



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of County Commissioners

**FROM:** Bryce Hamilton, Associate Planner

**DATE:** October 17, 2023

**TITLE:** PUBLIC HEARING Regarding a Vacation of Di Senso Subdivision, to be Effective Upon Recordation of The Administrative Plat Known as Caroline Acres, Situated In A Portion of Section 8, T13N, R66W of The 6<sup>th</sup> P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

This action comes to the Board as old business regarding a vacation and administrative plat known as Di Senso Subdivision, originally approved by the Board on August 15<sup>th</sup>, 2023. The original staff report is attached to this report. It is here again due to a couple of issues with the plat in its previous form, and due to legal guidance that the Board must vacate Di Senso Subdivision given that it formally approved it in a previous meeting.

It was determined when the plat was ready for recordation that there was already a Di Senso Subdivision in existence in Laramie County. Plats are not allowed to have the same name as each other because the legal description of the resulting parcels would potentially match one parcel to another, and all are meant to be unique. The name of the Di Senso Subdivision plat has thus been changed to Caroline Acres.

The owner also had the applicant change the plat to re-add one of the lot lines, resulting in two parcels instead of one. Given that there is still an overall reduction in parcel count, the plat still qualifies as an administrative plat.

Upon the advice of the County Attorney and County Clerk, all previous iterations of vacations and approved plats will be recorded in order to create a clean record. This will result in the vacation of a portion of Allison Tracts Tract 49 and Lots 1 and 2, Block 1 of O'Brien Subdivision, the approval of and prompt vacation of this duplicative Di Senso Subdivision (which will reference a specific book and page on its Resolution so it may not be confused with the previous Di Senso Subdivision), and the new Caroline Acres immediately laid over top of it.

## **RECOMMENDATION and FINDINGS**

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

- a.** The application meets the criteria for vacation of a plat pursuant to **Section 2-1-101(m)** of the Laramie County Land Use Regulations.
- b.** The application meets the criteria for Board Approval of an administrative plat pursuant to **Section 2-1-102** 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 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, Approve the Administrative Plat known as Di Senso Subdivision, Approve the Vacation of the Administrative Plat known as Di Senso Subdivision, and to approve the Administrative Plat known as Caroline Acres.**

## **PROPOSED MOTION**

**I move to adopt the findings of facts a, b, and c of the staff report, to 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, Approve the Administrative Plat known as Di Senso Subdivision, Approve the Vacation of the Administrative Plat known as Di Senso Subdivision, and to approve the Administrative Plat known as Caroline Acres.**

## **ATTACHMENTS**

- Attachment 1: Previous Staff Report With Attachments, 8/15/2023 (PAGES 3-21)**  
**Attachment 2: Administrative Plat of Caroline Acres (PAGE 22)**  
**Attachment 3: Resolution to Vacate A Portion of Allison Tracts Tract 49 and Lots 1 and 2, Block 1, O'Brien Subdivision (PAGE 23)**  
**Attachment 3: Resolution to Vacate Di Senso Subdivision (PAGES 24-25)**



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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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 6<sup>th</sup> P.M., Laramie County, WY.

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### 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 15<sup>th</sup>, 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 15<sup>th</sup> 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.

