



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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## Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Bryan Nicholas, Associate Planner

**DATE:** December 1<sup>st</sup>, 2020

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat for Sky Valley Estates, 2<sup>nd</sup> Filing, located in the NE1/4 NW1/4, Section 31, T.15N., R.64W., of the 6<sup>th</sup> P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

Catherine K. Loetscher, on behalf of Donald R. & Catherine K. Loetscher Family Living Trust, has submitted a Subdivision Permit and Plat application for Sky Valley Estates, 2<sup>nd</sup> Filing, for the purpose of subdividing an approximate 40-acre parcel into five tracts.

### BACKGROUND

This proposed subdivision is the remaining 40-acre aliquot parcel of the previously owned 80-acre parcel owned by the trust. There is an existing residence owned by Mr. and Mrs. Loetscher on the site, which will remain on Tract 2.

#### **Attachment #4**

#### **Pertinent Regulation**

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

### DISCUSSION

#### **Planning Commission Recommendation**

The Planning Commission held a public hearing on November 12, 2020 for this project, with a staff report recommending approval to this Board with no conditions. No public comment was provided and the project was recommended for approval 4-0.

**County Comprehensive Plan Identification: Ag & Range Land (AGR)**

Properties reside outside of public services with lower levels of road access. Agriculture crops and livestock production along with their associated residences are listed as primary uses. The Comprehensive Plan states that “freestanding residential uses, not associated with agricultural purposes should be discouraged. Some areas with existing development may be appropriate for expansion, identified as rural centers”. The Subdivision is not within a designated rural center, but does conform to the surrounding developments, i.e., Sky View Estates 1<sup>st</sup> and 2<sup>nd</sup> Filing, J-S Ranch Subdivision, and Welder Estates.

**Attachment #3.****PlanCheyenne Categorization:**

Property lies outside of PlanCheyenne boundary; no regulatory or developmental governance.

**Zoning District:**

Property lies outside of the Zoned Boundary; no regulatory or developmental governance.

**Density:**

Section 2-1-103(c)(i): “Lot size shall be determined by the requirements of the applicable zone district, where zoning exists, or by the density designations found in the AMEC Memo.....and within Zones 2 and 4 to be 5.25 acres gross,..”. Based on the Plat, which resides in Zone 2, the proposed Tracts meet this requirement. The proposed tracts range from 5.25 to 9.29 acres.

**Attachment #10****Traffic & Drainage Requirements:**

The County Engineer has approved the letters requesting waivers of traffic and drainage studies.  
**Attachments #4, #7**

**Access & Roads:**

The proposed subdivision is accessed from an existing gravel right-of-way connected to County Road, dedicated as a right-of-way per the Warranty Deed and Exhibit recorded in 1979 (Bk. 1119, Page 102-103), a copy of which is attached. A Private Road Association Agreement, provided by the Applicant, was recorded in 1988 (Bk. 1258, Pg. 959-970). Sky Valley Road and Sky Ridge Road will be private ingress/egress easements providing access to the corresponding Sky Valley filings. A 100'x40' ingress/egress easement was required by the Planning Department to be recorded prior to the recordation of Sky Valley Estates. This requirement was to allow for a road conforming to Public Work standards to be constructed. As per the current Sky Valley Estates, 2<sup>nd</sup> Filing Plat, this easement is to be vacated. If approved, a road will be required to be built to Laramie County Road/Street Design Standards, per Section 3-5-100. A Right-of-Way permit will be required prior to installation of the road.

**Attachment #7**

**Water Use:**

All tracts are proposed to be on individual wells and septic systems. This Plat is exempt from a Department of Environmental Quality Chapter 23 Review, per Section 2-1-101(c)(v) and Wyoming State Statute 18-5-306. Environmental Health shall review the exempted subdivision, as per the provided agency comments.

**Notice Requirements:**

Public notice was provided per Section 1-2-104 of the Land Use Regulations. The Applicant has posted Land Action Development signs on the right-of-way adjacent to the project, and a legal ad was posted in the Wyoming Tribune Eagle. The Planning Staff has not received public comment at this time.

**Attachment #9****STAFF RECOMMENDATION**

Based on evidence provided, staff recommends approval for Sky Valley Estates, 2<sup>nd</sup> Filing based on the following findings of fact.

