



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Cate Cundall, Associate Planner

**DATE:** October 3, 2023

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat for Lots 6 and 7, Block 1, Country Homes Subdivision, Laramie County, WY to be platted and known as Country Homes Subdivision, 7<sup>th</sup> Filing.

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### EXECUTIVE SUMMARY

AVI, PC, on behalf of Rodney Stein, has submitted a Subdivision Permit and Plat application for Country Homes Subdivision, 7<sup>th</sup> Filing located at 604 and 608 Cherry Street, Cheyenne, WY. The application has been submitted to replat Lots 6 and 7, Block 1, Country Homes Subdivision into three (3) residential tracts.

### BACKGROUND

The 1.02-acre subject property is vacant residential land located in the MU-Mixed Use zone district. This district requires a minimum lot size of 6,000 square feet for a single-family residence. The proposed tracts sizes of 14,186 square feet exceed this requirement. The proposed subdivision is bordered by Country Homes, 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> Filing. These residential developments' lot sizes range from 6,200 square feet to 7,900 square feet.

### **Pertinent Statutes and Regulations include:**

Wyoming State Statute: Section 34-12-101 through 34-12-115.  
Section 1-2-104 governing public notice.  
Section 2-1-101 (a-e) governing subdivision permit and plats.  
Section 4-2-111 governing Mixed Use zone districts (MU).

### DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). These areas are intended to accommodate a mix of more intensive land uses than other areas. They may have public water and sewer services and higher density residential. Large lot and low density residential is less suitable.

Water and sewage disposal will be provided by the South Cheyenne Water and Sewer District. The proposed subdivision does lie within the FEMA 500-year Floodplain area which is not regulated by NFIP, so therefore no floodplain permits will be required when construction commences. Access to the lots will be from Cherry Street.

The County Engineer has concurred with requests for waiver of the drainage and traffic studies since the development will have minimal impacts to both. The City of Cheyenne commented that they had no items of disagreement with the application.

All agency review comments have been addressed and the plat updated to reflect the changes. Public notice was provided per Section 1-2-104 of the Land Use Regulations. One written public comment was received from the Country Homes Subdivision, 2<sup>nd</sup> Filing HOA who maintains Cherry Street. The applicant was notified of this request for participation in the HOA and will be resolved between the parties.

On September 14, 2023 the Laramie County Planning Commission held a public hearing on this application. The Planning Commission voted (4-0) to recommend approval with no conditions.

### **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 2-1-101 (a-e) of the Laramie County Land Use Regulations.

**and that the Board approve the Subdivision Permit and Plat for Country Homes Subdivision, 7<sup>th</sup> Filing.**

### **PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for Country Homes Subdivision, 7th Filing with no conditions, and adopt the findings of fact a of the staff report.**

### **ATTACHMENTS**

- Attachment 1: Location and Aerial Map**
- Attachment 2: Project Narrative**
- Attachment 3: Agency Comments Report**
- Attachment 4: Public Comment**
- Attachment 5: Traffic and Drainage Report Waiver Request**
- Attachment 6: CFF Acknowledgement**
- Attachment 7: City of Cheyenne Correspondence**
- Attachment 8: Resolution**
- Attachment 9: Plat – Revised August 30, 2023**



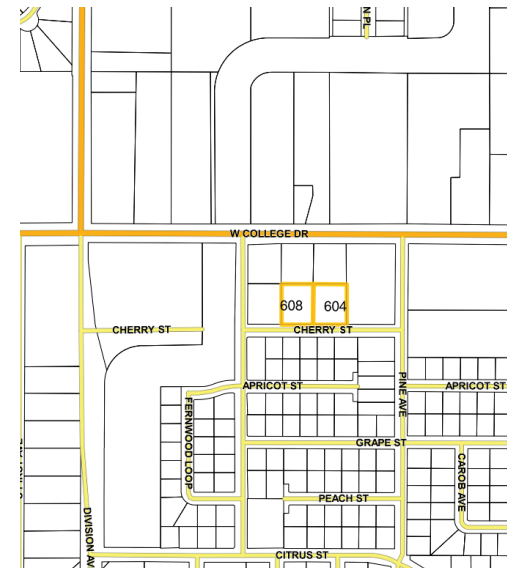
Laramie County Wyoming

Country Homes, 7th Filing  
Subdivision Permit & Plat

PZ-23-00096

MU- Mixed Use Zone District  
Fire District 1

South Cheyenne Water & Sewer District  
URI - Urban Rural Interface District  
School District Number 1