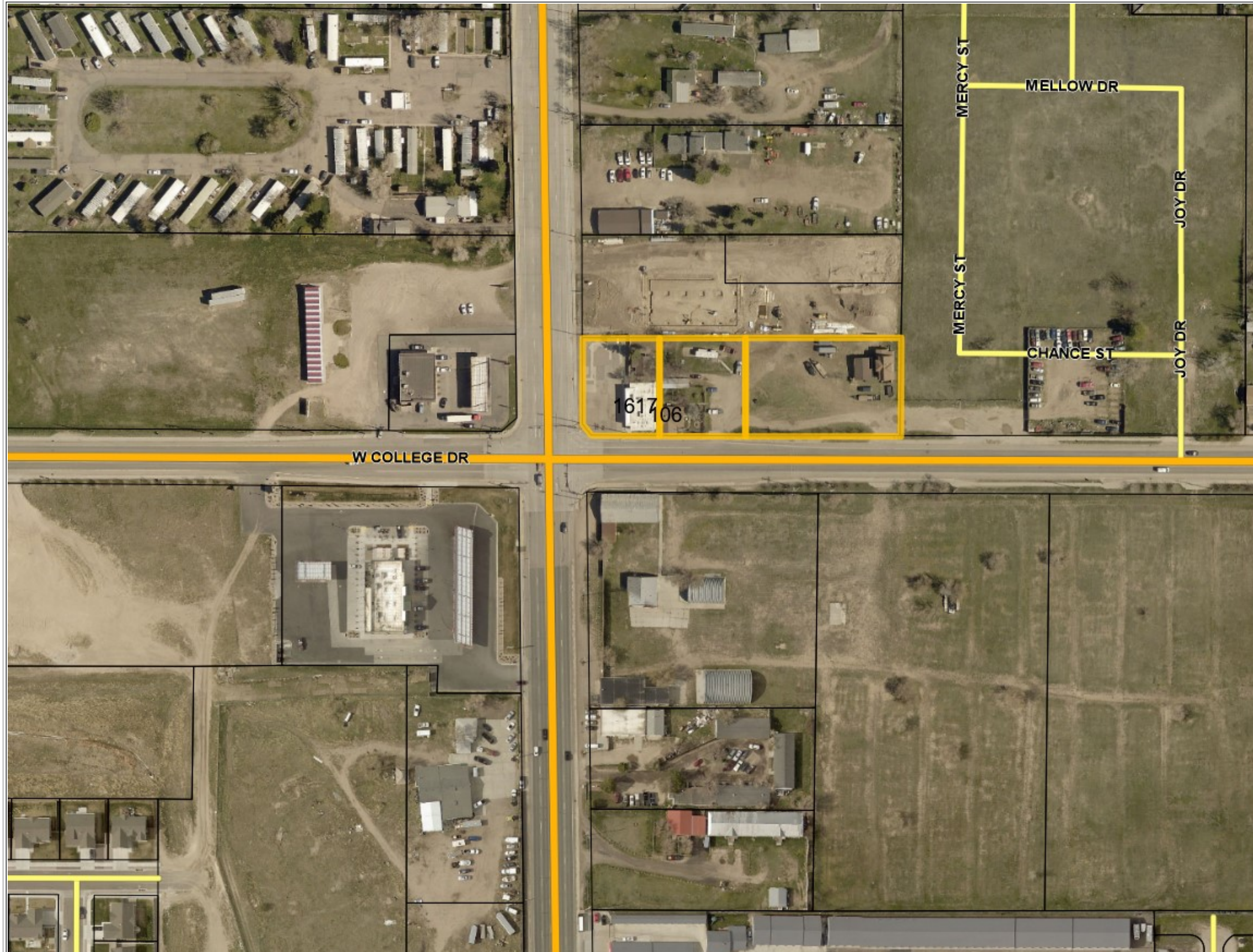
**and that the Board may approve the Vacation of a Portion of The South Half of Tract 49, Allison Tracts, and Lots 1 and 2, Block 1, O'Brien Subdivision, to become effective upon recordation of the Administrative Plat of Di Senso Subdivision.**

## **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 initial "M".

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto: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	ALL OTHER AGENCY COMMENTS ADDRESSED. ASSIGNED 2ND ROUND REVIEW TO SELF RE: ROW DEDICATION.	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

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### 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

