



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: August 15th, 2023

TITLE: PUBLIC HEARING regarding a Vacation and Replat of A Portion of The South Half of Tract 49, Allison Tracts, and Lots 1 and 2, Block 1, O'Brien Subdivision, Situated In A Portion of Section 8, T13N, R66W of The 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying, on behalf of Roy C Di Senso, has submitted a vacation of Lot 2, and Replat of A Portion of The South Half of Tract 49, Allison Tracts, and Lots 1 and 2, Block 1, O'Brien Subdivision. The vacation has been submitted in order to perform an Administrative Plat of Di Senso Subdivision, which could merge the three lots into one.

BACKGROUND

The subject property is improved commercial land currently situated in the CB – Community Business Zone District. It is currently platted as a portion of the south half of Tract 49, Allison Tracts, and Lots 1 and 2, Block 1, O'Brien Subdivision. Allison Tracts predates Board approval of platting actions, while O'Brien Subdivision obtained Board of County Commissioners approval on September 15th, 2015.

Pertinent Statutes and Regulations include:

- W.S. § 34-12-101 thru 34-12-115.
- LCLUR Section 1-2-100, governing Board Approval Process.
- LCLUR Section 1-2-104, governing Public Notice.
- LCLUR Section 2-1-101(m), governing Board vacation of a subdivision plat.
- LCLUR Section 4-2-107, governing the CB Zoning District.

DISCUSSION

The western lot was originally platted as Tract 49 of Allison Tracts, a plat recorded in December 1930. The eastern portions were replatted as O'Brien Subdivision in 2015, which obtained Board approval on September 15th of that year. This replat would merge the three lots into one, to be known as Di Senso Subdivision.

The Laramie County Comprehensive Plan identifies the area as URI – Urban Rural Interface. This area is intended to accommodate a mixture of more intensive land uses than all other areas of the Plan. These areas may have public water and sewer services, a higher level of vehicular access, and a greater overall level of community services. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas. Large lot, low density residential or intensive agricultural uses are generally deemed less suitable.

The Plan also notes that adjacent jurisdictions should be involved in decision making in the URI. The City of Cheyenne and the Metropolitan Planning Organization were included as reviewers in this action in furtherance of that instruction.

The current use of the lots is a mixture of commercial and grandfathered residential. On the western lot, the owner intends to open a tire shop. On the eastern lots, the owner intends to build a commercial office space for use by multiple businesses. Both would be outlined on a Department-approved site plan prior to the commencement of operations.

Access to the resulting parcel is currently still pending with WYDOT; the owner would like to keep the existing accesses intact. A potential dedication of additional right-of-way for South Greeley and College Drive was contemplated by both the City and MPO pursuant to PlanCheyenne, and the City wrote a formal letter to the County to that effect. The Department initially agreed with the City's assessment, however, upon meeting with WYDOT, which would become the ultimate owner of the additional right-of-way, it was determined that the present action is not the appropriate time. The County's reasoning was sent to the City pursuant to W.S. § 34-12-103(b). Both the City's letter and the County's response are attached to this report.

Certified letters were mailed to neighboring property owners on June 29th, 2023. A legal ad was printed in Wyoming Tribune Eagle on July 6th, 2023. Staff did not receive any phone calls or written communication from the public about the proposal. Agency review comments received addressed minor plat corrections and the issue of additional right-of-way dedication. In the review process, Planning obtained agreement from the owner that future site plans will contemplate building away from both South Greeley and College so as to comport with any potential future widenings of those major thoroughfares. No agency comments required any major revisions and Staff has determined that all agency comments have been addressed.

RECOMMENDATION and FINDINGS

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

- a.** This application meets the criteria for Board Approval pursuant to **Section 1-2-100** of the Laramie County Land Use Regulations.
- b.** This application meets the criteria for vacation of a plat pursuant to **Section 2-1-101(m)** of the Laramie County Land Use Regulations.
- c.** The application fulfills the intent of **Wyoming State Statute 34-12-108** as it does not abridge any of the rights of properties situated in the same subdivision.

and that the Board may approve the Vacation of a Portion of The South Half of Tract 49, Allison Tracts, and Lots 1 and 2, Block 1, O'Brien Subdivision, to become effective upon recordation of the Administrative Plat of Di Senso Subdivision.

PROPOSED MOTION

I move to adopt the findings of facts a, b, and c of the staff report, and approve the Vacation of a Portion of The South Half of Tract 49, Allison Tracts, and Lots 1 and 2, Block 1, O'Brien Subdivision, which shall be effective upon recordation of the Administrative Plat of Di Senso Subdivision.

ATTACHMENTS

- Attachment 1: Project Map**
- Attachment 2: Applicant Narrative**
- Attachment 3: Agency Review Comments With Applicant Responses**
- Attachment 4: Letter From City of Cheyenne, 7/11/23**
- Attachment 5: BOCC Response Letter to City of Cheyenne, 7/27/23**
- Attachment 6: To Be Vacated – Allison Tracts, Tract 49**
- Attachment 7: To Be Vacated – O'Brien Subdivision, Block 1, Lots 1 and 2**
- Attachment 8: Di Senso Subdivision Plat, Revised 7/19/23**
- Attachment 9: Resolution**



**Laramie County Wyoming
MapServer**

PZ-23-00092

Di Senso Subdivision

Administrative Plat Upon Board
Vacation

Merging Three (3) Parcels Into One

South Cheyenne Water & Sewer
District

Fire District 1

County Comprehensive Plan:
URI - Urban Rural Interface

No FEMA Floodplain present



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 allowing access to or use of this data, and makes no warranties as to validity, and assumes no liability associated with the use or misuse of this information.

printed 8/8/2023



June 26, 2023

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

InRe: LETTER OF JUSTIFICATION – DiSenso Subdivision

Steil Surveying Services, agent for the owner, intends to ADMINISTRATIVELY SUBDIVIDE, ALLISON TRACTS: A PORTION OF THE SOUTH HALF OF TRACT 49, and ALL OF LOTS 1 AND 2, BLOCK 1, O'BRIEN SUBDIVISION, Laramie County, Wyoming, for Commercial use.

The overall density of the replat is 1.56 acres. The proposed plat will consist of ONE (1) tract of 1.56 acres.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen". The signature is written in a cursive style with a large, stylized initial "M".

Shane Hansen

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



July 19, 2023

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

InRe: Responses for PZ-23-00092

The ownership is currently Roy C. and Amelia A. DiSenso Revocable Trust. Per Quitclaim Deed Reception# 846167. Also please correct the Dedication Parcel 1 to reflect the Legal Description , Reception # 846167 Recorded 10/14/2022 – **CORRECTED**

Property is in the South Cheyenne Sewer and Water District and needs to be connected to this system. Plat states no centralized sewer planned. **CORRECTED**

1. College Drive is a Principal Arterial currently with 80 Right-of-Way and requires 120 Right-of-Way. This site will dedicate 20 Right-of- Way along College Drive. **MPO HAS NO AUTHORITY IN THE COUNTY.**
2. South Greeley Highway is a Principal Arterial currently with 100 Right-of-Way and requires 120 Right-of-Way. This site will dedicate 10 Right-of-Way along South Greeley Highway. **MPO HAS NO AUTHORITY IN THE COUNTY**

Engineer Review – 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. However, a Drainage Study and Traffic Study will most likely be required for any new development of this parcel. **ACKNOWLEDGED**

The plat indicated no proposed water supply system or centralized sewage system. However, this is within the South Cheyenne Water and Sewer District and needs to be tied to that system. The notes on the plat should be changed to reflect that. **CORRECTED**

The ownership in the GIS system indicates Roy C. and Amelia A. Di Senso Revocable Trust, but the plat just indicates Roy Di Senso. **CORRECTED**

WYDOT has no comments that needs to be addressed for the administrative action. However, just as a reminder from the pre-development meeting, if future development action is taken at this property the development will need to submit permits for any construction that encroaches on WYDOT right of way and permits for accesses on S Greeley Hwy and College Dr. will need to be evaluated. **ACKNOWLEDGED**

Formal comments addressing these issues will also be submitted at a site plan and/or engineering plan review. Again these comments are only to serve as a reminder. **ACKNOWLEDGED**



Professional Land Surveyors & Development Specialists

Recommendation: If additional right-of-way is dedicated an encroachment agreement may need to be executed by WYDOT. **ACKNOWLEDGED – NO DEDICATION**

The County is a signatory to Plan Cheyenne. As such, I agree with the required dedication of additional ROW for S Greeley and College. Final plat shall include the additional dedication. **THIS IS A HIGHWAY DEPARTMENT RIGHT OF WAY – THEY HAVE NOT ASKED FOR ADDITIONAL ROW – NO DEDICATION – IF THE COUNTY INSISTS, PLEASE PROVIDE THE STATE STATUTE THAT GIVES THE COUNTY AUTHORITY. MPO AND PLAN CHEYENNE HAVE ZERO AUTHORITY TO ASK FOR SUCH A DEDICATION – ESPECIALLY WHEN THERE IS NOT ROW OF DEDICATED BY ANY OTHER SURROUNDING LANDOWNERS AT THIS INTERSECTION. I ASSUME IN 2045, WHEN THE PLAN TO REDO THE INTERSECTION KICKS IN, I ASSUME THE AHJ WILL APPROACH THOSE LANDOWNERS TO PURCHASE ADDITIONAL ROW. THAT MAY BE AN OPTION HERE IF THE OWNER IS WILLING TO SELL IT.**

Property is within South Cheyenne Water District. As properties are developed commercial development fees will be required and separated water and sewer taps for each lot. 307-635-5608

ACKNOWLEDGED

1. The right-of-ways (ROW) adjacent to this parcel are within WYDOT jurisdiction. **ACKNOWLEDGED**
2. The traffic waiver shall be approved by WYDOT. **ACKNOWLEDGED**
3. All other comments provided by the review engineer (other than the traffic study) shall be addressed. **ACKNOWLEDGED**
4. The approvals section on the plat needs to be updated to reflect a notary, Planning and Development and Public Works signatures. Since this is an administrative plat, it will not be approved by the Board of County Commissioners. **APPROVALS ARE AS REQUIRED BY THE COUNTY ATTORNEY**

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen". The signature is written in a cursive, flowing style.

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC

Permit Notes

Permit Number: PZ-23-00092

Parcel Number: 13660840508500

Submitted: 06/26/2023

Site Address: 1617 S GREELEY HWY

Technically Complete: 06/26/2023

Applicant: HANSEN, MICHEAL SHANE
Owner: DI SENSO, ROY C AND AMELIA A REV TR

Cheyenne, WY 82007

Approved:
Issued:

Project Description: MERGE THREE ADJACENT PARCELS INTO ONE

<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>
06/30/2023		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	The ownership is currently Roy C. and Amelia A. DiSenso Revocable Trust. Per Quitclaim Deed Reception # 846167. Also please correct the Dedication Parcel 1 to reflect the Legal Description , Reception # 846167 Recorded 10/14/2022	DAWN.LANNING@LARAMIECOUNTY.WY.GOV
06/30/2023		Workflow	PLAN REVIEW BY BUILDING	GENERAL	Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319. 2021 IFC requires water supplies to be within 400' of all new buildings. Fire apparatus access roads required per IFC 2021 Section 503. Building permits shall be required for all new building construction. Laramie County has adopted the 2021 I-codes and the 2020 NEC.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
07/03/2023	07/03/2023	Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	ALL AGENCY COMMENTS TO BE ADDRESSED.	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
07/05/2023		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Property is in the South Cheyenne Sewer and Water District and needs to be connected to this system. Plat states no centralized sewer planned.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
07/06/2023	07/06/2023	Application	PZ-23-00092	GENERAL	1.College Drive is a Principal Arterial currently with 80 Right-of-Way and requires 120 Right-of-Way. This site will dedicate 20 Right-of-Way along College Drive. 2.South Greeley Highway is a Principal Arterial currently with 100 Right-of-Way and requires 120 Right-of-Way. This site will dedicate 10 Right-of-Way along South Greeley Highway.	CHRISTOPHER.YANEY@LARAMIECOUNTY.WY.GOV

Permit Notes

07/10/2023	07/10/2023	Workflow	ENGINEERS REVIEW	GENERAL	<p>Engineer Review</p> <p>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. However, a Drainage Study and Traffic Study will most likely be required for any new development of this parcel.</p> <p>2.The plat indicated no proposed water supply system or centralized sewage system. However, this is within the South Cheyenne Water and Sewer District and needs to be tied to that system. The notes on the plat should be changed to reflect that.</p> <p>3.The ownership in the GIS system indicates Roy C. and Amelia A. Di Senso Revocable Trust, but the plat just indicates Roy Di Senso.</p> <p>Surveyor Review</p> <p>1.No additional comments beyond the comments stated above.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
07/11/2023		Application	PZ-23-00092	GENERAL	<p>WYDOT has no comments that needs to be addressed for the administrative action. However, just as a reminder from the pre-development meeting, if future development action is taken at this property the development will need to submit permits for any construction that encroaches on WYDOT right of way and permits for accesses on S Greeley Hwy and College Dr. will need to be evaluated.</p> <p>Formal comments addressing these issues will also be submitted at a site plan and/or engineering plan review. Again these comments are only to serve as a reminder.</p>	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
07/11/2023	07/11/2023	Workflow	DEVELOPMENT SERVICES REVIEW	GENERAL	<p>1. Official Comment Letter attached</p> <p>2. Recommendation: If additional right-of-way is dedicated an encroachment agreement may need to be executed by WYDOT.</p>	CONNOR.WHITE@LARAMIECOUNTY.WY.GOV
07/11/2023	07/11/2023	Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	<p>The County is a signatory to PlanCheyenne. As such, I agree with the required dedication of additional ROW for S Greeley and College. Final plat shall include the additional dedication.</p>	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
07/12/2023	07/12/2023	Application	PZ-23-00092	GENERAL	<p>No Comments</p>	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
07/12/2023	07/12/2023	Application	PZ-23-00092	GENERAL	<p>Property is within South Cheyenne Water District. As properties are developed commercial development fees will be required and separated water and sewer taps for each lot. 307-635-5608</p>	SCOTT.SPRAKTIES@LARAMIECOUNTY.WY.GOV

Permit Notes

07/17/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. The right-of-ways (ROW) adjacent to this parcel are within WYDOT jurisdiction.</p> <p>2. The traffic waiver shall be approved by WYDOT.</p> <p>3. All other comments provided by the review engineer (other than the traffic study) shall be addressed.</p> <p>4. The approvals section on the plat needs to be updated to reflect a notary, Planning and Development and Public Works signatures. Since this is an administrative plat, it will not be approved by the Board of County Commissioners.</p>	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
07/27/2023	07/27/2023	Application	PZ-23-00092	GENERAL	<p>ALL OTHER AGENCY COMMENTS ADDRESSED.</p> <p>ASSIGNED 2ND ROUND REVIEW TO SELF RE: ROW DEDICATION.</p>	BRYCE.HAMILTON @LARAMIECOUNT YWY.GOV
08/07/2023	08/07/2023	Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	<p>1. It is irrelevant that MPO and the City have "no authority in the County." Many reviewing agencies on projects may have no formal jurisdiction over County planning decisions but are still included as reviewing agencies for input purposes.</p> <p>2. So long as such input referenced above comports with and seeks to advance the goals of the LCLUR and/or relevant County plans, the County has every right to accept and adopt the input from reviewing agencies that do not have jurisdiction over a project.</p> <p>3. The County met with WYDOT, the City, and the MPO on July 27th. At that meeting, WYDOT expressed that there are three major issues with acquisition of the ROW in conformance with PlanCheyenne at the present time:</p> <p>a) WYDOT has no explicit fund that could be used at present for acquisition of this particular ROW.</p> <p>b) Existing buildings in the potential ROW would drive up the costs to acquire it by a large margin.</p> <p>c) WYDOT would likely need a larger ROW for its own future plans for College Drive and South Greeley Highway than PlanCheyenne actually anticipates.</p> <p>Given these factors all working against acquisition in this platting action, the County chose to agree with WYDOT that this action is not the moment to enforce the letter of the Plan. The County wrote a formal response to the City on the same date of the meeting cited above denoting the reasons for not following the Plan at the present time.</p> <p>4. Owner shall acknowledge and agree that any County reviews of future site plans for the resulting parcel must take into account potential future widening of both College Drive and South Greeley Highway. A formal setback requirement is not anticipated given the above, but new construction particularly close to either road will not likely be approved.</p>	BRYCE.HAMILTON @LARAMIECOUNT YWY.GOV

- 1. acknowledged
- 2. acknowledged
- 3. acknowledged
- 4. acknowledged



A COMMUNITY OF CHOICE

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

July 11, 2023

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

RE: DiSenso 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 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.
2. College Drive is a Principal Arterial currently with 80' Right-of-Way and requires 120' Right-of-Way. This site will dedicate 20' Right-of-Way along College Drive.
3. South Greeley Highway is a Principal Arterial currently with 100' Right-of-Way and requires 120' Right-of-Way. This site will dedicate 10' Right-of-Way along South Greeley Highway.

If items two and three 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



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

Charles W. Bloom, AICP
Planning and Development Director
2101 O'Neil Avenue, Suite 202
Cheyenne, WY 82001

July 27, 2023

RE: County Response to DiSenso Subdivision City Comments Dated 7/11/23

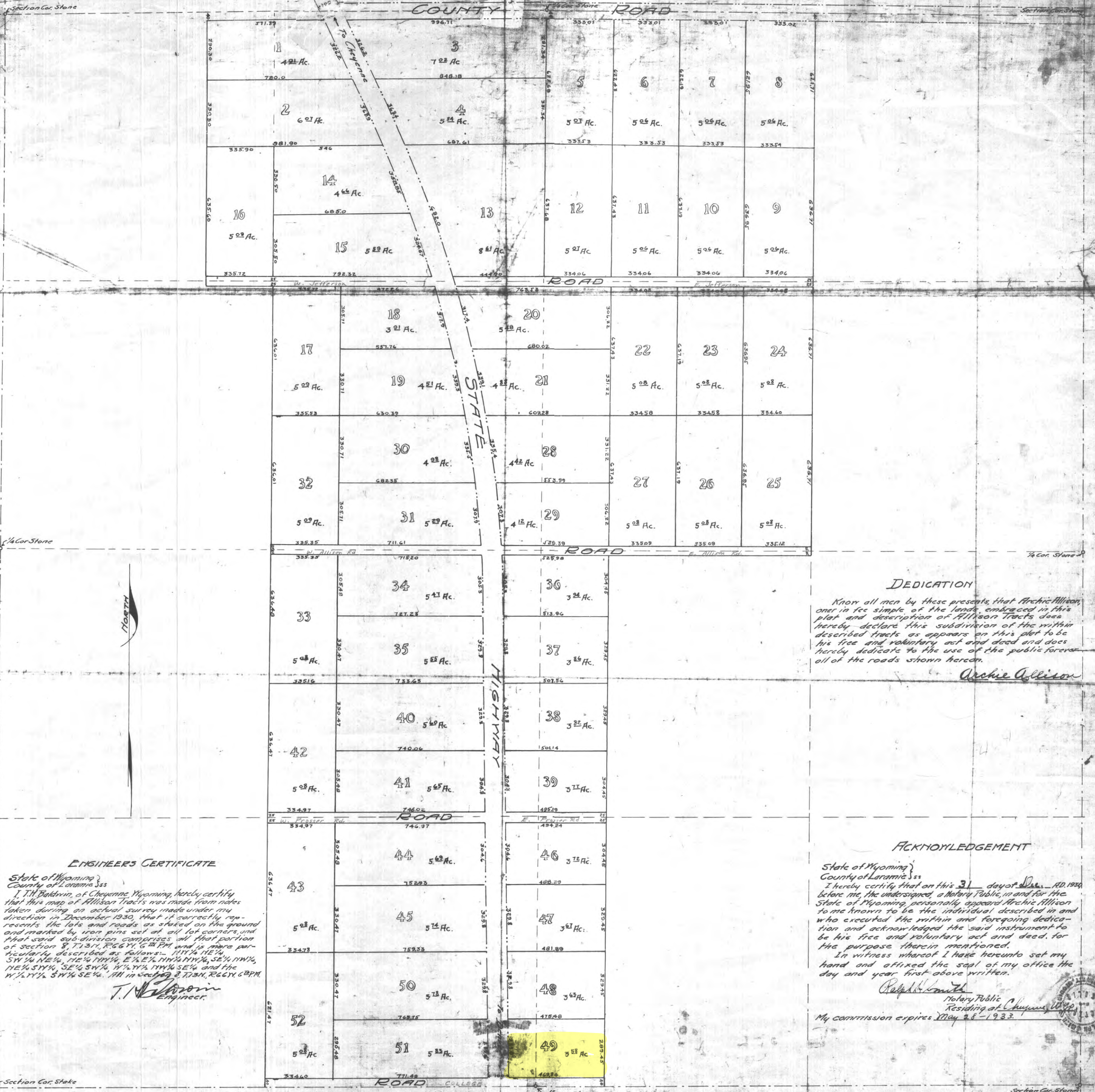
Dear Mr. Bloom,

In response to your letter dated July 11th, 2023, invoking W.S. § 34-12-103(b), the County offers the following responses with respect to items two and three:

1. County Planning & Development met with WYDOT, the Metropolitan Planning Organization, and the City Planning and Development Department on the date of this letter.
2. At the above-referenced meeting, the County asked WYDOT to discuss its positions on the potential acquisition of additional right-of-way on South Greeley and College Drive pursuant to PlanCheyenne.
3. In its discussion, WYDOT determined the following:
 - a. It does not currently have the funds estimated necessary to acquire a right-of-way in the platting action at hand;
 - b. Existing buildings in the right-of-way make this particular potential acquisition more difficult than it would be otherwise; and
 - c. Even if it had the funds and there were no buildings in the proposed right-of-way, WYDOT will likely need a larger right-of-way along both sides of the intersection in order to fulfill its own long-term plans.
4. The County concludes based on the above that at the present time, it would not be pertinent to require dedication pursuant to PlanCheyenne via this plat.

Sincerely,

Troy Thompson
Chairman, Board of County Commissioners of Laramie County



DEDICATION

Know all men by these presents, that Archie Allison, owner in fee simple of the lands embraced in this plat and description of Allison Tracts does hereby declare this subdivision of the within described tracts as appears on this plat to be his free and voluntary act and deed and does hereby dedicate to the use of the public forever all of the roads shown hereon.

Archie Allison

ACKNOWLEDGEMENT

State of Wyoming }
 County of Laramie } ss
 I hereby certify that on this 31 day of Dec. AD. 1930 before me, the undersigned, a Notary Public, in and for the State of Wyoming, personally appeared Archie Allison to me known to be the individual described in and who executed the within and foregoing dedication and acknowledged the said instrument to be his free and voluntary act and deed, for the purpose therein mentioned.
 In witness whereof I have hereunto set my hand and affixed the seal of my office the day and year first above written.

Ralph H. Smith
 Notary Public
 Residing at Cheyenne, Wyo.
 My commission expires May 26 - 1933.

ENGINEERS CERTIFICATE

State of Wyoming }
 County of Laramie } ss
 I, J. H. Baldwin, of Cheyenne, Wyoming, hereby certify that this map of Allison Tracts was made from notes taken during an actual survey made under my direction in December 1930, that it correctly represents the lots and roads as staked on the ground and marked by iron pins set at all lot corners, and that said sub-division comprises all that portion of Section 8, T.13N., R.66Y., G.22PM. and is more particularly described as follows: - NW 1/4 NE 1/4, SW 1/4 NE 1/4, NE 1/4 NW 1/4, E 1/2 E 1/4 NW 1/4, SE 1/4 NW 1/4, NE 1/4 SW 1/4, SE 1/4 SW 1/4, W 1/2 NW 1/4 SE 1/4 and the W 1/2 NW 1/4 SW 1/4 SE 1/4. All in Section 8, T.13N., R.66Y., G.22PM.

J. H. Baldwin
 Engineer.

ALLISON TRACTS

A SUBDIVISION OF SECTION 8, T.13N., R.66Y.,
 LARAMIE COUNTY - WYOMING

Scale 1"=200' Dec. 1930

A RESOLUTION TO APPROVE A VACATION OF ALL OF TRACT 4, ALLISON TRACTS, LESS THE EAST 330 FEET AND LESS THE PORTION GRANTED TO THE STATE HIGHWAY COMMISSION OF WYOMING, LARAMIE COUNTY, WY.

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

WHEREAS the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and the vacation is in accordance with the Laramie County Land Use Regulations, 2-1-101; and

WHEREAS the proposed Vacation is in accordance with section §34-12-108 of the Wyoming State Statutes; and

WHEREAS this resolution is the Vacation of all of Tract 4, Allison Tracts, less the east 330 feet and less that portion granted to the State Highway Commission of Wyoming, Laramie County, WY.

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

The Laramie County Board of Commissioners finds that:

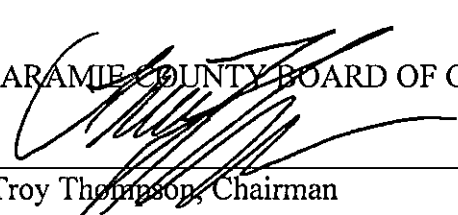
- a. This application is in conformance with Wyoming Statutes §34-12-106 to §34-12-111.
- b. The vacation has been submitted to perform an Administrative Plat with two tracts.

And the Board approves the vacation of all of Tract 4, Allison Tracts, less the east 330 feet and less the portion granted to the State Highway Commission of Wyoming Laramie County, WY, upon the approval of the administrative plat.

PRESENTED, READ AND ADOPTED THIS 19 DAY OF

July, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS


Troy Thompson, Chairman




Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:


Laramie County Attorney's Office



RESOLUTION NO. 150915-12

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR O'BRIEN SUBDIVISION, A REPLAT OF A PORTION OF THE SOUTH 1/2 OF TRACT 49, ALLISON TRACTS, FIRST FILING LARAMIE COUNTY, WY

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

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

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

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

WHEREAS, this resolution is the subdivision permit for O'Brien Subdivision.

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


The Laramie County Board of Commissioners finds that:

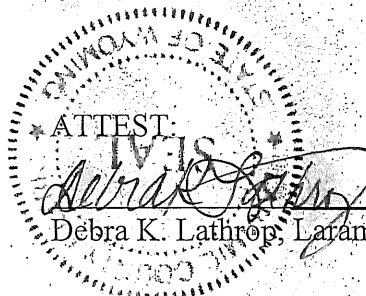
- a. This application is in conformance with section 2-1-101 (a-d) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-1-101 (e) of the Laramie County Land Use Regulations.

And that the Board approves the Subdivision Permit and Plat for O'Brien Subdivision with the no conditions

PRESENTED, READ AND ADOPTED THIS 15th DAY OF September, 2015.

LARAMIE COUNTY BOARD OF COMMISSIONERS


Amber Ash, Chairman



Debra K. Lathrop, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney

LARAMIE COUNTY

DEC 17 2015

PLANNING & DEVELOPMENT OFFICE



RECP #: 674906
RECORDED 12/4/2015 AT 1:49 PM BK# 2476 PG# 1463
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

*Plans
Lathrop
Attorney*

COPY OF RECORD

RESOLUTION NO. 5703

Approved as to
form only:

Alan

Date: 7/20/15

ENTITLED: "A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY CLERK TO SIGN A COUNTY FINAL PLAT FOR O'BRIEN SUBDIVISION, A REPLAT OF A PORTION OF THE S½ OF TRACT 49, ALLISON TRACTS, LARAMIE COUNTY, WYOMING (LOCATED NORTH OF AND ADJACENT TO E. COLLEGE DRIVE, EAST OF S. GREELEY HIGHWAY)."

WHEREAS, Nellie A. O'Brien, has subdivided said land in accordance with the statutes in such cases made and provided; and


WHEREAS, Nellie A. O'Brien, the owner of the above described land, has caused a subdivision plat of said land to be made, acknowledged, and certified, particularly describing the lots and block; and

WHEREAS, the above described subdivision plat is within one (1) mile of the boundaries of the City of Cheyenne, Wyoming, and therefore, governing body approval is required in accordance with W.S. 34-12-103; and

WHEREAS, the above described subdivision plat has been presented to the City of Cheyenne Planning Commission for consideration; the Planning Commission has recommended that said plat be approved by the governing body; and the plat has been duly executed by the Development Office; and

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING, THAT the subdivision described as O'Brien Subdivision, a replat a portion of the S½ of Tract 49, Allison Tracts, Laramie County, Wyoming, be and the same hereby is approved and confirmed as presented, and that the Mayor and the City Clerk be and are hereby authorized, empowered, and directed to execute said plat.

PRESENTED, READ AND ADOPTED THIS 14th **DAY OF**
September, **2015.**


RICHARD L. KAYSER, MAYOR

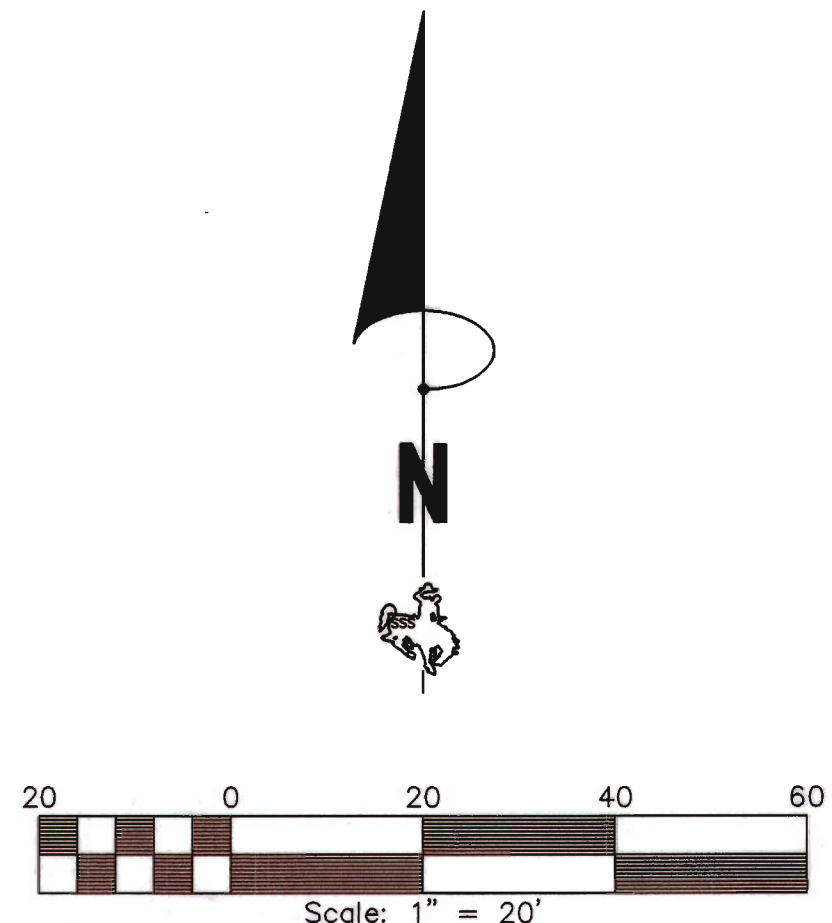
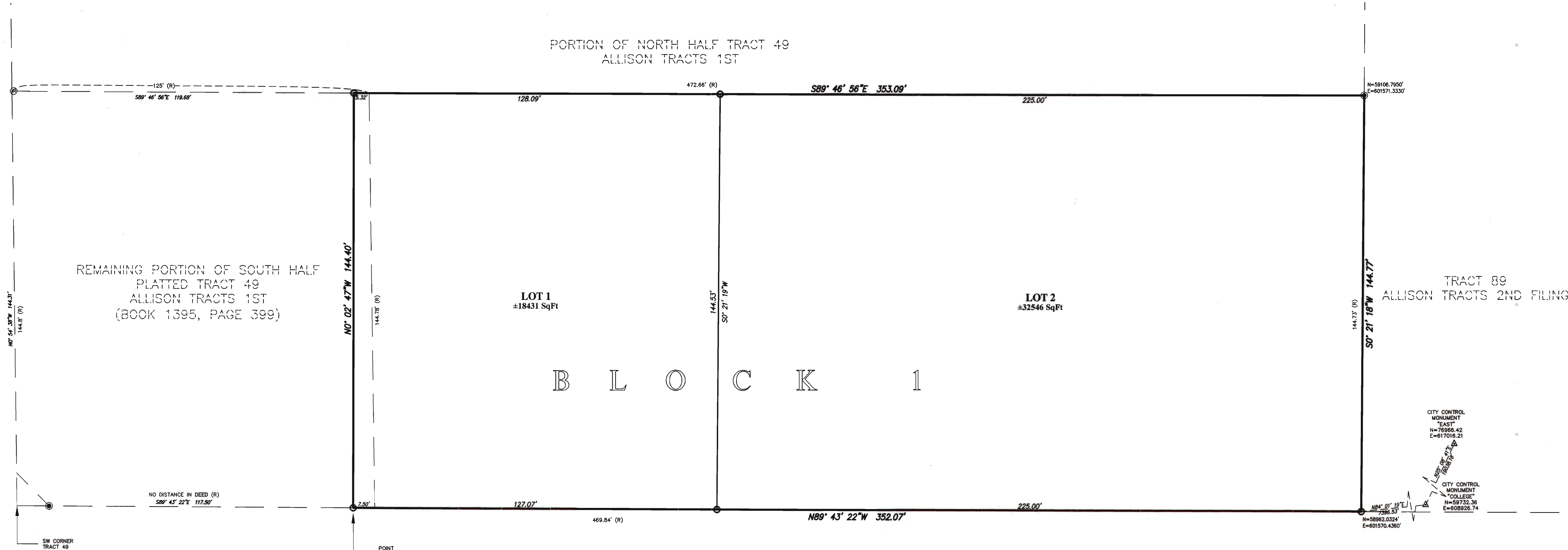
(SEAL)
ATTEST:


CAROL INTLEKOFER, CITY CLERK

OBRN-01

OBRN-01

SOUTH GREELEY HIGHWAY (100' R/W)



EAST COLLEGE DRIVE (80' R/W)

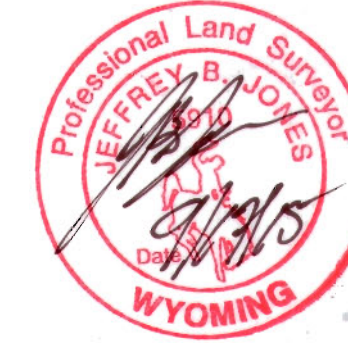
NOTES

- 1.) BASIS OF BEARINGS - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "COLLEGE" & "EAST".
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100-YEAR FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 58021C1356F EFFECTIVE DATE JANUARY 17, 2007.
- 3.) ALL LOT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910", UNLESS NOTED OTHERWISE.

LEGEND

- SET 5/8" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1/2" ALUMINUM CAP
- ▲ CITY CONTROL MONUMENT
- ⊙ FOUND 3/4" REBAR
- FOUND BRASS CAP

CERTIFICATE OF SURVEYOR

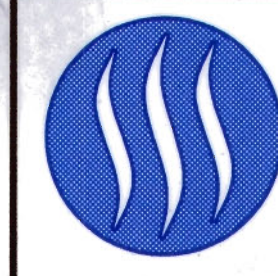


I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct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

City Res #5703
**O'BRIEN
SUBDIVISION**

A REPLAT OF A PORTION OF THE SOUTH HALF OF TRACT 49, ALLISON TRACTS, LARAMIE COUNTY, WYOMING.

PREPARED MAY, 2015



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

TRACT 1
WALLICK & MURRAY GARDENS

TRACTS 2 & 3
WALLICK & MURRAY GARDENS

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Nellie A. O'Brien, owner in fee simple of a portion of the south half of Tract 49, Allison Tracts, Laramie County, Wyoming being more particularly described as follows:

Commencing at the southwest corner of said Tract 49; thence S.89°43'22"E., along the south line of said Tract 49, being the north Right-of-Way line of East College Drive, a distance of 117.50 feet; to the true Point Of Beginning; thence N.0°02'47"W., a distance of 144.40 feet; thence S.89°46'56"E., a distance of 353.09 feet to the east line of said Tract 49; thence S.0°21'18"W., a distance of 144.77 feet to the south line of said Tract 49, being the north Right-of-Way line of East College Drive; thence N.89°43'22"W., along said Right-of-Way line, a distance of 352.07 feet to the Point of Beginning. Containing 1.17 acres, more or less.

Has caused the same to be surveyed, vacated, replatted and known as O'BRIEN SUBDIVISION, and does hereby declare the subdivision of said land as it appears on this replat, to be their free act and deed and in accordance with their desires.

The undersigned, their legal successors and/or assigns, do hereby further acknowledge that this final plat is being submitted to the Governing Body of the City of Cheyenne for approval pursuant to W.S. 34-12-103 and do furthermore acknowledge that W.S. 34-12-106, W.S. 34-12-108 & W.S. 24-3-101(a) may apply to the lands contained within the boundaries of this plat.

Nellie A. O'Brien
Nellie A. O'Brien, Owner

CITY APPROVALS

Approved by the City of Cheyenne Planning Commission this 30th day of AUGUST, 2015.

Barbara Clark
Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this 14th day of SEPTEMBER, 2015.

John D. Johnson Mayor
ATTEST: *Carol S. Steil* City Clerk

COUNTY APPROVALS

Approved by the Laramie County Planning Commission this 13 day of August, 2015.

Judy A. Clark
Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this 15 day of September, 2015.

David Chairman
ATTEST: *Alvin S. Fisher* County Clerk

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

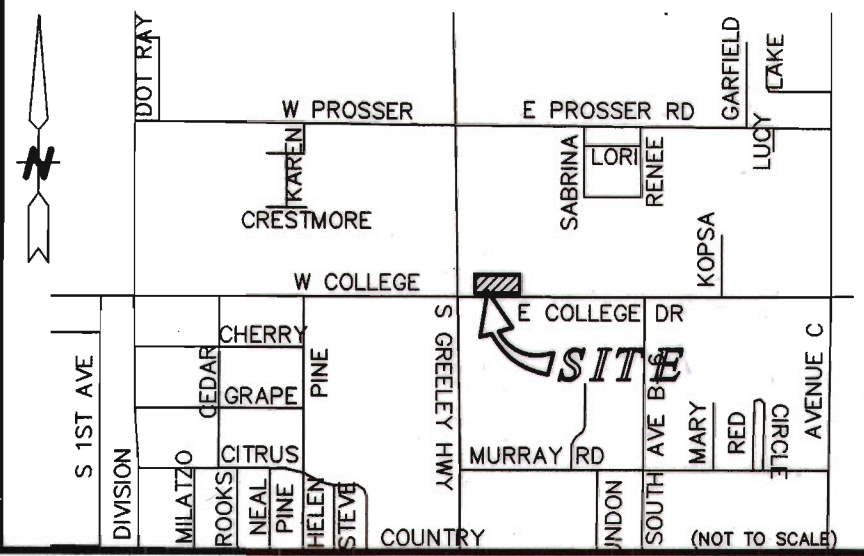
The foregoing instrument was acknowledged before me this 24th day of OCTOBER, 2015 by Nellie A. O'Brien, Owner.

Nellie A. O'Brien
Notary Public, Laramie County, Wyoming

My Commission Expires: APR 29, 2018

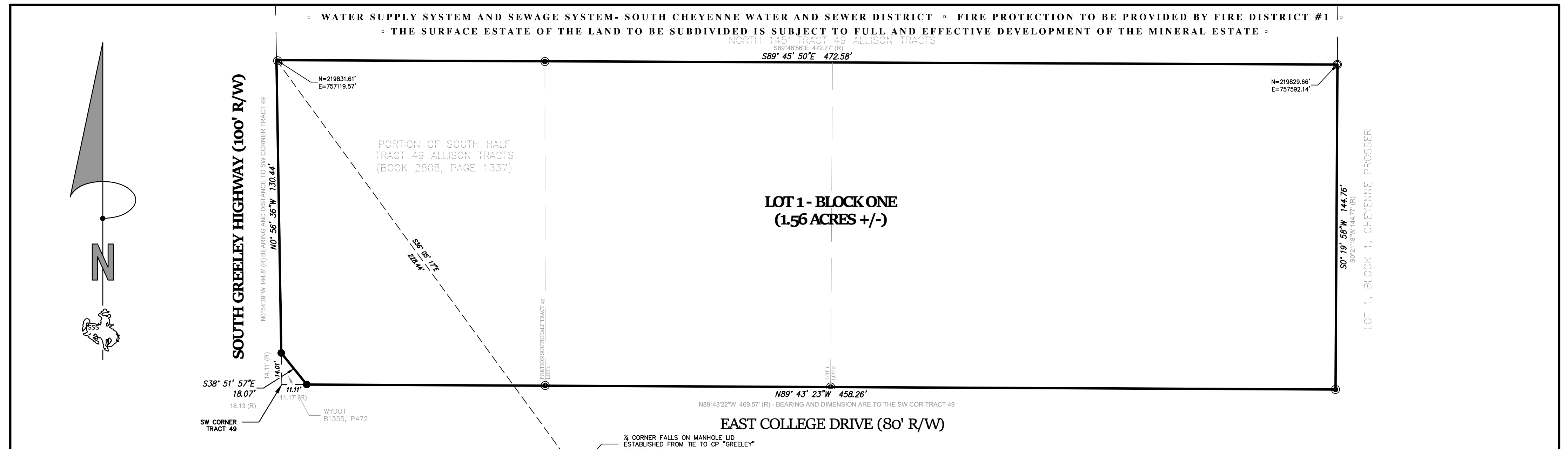


VICINITY MAP



FILING RECORD

RECP #: 674019
RECORDED 11/19/2015 AT 1:42 PM BK# 10 PG# 149
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Roy C. DiSenso and Amelia A. DiSenso, Trustees of the Roy C. and Amelia A. DiSenso Revocable Trust, dated July 18, 2022, owners in fee simple of a portion of the South half of Tract 49, Allison Tracts, and Lots 1 and 2, Block 1, O'Brien Subdivision, Laramie County, Wyoming. More particularly described as follows:

Parcel I
 A portion of the south half of Tract 49, Allison Tracts, Laramie County, Wyoming, more particularly described as follows:
 Beginning at the southwest corner of Tract 49, Allison Tracts; thence S.89°43'22"E., along the south line of said Tract 49, being the north right-of-way boundary of East College Drive, a distance of 117.50 feet, to the southwest corner of Lot 1, O'Brien Subdivision; thence N.0°02'47"W., a distance of 144.04 feet to the northwest corner of O'Brien Subdivision; thence N.89°46'56"W., a distance of 119.68 feet to the west line of said Tract 49, being the east right-of-way line of US Highway 85 (also known as South Greeley Highway); thence southerly along said right-of-way boundary, a distance of 144.31 feet to the point of beginning, LESS a parcel described as beginning at the southwest corner of said Tract 49, said point of beginning also being the point of intersection of the east right-of-way boundary of U.S. Highway 85 (also known as South Greeley Highway) and the north right-of-way boundary of Wyoming State Highway 212 (also known as College Drive); thence N.0°49'09"W. along the west boundary of said Tract 49 and along said East right-of-way boundary, a distance of 14.11 feet; thence S.38°52'02"E., a distance of 18.13 feet to a point on the south boundary of said Tract 49, said point being located on said North right-of-way boundary; thence N.89°18'53.7"W., along said south boundary and along said north right-of-way boundary, a distance of 11.17 feet to the point of beginning.

