



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Sonny M Keen, Associate Planner

DATE: May 7th, 2024

TITLE: PUBLIC HEARING regarding an approval of the Subdivision Permit and Plat for Pita Ranch, 2nd Filing, situated in a portion of the N ½ SE ¼ of Section 34, Township 14 North, Range 63 West, and a portion of Tract 1, PITA RANCH, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying, on behalf G & G Enterprises, has submitted a Subdivision Permit and Plat application for this property located on the west side of County Road 146, and south of Iron Horse Road. The application has been submitted to subdivide the 40.63 combined acreage into seven (7) residential tracts averaging 5.25 to 8 acres each.

BACKGROUND

The current use of the property is residential, residential vacant land and is immediately adjacent to either residential, residential vacant, or agricultural land located in the LU – Land Use zone district. A portion of the mentioned property is unplatted while the other is platted as a portion of Tract 1, Pita Ranch.

Pertinent Regulations include:

Section 2-1-101(a – e) governing criteria for a Subdivision Permit and Plat.

Section 1-2-104 governing Public Notice.

Section 4-2-114 governing the LU – Zoning District.

DISCUSSION

The proposed platting action would vacate Pita Ranch and replat the mentioned subject property as Pita Ranch, 2nd filing. The property will be accessed via County Road 146. It was recommended by Laramie County GIS that the Willow Brook Lane easement be extended to all proposed new parcels and continue to Road 146 via Tract 2, Wilson Acres. This is currently being addressed via a Road and Easement naming application. This action will also require the existing addresses of 940 Road 146 and 938 Road 146 to be changed to Willow Brook Lane addresses. This will then correct the issues brought to light by the Laramie County GIS.

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas.

The subject property does not lie within the Plan Cheyenne boundary.

According to the adopted AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. The memo states that lots within this zone shall be a minimum of 5 acres to sufficiently recharge groundwater after withdrawal from a pumping well. Development design standards contained within Section 2-1-104 of the Land Use Regulations dictate that minimum acreage within Zone 2 be 5.25 acres to accommodate for the impervious surface of residential structures and driveways. The proposed action does meet these requirements.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). A DEQ Chapter 23 application has been submitted and is still pending. Water and sanitary sewer will be provided by individual wells and septic systems.

The Environmental and Services Impact Report provides a general outline of the project and its impact on schools, stormwater runoff, and County services.

Portions of these parcels lie within the FEMA 100-year floodplain.

Public notice by a legal ad, certified mailing and public notice signage have met the requirements of the land use regulations per section 1-2-104 and no public comments have been received.

The Planning Commission held a public hearing on this proposal on April 11th, 2024. One (1) member wanted further clarification as to how the new parcels would be accessed, which was addressed in Tract 2, Wilson Acres Road and Easement naming application. The Planning Commission voted 4 – 0 to recommend approval of the subdivision permit and plat to the Board of Commissioners with two (2) conditions.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board of County Commissioners 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 conforms to 4-2-114, the LU – Land Use zoning district requirements of the Laramie County Land Use Regulations.

and based on having met the criteria outlined above, staff advises that the Board of County Commissioners approve Pita Ranch, 2nd Filing, with the following conditions:

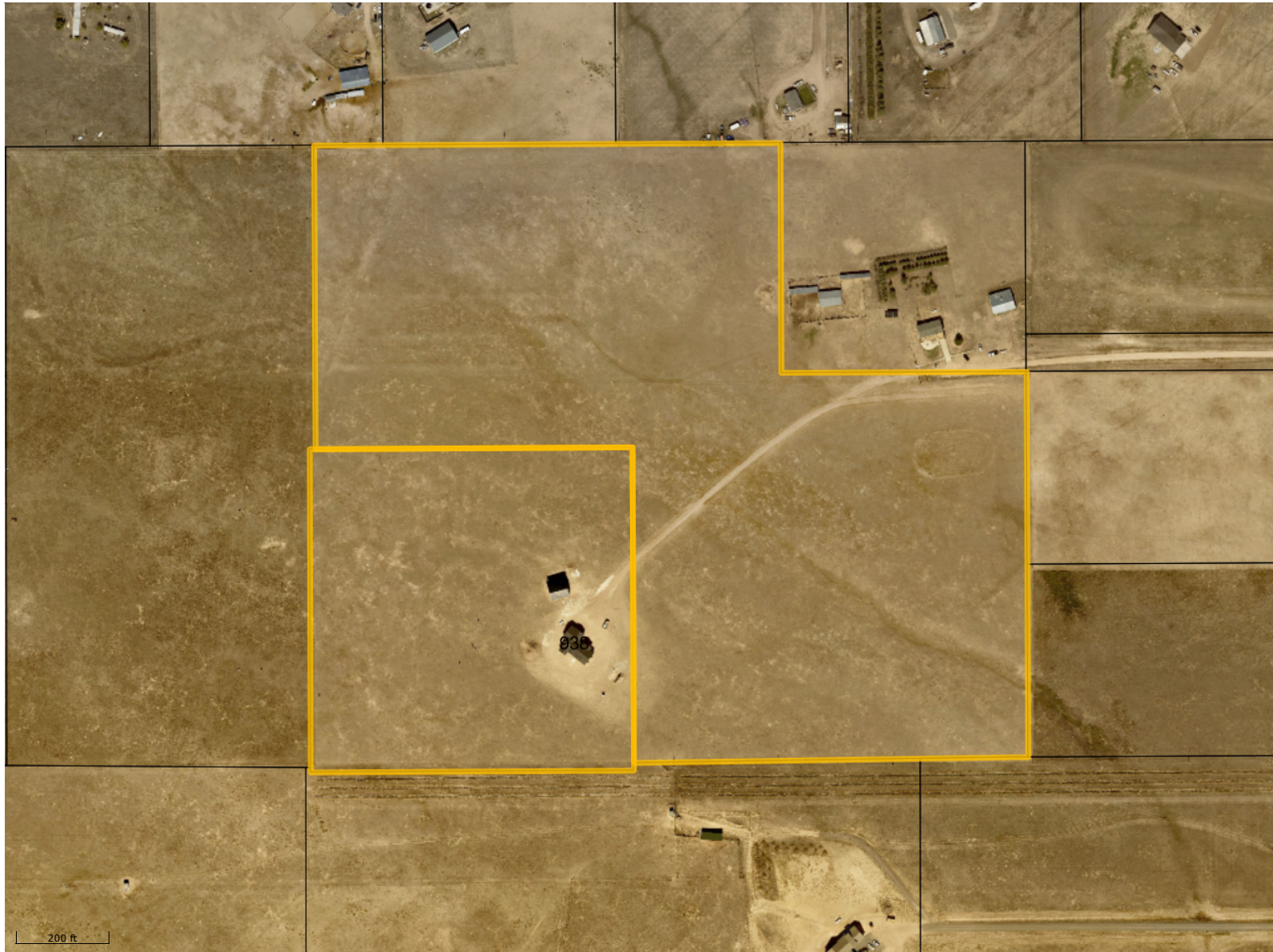
1. A non-adverse D.E.Q. Chapter 23 recommendation is received prior to plat recordation.
2. A Road and Easement naming application needs to be approved prior to plat recordation.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Pita Ranch, 2nd Filing and adopt the findings of facts (a) and (b) of the staff report as well as the two conditions of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Environmental & Services Impact Report**
- Attachment 3: Agency Comments Reports and Applicant Responses**
- Attachment 4: Drainage Study Waiver Request**
- Attachment 5: Traffic Study Waiver Request**
- Attachment 6: CFF and PSF Acknowledgement**
- Attachment 7: Resolution**
- Attachment 8: Revised Plat 04.03.24**

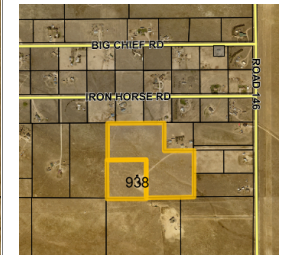


**Laramie County
Wyoming MapServer**

**PITA RANCH,
2ND FILING**

Subdivision
Permit & Plat
PZ-24-00018

Land Use Zone
District
FEMA 100 YR FP
Fire Dist. #6
School Dist. #2



This map/data is made possible through the
Cheyenne and Laramie County Cooperative GIS
(CLCCGIS) Program and is for display purposes
only. The CLCCGIS invokes its sovereign and
governmental immunity in allowing access to or
use of this data, and makes no warranties as to
the validity, and assumes no liability associated
with the use or misuse of this information.
printed 4/4/2024

PITA RANCH 2ND FILING

LETTER OF INTENT AND ENVIRONMENTAL IMPACT STUDY

For

PITA RANCH 2ND FILING



A subdivision of a portion of the N $\frac{1}{2}$ SE $\frac{1}{4}$, T14N, R63W,
and a portion of Tract 1, PITA RANCH,
Laramie County, Wyoming

Prepared for
G&G Enterprises, LLC

PITA RANCH 2ND FILING

Prepared by

Shane Hansen

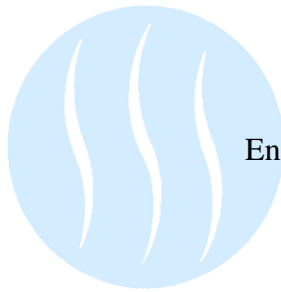
STEIL SURVEYING SERVICES

1102 West 19th Street

Cheyenne, WY 82009

(307) 634-7273

December 13, 2023



Steil
PITA RANCH 2ND FILING
Environment and Services Impact Report
Surveying
Services, LLC
Registered Land Surveyors

TABLE OF CONTENTS

PAGE

I.	INTRODUCTION	2
1.	Location	2
2.	Description of Property	2
3.	Existing Conditions	2
II.	PROJECT ENVIRONMENTAL IMPACTS	3
1.	Water Source	3

PITA RANCH 2ND FILING

2. Storm Water 3
3. Sanitary Sewer System 4
4. Wildlife and Vegetation 4
5. Hazardous Materials 4
III. PROJECT SERVICE IMPACTS 4
1. Hospital Care 4
2. Schools 4
3. Parks/Trails 5
4. Crime Control 5
5. Fire Protection 5
6. Road Impact 5
IV. CONCLUSIONS 5
V. REFERENCES 6
APPENDIX A - Exhibits

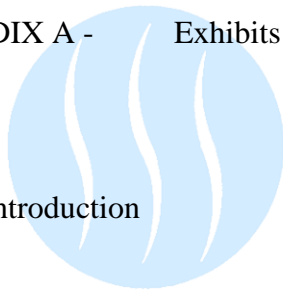
I. Introduction

1. Location

The project site is a portion of the N½SE¼, T14N, R63W, and a portion of Tract 1, PITA RANCH, Laramie County, Wyoming, State of Wyoming.

