



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: July 21, 2026 (Postponed from July 7, 2026)

TITLE: PUBLIC HEARING regarding a Vacation of Tracts 13, 14, 15, 16, 17, and 18, Lucky Star Ranch Subdivision, and approval of a Modest Subdivision Permit and Plat for Lucky Star Ranch Subdivision, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

AVI, PC, on behalf of Green Acres, LLC, has submitted a Modest Plat application for Lucky Star Ranch Subdivision, 2nd Filing for a replat of Tracts 13, 14, 15, 16, 17, and 18, Lucky Star Ranch Subdivision., situated in the S1/2 of Section 32, T15N, R66W, Laramie County, WY. The subject property is located at Iron Mountain Road, Cheyenne, WY. The purpose of the application is to replat six (6) tracts to include three (3) new 80-foot roadway rights-of-way to be dedicated in this plat for future development to the east.

BACKGROUND

The subject property is currently assessed as agricultural land and located in the LU-Land Use zone district. The subject parcel is bordered by subdivisions to the east, south and west, and State lands to the north. The Lucky Star Ranch Subdivision Plat was approved on March 15, 2022, so the BOCC must approve the vacation of that portion of the plat for this Modest Plat to be approved.

Pertinent Statutes and 2025 Laramie County Land Use Regulations Include:

Wyoming Statutes § 18-5-301 thru 1-5-306 and 34-12-101 thru 34-12-115.

Section 4-2-104 governing Modest Plats with easement modifications within recorded subdivisions.

Section 2-4-104 governing the LU – Land Use Zone District.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Metro (RM) where possible denser residential use should be encouraged. The parcel lies in the PlanCheyenne Rural Residential (RR) district.

Individual wells and septic systems provide water and sanitary services to the parcels.

Agency comments have been addressed. Public notice was provided, and no public comments were received.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This applications meets the criteria for a modest plat with easement modification within recorded subdivisions pursuant to Section 4-2-104 of the 2025 Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

and the Board of County Commissioners may approve the Vacation of Tracts 13, 14, 15, 16, 17 and 18, Lucky Star Subdivision, and approve the Modest Subdivision Permit and Plat for Lucky Star Ranch Subdivision, 2nd Filing with one condition and to adopt the finding of facts a and b of the staff report.

1. **The Vacation of Tracts 13, 14, 15, 16, 17 and 18, Lucky Star Ranch Subdivision, will become effective upon the recordation of Lucky Star Ranch Subdivision, 2nd Filing.**

PROPOSED MOTION

I move to approve the Vacation of Tracts 13, 14, 15, 16, 17, and 18, Lucky Star Ranch Subdivision, and approve the Modest Subdivision Permit and Plat for Lucky Star Ranch, 2nd Filing with one condition and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Project Narrative**
- Attachment 3: Pre-Application Meeting Notes**
- Attachment 4: Transportation Worksheet**
- Attachment 5: CFF & PSF Acknowledgement**
- Attachment 6: Drainage Waiver Request**
- Attachment 7: Combined Agency Comments**
- Attachment 8: Resolution**
- Attachment 9: Modest Plat Rev. 6.18.26**



Lucky Star Ranch,
2nd Filing Subdivision

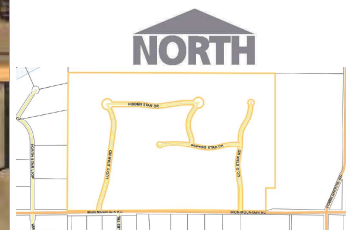
Iron Mountain Road
Cheyenne, Wyoming

PZ-26-00047

Land Use Zone District

Laramie County Fire Authority

Laramie County School District 1





Laramie County, WY
Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303
www.laramiecountywy.gov
planning@laramiecountywy.gov

