following the approval of this plat by the said Governing Body, no alteration, amendment or vacation of this plat, in whole or in part, shall be valid unless such alteration, amendment or vacation is approved by the said Governing Body.

Lani Malmberg

**ACKNOWLEDGEMENT**

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The dedication instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by Lani Malmberg.

Notary Public, Laramie County, Wyoming.

My Commission Expires: \_\_\_\_\_

**CITY OF CHEYENNE APPROVALS**

Approved by the City of Cheyenne Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2013.

Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this \_\_\_\_ day of \_\_\_\_\_, 2013.

Mayor ATTEST: City Clerk

**LARAMIE COUNTY APPROVALS**

Approved by the Laramie County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2013.

Development Director, City of Cheyenne, Wyoming

Approved by the Board of Commissioners of Laramie County, Wyoming this \_\_\_\_ day of \_\_\_\_\_, 2013.

Chairman ATTEST: County Clerk

**VACATION STATEMENT**

IT IS THE INTENT OF THIS REPLAT TO VACATE TRACT 13 AND THE SOUTH 186.91 FEET OF TRACT 14, THE PROSSER TRACTS, LARAMIE COUNTY, WYOMING.

**LEGEND**

- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
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  - ⊙ FOUND 3/8" REBAR
  - ⊙ FOUND 1/2" IRON PIPE
  - △ CITY OF CHEYENNE CONTROL MONUMENT
  - (M) MEASURED DATA THIS SURVEY RECORD DATA
  - (P) PER RECORDED PLAT OF THE PROSSER TRACTS
  - 100-YEAR SPECIAL FLOOD HAZARD AREA
  - ▨ LANDS TO BE DEDICATED TO THE PUBLIC THIS PLAT
- Scale: 1" = 40'

**NOTES**

- 1) BASIS OF AZIMUTH - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "COLLEGE" & "EAST".
- 2) A PORTION OF SUBJECT PROPERTY DOES FALL WITHIN SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL NO. 56021C1356F. REVISED APRIL 8, 2013 LOMR CASE No.12-08-0028P. FINISHED FLOORS AND THE LOWEST ADJACENT GRADE TO STRUCTURES SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE CENTERLINE OF ADJACENT ROADWAY ROAD, AS MEASURED AT THE CENTER OF THE LOT FRONTAGE.
- 3) FOUND IRON PIPE REPLACED WITH SET 3/8" x 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910".
- 4) ALL UTILITY EASEMENTS LIMITED TO CHEYENNE LIGHT, FUEL AND POWER, CENTURY LINK, OPTIMUM AND/OR SOUTH CHEYENNE WATER & SEWER DISTRICT AND THEIR LEGAL SUCCESSORS OR ASSIGNS ONLY, UNLESS SHOWN OTHERWISE.
- 5) ACCESS TO ALL LOTS SHALL BE FROM AVENUE C1; ANY PROPOSED ACCESS SHALL NOT INTERFERE WITH EXISTING PAVEMENT AND/OR DRAINAGE STRUCTURES OR SURFACE FLOWS WITHIN EXISTING RIGHTS-OF-WAY WITHOUT FURTHER ANALYSIS AND APPROVED RIGHT-OF-WAY ENCROACHMENT PERMIT.
- 6) LOT 6 TO BE DEDICATED TO THE PUBLIC AS REINER COURT RIGHT-OF-WAY (65').
- 7) SHARED ACCESS EASEMENT FOR PURPOSES OF INGRESS/EGRESS FOR OWNERS OF LOTS 2 AND 3 AND THEIR LEGAL SUCCESSORS AND/OR ASSIGNS. "12" DRAINAGE & UTILITY EASEMENT" & "6" PUBLIC ACCESS EASEMENT" TAKE PRECEDENCE.

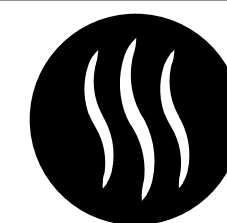
**CERTIFICATE OF SURVEYOR**

I, Jeffrey B. Jones, Registered 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.