**STAFF FINDINGS OF FACT**

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations

**STAFF RECOMMENDED MOTION**

**I move to approve the Subdivision Permit and Plat for Sky Valley Estates, 2<sup>nd</sup> Filing, and adopt the findings of facts a of the staff report.**

**ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: Project Narrative & Traffic/Drainage Study Waiver Requests**
- Attachment 5: Johnson/Glandt Warranty Deed and Right-of-Way Dedication Exhibit**
- Attachment 6: Private Road Association Agreement**
- Attachment 7: Agency Comments**
- Attachment 8: Applicant and Surveyor Comment Response Letters**
- Attachment 9: Proof of Development Sign Posting- by applicant**
- Attachment 10: Plat – Revised October 26, 2020**



# Laramie County, Wyoming



## SKY VALLEY ESTATES

### SUBDIVISION PERMIT & PLAT

PZ-20-00277

### LOCATION MAP

#### LEGEND

Property Lines

#### Streets

##### Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private

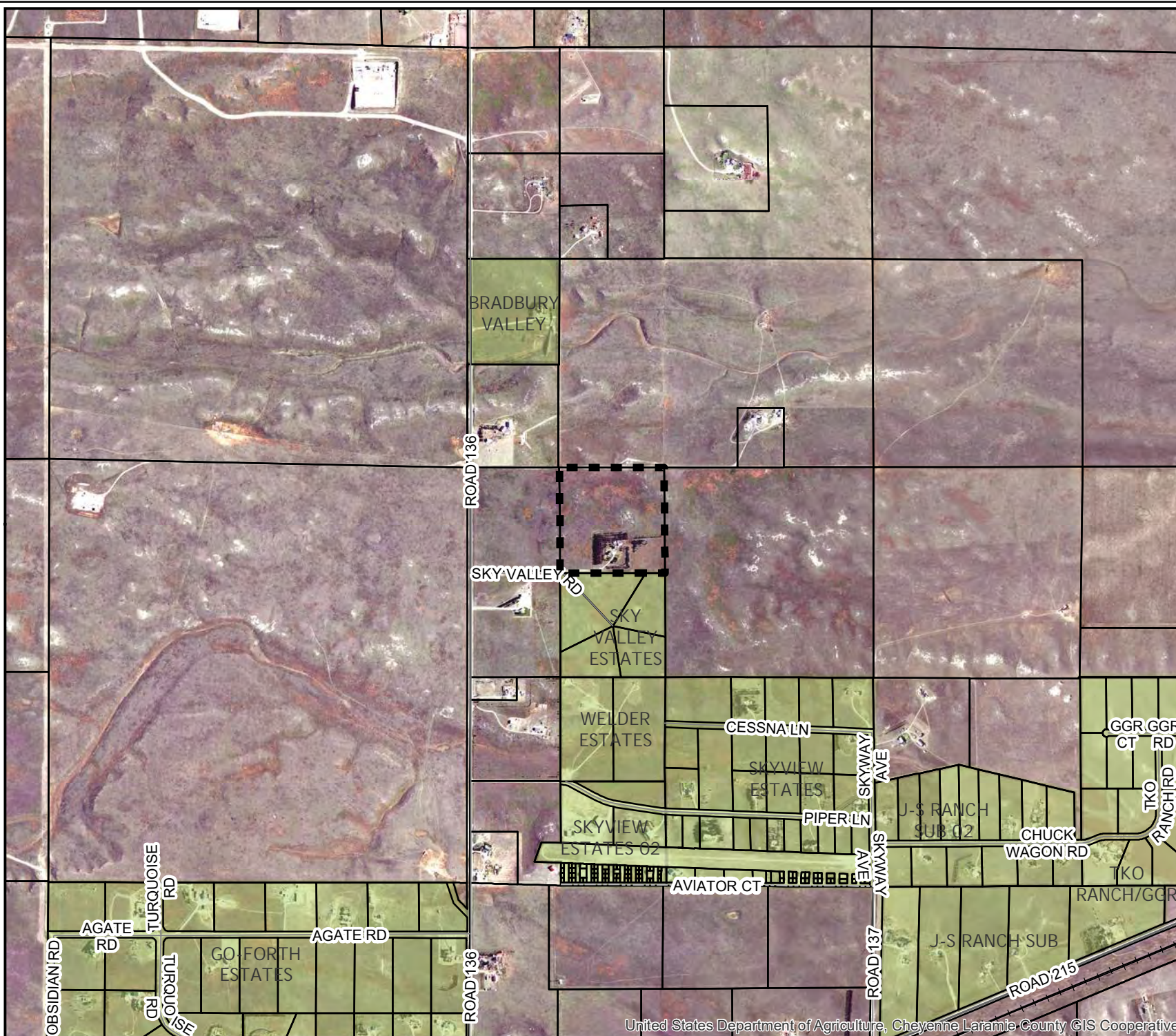
PROPERTY BOUNDARY

Subdivisions



October 6, 2020

0 950 1,900  
Feet



United States Department of Agriculture, Cheyenne Laramie County GIS Cooperative

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



# Laramie County, Wyoming



SKY VALLEY  
ESTATES

SUBDIVISION  
PERMIT & PLAT

PZ-20-00277

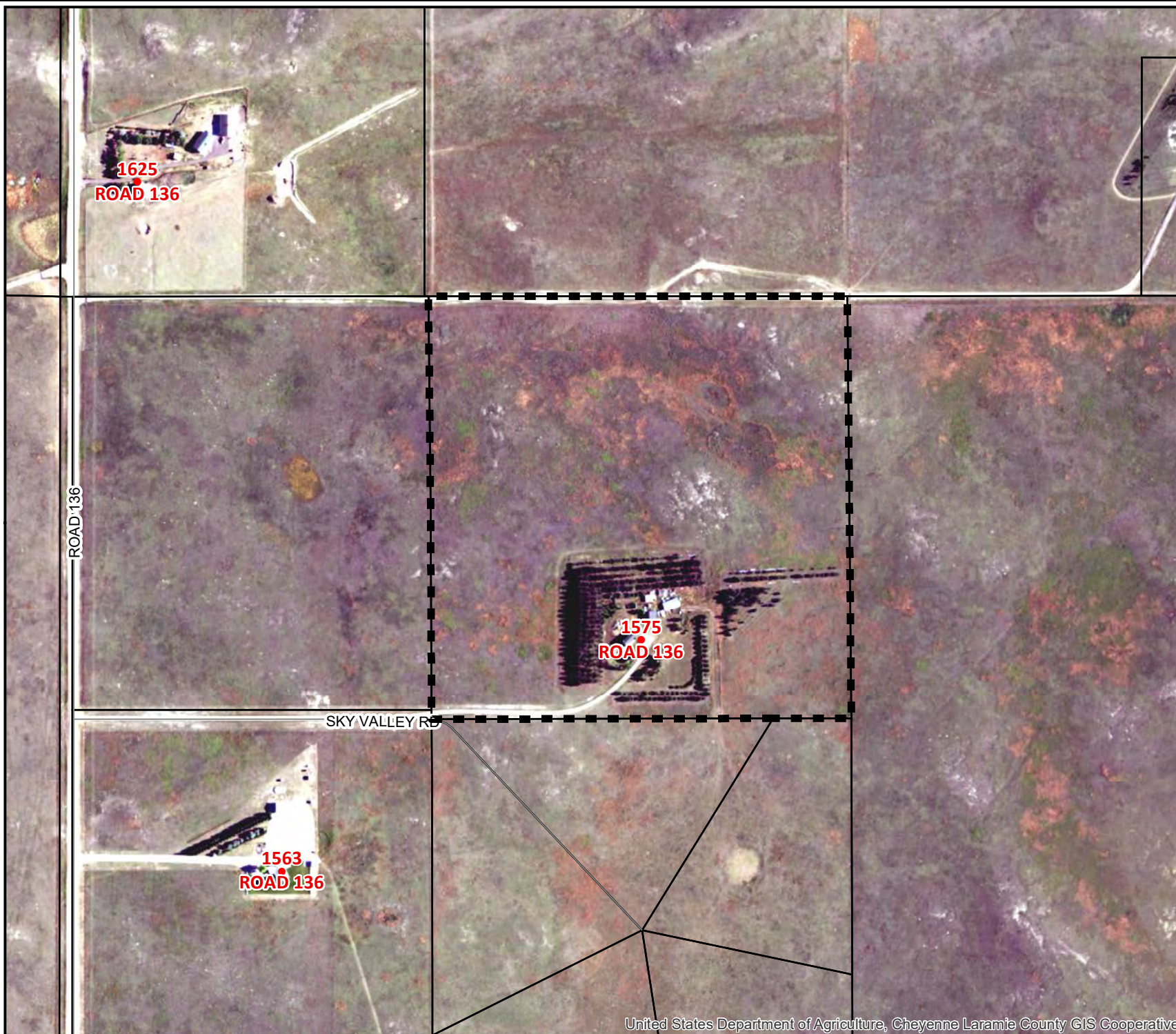
AERIAL MAP

## LEGEND

- Addresses
- Property Lines
- Streets**
- Classification**
- Interstate
- Arterial
- Collector
- Local
- - - Platted, Not Built
- - - Private
- - - PROPERTY BOUNDARY