The seven (7) tract subdivision, PITA RANCH 2ND FILING, is located in Laramie County, Wyoming, (Refer to Appendix A, Vicinity Map) is bound along the West property line by Residential Use. The North property line is bounded by Residential Use. The East property line is bounded by Residential Use. The South side property line is bounded by Residential Use. The overall PITA RANCH 2ND FILING contains 40.63 acres more or less.

The intent of this project is to plat 7 tracts for Residential Use.



Steil
Surveying
Services, LLC
Registered Land Surveyors

2. Existing Conditions

Existing vegetation is native prairie grass.

The topography of the site is rolling prairie land.

The existing road that will service the access road to the site is Road 146.

II. Project Environmental Impacts

1. Water Source

Individual Wells.

2. Sanitary Sewer System

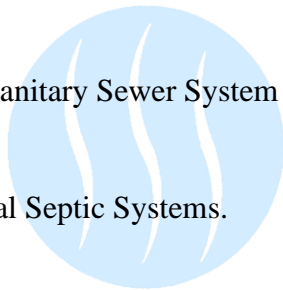
Individual Septic Systems.

3. Wildlife and Vegetation

The site does not appear to provide any habitat for any of the recognized endangered or rare species of plants or animals. Additionally, the site is not a major migratory route for any animals.

4. Hazardous Materials

This is prairie land so there should be no hazardous materials stored on the site.



Steil
Surveying
Services, LLC
Registered Land Surveyors

III. Project Service Impacts

1. Hospital Care

The project is located approximately 21 miles East of the Memorial Hospital of Laramie County, DBA Cheyenne Regional Medical Center. The proposed project should not have an impact on the availability of Hospital services.

2. Schools

The project is in the Laramie County School District #2 boundary area. The site is approximately 9 miles from Burns Elementary School, Burns Junior High School and Burns High School, where students that may live in this area would go.

PITA RANCH 2ND FILING should not have a negative impact on any of the schools.

3. Parks/Trails

N/A



Steil
Surveying
Services, LLC
Registered Land Surveyors

4. Crime Control

The project will be served by the Laramie County Sheriff's Department.

5. Fire Protection

The project will be served by Laramie County Fire District #6.

6. Road Impact

Impact to Road 146 will be minor, if impactful at all.

IV. Conclusions

This environmental assessment provides sufficient information and analysis to conclude that the proposed project will not result in any significant, adverse environment or service impacts.



Steil
Surveying
Services, LLC
Registered Land Surveyors

PITA RANCH 2ND FILING

APENDIX A



AGENCY REVIEW COMMENTS #1

Permit Notes

Permit Number: PZ-24-00018

Parcel Number: 14633440000600

Submitted: 02/05/2024

Site Address: UNKNOWN

Technically Complete: 02/07/2024

Applicant: HANSEN, MICHEAL SHANE
Owner: GANSKOW, VICTORIA N ET AL
Project Description: RESIDENTIAL SUBDIVISION

Laramie County, WY 00000

Approved:
Issued:

<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>
02/12/2024		Workflow	PLAN REVIEW BY BUILDING	GENERAL	Building permits shall be required for all new building construction. Laramie County has adopted the 2021 I-codes and the 2023 NEC.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
02/13/2024	02/13/2024	Workflow	COUNTY TREASURER REVIEW	GENERAL	1st 1/2 2023 taxes are delinquent as of 11/13/23 - 2nd 1/2 due 05/10/24 on R0066762 (2023 tax account number)	TAMMY.DEISCH@LARAMIECOUNTY.WY.GOV
02/14/2024		Application	PZ-24-00018	GENERAL	Ensure that proper access and egress for emergency services vehicles. Sharp turns and proximity to existing structures should be minimized to avoid potential safety issues.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
02/14/2024		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainage and floodplains. There is a floodplain that runs through the majority of a few lots. Provide careful consideration for lots with slope. Septic systems are not allowed on greater than 15 percent slope. Also, keep wastewater systems out of easements. a DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits.	JAMES.JONES@LARAMIECOUNTY.WY.GOV
02/15/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Current ownership per both QC Deeds is Victoria N. Ganskow AND G & G Enterprises. The Dedication will need to be corrected.	CANDICE.MCCART@LARAMIECOUNTY.WY.GOV
02/15/2024	02/15/2024	Application	PZ-24-00018	GENERAL	Engineer Review 1.This plat does not meet the requirements for a Traffic Study, therefore I concur with the request not to submit a Traffic Study. 2.A Drainage Study does not need to be submitted with the plat, however, one will be required with the submittal of the roadway design. 3.A floodplain development permit will be required for the design/construction of the roadway through the floodplain. 4.The western property lines for Tract 1 and 3 indicate a distance of 493.10 for Tract 1 and 867.44 for Tract 3 which is a total of 1,360.54. However, the total measurement shown is 1319.30.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Surveyor Review

Permit Notes

1. It appears the area defined in the Legal Descriptions included in the DEDICATION, which are intended to describe the property to be included in this subdivision, also includes Lot 1, Block 8 of THUNDER BASIN ESTATES 4TH FILING. The first description describes a rectangular parcel which is approximately 2860 feet by approximately 1320 feet. The two exceptions describe the WNESW and ENESW of Section 34, the part of the first description falling west of this subdivision.
2. There are no Wyoming State Plane field observation coordinates shown on the plat.
3. There is a line segment near the southwest corner of Lot 1, Block 8 of THUNDER BASIN ESTATES 4TH FILING labeled as 41.62 feet. There is another 41.26 line segment label falling more or less in the middle of WILLOW BROOK LANE, just southwest of the first mentioned 41.26. The second 41.26 is not clearly shown as attached to any specific line segment.
4. The only curve data shown at the west end of WILLOW BROOK LANE is the radius. It is necessary to identify at least one more piece of curve data to adequately define the curves, the central angle, the arc length, or the chord bearing and distance. The Laramie County Subdivision Regulations require that all be shown.
5. All of the easement boundaries and street boundaries are identified with dashed lines. The center line of WILLOW BROOK LANE is also identified with the same type of dashed line. It would be helpful and make the plat a little easier to read if the center line would be a more standard center line type line.
6. It might make the right-of-way of WILLOW BROOK LANE a little more easily locatable, clearly defined and easier to sort out the dashed lines, if one were to add a couple of 80 easement dimension lines.
7. The VICINITY MAP would be more congruent with the Title Block requirements and helpful to all users of the subdivision plat if one would add the Township and Range data to the VICINITY MAP.

02/15/2024 02/15/2024 Application PZ-24-00018 GENERAL

Many of these lots are affected by the Floodplain. Specifically lots 6 and 7 look to have about 50% of each lot in the floodplain.

LARAMIECOUNTY
ATTORNEY@LARA
MIECOUNTYWY.G
OV

Property falls within the AMEC memo and will have to be a minimum of 5.25 acres. Small waste water requires that the lots hit a minimum of 5 acres. The lots may all be compliant, however I cannot read what the size of lot 5 is to make this determination.

EH will need to approve the water and septic with the slope and the floodplain.

Looks as though the proposed road way is close to a

Permit Notes

structure on the neighbor's land. Would want to make sure that there is a proper distance from the structure.

We need more information on the ingress/egress onto the properties from Road 146. How are the property owners going to get from Road 146 to the properties? Is this through Wilson Acres Tract 2? Is there an easement/access agreement for the future property owners to continue to use this access? Also, it looks like there is a sharp turn toward the south when the access hits the west end of Wilson Acres Tract 2. The access will have to use up neighbors' property to create the access as drawn. How is this going to be addressed?

02/15/2024	02/15/2024	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	<p>According to Deeds recorded as document #865748 & #865749 the ownership is Victoria N Ganskow AND G&G Enterprises of Wyoming LLC.</p> <p>The Dedication needs to reflect Victoria N Ganskow as well as G&G LLC, and there needs to be a signature line for her personal signature. The notary acknowledgment needs to state "Victoria N Ganskow individually and as a member of G&G Enterprises of Wyoming LLC.</p> <p>Everywhere that you have G&G please add LLC after the business name. Make sure that Victoria's middle initial is added as this is how the Deeds read.</p>	LAURA.PATE@LARAMIECOUNTYWY.GOV
02/16/2024	02/16/2024	Workflow	WYOMING SEO REVIEW	GENERAL	<p>The water right search revealed that there are no subject existing water rights of record that attach to these lands. Given this, further action on the part of the subdivider or his agent in addressing Wyoming Statute 18-5-306 (a) (xi) is not required. Refer to attachment for full notes</p>	WESLEY.FRAN1@LARAMIECOUNTY.WY.GOV
02/21/2024		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1 - Approach from Road 146 and access easement will need to be upgraded to accommodate additional traffic to subdivision. Subdivision road (tbd Willow Brook Lane) will need to be built to county standards per the LCLUR. Road construction/ROW permit through Public Works will be required prior to development.</p> <p>2 - All comments from the review engineer and surveyor shall be addressed.</p>	COURTNEY.LUHRSEN@LARAMIECOUNTY.WY.GOV

RESPONSES TO AGENCY REVIEW COMMENTS #1

Permit Notes

Permit Number: PZ-24-00018

Parcel Number: 14633440000600

Submitted: 02/05/2024

Site Address: UNKNOWN

Technically Complete: 02/07/2024

Applicant: HANSEN, MICHEAL SHANE
Owner: GANSKOW, VICTORIA N ET AL
Project Description: RESIDENTIAL SUBDIVISION

Laramie County, WY 00000

Approved:
Issued:

<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>
02/12/2024		Workflow	PLAN REVIEW BY BUILDING	GENERAL	Building permits shall be required for all new building construction. Laramie County has adopted the 2021 I-codes and the 2023 NEC.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
ACKNOWLEDGED						
02/13/2024	02/13/2024	Workflow	COUNTY TREASURER REVIEW	GENERAL	1st 1/2 2023 taxes are delinquent as of 11/13/23 - 2nd 1/2 due 05/10/24 on R0066762 (2023 tax account number)	TAMMY.DEISCH@LARAMIECOUNTY.WY.GOV
ACKNOWLEDGED						
02/14/2024		Application	PZ-24-00018	GENERAL	Ensure that proper access and egress for emergency services vehicles. Sharp turns and proximity to existing structures should be minimized to avoid potential safety issues.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
ACKNOWLEDGED						
02/14/2024		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainage and floodplains. There is a floodplain that runs through the majority of a few lots. Provide careful consideration for lots with slope. Septic systems are not allowed on greater than 15 percent slope. Also, keep wastewater systems out of easements. a DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits.	JAMES.JONES@LARAMIECOUNTY.WY.GOV
ACKNOWLEDGED						
02/15/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Current ownership per both QC Deeds is Victoria N. Ganskow AND G & G Enterprises. The Dedication will need to be corrected.	CANDICE.MCCART@LARAMIECOUNTY.WY.GOV
02/15/2024	02/15/2024	Application	PZ-24-00018	GENERAL	Engineer Review 1.This plat does not meet the requirements for a Traffic Study, therefore I concur with the request not to submit a Traffic Study. 2.A Drainage Study does not need to be submitted with the plat, however, one will be required with the submittal of the roadway design. 3.A floodplain development permit will be required for the design/construction of the roadway through the floodplain. 4.The western property lines for Tract 1 and 3 indicate a distance of 493.10 for Tract 1 and 867.44 for Tract 3 which is a total of 1,360.54. However, the total measurement shown is 1319.30. Surveyor Review	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
1. ACKNOWLEDGED 2. ACKNOWLEDGED 3. ACKNOWLEDGED 4. CORRECTED						

Permit Notes

- Lot 1, Block 8 is one of the exceptions. dedication updated
- 2. ADDED
- 3. CL OF ROAD LABEL MOVED
- 4. ROAD IS EASEMENT - NOT DEDICATED-DIMENSIONS OF LOT LINES GO TO THE RADIUS POINT - NOT AROUND THE EASEMENT CURVE.
- 5. EVERYTHING IS LABELED
- 6. ADDED
- 7. ADDED

1. It appears the area defined in the Legal Descriptions included in the DEDICATION, which are intended to describe the property to be included in this subdivision, also includes Lot 1, Block 8 of THUNDER BASIN ESTATES 4TH FILING. The first description describes a rectangular parcel which is approximately 2860 feet by approximately 1320 feet. The two exceptions describe the WNESW and ENESW of Section 34, the part of the first description falling west of this subdivision.
2. There are no Wyoming State Plane field observation coordinates shown on the plat.
3. There is a line segment near the southwest corner of Lot 1, Block 8 of THUNDER BASIN ESTATES 4TH FILING labeled as 41.62 feet. There is another 41.26 line segment label falling more or less in the middle of WILLOW BROOK LANE, just southwest of the first mentioned 41.26. The second 41.26 is not clearly shown as attached to any specific line segment.
4. The only curve data shown at the west end of WILLOW BROOK LANE is the radius. It is necessary to identify at least one more piece of curve data to adequately define the curves, the central angle, the arc length, or the chord bearing and distance. The Laramie County Subdivision Regulations require that all be shown.
5. All of the easement boundaries and street boundaries are identified with dashed lines. The center line of WILLOW BROOK LANE is also identified with the same type of dashed line. It would be helpful and make the plat a little easier to read if the center line would be a more standard center line type line.
6. It might make the right-of-way of WILLOW BROOK LANE a little more easily locatable, clearly defined and easier to sort out the dashed lines, if one were to add a couple of 80 easement dimension lines.
7. The VICINITY MAP would be more congruent with the Title Block requirements and helpful to all users of the subdivision plat if one would add the Township and Range data to the VICINITY MAP.

02/15/2024 02/15/2024 Application PZ-24-00018 GENERAL

ACKNOWLEDGED

Many of these lots are affected by the Floodplain. Specifically lots 6 and 7 look to have about 50% of each lot in the floodplain.

LARAMIECOUNTY
ATTORNEY@LARA
MIECOUNTY.WY.G
OV

Property falls within the AMEC memo and will have to be a minimum of 5.25 acres. Small waste water requires that the lots hit a minimum of 5 acres. The lots may all be compliant, however I cannot read what the size of lot 5 is to make this determination.

EH will need to approve the water and septic with the slope and the floodplain.

Looks as though the proposed road way is close to a

Permit Notes

ACCESS IS LABELED WITH BOOK AND PAGE.
AL ACCESS IS IN LEGAL EASEMENTS.

structure on the neighbor's land. Would want to make sure that there is a proper distance from the structure.