Parcel II
 Lot 1 Block 1 O'Brien Subdivision according to the official plat filed of record November 19, 2015 in Book 10, Page 149.

Parcel III
 Lot 2 Block 1, O'Brien Subdivision according to the official plat filed of record November 19, 2016 in Book 10, Page 149.
 Have caused the same to be surveyed, vacated and replatted and known as: DiSenso Subdivision, and do 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.

Roy Di Senso, Trustee, Roy C. DiSenso and Amelia A. DiSenso, Trustees of the Roy C. and Amelia A. DiSenso Revocable Trust, dated July 18, 2022.

OWNER ACKNOWLEDGEMENT

STATE OF _____)
) SS
 COUNTY OF _____)
 The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Roy Di Senso, Trustee, for Roy C. DiSenso and Amelia A. DiSenso, Trustees of the Roy C. and Amelia A. DiSenso Revocable Trust, dated July 18, 2022

 Notary Public, Laramie County, Wyoming
 My Commission Expires: _____

FILING RECORD

APPROVALS

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of _____, 2023.

 Chairman County Clerk

Approved by the Laramie County Planning Director this ____ day of _____, 2023.

 Justin Arnold, Planning Director, Laramie County, Wyoming

Approved by the Director of Laramie County Public Works this ____ day of _____, 2023.

 Molly Bennett, Director of Public Works, Laramie County, Wyoming

LEGEND

- SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- ⊙ FOUND IRON REBAR
- FOUND ALUMINUM CAP STAMPED PLS 5910
- FOUND 1 1/2" ALUMINUM CAP

NOTES

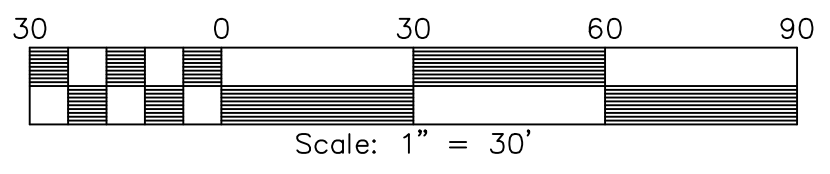
BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.9996634883.
 ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 5/8" X 24" REBAR.
 NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL #56021C1356F; DATED JANUARY 17, 2007.
 CWPP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CWPP.

VACATION STATEMENT

A PORTION OF THE SOUTH HALF OF TRACT 49, ALLISON TRACTS and LOTS 1 AND 2, BLOCK 1, O'BRIEN SUBDIVISION, SITUATE IN A PORTION OF SECTION 8, T13N, R66W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

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: 7/19/2023
 23224 DISENSO ADMIN.DWG

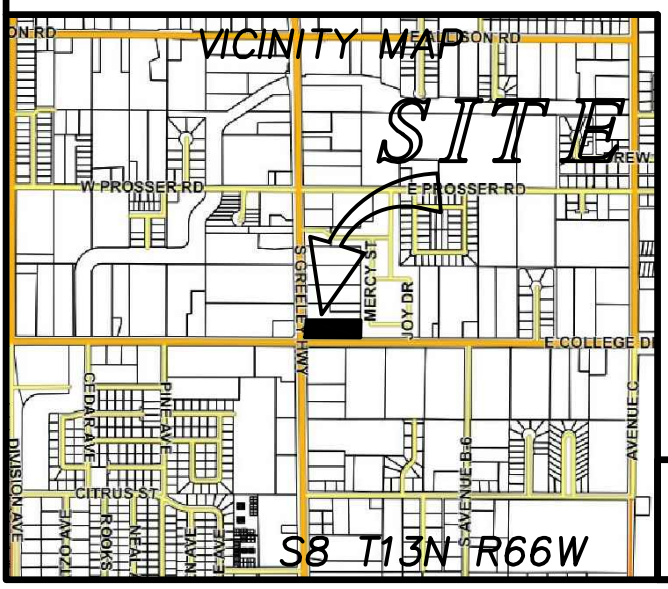
**DI SENSO
 SUBDIVISION**

AN ADMINISTRATIVE REPLAT OF
 A PORTION OF THE SOUTH HALF OF TRACT 49,
 ALLISON TRACTS and LOTS 1 AND 2, BLOCK 1,
 O'BRIEN SUBDIVISION, SITUATE IN A PORTION
 OF SECTION 8, T13N, R66W OF THE 6TH P.M.,
 LARAMIE COUNTY, WYOMING

PREPARED JUNE, 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

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RESOLUTION NO. _____

RESOLUTION TO APPROVE A VACATION OF A PORTION OF THE SOUTH HALF OF TRACT 49, ALLISON TRACTS AND LOTS 1 AND 2, BLOCK 1, OF O'BRIEN SUBDIVISION, SITUATED IN A PORTION OF SECTION 8, T13N, R66W OF THE 6TH P.M., LARAMIE COUNTY, WY.

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 Vacation is in accordance with W.S. §34-12-106 to §34-12-111; and

WHEREAS, the proposed Vacation is in accordance with the Laramie County Land Use Regulations, Section 2-1-102 (m); and

WHEREAS, this resolution is the Vacation for A Portion of the South Half of Tract 49, Allison Tracts and Lots 1 and 2, Block 1, of O'Brien 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 W.S. §34-12-106 to §34-12-111.
- b. The application is in conformance with Section 2-1-102(m) of the Laramie County Land Use Regulations.
- c. The vacation has been submitted to create an Administrative Plat known as Di Senso Subdivision.
- d. This vacation will become effective only upon recording of the Administrative Plat known as Di Senso Subdivision.

And the Board approves the Vacation for for A Portion of the South Half of Tract 49, Allison Tracts and Lots 1 and 2, Block 1, of O'Brien Subdivision, and will become effective upon the recording of the Administrative Plat known as Di Senso Subdivision. This vacation does not abridge or modify any existing covenants and consistent with W.S. § 34-12-108 does not abridge or modify any rights and privileges of any proprietors of the plat.

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