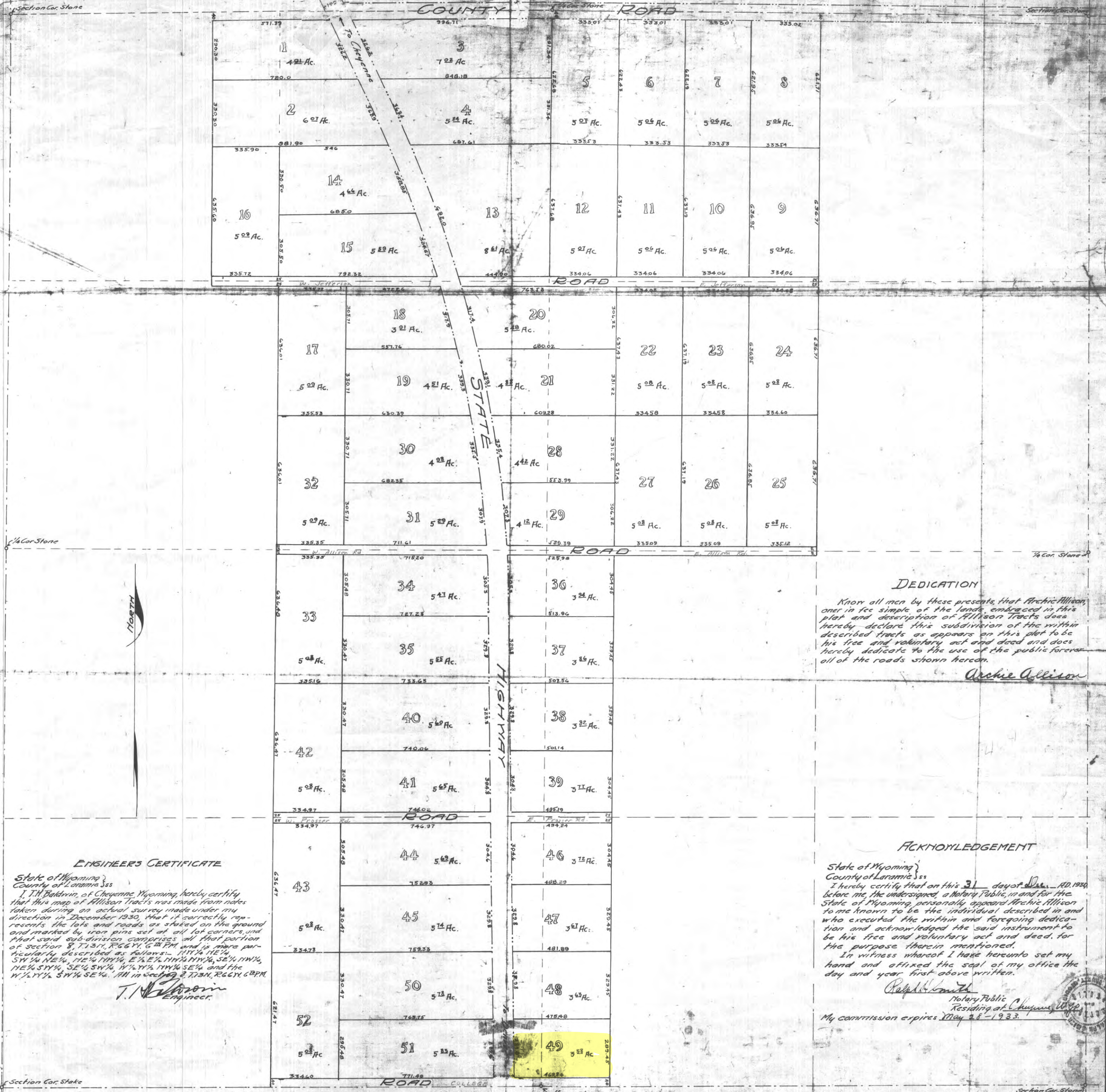
Dear Mr. Bloom,

In response to your letter dated July 11<sup>th</sup>, 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.66W., 6<sup>th</sup> PM. 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.66W., 6<sup>th</sup> PM.

J. H. Baldwin  
 Engineer.

**ALLISON TRACTS**

A SUBDIVISION OF SECTION 8, T.13N., R.66W.,  
 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:

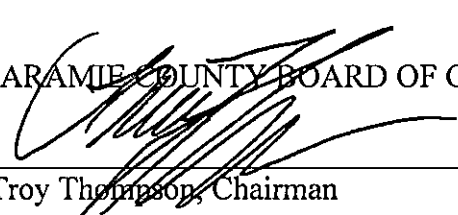
- a. This application is in conformance with Wyoming Statutes §34-12-106 to §34-12-111.
- b. The vacation has been submitted to perform an Administrative Plat with two tracts.

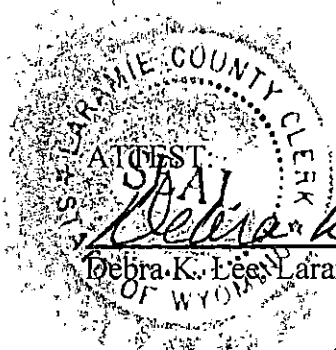
**And the Board approves the vacation of all of Tract 4, Allison Tracts, less the east 330 feet and less the portion granted to the State Highway Commission of Wyoming Laramie County, WY, upon the approval of the administrative plat.**

PRESENTED, READ AND ADOPTED THIS 19 DAY OF

July, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

  
Troy Thompson, Chairman



ATTEST:  
  
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:

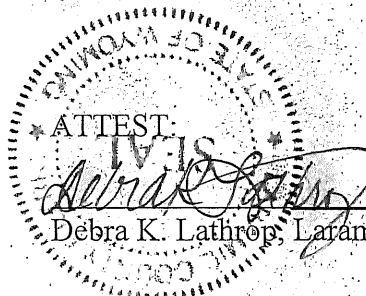
- a. This application is in conformance with section 2-1-101 (a-d) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-1-101 (e) of the Laramie County Land Use Regulations.

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

PRESENTED, READ AND ADOPTED THIS 15<sup>th</sup> 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

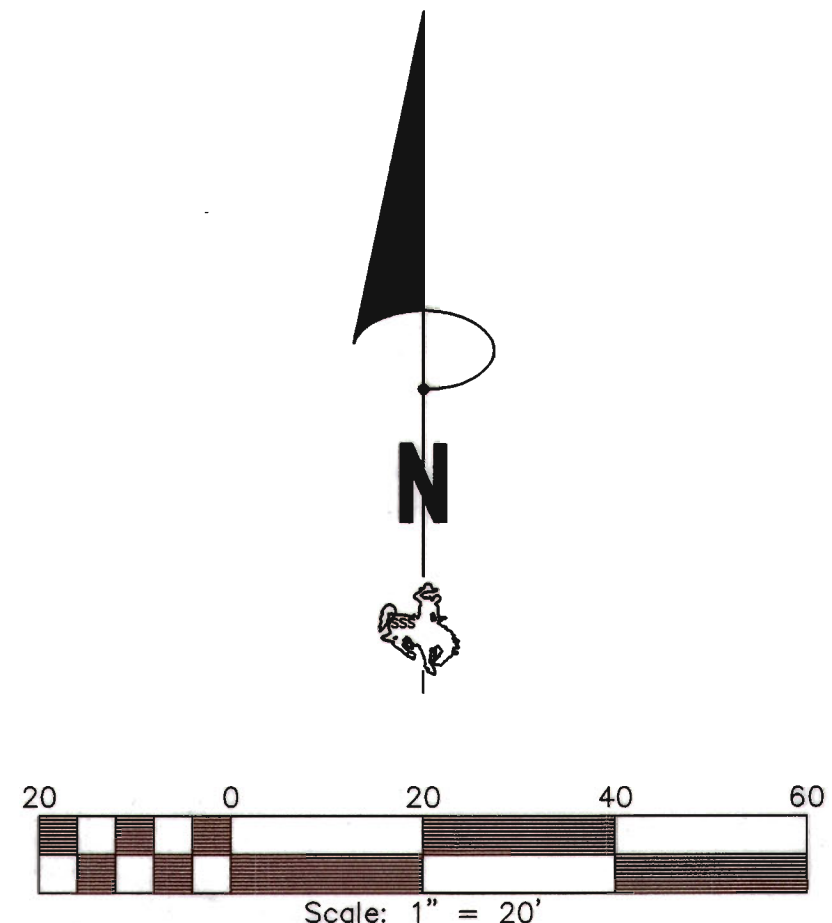
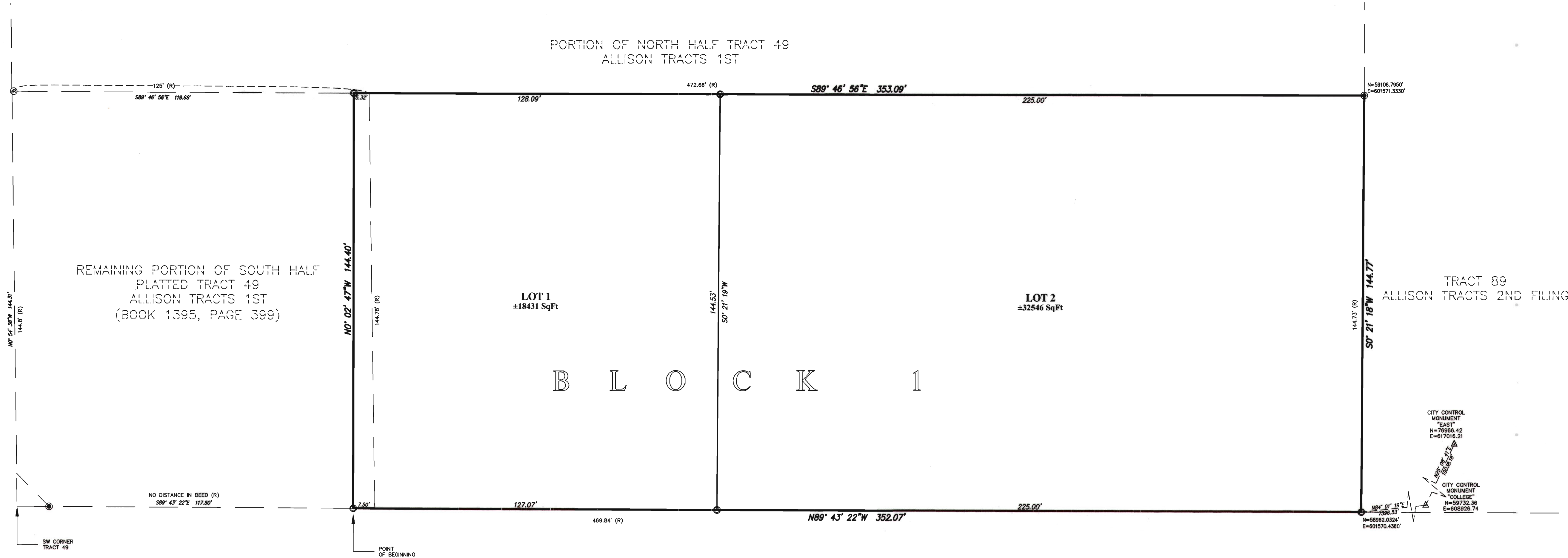
(SEAL)  
ATTEST:

  
CAROL INTLEKOFER, CITY CLERK

OBRN-01

OBRN-01

SOUTH GREELEY HIGHWAY (100' R/W)



**EAST COLLEGE DRIVE (80' R/W)**

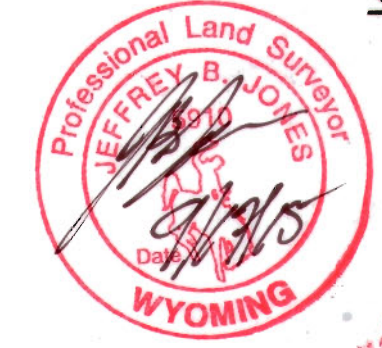
**NOTES**

- 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**

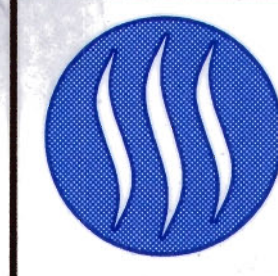


I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct 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 30<sup>th</sup> day of AUGUST, 2015.

*Barbara Clark*  
Development Director, City of Cheyenne, Wyoming

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

*John D. Johnson* Mayor      *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 J. Clark* Chairman      *Alvin K. Fisher* County Clerk

**ACKNOWLEDGEMENT**

STATE OF WYOMING )  
                                  ) SS  
COUNTY OF LARAMIE )