Country Homes Subdivision, 7<sup>th</sup> Filing  
Thursday, July 20, 2023  
Page 1 of 1



July 20, 2023  
4772

Cate Cundall, Laramie County Planning  
3966 Archer Parkway  
Cheyenne, WY 82009

**RE: Country Homes Subdivision, 7<sup>th</sup> Filing - Drainage Study, Traffic Study Waiver Request and Community Facility Fees Acknowledgement**

Dear Ms. Cundall,

AVI, P.C., on behalf of Rodney Stein, is submitting a subdivision permit and plat application for the purpose of subdividing Lots 6 & 7, Block 1 of Country Homes Subdivision into 3 lots. Each lot will be approximately 14,800 square feet and is intended for single-family residential development.

We would like to request a waiver for providing Drainage and Traffic studies for this project. With adding only one additional lot to the existing two, impacts to the existing terrain, roadways and traffic patterns is expected to be minimal.

The owner is also aware that Community Facility Fees will be assessed on the property.

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

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Kelly Schroeder', is written over a light blue grid background.

Kelly Schroeder, Planner

**A.V.I. PROFESSIONAL CORPORATION**

h:\4772\_country homes cherry street admin plat\planning\submttls\4772 waiver request & cff.docx

# Permit Notes

**Permit Number:** PZ-23-00096

**Parcel Number:** 13661720101000

**Submitted:** 07/21/2023

**Applicant:** AVI, PC  
**Owner:** STEIN, RODNEY

**Site Address:** 608 CHERRY ST  
 Cheyenne, WY 82007

**Technically Complete:**  
**Approved:**  
**Issued:**

**Project Description:** Create 3 parcel subdivision from 2 parcels

<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>
07/21/2023	07/21/2023	Application	PZ-23-00096	GENERAL	No Comment	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
07/21/2023	07/21/2023	Application	PZ-23-00096	GENERAL	No Comment	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
07/25/2023	07/25/2023	Application	PZ-23-00096	GENERAL	Shaylin Stein was added to ownership of L7 BL1 Country Homes Subd on May 30th, deed recorded 06/02/2023 Document #857053.  In the Legal description please add the current legal description of Lots 6 & 7 Block 1 Country Homes Subdivision to the township and range legal provided	LAURA.PATE@LA RAMIECOUNTYWY .GOV
07/27/2023		Application	PZ-23-00096	GENERAL	Water and sewer permits have been purchased for address 608 and 604 Cherry. As development progresses permits are required for additional lots.	SCOTT.SPRAKTIE S@LARAMIECOUN TYWY.GOV
07/28/2023	07/28/2023	Application	PZ-23-00096	GENERAL	See Laura Pate notes, otherwise no comment	DAWN.LANNING@ LARAMIECOUNTY WY.GOV
07/31/2023		Application	PZ-23-00096	GENERAL	See official comment letter from the City (attached - no comments warranting response).	SETH.LLOYD@LA RAMIECOUNTYWY .GOV
07/31/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. Due to the internal roads being dedicated to the public, access permit applications through Public Works will be required for each lot. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information. 2. All roadways shall be designed and constructed to LCLUR, and the design plans shall be submitted to the County for review and approval. 3. Any work taking place within the boundaries of the designated floodplain and/or floodway will require an approved Floodplain Development Permit through the Laramie County Planning and Development office. 4. All comments from the review engineer and surveyor shall be addressed.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
07/31/2023	07/31/2023	Application	PZ-23-00096	GENERAL	Engineer Review 1.I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

## Permit Notes

negligible impact on both.  
 2. According to FEMA Panel 56021C1356F and the associated revisions, the entire platted area is almost completely within the FEMA flood hazard area. The revisions to the Panel remove the properties on the south side of Cherry Street, but the north side remains within the floodplain. Therefore, Note 2 on the plat needs to be modified and the FEMA special flood hazard area needs to be shown on the plat.  
 3. Any development within the platted area will require a floodplain development permit application to be submitted to the County for review and approval.  
 4. The southern ROW line for Cherry Street should be shown on the plat.