PERMIT

PA-26-00075

PRE-APPLICATION MEETINGS

SITE ADDRESS: UNKNOWN LARAMIE COUNTY
PRIMARY PARCEL: 15663231004000
PROJECT NAME: LUCKY STAR RANCH SUBDIVISION

ISSUED: 05/27/2026
EXPIRES: 11/23/2026

APPLICANT: JOHNSON, CHRISTINE
7203 ELIZABETH RD
CHEYENNE, WY 82009
307-256-4952

OWNER: GREEN ACRES LLC
PO BOX 1204
CHEYENNE, WY 82003

Detail Name	Detail Value
Meeting Date	05/27/2026
MEETING AM OR PM	AM
Application Types	Subdivision Permit and Plat
Attendees	Online (Teams Meeting)
Property Interest	Owner
Detailed Project Narrative	road design of internal road and replat of lot to add access to the east
Staff Attending	Staff
Development Action	Modest Plat Easement Modification
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Traffic Study	Transportation Assessment Worksheet
Roadway Maintenance Plan	No
Drainage Study	No
Drainage Plans	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Road/Easement Use Agreement	No
Perimeter Fence Construction per W.S.S. 18-5-319	No
Environmental and Services Impact Report	No



Laramie County, WY

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Community Facility Fees Acknowledgement Letter	No
Public Safety Fees Acknowledgement Letter	Yes
Application Fees	Yes
Environmental Health Review/Approval	Yes
Engineer Review - Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Public Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Floodplain Development Permit	No
GESC Permit	No
Right-of-Way Construction Permit	Upon Construction
Miscellaneous Notes	Brad: Modest plat for addition of 80' easements between existing lots for Lucky Star Ranch Subd. over to R0066632. This will allow future connectivity to the possible development of R0066632. Cadi: The roads can be phased out into three phases. The three tracts that access from Iron Mountain are good to be developed now. Confirm joint access on GIS/PW for 20 and 21. 22 access will need to be applied for and aligned with the access across Iron Mtn Rd. Tracts 13-18 will be run as Lucky Star Ranch 2nd filing to allow three shared 80' ROW's.

CONDITIONS

* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.

* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.



Laramie County, WY

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Cheyenne, WY 82009
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www.laramiecountywyo.gov
planning@laramiecountywyo.gov

* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.

* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.



LARAMIE COUNTY LAND USE REGULATIONS

Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: Lucky Star Ranch 2nd Filing By: AVI

Date: 5/28/2026 Contact: Christie Johnson

Owner/Developer: Green Acres Phone: 307.637.6017

Property Address or Legal Description (lot, block, subdivision): Tracts 13-18 Lucky Star Ranch

Legal Description:

Existing Zoning: LU Change to: n/a

Existing Land Use: residential / vacant Proposed: residential

Above changes if applicable.

Applicant email: cjohnson@avipc.com

All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.

a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.

b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	210	Residential	39	Weekday			368

Total:

c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	210	Residential	39	Weekday			368

Total:

New Land Use: Trips/Day

Increase (+)/Decrease (-): 0

1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

Justin Arnold, Planning and Development Program Manager
Laramie County Planning & Development
3966 Archer Parkway
Cheyenne, WY 82009

May 28, 2026
5151

**RE: Lucky Star Ranch, 2nd Filing – Narrative, Drainage Study, Traffic Study Waiver
Request and Community Facility Fees Acknowledgement**

Dear Mr. Arnold

In follow up to your discussion with Brad Emmons last week, AVI, P.C., on behalf of Green Acres LLC, is submitting a Modest Plat application for the purpose of creating three (3) new 80 foot Roadway Rights of Ways to be dedicated in this plat for future access for the future development of the unplatted parcel to the East. Only the internal lot lines of Tracts 13-18 of Lucky Star Ranch are impacted. Note: By way of further explanation, Luck Star Subdivision is being conveyed to grantee, Todd Glandt/Sunset Homes and the grantor, Green Acres, LLC managed by Ed Murray, also manages the entity owning the property to the east for which access is being provided.

We would like to request a waiver for providing Drainage and Traffic studies with this project. The internal lot line is being modified, no additional tracts are being created with this plat.

The owner is also aware that Community Facility Fees and Public Safety Fees may be assessed on the property.

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

Respectfully Submitted
AVI PROFESSIONAL CORPORATION



Christine R. Johnson, PE
1103 Old Town Lane | Cheyenne, Wyoming 82009 | 307.637.6017
2290 E Prospect Road Suite 5, Fort Collins, Colorado 80524 | 970.420.0086
avi@avipc.com | www.avipc.com
Cc: file

h:\5151_luky star 2nd\planning\4717 narrative, waivers, and cff.docx

AGENCY REVIEW #1

AGENCY REVIEW #2

Permit Notes

Permit Number: PZ-26-00047

Parcel Number: 15663231004000

Submitted: 05/28/2026

Site Address: UNKNOWN

Technically Complete: 05/28/2026

Applicant: AVI PC
Owner: GREEN ACRES LLC

Laramie County, WY 00000

Approved:
Issued:

Project Description: Replatting of 6 tracts to include 3 road rights of ways for future development to the east

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
05/28/2026		Application	PZ-26-00047	GENERAL	Modest Plat 4-2-100(c) and 4-2-104 Easement Modification. Letters sent 5/29/26, Legal Ad Published 6/3/2026, BOCC Public Hearing 7/7/26	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
05/28/2026		Application	PZ-26-00047	GENERAL	No concerns	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
05/28/2026		Application	PZ-26-00047	GENERAL	No concerns.	CHANCE.WALKAM@LARAMIECOUNTY.WY.GOV
05/29/2026		Application	PZ-26-00047	GENERAL	WAPA has no conflicts	ROGERS@LARAMIECOUNTY.WY.GOV
06/01/2026		Application	PZ-26-00047	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
06/01/2026	06/16/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	We don't show Sunset Homes as an owner of the tracts being re-platted into the 2nd filing. Otherwise, the plat looks good.	RACHEL.TRUDEAU@LARAMIECOUNTY.WY.GOV
06/04/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
06/05/2026		Application	PZ-26-00047	GENERAL	No concerns from the Wyoming Game and Fish Department. Thank you for the opportunity to review.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
06/10/2026		Workflow	ENGINEERS REVIEW	GENERAL	1st Review - Engineer Review 1.I agree that a Drainage Report and Traffic Impact Study are not warranted for this plat since it is only creating dedicated public rights-of-way for future connection to the property to the east. The Traffic Impact Study can be deferred until an application is submitted for the property to the east. The Drainage Report can be deferred until the construction plans are submitted. 2. There are two roads that are both named Shining Star Loop. 3. Per 4-5-102.b.18, Proposed road names within the plat	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

boundaries shall require a distinct road name, with a renaming required with each change of direction. No "loops" or "circles" shall be allowed.

4.Per 4-5-102.b.26, When an existing ROW is shown on the plat and it varies in width, the plat shall include the actual ROW width dimensions, at a minimum, at the ends of the platted area. The ROW width for Iron Mountain Road needs to be shown at both end of Tract 18.

5.The previous plat showed a detail for a sign easement on Tract 18. That detail should be shown on this plat as well assuming that easement is still needed/wanted. Also, please include the hatching for this easement in the Legend.

6.There are conflicting dimensions at the southwest corner of Tract 15. The dimension off the leader indicates 116.02' dimension, but within the Tract there is a dimension for the same line segment that indicates 80.79'. I believe the 116.02' dimension is from the original plat and that distance would be close to the center of Wishing Star Drive and that end point is not shown on this plat.

7.It would be helpful if the ROW acreages were shown/labeled to verify the total acreage shown in the dedication is the total amount for the platted area.

8.All three roadways within this plat shall be designed and constructed to current County regulations and to the furthest property line/plat boundary.

Surveyor Review

1.There are no Wyoming State Plane field observation coordinates shown on the plat.

2.The west ends of south SHINING STAR LOOP, WISHING STAR DR and the north SHINING STAR LOOP are not clearly dimensioned. Parts of, or most of those west street ends fall in curves and when compared to the original LUCKY STAR RANCH plat, are difficult to follow. It would be helpful to clearly define / dimension the west ends of those three streets.

3.The points of curvature are not individually identified on the plat, which makes it challenging to determine the extents of the curves in some areas along GOLD STAR RD.

As the plat stands, it proposes 2 non-contiguous segments of proposed Shining Star Loop that intersect with Gold Star RD. Until the potential completion of the proposed Shining Star Loop on property to the East, this will be a problem for our Emergency responders and their support system.

CAMBIA.MCCOLLO
M@LARAMIECOU
NTY.WY.GOV

06/10/2026	Workflow	GIS REVIEW	GENERAL	As the plat stands, it proposes 2 non-contiguous segments of proposed Shining Star Loop that intersect with Gold Star RD. Until the potential completion of the proposed Shining Star Loop on property to the East, this will be a problem for our Emergency responders and their support system.	CAMBIA.MCCOLLO M@LARAMIECOU NTY.WY.GOV
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Permit Notes

06/10/2026	06/16/2026	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	First Review: 1. The plat states subdivision contains 31.80 acres; however, net and gross tract acreages shown on plat do not appear to total 31.80 acres. Please clarify acreage basis used for subdivision boundary and tract labels. 2. Current assessment records show Green Acres LLC as the owner of record. The dedication also references Sunset Homes. Please provide title support or signing authority for all parties executing the dedication.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
06/11/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately. 2. All roadways within the plat shall be designed and built to the current road standards within the Laramie County Land Use Regulations. A right-of-way/grading permit through Laramie County Public Works will be required. Please apply through the SmartGov portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
06/11/2026		Workflow	WYOMING STATE ENGINEER'S OFFICE	GENERAL	The State Engineers Office has reviewed the subdivision application and conducted a preliminary examination of the agency's water rights database. Based on this review we have determined there are no existing water rights of record that attach to the subdivision lands that require to be addressed under Wyoming Statute 18-5-306 (a) (xi).	WESLEY.FRAN1@LARAMIECOUNTY.WY.GOV
06/15/2026		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No further comments.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
06/15/2026		Workflow	ENGINEERS REVIEW	GENERAL	2nd Review - Previous comments have been adequately addressed on the revised/updated plat drawing. Therefore, no further comments at this time.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
06/16/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	All previous comments have been acknowledged and/or addressed. No further comments.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
06/18/2026		Application	PZ-26-00047	GENERAL	All comments have been addressed. Agency Review #2 report sent to applicant 6.18.26	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV

Catherine Cundall, Associate Planner
Laramie County Planning & Development
3966 Archer Parkway
Cheyenne, WY 82009

June 12, 2026
5151.26

RE: RESPONSE TO PZ-26-00047 COMMENTS

Dear Catherine,

Attached for your review is a resubmittal of the Modest Plat for Lucky Star 2nd Filing. The plat map has been revised per review comments received on June 12, 2026. The comments are listed below with the design team's response or proposed resolution in *red*.

Review Comments Received:

Catherine Cundall – Laramie County Planning & Development

1. Modest Plat 4-2-100(c) and 4-2-104 Easement Modification. Letters sent 5/29/26, Legal Ad Published 6/3/2026, BOCC. Public Hearing 7/7/26 Public Hearing before the Board of County Commissioners will be May 5, 2026. Letters mailed 3.20.26 and legal ad published 3.25.26. *Noted.*

Rachel Trudeau – Laramie County Real Estate

1. We don't show Sunset Homes as an owner of the tracts being re-platted into the 2nd filing. Otherwise, the plat looks good. *Understood. The ownership is intended to change during the process and the developer requested both be listed. Dedication and acknowledgement has been updated to current ownership only.*

Daniel Peters – Laramie County Building Department

1. Premises identification shall be in accordance with the 2024 IFC section 505 and 204 IRC section 308, and 2024 IBC section 502.1. *Noted.*
2. Fire apparatus Roads required per 2024 IFC section 503. *Noted.*
3. Fire protection water Supplies required per IFC section 507. *Noted.*

County Engineer – Scott Larason

1. I agree that a drainage report and traffic impact study are not warranted for this plat since it is only creating dedicated public rights of way for future connection to the property to the east. The Traffic Impact Study can be deferred until an application is submitted for the property to the east. The Drainage report can be deferred until the construction plans are submitted. *Noted.*
2. There are two roads that are both named Shining Star Loop. *Shrining Star Loop has been changed to Shining Star Drive and an additional roadway name has been added.*
3. Per 4-5-102.b.18, Proposed road names within the plat boundaries shall require a distinct road name, with a renaming required with each change of direction. No "loops" or "circles" shall be

allowed. *Noted. Shrining Star Loop has been changed to Shining Star Drive and an additional roadway name has been added.*