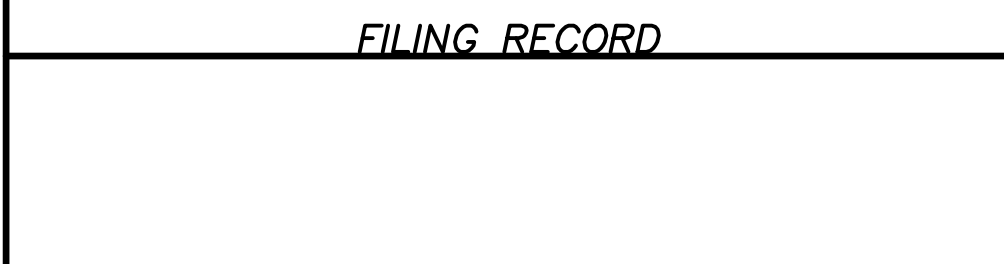
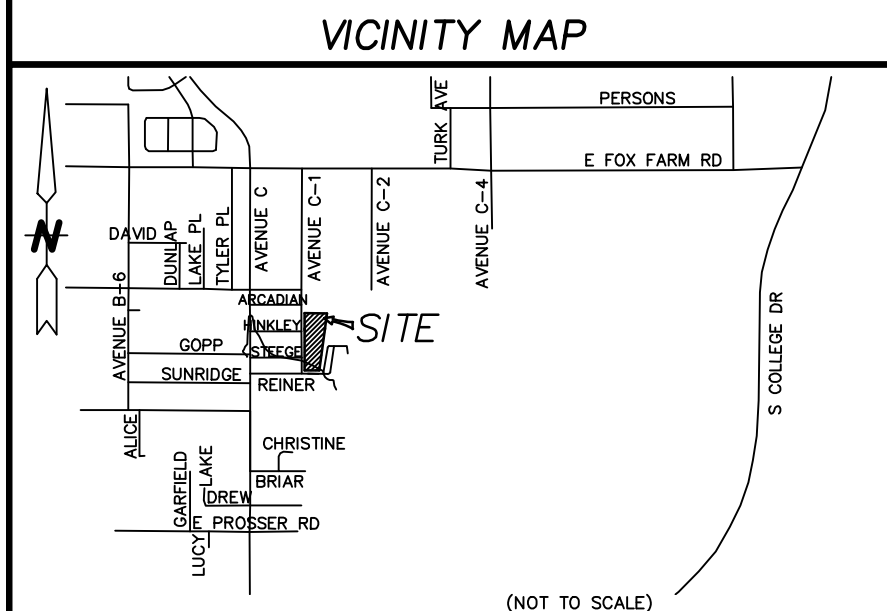
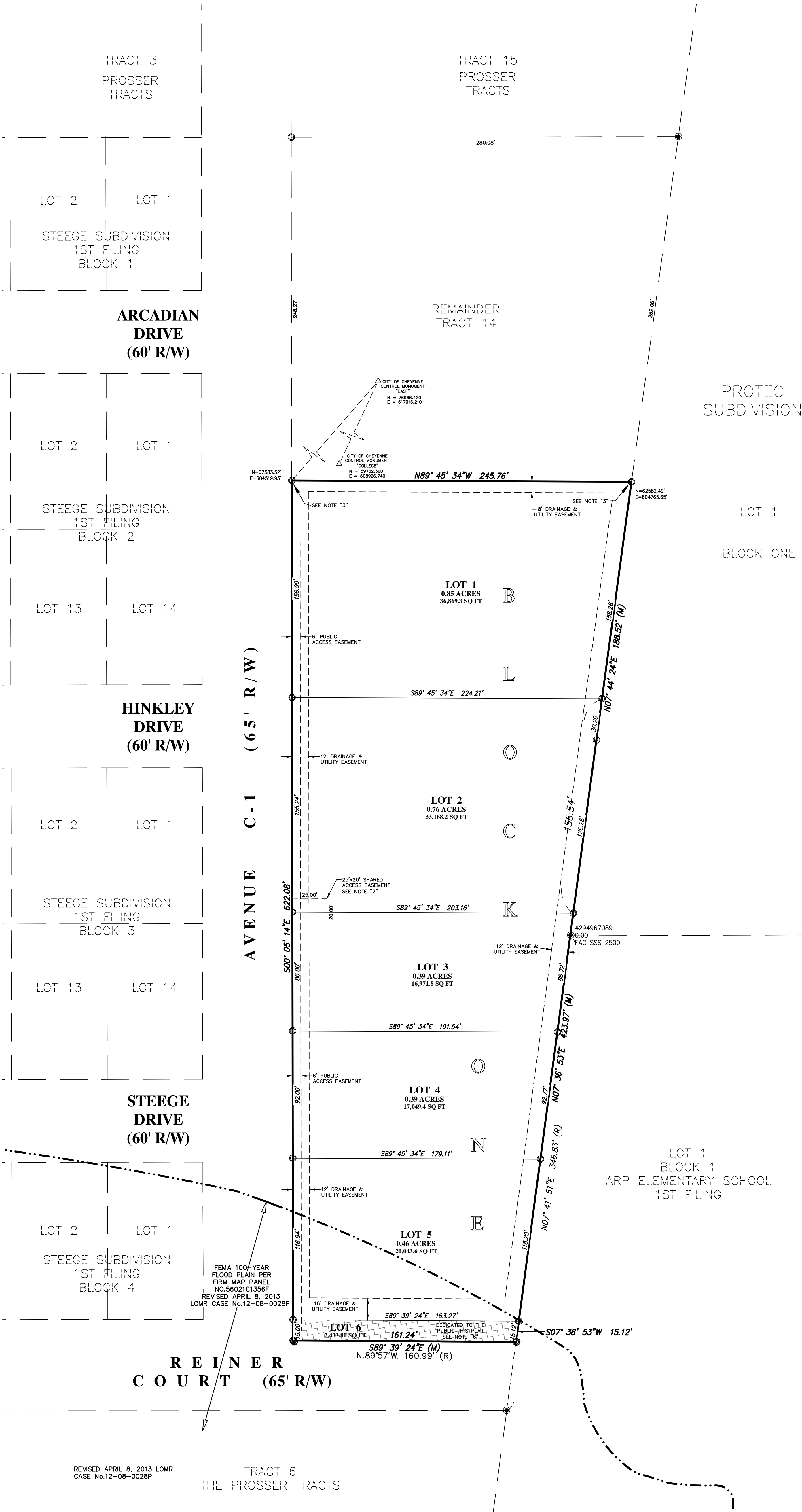
**FINAL PLAT OF BENZ SUBDIVISION**