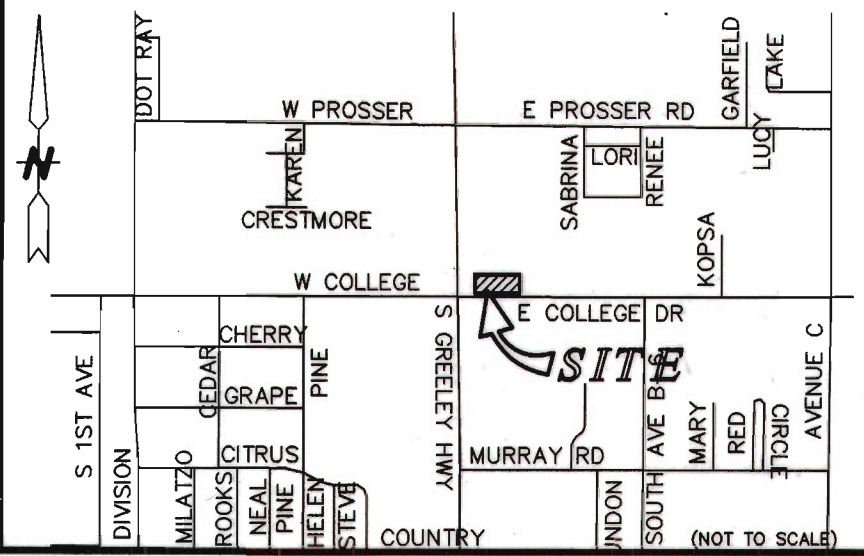
The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of OCTOBER, 2015 by Nellie A. O'Brien, Owner.

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

My Commission Expires: APR 29, 2018

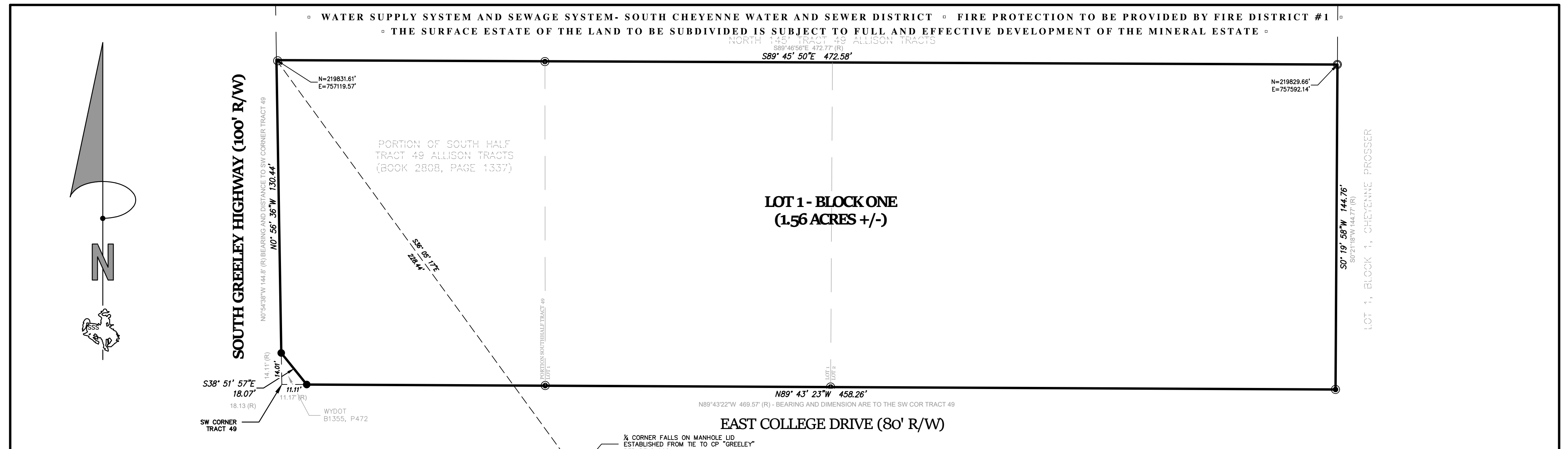


**VICINITY MAP**



**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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS  
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**

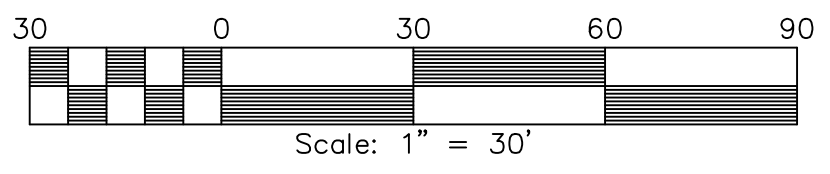
BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.9996634883.  
ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 5/8" X 24" REBAR.  
NO PORTION 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