We need more information on the ingress/egress onto the properties from Road 146. How are the property owners going to get from Road 146 to the properties? Is this through Wilson Acres Tract 2? Is there an easement/access agreement for the future property owners to continue to use this access? Also, it looks like there is a sharp turn toward the south when the access hits the west end of Wilson Acres Tract 2. The access will have to use up neighbors' property to create the access as drawn. How is this going to be addressed?

02/15/2024	02/15/2024	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	<p>According to Deeds recorded as document #865748 & #865749 the ownership is Victoria N Ganskow AND G&G Enterprises of Wyoming LLC.</p> <p>The Dedication needs to reflect Victoria N Ganskow as well as G&G LLC, and there needs to be a signature line for her personal signature. The notary acknowledgment needs to state "Victoria N Ganskow individually and as a member of G&G Enterprises of Wyoming LLC.</p> <p>Everywhere that you have G&G please add LLC after the business name. Make sure that Victoria's middle initial is added as this is how the Deeds read.</p>	LAURA.PATE@LARAMIECOUNTY.WY.GOV
CORRECTED						
02/16/2024	02/16/2024	Workflow	WYOMING SEO REVIEW	GENERAL	<p>The water right search revealed that there are no subject existing water rights of record that attach to these lands. Given this, further action on the part of the subdivider or his agent in addressing Wyoming Statute 18-5-306 (a) (xi) is not required. Refer to attachment for full notes</p>	WESLEY.FRAN1@LARAMIECOUNTY.WY.GOV
ACKNOWLEDGED						
02/21/2024		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1 - Approach from Road 146 and access easement will need to be upgraded to accommodate additional traffic to subdivision. Subdivision road (tbd Willow Brook Lane) will need to be built to county standards per the LCLUR. Road construction/ROW permit through Public Works will be required prior to development.</p> <p>2 - All comments from the review engineer and surveyor shall be addressed.</p>	COURTNEY.LUHRSEN@LARAMIECOUNTY.WY.GOV
ACKNOWLEDGED						



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

February 5, 2024

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

InRe: Request for waiver of the Drainage Study requirements for a subdivision to be known as PITA RANCH 2ND FILING, A REPLAT OF ALL OF TRACT 1, PITA RANCH AND A PORTION OF THE N1/2S1/2, OF SECTION 34, T14N, R63W, 6th P.M., LARAMIE COUNTY, WYOMING

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Drainage Study pursuant to Sections 3-1-105, 3-5-105 of the Laramie County Land Use Regulations.

The overall density of the subdivision is 40.63 acres. The proposed subdivision will consist of SEVEN (7) tracts of 5.25 acres and greater.

Given limited surface runoff increases, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

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



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

February 5, 2024

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

InRe: Request for waiver of the Traffic Study requirements for a subdivision to be known as PITA RANCH 2ND FILING, A REPLAT OF ALL OF TRACT 1, PITA RANCH AND A PORTION OF THE N1/2S1/2, OF SECTION 34, T14N, R63W, 6th P.M., LARAMIE COUNTY, WYOMING

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study pursuant to Section 2-1-100.b, of the Laramie County Land Use Regulations.

The overall density of the subdivision is 40.63 acres. The Proposed subdivision will consist of seven (7) tracts of 5.25 acres oandgreater.

Given limited potential of significant traffic generation or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Shane Hansen

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



February 5, 2024

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

**InRe: Plat to be known as PITA RANCH 2ND FILING, A REPLAT OF
ALL OF TRACT 1, PITA RANCH AND A PORTION OF THE
N1/2S1/2, OF SECTION 34, T14N, R63W, 6th P.M., LARAMIE
COUNTY, WYOMING**

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner intends to pay the appropriate Community Facility Fee(s) (CFFs) and the owner intends to pay the appropriate Public Safety Fee(s) (PSFs) at the appropriate time to the proper authority, pursuant to §§1-1-106 of the Laramie County Land Use Regulations.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen".

Shane Hansen

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

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
PITA RANCH, 2ND FILING, LARAMIE COUNTY, WYOMING,
TO BE PLATTED AND KNOWN AS
“PITA RANCH, 2ND FILING”**

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

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

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

WHEREAS, the application is in conformance with the LU – Land Use zone district; and

WHEREAS, this resolution is the subdivision permit for Pita Ranch, 2nd 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-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.

And the Board approves the Subdivision Permit and Plat for Pita Ranch, 2nd Filing located in, Laramie County, WY.

PRESENTED, READ, AND ADOPTED THIS _____ DAY OF _____, 2024.

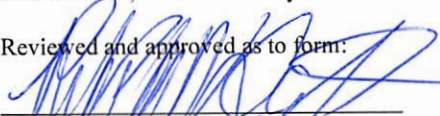
LARAMIE COUNTY BOARD OF COMMISSIONERS

Brian Lovett, Chairman

ATTEST:

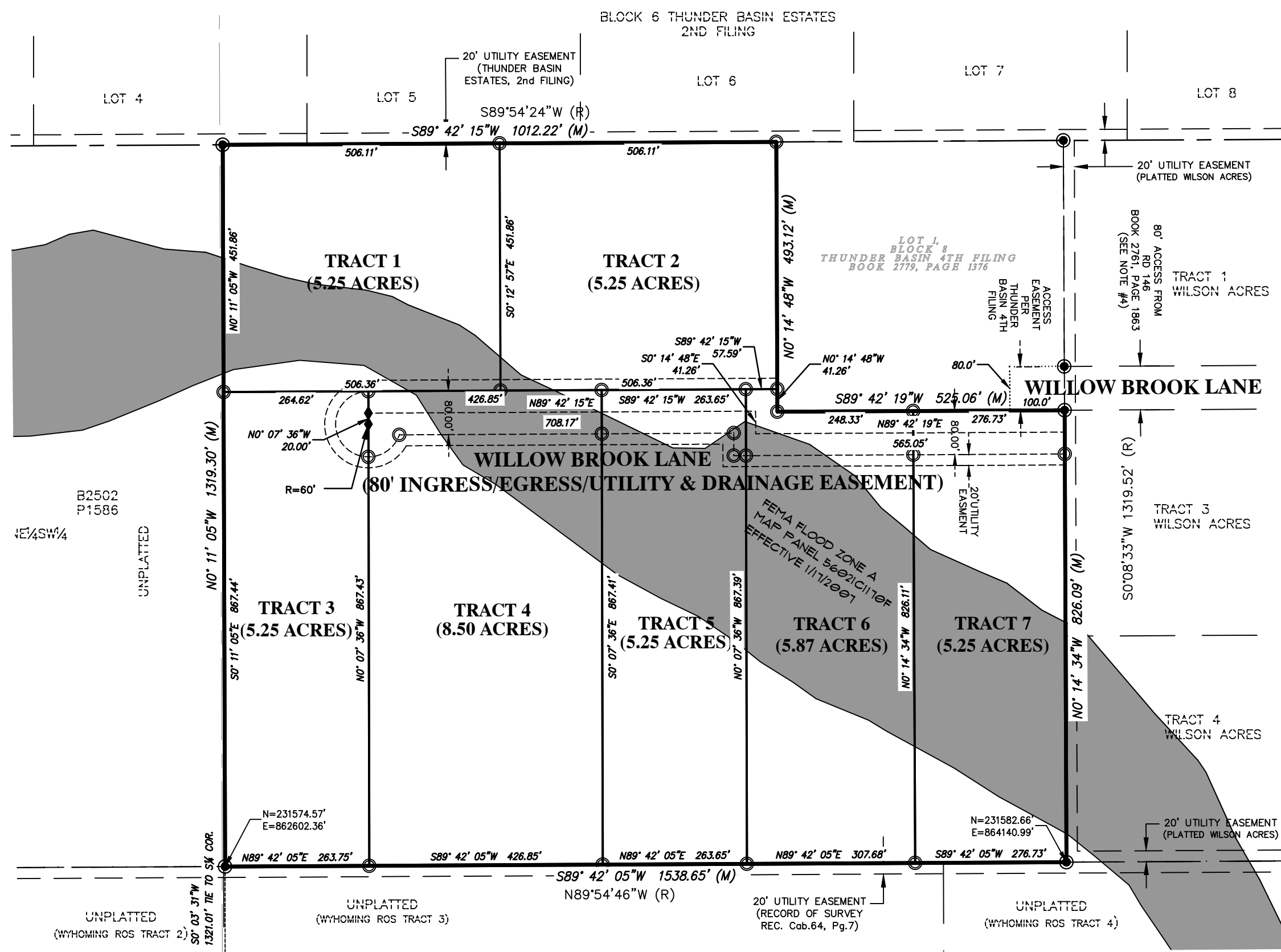
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

NO PUBLIC DOMESTIC WATER OR SANITARY SEWER SERVICES - FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #6 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Victoria N. Ganskow and G & G Enterprises of Wyoming, LLC, owners in fee simple of Tract 1, PITA Ranch and a parcel of land situate in a portion of the N½S½, of Section 34, Township 14 North, Range 63 West of the 6th P.M., Laramie County, Wyoming, recorded in Book 2779, Page 1376, more particularly described as follows;

Beginning at a point on the north boundary of the S½ of said section 34, which point bears N89°54'24"W a distance of 1094.33 feet from the East ¼ corner of said section 34, thence proceeding S0°08'33"W a distance of 1319.52 feet; thence proceeding N89°54'46"W a distance of 2859.17 feet; thence proceeding N0°12'20"E a distance of 1319.81 feet; thence proceeding S89°54'24"E a distance of 2857.61 feet to the point of beginning.

EXCEPT

A parcel of land located in the SW¼ of section 34, T14N, R63W, of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows: the W½NE¼SW¼.

EXCEPT

A parcel of land located in the SW¼ of section 34, T14N, R63W, of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows: the E½NE¼SW¼, now known as Lot 1, Block 8, Thunderbasin Estates, 4th Filing.

Have caused the same to be surveyed, vacated and platted to be known as PITA RANCH 2ND FILING, and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires; and do furthermore grant the easements for the purposes indicated hereon.

Victoria N. Ganskow, Victoria N. Ganskow for G & G Enterprises of Wyoming, LLC.

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Victoria N. Ganskow and Victoria N. Ganskow, Member, G & G Enterprises of Wyoming, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

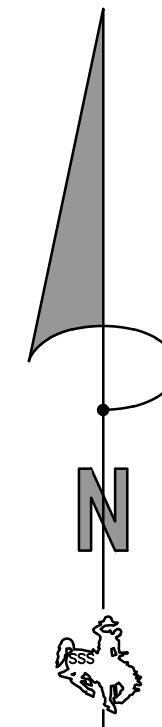
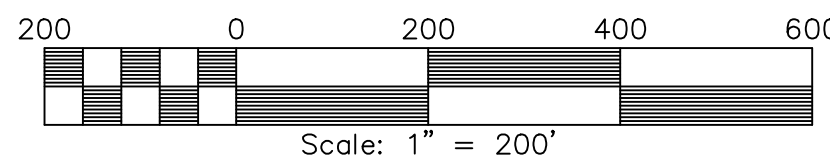
Approved by the Laramie County Planning Commission, this ____ day of _____, 2024.

Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this ____ day of _____, 2024.

Chairman

ATTEST: _____
County Clerk



GENERAL NOTES

- 1) BASIS OF BEARINGS - NORTH BOUNDARY OF THE S½ OF SECTION 34, HAVING A BEARING OF N89°42'19"E. WYOMING STATE PLANE COORDINATES EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. SITE COMBINATION FACTOR = 0.9997238931
- 2) ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" REBAR.
- 3) A PORTION OF THE LAND CONTAINED WITHIN THE PLAT IS ENCUMBERED BY A 100-YEAR FEMA SPECIAL FLOOD HAZARD AREA (SFHA), PER F.I.R.M. Panel No. 56021C1170F, DATED JANUARY 17, 2007. A PORTION OF THE PARENT PARCEL (REMAINDER) IS ENCUMBERED BY A SFHA.
- 4) LEGAL ACCESS TO THIS SUBDIVISION IS FROM ROAD 146, PROVIDED VIA EASEMENT "TO THE PUBLIC" ACROSS ABUTTING TRACT 2, WILSON ACRES ESTABLISHED IN BOOK 2761, PAGE 1863 IN THE REAL ESTATE OFFICE OF THE LARAMIE COUNTY CLERK. EASEMENT TO BE NAMED WILLOW BROOK LANE ALL THE WAY TO ROAD 146.
- 5) THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE CWPP.

VACATION STATEMENT

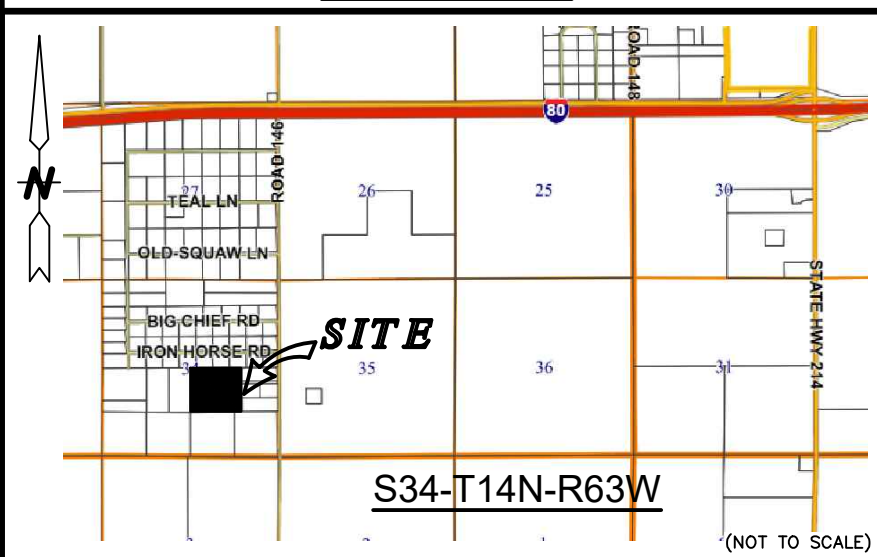
IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 1, PITA RANCH, SITUATE IN A PORTION OF THE N½S½, OF SECTION 34, T14N, R63W, 6th P.M., LARAMIE COUNTY, WYOMING

FILING RECORD

LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾" x 24" REBAR
- FOUND 1½" ALUMINUM CAP STAMPED LS 519

VICINITY MAP



CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

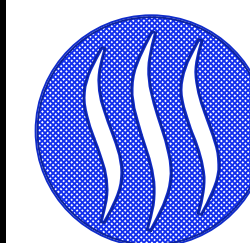
REVISED: 4/3/2024
23327 FP.DWG



PITA RANCH 2ND FILING

A SUBDIVISION OF ALL OF TRACT 1, PITA RANCH AND A PORTION OF THE N½S½, OF SECTION 34, T14N, R63W, 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED OCTOBER 2023



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789
www.SteilSurvey.com ○ info@SteilSurvey.com