October 6, 2020



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United States Department of Agriculture, Cheyenne Laramie County GIS Cooperative

# Laramie County, Wyoming



SKY VALLEY  
ESTATES

SUBDIVISION  
PERMIT & PLAT

PZ-20-00277

COMPREHENSIVE  
PLAN MAP

## LEGEND

Property Lines

### Streets

#### Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private

PROPERTY BOUNDARY



October 6, 2020

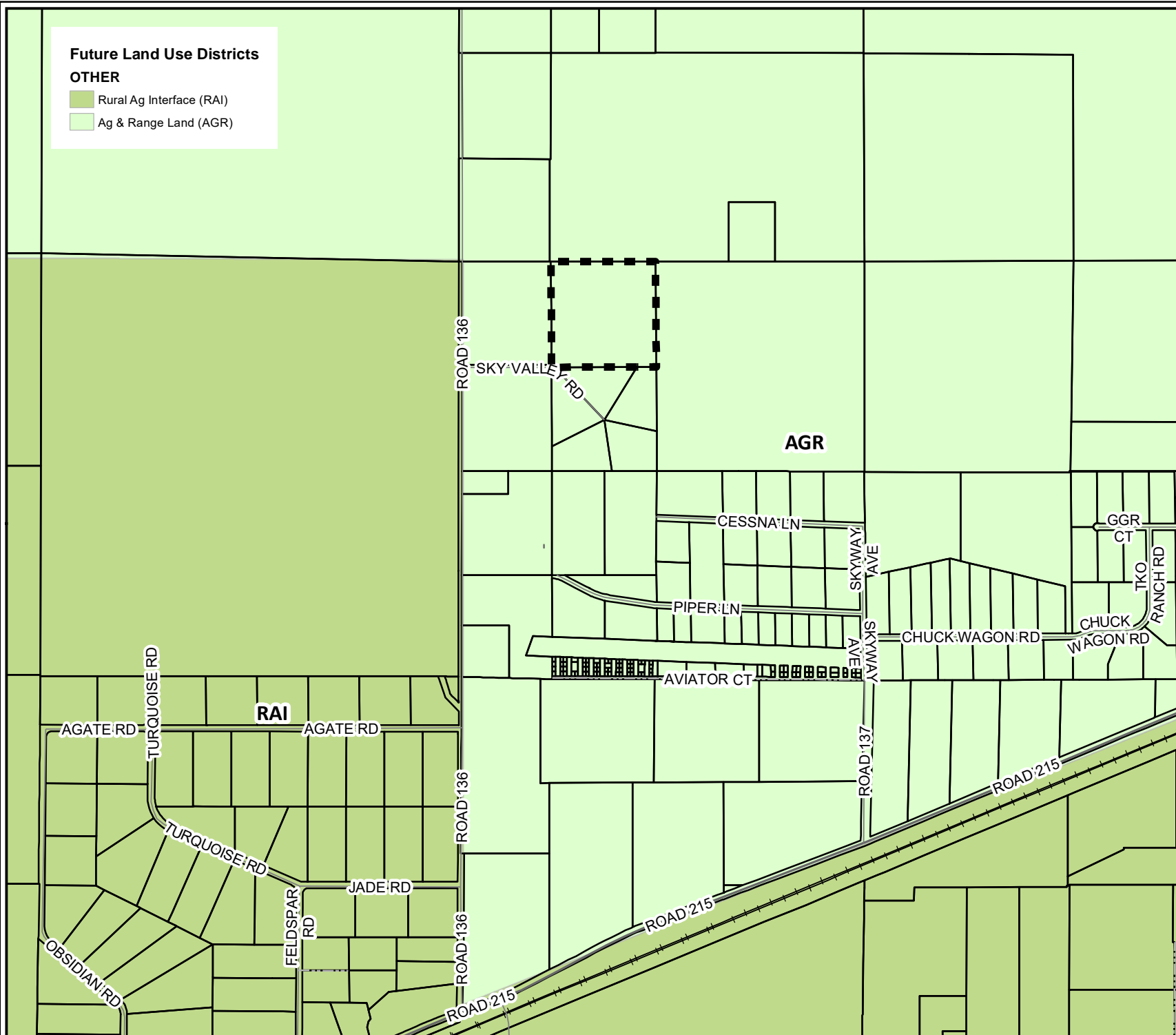
0 950 1,900  
Feet

## Future Land Use Districts

### OTHER

Rural Ag Interface (RAI)