4. Per 4-5-102.b.26, When an existing ROW is shown on the plat and it varies in width, the plat shall include the actual ROW width dimensions, at a minimum, at the ends of the platted area. The ROW width for Iron Mountain Road needs to be shown at both end of Tract 18. *Noted. Additional dimensions have been added to the map.*
5. The previous plat showed a detail for a sign easement on Tract 18. That detail should be shown on this plat as well assuming that easement is still needed/wanted. Also, please include the hatching for this easement in the Legend. *Labels and additional information has been added for the sign easement. Hatching has been added to the legend.*
6. There are conflicting dimensions at the southwest corner of Tract 15. The dimension off the leader indicates 116.02' dimension, but within the Tract there is a dimension for the same line segment that indicates 80.79'. I believe the 116.02' dimension is from the original plat and that distance would be close to the center of Wishing Star Drive and that end point is not shown on this plat. *Noted. Dimensions have been cleaned up.*
7. It would be helpful if the ROW acreages were shown/labeled to verify the total acreage shown in the dedication is the total amount for the platted area. *ROW acreage to be dedicated with the plat has been noted at the end of the legal description.*
8. All three roadways within this plat shall be designed and constructed to current County regulations and to the furthest property line/plat boundary. *Noted.*

County Surveyor

1. There are no Wyoming State Plane field observation coordinates shown on the plat. *Coordinates have been added to the plat map.*
2. The west ends of south SHINING STAR LOOP, WISHING STAR DR and the north SHINING STAR LOOP are not clearly dimensioned. Parts of, or most of those west street ends fall in curves and when compared to the original LUCKY STAR RANCH plat, are difficult to follow. It would be helpful to clearly define / dimension the west ends of those three streets. *Additional dimensions have been added to the west end of all of the ROW's on the plat map.*
3. The points of curvature are not individually identified on the plat, which makes it challenging to determine the extents of the curves in some areas along GOLD STAR RD. *Noted. Additional symbology and data has been added to the plat map.*

Laramie County GIS – Cambia McCollom

1. As the plat stands, it proposes 2 non-contiguous segments of proposing Shining Star Loop that intersect with Gold Star Road. Until the potential completion of the proposed Shining Star Loop on property to the East, this will be a problem for our Emergency responders and their support system. *Noted. Shrining Star Loop has been changed to Shining Star Drive and an additional roadway name has been added.*

Laramie County Assessor – Cindy Kemives

1. The plat states subdivision contains 31.80 acres; however, net and gross tract acreages shown on plat do not appear to total 31.80 acres. Please clarify acreage basis used for subdivision boundary and tract labels. *ROW acreage to be dedicated with the plat has been noted at the end of the legal description. The net acreage of the lots along with the road right of way dedication should add to 31.80 acres.*
2. Current assessment records show Green Acres LLC as the owner of record. The dedication also references Sunset Homes. Please provide title support or signing authority for all parties executing the dedication. *Understood. The ownership is intended to change during the process and the developer requested both be listed. Dedication and acknowledgement has been updated to current ownership only.*

Public Works - Molly Bennet

1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately. *Noted.*
2. All roadways within the plat shall be designed and built to the current road standards within the Laramie County Land Use Regulations. A right-of-way/grading permit through Laramie County Public Works will be required. Please apply through the SmartGov portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information. *Noted.*

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

Respectfully Submitted

AVI PROFESSIONAL CORPORATION



Christine R. Johnson, PE
avi@avipc.com | www.avipc.com

Cc: file

h:\5151_luky star 2nd\correspondence\response to pz-26-00047 comments_.docx

RESOLUTION # _____

A RESOLUTION TO APPROVE THE VACATION OF TRACTS 13, 14, 15, 16, 17 AND 18, LUCKY STAR RANCH SUBDIVISION, LOCATED IN THE S1/2 OF SECTION 32, T15N, R66W, OF THE 6TH P.M., LARAMIE COUNTY, WY, AND APPROVE THE MODEST SUBDIVISION PERMIT AND PLAT FOR LUCKY STAR RANCH SUBDIVISION, 2ND FILING, LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §18-5-301 to 18-5-306; §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 2025 Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 4-5-100 of the Laramie County Land Use Regulations; and

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

WHEREAS, this resolution is the subdivision permit for Lucky Star Ranch Subdivision, 2nd Filing.

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

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 4-2-104 of the Laramie County Land Use Regulations governing Modest Plat Easement Modification within a recorded subdivision.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

And the Board approves the Vacation of Tracts 13, 14, 15, 16, 17 and 18, Lucky Star Ranch Subdivision, located in the S1/2 of Section 24, T15N, R66W, of the 6th P.M., Laramie County, and approve the Subdivision Permit and Plat for Lucky Star Ranch Subdivision, 2nd Filing, Laramie County, WY.

PRESENTED, READ, AND ADOPTED this _____ day of _____, 2026.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved resolution only as to form:

Laramie County Attorney's Office