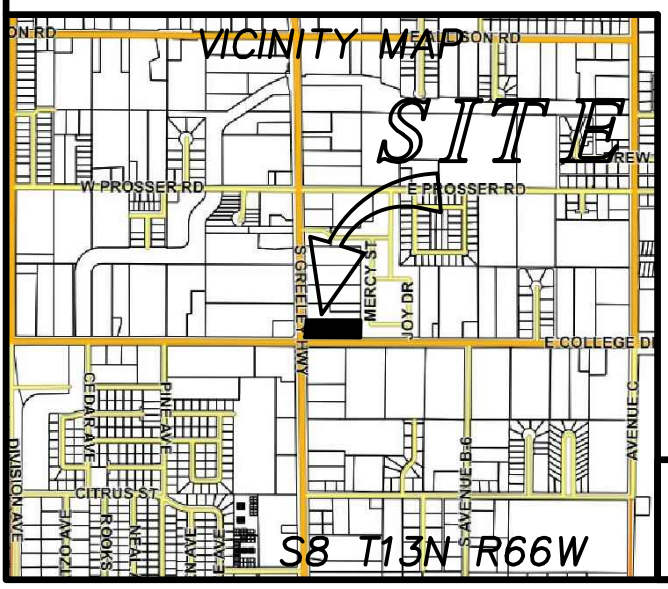
**DI SENSO  
SUBDIVISION**

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 6<sup>TH</sup> 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

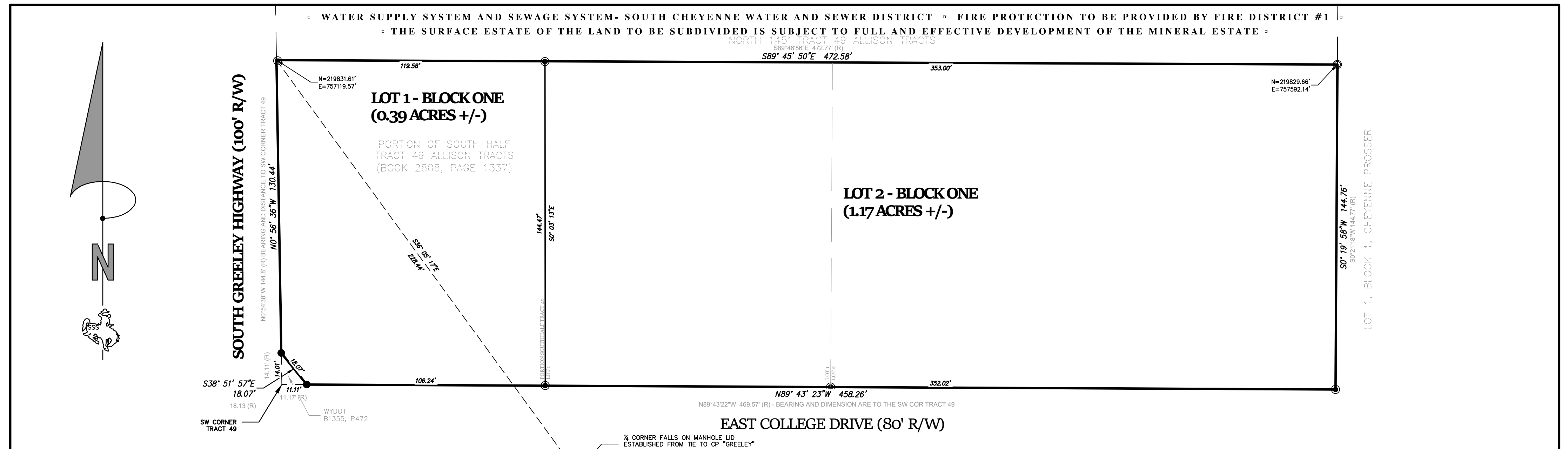
\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

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

Reviewed and approved as to form:

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



**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: Caroline Acres, 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

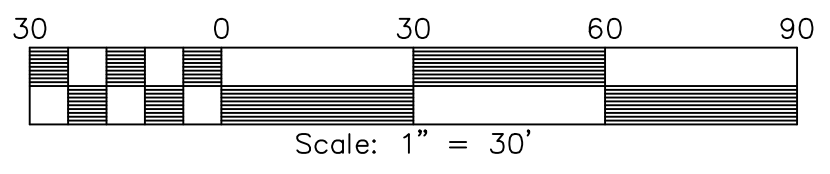
**CAROLINE ACRES**

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

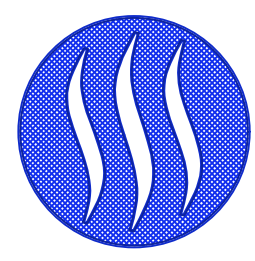
PREPARED JUNE, 2023

**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.

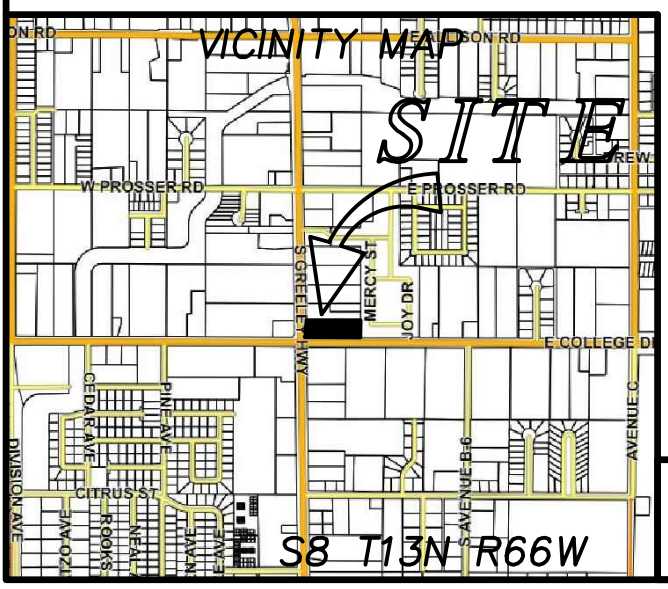


REVISED: 9/26/2023  
 23224 DISENSO ADMIN.DWG



**STEIL SURVEYING SERVICES, LLC**  
**PROFESSIONAL LAND SURVEYORS**  
**PLANNING & DEVELOPMENT SPECIALISTS**  
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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 6<sup>TH</sup> 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

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

**RESOLUTION TO APPROVE A VACATION OF THE ADMINISTRATIVE PLAT KNOWN AS DI SENSO SUBDIVISION ORIGINALLY RECORDED ON \_\_\_/\_\_\_/\_\_\_ IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_ WITH THE DOCUMENT NUMBER OF \_\_\_\_\_, TO BE EFFECTIVE UPON RECORDATION OF AN ADMINISTRATIVE PLAT KNOWN AS CAROLINE ACRES, SITUATED IN A PORTION OF SECTION 8, T13N, R66W OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY.**

**WHEREAS**, previously, this Board approved the vacation of a portion of the south half of tract 49, Alliston Tracts, and Lots 1 and 2, Block 1, O'Brien Subdivision, which was to become effective upon its approval of the administrative plat known as Di Senso Subdivision; and

**WHEREAS**, it was discovered prior to recordation, but after this Board's approval, of Di Senso Subdivision, that a plat known as Di Senso Subdivision was already in existence in Laramie County; and

**WHEREAS**, the applicant also wished to substantively modify the previously-approved Di Senso Subdivision in terms of lot line adjustments; and

**WHEREAS**, it was determined that the most appropriate resolution to the problem presented above was to create a clean record of every vacation and approval that the Board passed previously on record; and

**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 Di Senso Subdivision, duly recorded on \_\_\_/\_\_\_/\_\_\_ in Book \_\_\_\_\_ and Page \_\_\_\_\_ with the Document Number of \_\_\_\_\_.

**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. This Vacation has been submitted to both correct the official record and to create an Administrative Plat known as Caroline Acres.
- d. This Vacation will become effective only upon recording of the Administrative Plat known as Caroline Acres.

**And the Board approves the Vacation for Di Senso Subdivision, duly recorded on \_\_\_/\_\_\_/\_\_\_ in Book \_\_\_\_\_ and Page \_\_\_\_\_ with the Document Number of \_\_\_\_\_, to become effective upon the recording of the Administrative Plat known as Caroline Acres. 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



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Troy Thompson, Chairman

ATTEST:

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Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

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Laramie County Attorney's Office