### Surveyor Review

1. In the ACKNOWLEDGEMENT of RODNEY STEIN, ownership appears as singular (OWNER) and it might sound better if THEIR would be HIS.  
 2. Realizing that this PLAT represents a Vacation and Re-Plat of an existing subdivision and that the LEGAL DESCRIPTION is mostly based on the COUNTRY HOMES SUBDIVISION. The preamble of the description also references the Section, Township and Range. It would be helpful if a survey tie by bearing and distance to the nearest public land survey system would be noted or shown on the Plat.

08/10/2023	08/10/2023	Application	PZ-23-00096	GENERAL	Note 2 on the Plat needs to be updated. The Property lands in the FEMA 500 yr floodplain.  A floodplain permit will be needed for this subdivision.	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
08/17/2023		Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	All agency comments must be addressed.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV

Cate Cundall  
Laramie County Planning & Development  
3966 Archer Parkway  
Cheyenne, WY 82009

8/28/2023

4772

**RE: COUNTRY HOMES SUBDIVISION, 7<sup>TH</sup> FILING (PZ-23-00096)**

Dear Ms. Cundall,

Attached for your review is a response letter to the County's comments on the above referenced project. The County's review comments are listed below with AVI's response or solution in red.

**County Real Estate**

Shaylin Stein was added to ownership of L7 BL1 Country Homes Subd on May 30th, deed recorded 06/02/2023 Document #857053.

Shaylin Stein added to the dedication and acknowledgement statements.

In the Legal description please add the current legal description of Lots 6 & 7 Block 1 Country Homes Subdivision to the township and range legal provided

Corrected on revised plat.

**South Cheyenne Water & Sewer District**

Water and sewer permits have been purchased for address 608 and 604 Cherry. As development progresses permits are required for additional lots

Acknowledged

**City of Cheyenne Planning & Development**

See official comment letter from the City (attached - no comments warranting response).

Acknowledged

**County Public Works Department**



1. Due to the internal roads being dedicated to the public, access permit applications through Public Works will be required for each lot. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information. **Acknowledged**
2. All roadways shall be designed and constructed to LCLUR, and the design plans shall be submitted to the County for review and approval. **Acknowledged. There are no roadways for this subdivision.**
3. Any work taking place within the boundaries of the designated floodplain and/or floodway will require an approved Floodplain Development Permit through the Laramie County Planning and Development office. **Acknowledged. This property falls within the 500-year floodplain, which does not require a floodplain development permit.**
4. All comments from the review engineer and surveyor shall be addressed. **Acknowledged**

### **County Engineer**

#### Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both.
2. According to FEMA Panel 56021C1356F and the associated revisions, the entire platted area is almost completely within the FEMA flood hazard area. The revisions to the Panel remove the properties on the south side of Cherry Street, but the north side remains within the floodplain. Therefore, Note 2 on the plat needs to be modified and the FEMA special flood hazard area needs to be shown on the plat.  
**Corrected on revised plat.**
3. Any development within the platted area will require a floodplain development permit application to be submitted to the County for review and approval.  
**This property falls within the 500-year floodplain, which does not require a floodplain development permit.**
4. The southern ROW line for Cherry Street should be shown on the plat  
**Added on revised plat.**

#### Surveyor Review

1. In the ACKNOWLEDGEMENT of RODNEY STEIN, ownership appears as singular (OWNER) and it might sound better if THEIR would be HIS.  
**Shaylin Stein was added to the acknowledgement and dedication statements, so all singulars have been changed to plurals.**





2. Realizing that this PLAT represents a Vacation and Re-Plat of an existing subdivision and that the LEGAL DESCRIPTION is mostly based on the COUNTRY HOMES SUBDIVISION. The preamble of the description also references the Section, Township and Range. It would be helpful if a survey tie by bearing and distance to the nearest public land survey system would be noted or shown on the Plat.

Ties to the nearest City of Cheyenne control monuments added to the revised plat.

### **County Attorney**

Note 2 on the Plat needs to be updated. The Property lands in the FEMA 500 yr floodplain. A floodplain permit will be needed for this subdivision.

Note 2 updated. This property falls within the 500-year floodplain, which does not require a floodplain development permit.

### **Planners**

All agency comments must be addressed.

All agency comments have been addressed.

If you have any questions or require additional information, please feel free to contact us.

Respectfully Submitted

**AVI PROFESSIONAL CORPORATION**

A handwritten signature in blue ink, appearing to read 'Kelly Schroeder', is written over a light blue grid background.

Kelly Schroeder, Planner

h:\4772\_country homes cherry street admin plat\planning\submittls\2nd submittal\4772 response to comments.docx

## Catherine Cundall

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**From:** Bruce Heimbeck <gb3boys@gmail.com>  
**Sent:** Friday, August 25, 2023 2:25 PM  
**To:** Planning  
**Subject:** Project PZ-23-00096

**Categories:** CATE

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

To whom it may concern,

I am writing with concern about the development of County Homes #7 on Cherry Street. The development is for three new homes that will only have access through Cherry Street. Cherry Street is owned and maintained by the County Homes #2 HOA.

The HOA would ask that the three new homes be required to join the HOA that maintains the street that will serve these homes. Our current dues are \$100 a year, collected each July 1st. The other option is if the county is going to approve development on a street that is not a county street, they take control of the street and are responsible for its upkeep.

Thank you for taking my comments into consideration.

Bruce Heimbeck, Treasurer  
County Homes #2 HOA

Country Homes Subdivision, 7<sup>th</sup> Filing  
Thursday, July 20, 2023  
Page 1 of 1



July 20, 2023  
4772

Cate Cundall, Laramie County Planning  
3966 Archer Parkway  
Cheyenne, WY 82009

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We would like to request a waiver for providing Drainage and Traffic studies for this project. With adding only one additional lot to the existing two, impacts to the existing terrain, roadways and traffic patterns is expected to be minimal.

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Country Homes Subdivision, 7<sup>th</sup> Filing  
Thursday, July 20, 2023  
Page 1 of 1



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Kelly Schroeder, Planner

**A.V.I. PROFESSIONAL CORPORATION**

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**Planning and Development Department**  
2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001  
(Phone) 307-637-6282 (Fax) 307-637-6366

A COMMUNITY OF CHOICE

July 31, 2023

Board of County Commissioners  
310 W 19th St #320  
Cheyenne, WY 82001

**RE: Country Homes Subdivision, 7<sup>th</sup> Filing City Comments**

Board of County Commissioners,

In compliance with W.S. 34-12-103 (b) the City hereby submits the following comments regarding the above-described Subdivision plat:

1. Future annexation of the property will prompt review by the City. Concurrent with annexation by petition, public improvements to streets may be required; driveway accesses will be reviewed for conformance with City standards and may require modification; and Community Facility Fees will be required to be paid to the City.

I do not believe that there are any items of disagreement that warrant a response by the Board of County Commissioners pursuant to W.S. 34-12-103-(b).

Thank you,

Charles W. Bloom, AICP  
Planning and Development Director

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

**RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
LOTS 6 AND 7, COUNTRY HOMES SUBDIVISION, LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS  
“COUNTRY HOMES SUBDIVISION, 7TH FILING”.**

**WHEREAS**, W.S. §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 accordance with the MU-Mixed Use zone district; and

**WHEREAS**, this resolution is the subdivision permit for Country Homes Subdivision, 7<sup>th</sup> Filing.

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

The Laramie County Board of Commissioners finds that:

- a. The application is in conformance with Section 2-1-101(a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-111 governing the MU-Mixed Use zone district.

**And the Board approves the Subdivision Permit and Plat known as Country Homes Subdivision, 7<sup>th</sup> Filing.**

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

\_\_\_\_\_, 2023.

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

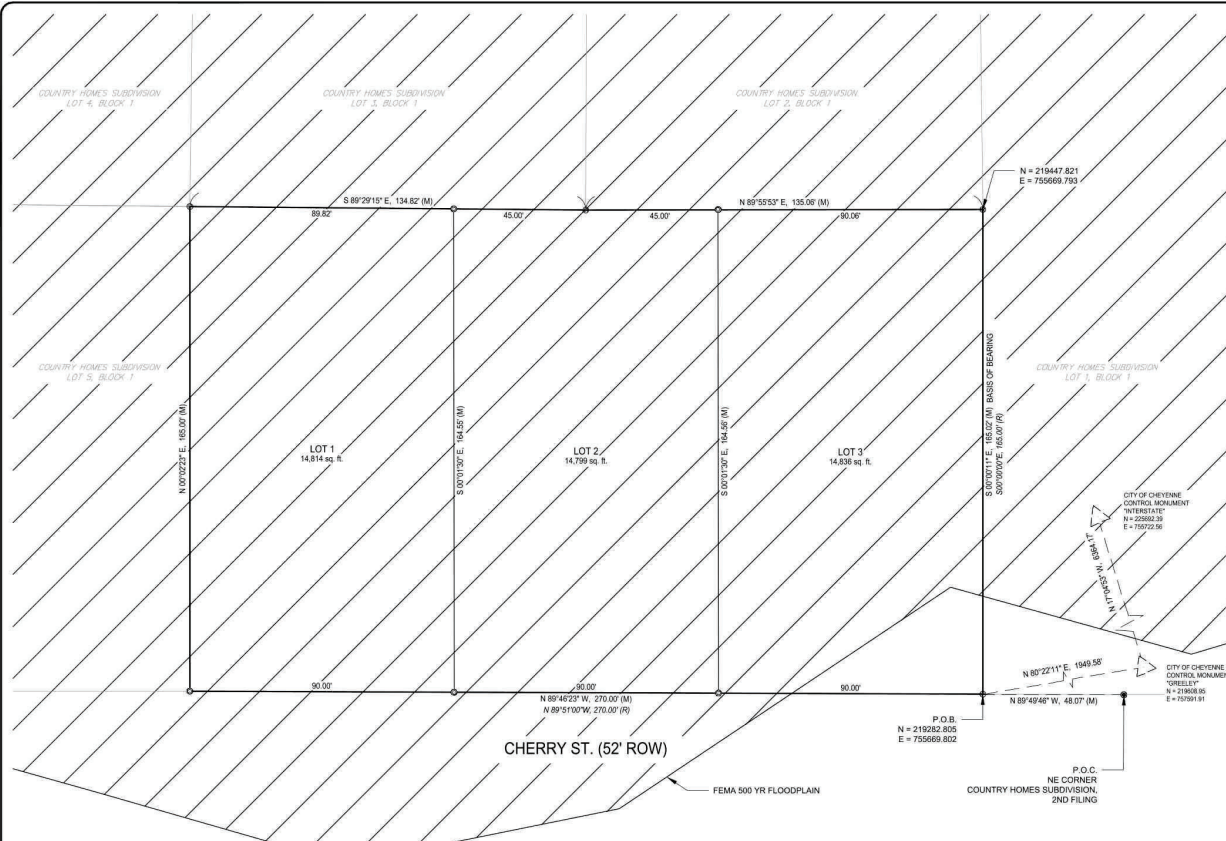
\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney's Office



Aug 30, 2023 - 8:30am - Administrator



**BASIS OF BEARING**

CONSIDERING THE EAST LINE OF LOT 7, BLOCK 1 OF COUNTRY HOMES SUBDIVISION, MONUMENTED BY A FOUND IRON ROD ON THE NORTHEAST CORNER AND THE SOUTHWEST CORNER MONUMENTED BY A FOUND IRON PIPE WHOSE LINE BEARS S00°00'11"E A DISTANCE OF 165.02 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

TO CONVERT TO STATE PLANE COORDINATES ADD 100000 FT TO THE NORTHING AND 200000 FEET TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999963568

EXAMPLE POINT PDB  
GROUND NORTHING = 119356.604  
GROUND EASTING = 65594.119  
N = (119356.604 + 100000)SF = 219282.805  
E = (65594.119 + 200000)SF = 755689.802  
STATE PLANE NORTHING = 219282.805  
STATE PLANE EASTING = 755689.802

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING LOTS 6 & 7, BLOCK 1, COUNTRY HOMES SUBDIVISION, LOCATED IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF COUNTRY HOMES SUBDIVISION, 2ND FILING FILED IN BOOK 9, PAGE 170 AT THE LARAMIE COUNTY CLERK AND RECORDERS OFFICE BEING MONUMENTED BY A FOUND ALUMINUM CAP, THENCE ALONG THE NORTH RIGHT-OF-WAY OF CHERRY STREET N89°49'48" W A DISTANCE OF 48.07 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF COUNTRY HOMES SUBDIVISION FILED AS PLAT 115 AT THE LARAMIE COUNTY CLERK AND RECORDERS OFFICE MONUMENTED BY A FOUND IRON PIPE SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG SAID RIGHT-OF-WAY N89°46'23" W A DISTANCE OF 270.00 FEET TO A POINT SAID POINT BEING THE SOUTHEAST CORNER OF LOT 5 BLOCK 1 OF COUNTRY HOMES SUBDIVISION, THENCE DEPARTING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE EASTERN LOT LINE OF SAID LOT 5 N00°02'22"E A DISTANCE OF 185.00' TO THE NORTHEAST CORNER OF SAID LOT 5 BEING MONUMENTED BY A FOUND IRON PIPE, THENCE ALONG THE SOUTHERN LOT LINE OF LOT 3 BLOCK 1 OF COUNTRY HOMES SUBDIVISION S89°29'15"E A DISTANCE OF 134.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 BEING MONUMENTED BY A FOUND IRON ROD, THENCE ALONG THE SOUTHERN LOT LINE OF LOT 2 BLOCK 1 OF SAID COUNTRY HOMES SUBDIVISION N89°55'35"E A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 BEING MONUMENTED BY A FOUND IRON ROD, THENCE ALONG THE WESTERN LOT LINE OF LOT 1 BLOCK 1 OF COUNTRY HOMES SUBDIVISION S00°00'11"E A DISTANCE OF 165.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.02 ACRES MORE OR LESS.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT RODNEY STEIN AND SHAYLIN STEIN, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT OF COUNTRY HOMES SUBDIVISION, 7TH FILING, DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND GRANTS THE RIGHT OF WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

RODNEY STEIN \_\_\_\_\_

SHAYLIN STEIN \_\_\_\_\_

**ACKNOWLEDGEMENTS**

STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY RODNEY STEIN AND SHAYLIN STEIN, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVALS**

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIR PERSON, LARAMIE COUNTY PLANNING COMMISSION

APPROVED BY THE LARAMIE COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS

COUNTY CLERK

**CERTIFICATE OF SURVEYOR**

I, SCOTT BRUCE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**FINAL PLAT**  
FOR  
**COUNTRY HOMES SUBDIVISION,**  
**7TH FILING**

BEING A REPLAT OF LOTS 6 & 7, BLOCK 1,  
COUNTRY HOMES SUBDIVISION  
LOCATED IN A PORTION OF THE NW1/4 OF THE NW1/4, SECTION 17, T13N, R66W  
COUNTY OF LARAMIE, STATE OF WYOMING  
PREPARED JULY 2023

**LEGEND**

- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND ALUMINUM CAP
- SET ALUMINUM CAP
- FOUND ALUMINUM CAP
- (M) MEASURED DATA THIS SURVEY
- (R) RECORD DATA, COUNTRY HOMES SUBDIVISION

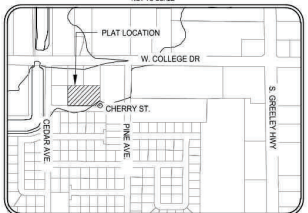
**NOTES:**

1. A 5/8" REBAR 24" LONG WITH A Z' ALUMINUM CAP STAMPED AVI PC PLS 16571 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
2. THE SUBJECT PROPERTY FALLS WITHIN A FEMA 500-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 56021C1356F DATED 01/17/2007
3. FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1.
4. WATER AND SEWER TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT.
5. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

**VACATION STATEMENT**

THIS PLAT VACATES COUNTRY HOMES SUBDIVISION, LOTS 6 & 7, BLOCK 1.

**VICINITY MAP**  
NOT TO SCALE



**FILING RECORD**

Blank box for filing record.

NO.	DATE	REVISION

PREPARED FOR:  
**RODNEY STEIN**  
**3398 ONEIDA WAY**  
**DENVER, CO 80224**

PROJECT: **COUNTRY HOMES SUBDIVISION**  
**7TH FILING**

DRAWING TITLE: **FINAL PLAT**

307 622 8017  
1103 OLD TOWN LANE, SUITE 101  
CHEYENNE, WY 82009  
AVI@AVI-PC.COM

DATE PLOTTED: **Aug 30, 2023**

DRAWN BY: **KS**

DESIGNED BY: **KS**

CHECKED BY: **SB/BE**

JOB NO.: **4772**

DWG NO. **1** OF **1**