BEING A REPLAT OF TRACT 13 & THE SOUTH 186.91 FEET OF TRACT 14, THE PROSSER TRACTS, LARAMIE COUNTY, WYOMING.

PREPARED AUGUST, 2013



**STEIL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
1102 WEST 19th STREET P.O. BOX 2073  
PH(307)634-7273 CHEYENNE, WY. 82003



RESOLUTION NO. \_\_\_\_\_

**ENTITLED: A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR BENZ SUBDIVISION, FIRST FILING, LOCATED IN TRACT 13 AND A PORTION OF TRACT 14, THE PROSSER TRACTS, LARAMIE COUNTY, WY.**

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

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

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

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

**WHEREAS**, this resolution is the subdivision permit for the Benz Subdivision, First 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-d) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-1-101 (e) of the Laramie County Land Use Regulations.

**And that the Board approves the Subdivision Permit and Plat for Benz Subdivision First Filing with the following conditions:**

- 1. A hardened ditch structure, or curb and gutter, shall be constructed on Avenue C-1, prior to plat recordation.
- 2. Sidewalks shall be constructed on Avenue C-1 prior to issuance of a Certificate of Occupancy for new principle structures.
- 3. An approved Grading, Erosion and Sediment Control (GESC) permit will be required for the subdivision prior to development.
- 4. All finished floor elevations shall be a minimum of one foot above the centerline elevation of Avenue C-1.
- 5. A plot plan prepared by a Wyoming licensed surveyor or engineer must be submitted with any building permit application for new principle structures showing compliance with the GESC permit. As-built documentation will be required prior to issuance of a Certificate of Occupancy.
- 6. "Lot 6" shown on the plat shall be re-labeled as Right of Way dedication instead of a subdivision lot, prior to recordation.

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF**

\_\_\_\_\_, 2014.

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Diane Humphrey, Chairman

ATTEST:

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

Reviewed and approved as to form:

\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney