



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Board of County Commissioners

**FROM:** Paul Whalen, Senior Planner

**DATE:** February 18, 2020

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat for Galatia Subdivision, a portion of Tract 119 and all of Tract 120, Sunnyside Addition, 4<sup>th</sup> Filing and portions of vacated Fillmore Avenue and Cheyenne Street, Laramie County, WY.

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### EXECUTIVE SUMMARY

John J. Studley, PLS on behalf of Sunnyside Southern Baptist Church, has submitted a Subdivision Permit and Plat application for Galatia Subdivision, located northeast of the US Hwy 30 and E. Pershing Boulevard intersection. The application has been submitted for the purpose of subdividing the property into 2 tracts.

### BACKGROUND

The subject property has a church and associated structures located in the center of the property that will remain as Tract 2 in the new subdivision. The northern portion of the site adjacent to Charles Street – a vacant site of approximately 1.20-acres shall become Tract 1 for the purpose of liquidation. The surrounding area consists of mixed use (MU), mixed use business (MUB), community business (CB), and medium density residential (MR) zoning. Various land uses exist on properties of varying acreage.

### **Pertinent Regulations**

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

**Section 4-2-108** of the Laramie County Land Uses Regulations governing the MU-Mixed Use zone district.

## **DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Urban-Rural Interface (URI). This land use classification typically experiences a higher level of vehicular access supporting a mix of more intensive land uses including higher density residential, commercial, industrial, and employment center uses. These uses are most often served with public water and sewer amenities. Because this area is a County enclave and meets the criteria for annexation by contiguity to city limits, and is currently served by the Board of Public Utilities (BOPU), planning staff believes this site should be annexed into the City.

All new tracts shall be required to connect into available water and sewer services prior to seeking a building permit, as they do not meet the requirements for septic systems. As the buildings are existing and currently cross lot lines, this plat does not exasperate the issues but also does not solve the situation either. A replat in the future should be considered to fix the issue.

PlanCheyenne identifies the area as Public and Quasi-Public (PUB) and thus contemplates community-based uses and activities such as churches, governmental facilities, libraries, and hospitals for this area.

The subject property is currently used as a church complex and is located within the MU- Mixed Use zone district. The property is adjacent to the US 30-service road to the south, a vacant MU zoned property lies to the east, with MU zoned residences to the west and north. Another church organization- Bethel INC. operates a pre-school directly north of the proposed tract across Charles Street.

This property is located within one mile of the City of Cheyenne's jurisdiction. Per W.S.S. 34-12-103, official city comments (attached) were provided by the City Planning and Development Offices regarding the plat.

A letter requesting waiver of traffic and drainage studies was submitted by the applicant, a copy of which is attached. The County Engineer has concurred with this request based on the justification provided in the letter.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comments were received.

A public hearing before the Laramie County Planning Commission for this application was held on January 23, 2020. During the public comment session, the City of Cheyenne recommended annexation into the city for water and sewer services, and remedial plat corrections including the dedication of an additional two-feet of Right-of-Way for Charles Street.

The Planning Commission voted 3 – 0 to recommend approval of the application to the Board with five conditions, those conditions have been satisfied per the revised plat dated February 7, 2020.

Staff finds this application is in conformance with the plans and policies of Laramie County. The attached resolution shall serve as the subdivision permit upon approval by the Board.

## **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.
- b. This application is in conformance with section 4-2-111 governing the MU – Mixed Use zone district.

**and that the Board approve the Subdivision Permit and Plat for Galatia Subdivision with the following condition and recommendations:**

Condition Required:

1. All minor plat corrections shall be addressed prior to recordation of the final plat.

Recommendations:

1. Annexation into the City of Cheyenne.
2. Replat to remove lot lines across building footprints.

## **PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for Galatia Subdivision with one condition and adopt the findings of facts a and b of the staff report.**

## **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Zoning Map**
- Attachment 6: Applicant Traffic and Drainage Studies Waiver Request**
- Attachment 7: Agency Comments Report – Amended January 23, 2020**
- Attachment 8: Resolution**
- Attachment 9: Plat – Revised February 7, 2020**

# Laramie County, Wyoming



## Galatia Subdivision

### Subdivision Permit & Plat

PZ-19-00329

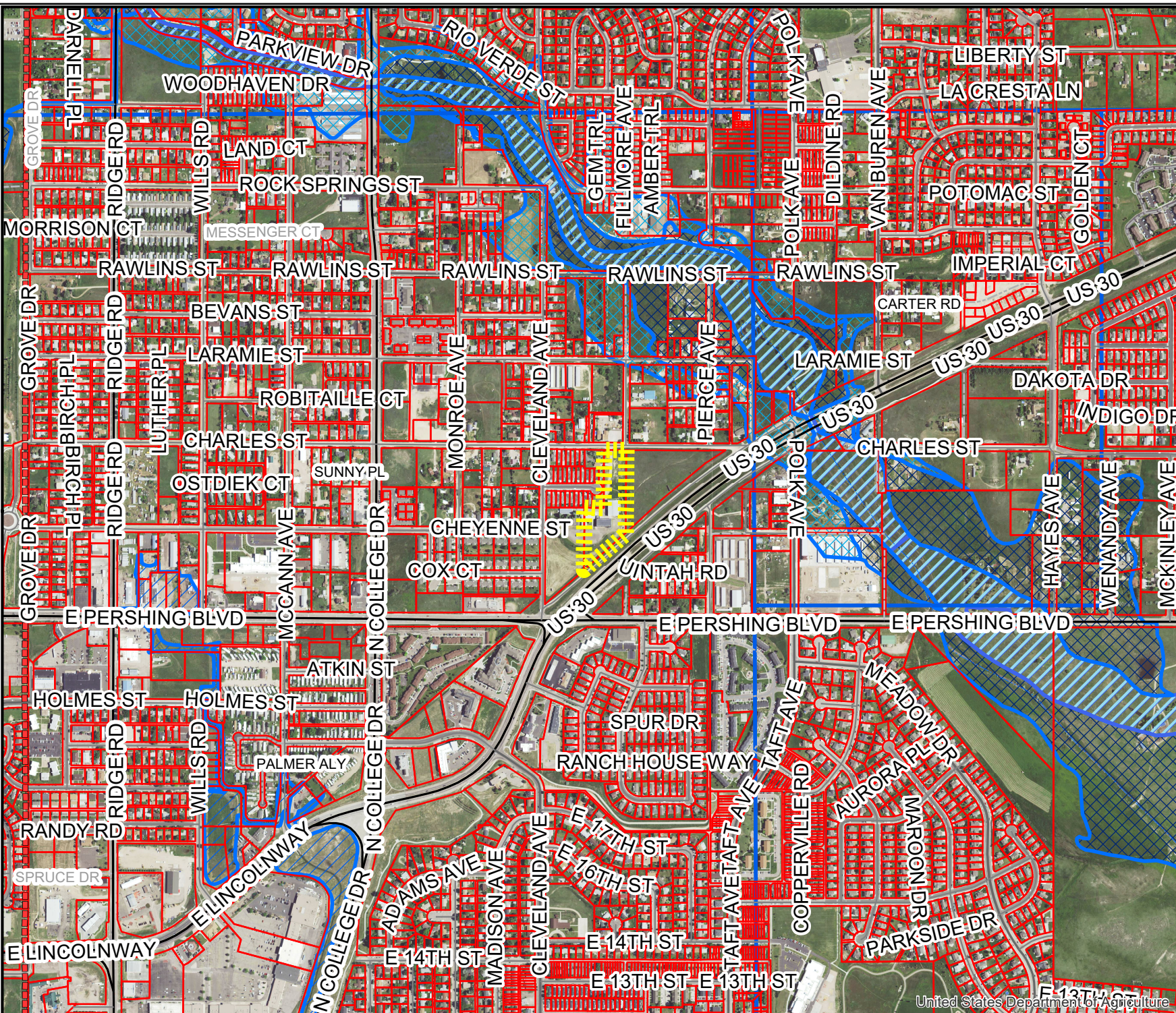
### Location Map

**Legend**

- NPMS Pipelines-Restricted
- Streets Classification**
  - Interstate
  - Arterial
  - Collector
  - Local
  - Platted, Not Built
  - Private
  - Rail Road
  - Property Lines
  - Creeks
  - Current FEMA Index
- Current Flood Hazards**
  - FEMA FLOODWAY
  - FEMA 100yr Floodplain
  - FEMA 500YR FLOODPLAIN
  - CITY/CNTY 100YR FLOODPLAIN
- imageryNAIP2015\_50cm
- RGB**
  - Red: Red
  - Green: Green
  - Blue: Blue
- Subject Property

December 18th, 2019

0 550 1,100 Feet



United States Department of Agriculture

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

# Laramie County, Wyoming



## Galatia Subdivision

### Subdivision Permit & Plat

PZ-19-00329

### Aerial Map

#### Legend

NPMS Pipelines-Restricted

#### Streets

##### Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private
- Rail Road
- Property Lines
- Creeks
- Current FEMA Index

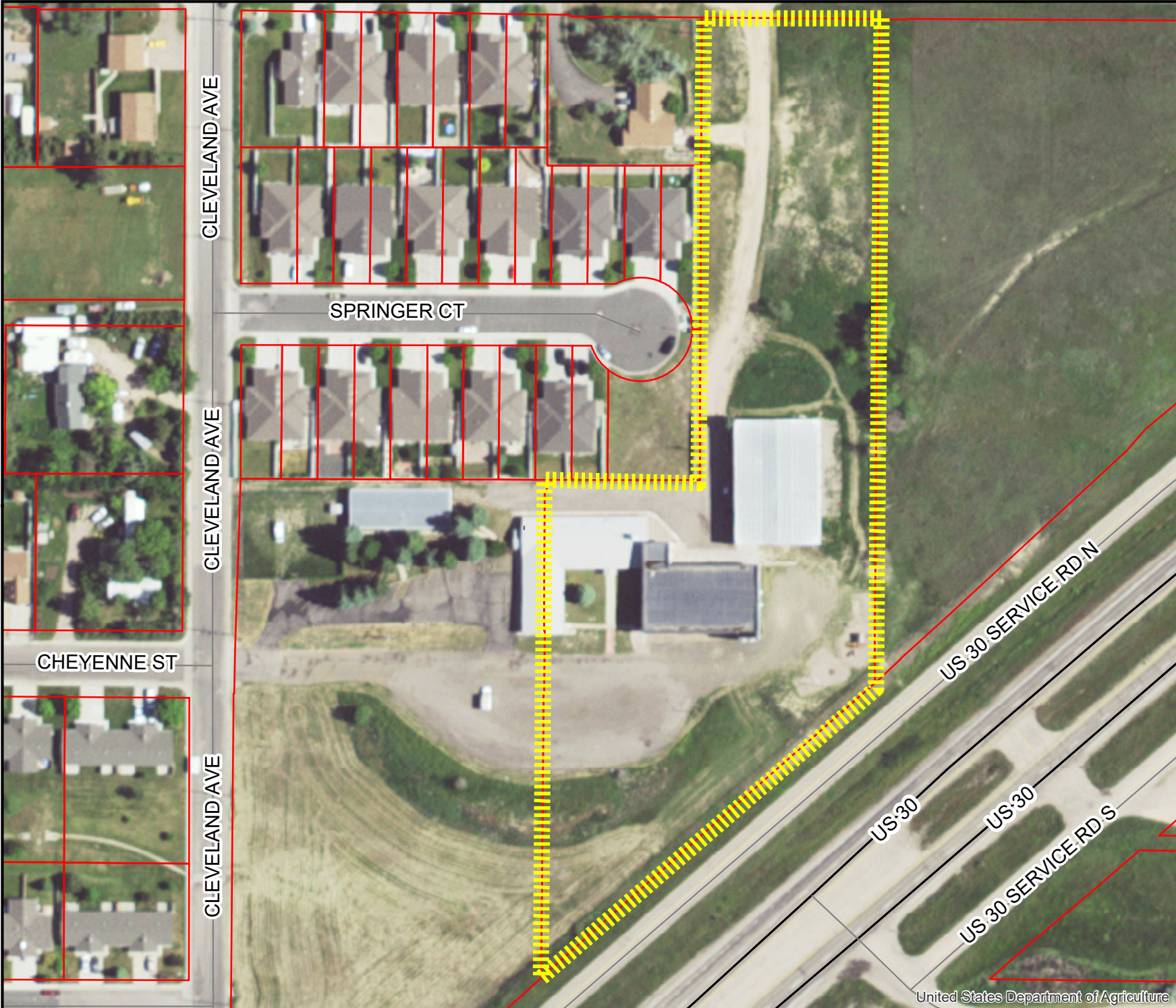
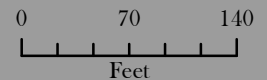
#### Current Flood Hazards

- NAME
- FEMA FLOODWAY
  - FEMA 100yr Floodplain
  - FEMA 500YR FLOODPLAIN
  - CITY/CNTY 100YR FLOODPLAIN
- imagery\NAIP2015\_50cm

- RGB
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Subject Property

December 18th, 2019



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# Laramie County, Wyoming




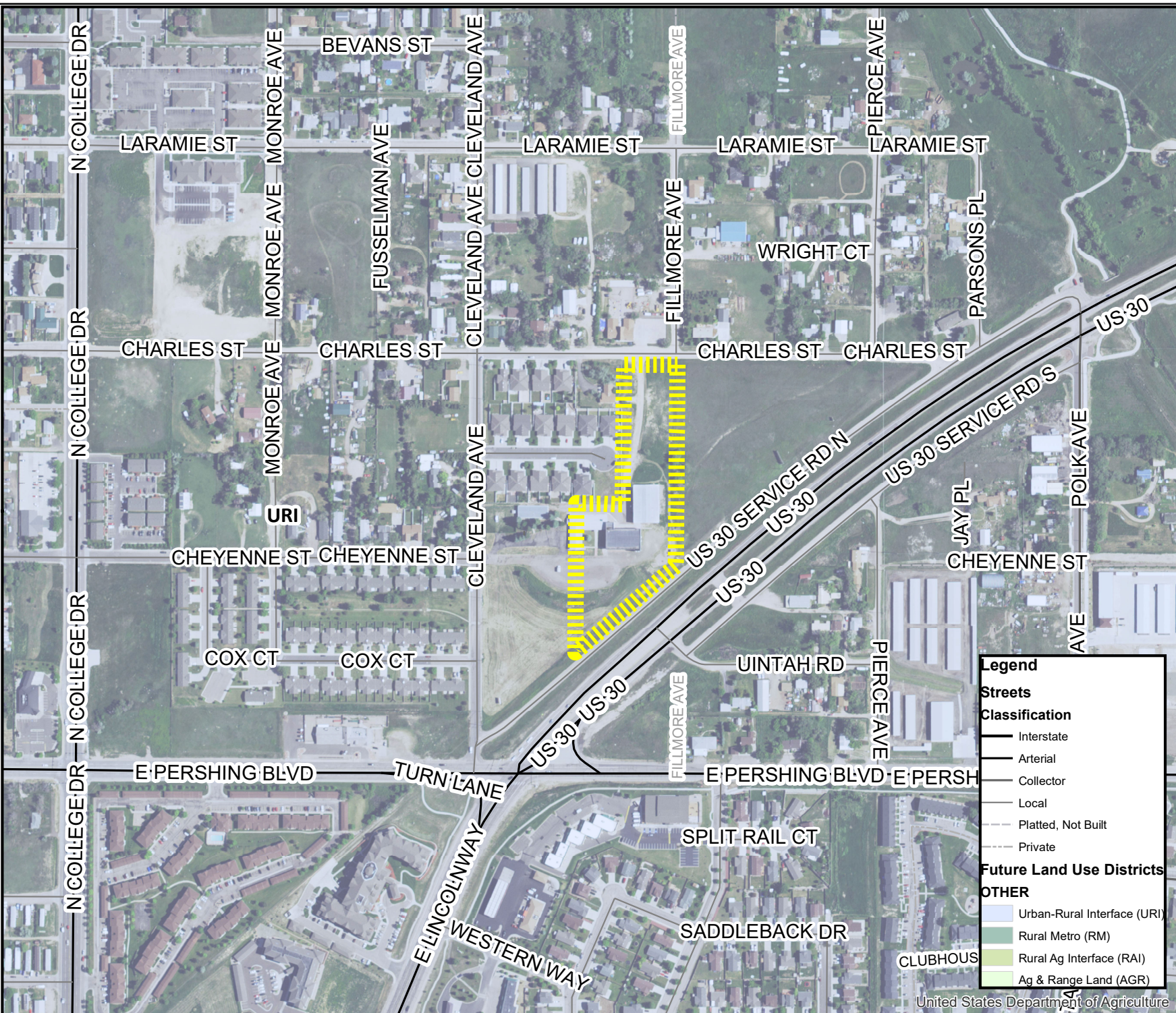
Galatia Subdivision

Subdivision Permit & Plat

PZ-19-00329







Comprehensive Plan Map

 Subject Property




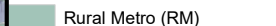
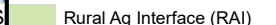

**Legend**

**Streets Classification**

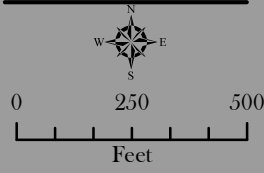
-  Interstate
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Private

**Future Land Use Districts**

**OTHER**

-  Urban-Rural Interface (URI)
-  Rural Metro (RM)
-  Rural Ag Interface (RAI)
-  Ag & Range Land (AGR)

December 18th, 2019



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United States Department of Agriculture

# Laramie County, Wyoming

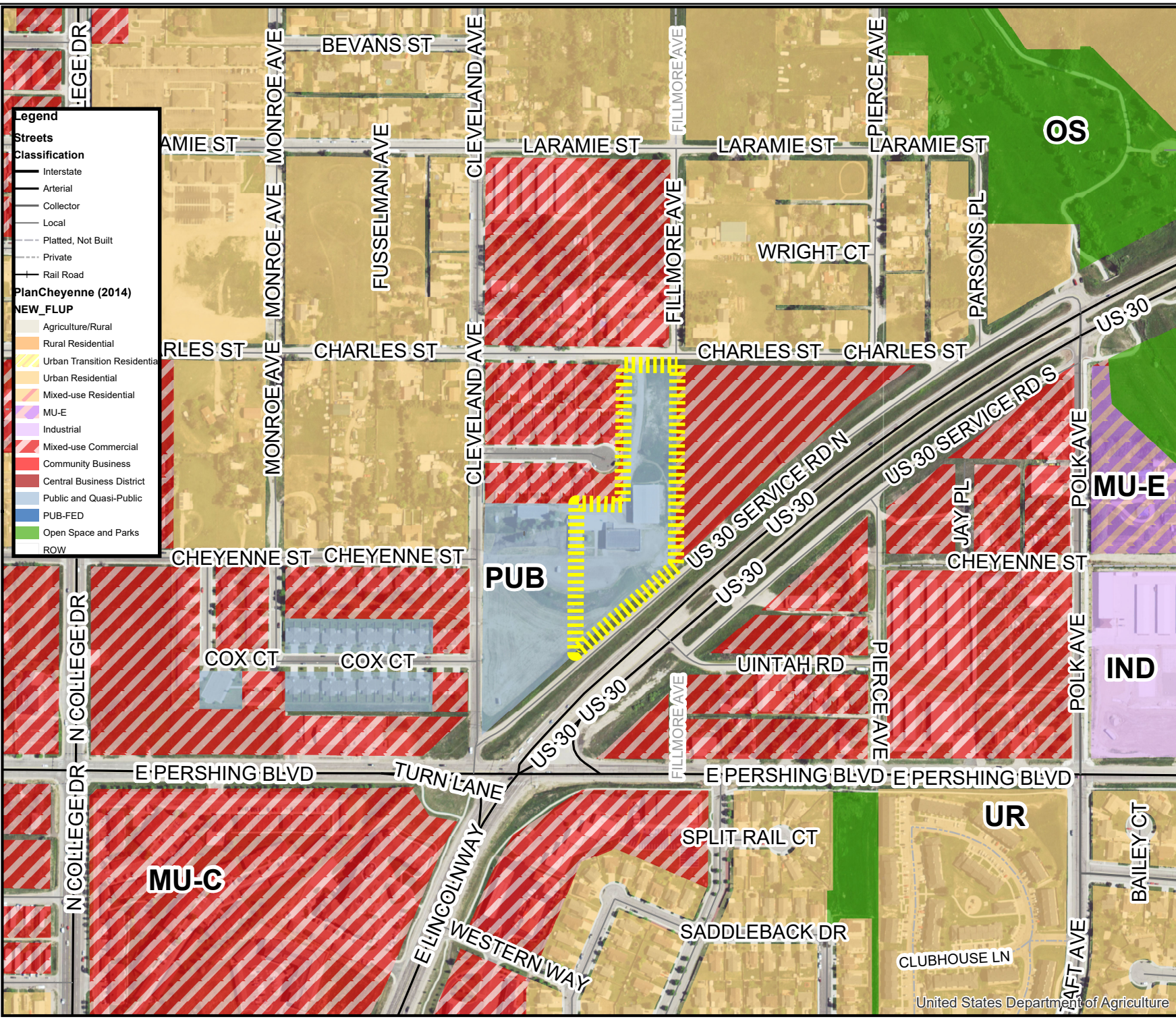


Galatia Subdivision

Subdivision Permit & Plat

PZ-19-00329

PlanCheyenne Map



**Legend**

**Streets**

**Classification**

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private
- Rail Road

**PlanCheyenne (2014)**

**NEW\_FLUP**

- Agriculture/Rural
- Rural Residential
- Urban Transition Residential
- Urban Residential
- Mixed-use Residential
- MU-E
- Industrial
- Mixed-use Commercial
- Community Business
- Central Business District
- Public and Quasi-Public
- PUB-FED
- Open Space and Parks
- ROW

Subject Property

December 18th, 2019

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# Laramie County, Wyoming




Galatia Subdivision

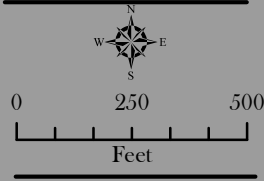
Subdivision Permit & Plat

PZ-19-00329

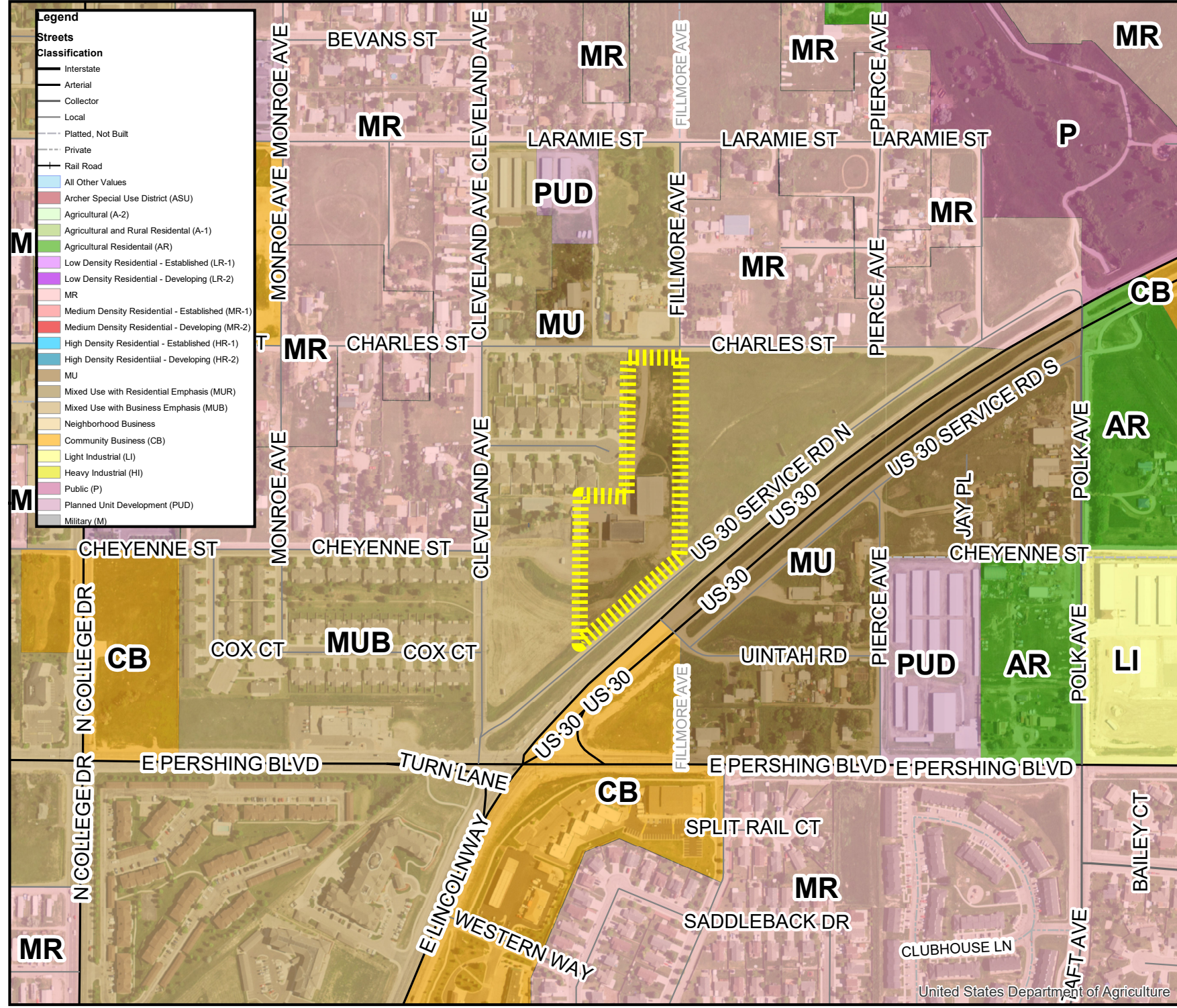
Zoning Map

 Subject Property

December 18th, 2019



Legend	
<b>Streets</b>	
<b>Classification</b>	
	Interstate
	Arterial
	Collector
	Local
	Platted, Not Built
	Private
	Rail Road
	All Other Values
	Archer Special Use District (ASU)
	Agricultural (A-2)
	Agricultural and Rural Residential (A-1)
	Agricultural Residential (AR)
	Low Density Residential - Established (LR-1)
	Low Density Residential - Developing (LR-2)
	MR
	Medium Density Residential - Established (MR-1)
	Medium Density Residential - Developing (MR-2)
	High Density Residential - Established (HR-1)
	High Density Residential - Developing (HR-2)
	MU
	Mixed Use with Residential Emphasis (MUR)
	Mixed Use with Business Emphasis (MUB)
	Neighborhood Business
	Community Business (CB)
	Light Industrial (LI)
	Heavy Industrial (HI)
	Public (P)
	Planned Unit Development (PUD)
	Military (M)



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# John Studley, PLS

615 West Dale Blvd.  
Cheyenne, Wyoming 82009



2 Timothy 2: 15

December 13, 2019

Marissa Pomerleau  
3966 Archer Parkway  
Cheyenne, WY 82009

RE: Galatia Subdivision application

Dear Ms. Pomerleau

Thank you very much for your assistance in getting this application submitted.

Sunnyside Southern Baptist Church is attempting to sell the vacant lands located North of the Church complex in Tract 120 in order to reduce their mortgage obligations. Separating the two portions of Tract 120, Sunnyside Addition 4<sup>th</sup> Filing in this manner will help in that effort.

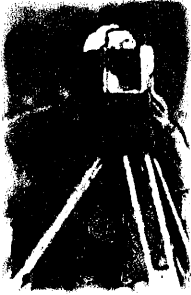
The developed Church complex area is in Tract 2 of this subdivision proposal. The remainder of the Church complex area is located Westerly of Tract 2 with the developed access off of Cleveland Ave. Thus, the current addressing is 3401 Cleveland Ave. All of the Church complex area out to Cleveland Ave. is in fee title ownership of Sunnyside Southern Baptist Church. The church will continue to function in the manner it has historically operated, with no planned expansion or further development at this time.

With no proposed changes to the historic and current church use, and unknown proposed use or development of the proposed Tract 1 under this application, we would respectfully request a waiver of any traffic study requirement.

Again, thank you for your assistance in this regard, and we hope to hear back from you at your earliest convenience.

John J. Studley, PLS No. 4828

Cell: 307-287-4755 email: jackliz0318@gmail.com



2 Timothy 2: 15

John Studley, PLS

615 West Dale Blvd.  
Cheyenne, Wyoming 82009

January 14, 2020

Paul Whalen  
3966 Archer Parkway  
Cheyenne, WY 82009

RE: Galatia Subdivision application

Dear ~~Ms. Pomerleau~~ <sup>MR. WHALEN</sup>

Thank you very much for your assistance in getting this application submitted.

Sunnyside Southern Baptist Church is attempting to sell the vacant lands located North of the Church complex in Tract 120 in order to reduce their mortgage obligations. Separating the two portions of Tract 120, Sunnyside Addition 4<sup>th</sup> Filing in this manner will help in that effort.

The developed Church complex area is in Tract 2 of this subdivision proposal. The remainder of the Church complex area is located Westerly of Tract 2 with the developed access off of Cleveland Ave. Thus, the current addressing is 3401 Cleveland Ave. All of the Church complex area out to Cleveland Ave. is in fee title ownership of Sunnyside Southern Baptist Church. The church will continue to function in the manner it has historically operated, with no planned expansion or further development at this time.

With no proposed changes to the historic and current church use, and unknown proposed use or development of the proposed Tract 1 under this application, we would respectfully request a waiver of any drainage study requirement.

Again, thank you for your assistance in this regard, and we hope to hear back from you at your earliest convenience.

John J. Studley, PLS No. 4828

**AMENDED COMMENTS: (1/13/20202)**  
**PZ-19-00329                      GALATIA SUBDIVISION                      SUBDIVISION PERMIT**

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**LARAMIE COUNTY:**

**County Assessor:** County Assessor, Clarice Blanton COMMENTS ATTACHED  
12/27/2019

1. There is a building which crosses the line between Tracts 119 and 120. As we cannot divide the building for assessment purposes an "Improvements Only" record will be created.
2. There is no separate address shown for this building.

**County Engineer:** County Engineer, Scott Larson COMMENTS ATTACHED  
12/30/2019

**Engineer Review**

1. I concur with the request for a waiver of a detailed Traffic Study at this time. If and when a Site Plan application is submitted, one may be required at that time.
2. The applicant did not submit a letter requesting a waiver of a detailed Drainage Study and one should be submitted for the file. I will concur with a request for a waiver when it is submitted and, similar with the Traffic Study, a Drainage Study may be required when and if a Site Plan application is submitted.
3. There is no graphic scale on the plat, only a written scale.
4. The plat labels "Charle Street" which should be "Charles Street". In addition, "Springer Subdivdion" should be "Springer Subdivision". Finally, in the Dedication statement, the last line says "for the purposes indicted hereon" which I believe should be "for the purposes indicated hereon".
5. In the Certificate of Surveyor, it indicates "employee/agent for The City of Cheyenne," and I believe this should be removed for this plat.
6. Plats require a vicinity map to be included.
7. It appears the Tract/Lot to the west of the proposed Tract 2 also belongs to the same owner, but it is not included within this platted area. With the plat as it currently is, there is no access from a roadway to Tract 2 so the plat is creating a landlocked parcel. Therefore, either an access easement needs to be included to provide access to Tract 2 or the west property should be included and combined into one Tract which would give access off of Cleveland Ave.

**Surveyor Review:**

1. There are no survey ties by bearing/azimuth and the distance to the nearest public land survey system monument shown on the plat.
2. There are some boundary line bearings shown on the plat that do not match the bearings in the ACKNOWLEDGEMENT legal description: In the 4th phrase of legal description the bearing is shown as N0°02'30"E, but it is labeled on plat as N0°02'30"W. In the 5th phrase of legal description the bearing is shown as S89°37'45"E, but it is labeled on plat as S89°37'45"W.
3. The CLF & P UTILITY EASEMENT (BK 1085 PG 285) shown along the west edge of the subdivision is not dimensioned.

**County Public Works Department:** County Public Works Department, David Bumann  
COMMENTS ATTACHED 11/19/2019  
see engineer's review

**Environmental Health:** Environmental Health Dept, Roy Kroeger COMMENTS ATTACHED, 12/24/2019

1. Laramie County Small Wastewater System Regulations 201 Area Facilities Management Plan;
2. This department cannot issue a small wastewater system permit.
3. Any development shall connect to the Board of Public Utilities public sewer system.

**Intraoffice:** Planners, Paul Whalen COMMENTS ATTACHED 12/20/2019

1. Please consider vacating the existing common interior lot lines to consolidate the church property (South 150' Tracts 117 & 118, Portion of Tracts 133 & 134, Plus 60' Vacated Cheyenne St Adjacent to Tracts 117, 118, 133 & 134) into one property known as Tract 2.
2. Please prepare and submit a site plan with the existing building footprints superimposed on the proposed Tracts (also show proposed lot lines). Currently buildings footprints appear to be over lot lines possibly creating setback violations.
3. This plat is an opportunity to resolve these issues.
4. Please correct the street name should be Charles Street not Charle Street; also in the Dedication statement the last line states "... AND FOR THE PURPOSES INDICTED HEREON", I believe your intent was to state "... AND FOR THE PURPOSES INDICATED HEREON".
5. Please ensure the most recent Surveyor's signature block is on the plat exhibit.
6. Provide information on the plat pertaining to water and sewer services to the site. For lots less than 5.25 acres in size, central water and sewer services are required.(Water and sewer services are required for a build-able lot).
7. As this property is a county enclave within the City of Cheyenne, staff recommends contacting City staff regarding potential annexation.
8. Please provide a vicinity map on the plat exhibit per Section 2-1-101,e.xiii.F.
9. Please refer to the redlined plat exhibit for more comments.

**Intraoffice:** Planners, Cambia McCollom, 12/20/2019, COMMENTS ATTACHED

1. In the note section, as well as the dedication, there is a reference to roads and easements. Looking at the plat itself, only easements are designated in the scope of the subdivision.

**CHEYENNE DEVELOPMENT SERVICES:** Seth Lloyd, 01/02/2020, COMMENTS ATTACHED

**Susana Montana (Planning and Development):**

1. On April 29, 2019, the Sunnyside Church representatives came in for a pre-application meeting and at that time BOPU staff indicated that there is no Outside Users Agreement to service the portion of the land that lies outside City limits and stated that no such agreement would be granted and, instead, urged the Applicant to annex into the City as their land lies both within the City and the County. The County portion is a County "enclave". It is not anticipated that the City (BOPU or the Planning Director) would approve of an Outside User Agreement for sewer service to the County enclave land.
2. It is understood that the 2-acre parcel cannot be split without City sewer service. Therefore, the owner should proceed with annexation to the City and should enter

into an annexation agreement about what and when improvements to the gymnasium building are to be made to meet City Fire Codes for occupancy by the owner.

**Seth Lloyd (CITY Planning and Development):**

1. Northern Street is "Charles Street", not "Charle Street".
2. Recommend platting all land not within City limits under the same ownership with this platting action (therefore including the portions of Tract 119, Tract 135, Tract 136, and vacated Cheyenne Street).
3. The plat notes "Existing Board of Public Utilities [water/sewage] on or adjacent to tracts" appear to infer that the BOPU would service the proposed tracts. This may not be the case (unless annexed - in which case the subdivision should occur after annexation to the City, not before), therefore the plat needs to provide a proper water supply and sewage disposal note for the proposed tracts (2019 LCLUR 2-1-101.e.xiii.H).
4. If tract 1 is proposed to be developed, please note that it would likely need to be annexed to the City to receive water & sewer service - Community Facility Fees would be due to the CITY upon annexation (UDC 4.2.5.e); platting the land in the County and then annexing to the City may result in charging of such facility fees by both the County and City.

**LARAMIE COUNTY FIRE DISTRICT NO. 2, Jason Caughey, 12/19/2019, COMMENTS ATTACHED**

PZ-19-00329 (See Cooper McCullar notes)

Cooper McCullar, 12/19/2019, COMMENTS ATTACHED

1. It is difficult to see the division line on the plat. With that being said, if the plan is to divide the two existing buildings, we would have very limited access between the two buildings creating fire exposure problems.
2. If the plan is to divide the lot on the Northeast corner of the existing building, LCFD2 has no comments regarding dividing the lot northeast of the existing structure.
3. LCFD2 would like clarification on the division line.

**BOPU (BOARD OF PUBLIC UTILITIES) Linda Gunter, 1/7/2020, COMMENTS ATTACHED**

Galatia Subdivision:

1. The Board of Public Utilities has an existing 8" PVC DR-35 Sanitary Sewer Main and an existing 8" DIP Water Main with-in the W 25' of the Vacated Fillmore Avenue.
2. On this Plat the BOPU is requiring that the called out note that reads (20' Emergency Vehicle Access and Utility Easement) be changed to reads as 20' Emergency Vehicle Access and BOPU Utility Easement.
3. In the Notes please remove note No. 3 and replace it with the following note:  
This WATER AND SEWER UTILITY EASEMENT (hereinafter referred to as the "BOPU UTILITY EASEMENT"), as shown and described hereon, is granted to the Board of Public Utilities of the City of Cheyenne ("BOPU"). No other utilities may install facilities on or within the BOPU UTILITY EASEMENT, except as follows: Other utilities may cross the BOPU UTILITY EASEMENT, if and only if:  
(i) a utility's facilities cross the BOPU facilities at no less than a 60 degree

angle;

(ii) a minimum of 24 inches of vertical clearance is provided between the BOPU facilities and the crossing facilities, unless otherwise approved by the BOPU; and,

(iii) a copy of any utility easement authorizing the crossing of the BOPU UTILITY EASEMENT is provided to the BOPU prior to any construction within the BOPU UTILITY EASEMENT.

**AGENCIES WITH NO COMMENTS:**

Black Hills Energy:

Building Dept.

Wyoming Game & Fish Dept:

WYDOT;

Cheyenne MPO;

County Public Works Department;

County Real Estate Office;

Laramie Co School Dist. No. 1;

Sheriff's Office:

**AGENCIES WITH NO RESPONSE**

Laramie County Weed & Pest:

CenturyLink:

US Post Office:

Combined Communications Center:

Emergency Management:

WY State Engineer's Office:

County Treasurer:

County Conservation District:

Laramie Co School Dist No 1:

County Attorney:

WYDEQ:



**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

January 2, 2020

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

**RE: Galatia Subdivision City Comments**

Board of County Commissioners,

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

1. Per City code (UDC 4.3.4.c) local City streets are to be a minimum of 56' wide. Charles Street adjacent to this plat is 54' wide. The City requests 2' of additional right-of-way be dedicated to Charles Street with this platting action pursuant to State Statute 34-12-103 (b) (ii) and (iii).
2. 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. The City defers timing of design and construction of public improvements to the County.

**If item one (1) listed above is not resolved, the City requests a formal response by the Board of County Commissioners pursuant to W.S. 34-12-103-(b).** I do not believe that there are any other 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. \_\_\_\_\_

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
A PORTION OF TRACT 119 AND ALL OF TRACT 120, SUNNYSIDE  
ADDITION, 4<sup>TH</sup> FILING AND PORTIONS OF VACATED FILLMORE AVENUE  
AND CHEYENNE STREET, LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS "GALATIA 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 proposed subdivision and plat is in accordance with section 2-1-103 of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the subdivision permit for Galatia 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.

**And the Board approves the Subdivision Permit and Plat for Galatia Subdivision with the following condition and recommendations:**

Condition Required:

1. All minor plat corrections shall be addressed prior to recordation of the final plat.

Recommendations:

1. Annexation into the City of Cheyenne.
2. Replat to remove lot lines across building footprints.

PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Amber Ash, Chairperson

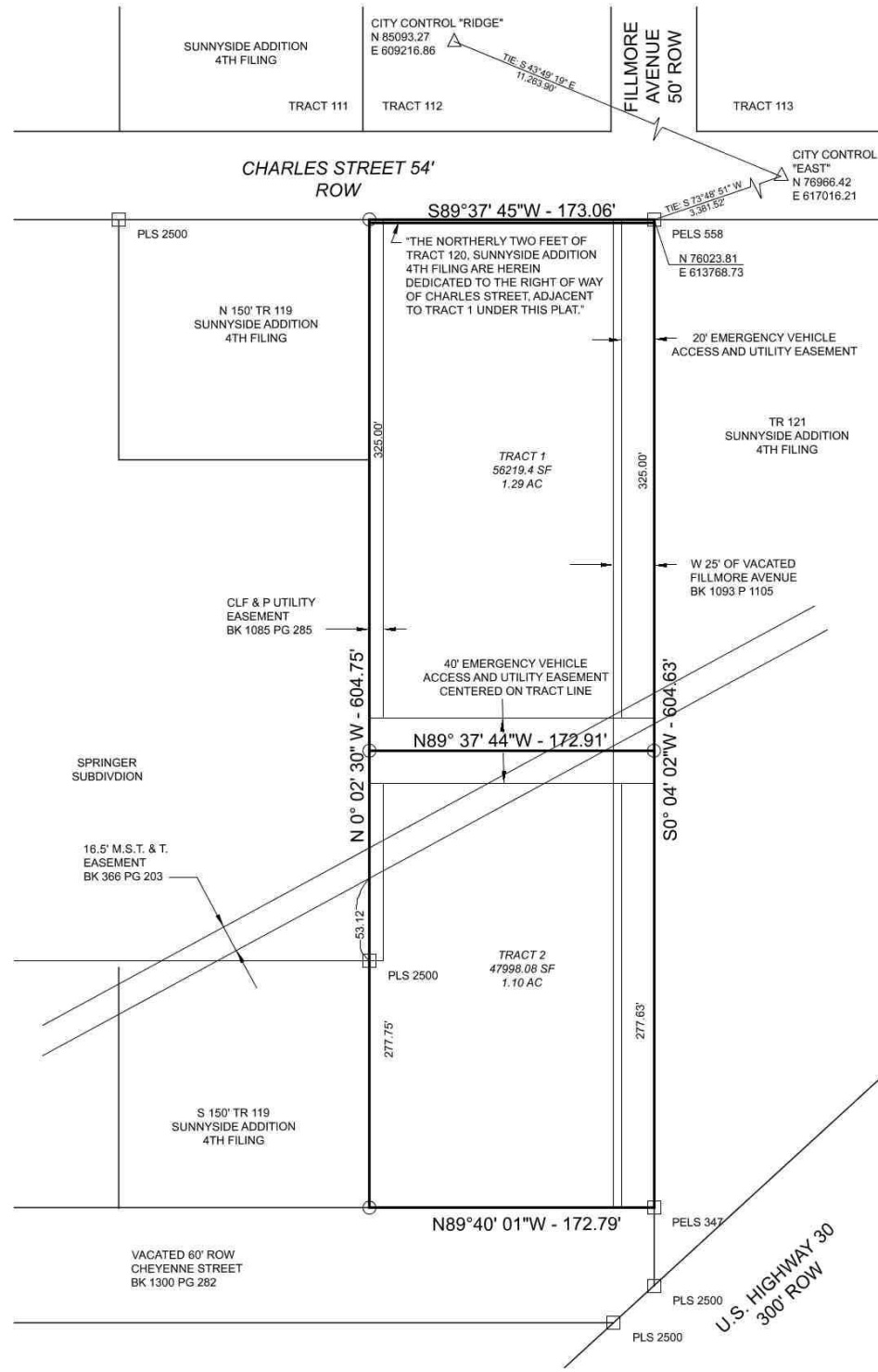
ATTEST:

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

Reviewed and approved as to form:

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





EXISTING BOARD OF PUBLIC UTILITIES WATER SUPPLY ON OR ADJACENT TO TRACTS  
 EXISTING BOARD OF PUBLIC UTILITIES SEWAGE DISPOSAL SYSTEM ON OR ADJACENT TO TRACTS  
 NO PUBLIC MAINTENANCE OF INTERIOR ROADS  
 FIRE PROTECTION PROVIDED BY FIRE DISTRICT #2

- NOTES
- TRACT 2 IS PART OF AN EXISTING CHURCH COMPLEX, CURRENTLY ADDRESSED AS 3401 CLEVELAND AVE., WITH PRIMARY ACCESS DEVELOPED AND EXISTING OFF OF CLEVELAND AVE.
  - THE PRIMARY PURPOSE OF THIS REPLAT IS TO IDENTIFY THE VACANT LANDS OF TRACT 1 FOR SALE, WITH PRIMARY ACCESS OFF OF CHARLES STREET. 2' ADDITIONAL FEET OF RIGHT OF WAY ARE BEING PROVIDED ALONG CHARLES STREET PER THE REQUEST OF THE CITY OF CHEYENNE.
  - THIS WATER AND SEWER UTILITY EASEMENT (herein after referred to as the "BOPU UTILITY EASEMENT"), AS SHOWN AND DESCRIBED HEREON, IS GRANTED TO THE BOARD OF PUBLIC UTILITIES OF THE CITY OF CHEYENNE ("BOPU"). NO OTHER UTILITIES MAY INSTALL FACILITIES ON OR WITHIN THE BOPU UTILITY EASEMENT, EXCEPT AS FOLLOWS: OTHER UTILITIES MAY CROSS THE BOPU UTILITY EASEMENT, IF AND ONLY IF: (i) A UTILITY'S FACILITIES CROSS THE BOPU FACILITIES AT NO LESS THAN A 60 DEGREE ANGLE; (ii) A MINIMUM OF 24 INCHES OF VERTICAL CLEARANCE IS PROVIDED BETWEEN THE BOPU FACILITIES AND THE CROSSING FACILITIES, UNLESS OTHERWISE APPROVED BY THE BOPU; AND (iii) A COPY OF ANY UTILITY EASEMENT AUTHORIZING THE CROSSING OF THE BOPU UTILITY EASEMENT IS PROVIDED TO THE BOPU PRIOR TO ANY CONSTRUCTION WITHIN THE BOPU UTILITY EASEMENT.
  - NO PORTION OF THE PLATTED AREA FALLS WITHIN A FEMA FLOOD HAZARD AREA: REFER TO FEMA MAP PANEL NO.56021C1094F, WITH EFFECTIVE DATE OF JANUARY 17, 2007.
  - THE LARAMIE COUNTY ASSESSORS OFFICE WILL CREATE AN "IMPROVEMENT ONLY" RECORD FOR BUILDINGS CONSTRUCTED OVER PROPERTY LINES.
  - TRACT 2 IS ALREADY DEVELOPED AND CONNECTED TO THE CITY OF CHEYENNE WATER AND SANITARY SEWER SYSTEMS. VACANT TRACT 1 WILL REQUIRE CONNECTION TO SAID CITY SYSTEMS WITH DEVELOPMENT OF SAID TRACT. THIS MAY POSSIBLY REQUIRE ANNEXATION TO THE CITY OF CHEYENNE FOR DEVELOPMENT.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: SUNNYSIDE SOUTHERN BAPTIST CHURCH, OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED LANDS:  
 ALL OF TRACT 120, AND THE WEST 1/2 (25') OF VACATED FILLMORE AVE., ADJACENT TO SAID TRACT, SUNNYSIDE ADDITION FOURTH FILING, SITUATE IN A PORTION OF THE SE1/4SE1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH PM, LARAMIE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE POINT OF INTERSECTION FOR THE CENTERLINE OF VACATED FILLMORE AVE. AND THE SOUTHERLY RIGHT OF WAY OF CHARLES ST., THENCE S0°04'02"W, ON AND ALONG SAID CENTERLINE OF VACATED FILLMORE AVE., A DISTANCE OF 604.63 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF CHEYENNE STREET (VACATED) PROJECTED EASTERLY;  
 THENCE N89°40'01"W, ON AND ALONG SAID NORTHERLY RIGHT OF WAY OF CHEYENNE STREET AND THE SOUTHERLY LINE OF TRACT 120, A DISTANCE OF 172.79 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 120;  
 THENCE N0°02'30"E, ON AND ALONG THE WESTERLY LINE OF SAID TRACT 120, A DISTANCE OF 604.75 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 120;  
 THENCE S89°37'45"E ON AND ALONG THE NORTHERLY LINE OF SAID TRACT 120, A DISTANCE OF 173.06 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 104,563.6 SQUARE FEET OR 2.40 ACRES MORE OR LESS.  
 HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "GALATIA SUBDIVISION", DOES HEREBY DECLARE THE SUBDIVISION OF SAID LANDS, AS IT APPEARS ON THIS PLAT TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE FOR THE USE OF THE PUBLIC THE STREETS AND GRANT EASEMENTS FOR THE PURPOSES INDICATED HEREON.

GERALD EDWARD BOYD, PRES.  
 SUNNYSIDE SOUTHERN BAPTIST CHURCH

BASIS OF BEARINGS  
 COORDINATES ARE BASED ON THE WYOMING EAST STATE PLANE, EAST ZONE COORDINATE SYSTEM (FIPZONE 4901) NAD 83 - 1992 ADJUSTMENT. LABELED PLAT AND PLAN DATA (CURVE DATA, BEARINGS, DISTANCES AND STATIONING) ARE GROUND BASED. TO OBTAIN GRID DISTANCES, MULTIPLY PLAT AND PLAN DATA BY A PROJECT SCALE FACTOR OF 0.9996685.

- LEGEND
- SET THIS SURVEY, NO.5 REBAR WITH ALUMINUM SURVEY CAP STAMPED "PLS 4828".
  - ▲ FOUND CITY OF CHEYENNE CONTROL MONUMENT OF RECORD.
  - FOUND REBAR SURVEY MONUMENTS WITH IDENTIFYING CAPS AS SHOWN ON THIS MAP.

STATE OF WYOMING )  
 ) SS  
 COUNTY OF LARAMIE )

CERTIFICATE OF SURVEYOR

I, John J. Studley, Wyoming Licensed Professional Land Surveyor No. 4828, do hereby certify the FINAL PLAT shown hereon was prepared by me from an actual survey conducted by me, and is correct to the best of my knowledge and belief.

John J Studley WY PLS No. 4828

ACKNOWLEDGEMENTS

STATE OF WYOMING )  
 ) SS  
 COUNTY OF LARAMIE )  
 THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GERALD EDWARD BOYD, PRESIDENT, SUNNYSIDE SOUTHERN BAPTIST CHURCH, THIS  
 \_\_\_ DAY OF \_\_\_, 20\_\_.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

CHAIRMAN \_\_\_\_\_

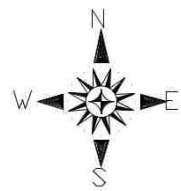
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

ATTEST: \_\_\_\_\_  
 COUNTY CLERK

VICINITY MAP



FILING RECORD



FINAL PLAT  
**GALATIA SUBDIVISION**  
 A REPLAT OF ALL OF TRACT 120, AND THE WEST 1/2 (25') OF VACATED FILLMORE AVE., ADJACENT TO SAID TRACT, SUNNYSIDE ADDITION FOURTH FILING, SITUATE IN A PORTION OF THE SE1/4SE1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH PM, LARAMIE COUNTY, WYOMING  
 PREPARED FEBRUARY 2020