Ag & Range Land (AGR)



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Donald R. and Catherine K. Loetscher  
1575 Road 136  
Cheyenne, WY 82009

September 29, 2020

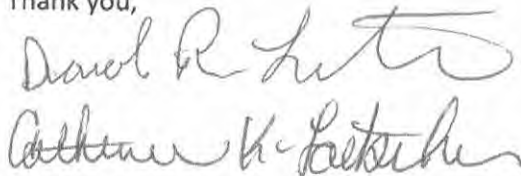
To Whom it May Concern at Laramie County Planning;

Donald and Catherine (Kathy) Loetscher Family Living Trust Trustee's and owners of proposed property development, desire to develop 39.74 acres that is currently part of their ranch/home place into a residential subdivision called Sky Valley Estates Second Filing. It is currently owned by them with the legal description as follows: NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 31, Township 15 North, and Range 64 West. This land is unzoned and is deeded separately than the previous developed property already subdivided. They are asking for permission to divide into 5 lots with 3 lots being approximately 8 acres, and the other two being 5.25 acres, and 10 acres for the lot with their house on that lot. There are already an easement and current roadway called Sky Valley Road leading up to the proposed development property corner and will further be developed to county specifications as the rules say, and will extend onto the property to form access to all the proposed 4 lots, with an existing driveway already in place for the homesite. The addition of the new road will be built in the form or fashion of a cul-de-sac. The address to this property is currently 1575 Road 136, Cheyenne, WY 82009. New addresses will be added for these additional 4 lots as the perspective owners receive septic permits for their properties. Until that time the lots will be known as Lots 1-5 of Sky Valley Estates Second Filing off of County Road 136, Cheyenne WY 82009.

Owners will obtain all permits, pay fees associated with development, obtain plat, extend the road and upgrade the original easement road, and get descriptions of properties as needed to develop and sell these properties. It will be done with the help of the Laramie County Planning personnel and Laramie County Board of Commissioners help to assure it is in compliance with the current rules and correctly developed.

In regards to the Drainage, Traffic, and Environmental Impact studies, we are requesting that you waive these studies for this proposed property development.

Thank you,

The block contains two handwritten signatures in dark ink. The first signature is for Donald R. Loetscher and the second is for Catherine K. Loetscher. Both signatures are fluid and cursive.

Owners Donald R. and Catherine K. Loetscher

JAN 5 1979

11:15 O'CLOCK P.M.

Reception No. JANET K. WHITEHEAD, Recorder

Period

## WARRANTY DEED

Assessor

A-127

THIS INDENTURE, made the 22nd day of January, 19 79,  
by and between the Go Forth, Inc., a corporation organized  
and existing under and by virtue of the laws of the State of Wyoming, and having its  
principal place of business in the County of Laramie, the GRANTOR, and  
David C. Johnson and Dan A. Grandt, as tenants in common  
whose address is \_\_\_\_\_

\_\_\_\_\_, the GRANTEE, WITNESSETH:  
That the grantor, for and in consideration of the sum of Ten dollars and other good and  
valuable considerations Dollars (\$10.00) in hand paid, the receipt whereof is hereby acknowl-  
edged, does, by these presents, grant, bargain, sell, CONVEY AND WARRANT unto the said grantee, all  
that certain tract, lot, piece, and parcel of land situated in the County of Laramie  
State of Wyoming, and described as follows, to-wit:

The West Half of Section 31, Township 15 North, Range 64 West of the 6th P.M., Laramie  
County, Wyoming, EXCEPT a parcel of land in Lot 4 of the West Half of said Section 31,  
more particularly described as follows:

Beginning at the Southwest corner of Section 31; thence northerly along the west line  
of said section, a distance of 660 feet to a point; thence easterly parallel to the  
south line of said Section 31, a distance of 660 feet to a point; thence southerly,  
parallel to the west line of said Section 31, a distance of 660 feet to a point; thence  
westerly, along the south line of said section, a distance of 660 feet to the point of  
beginning.

Together with the following access easements for the benefit and use of the above  
described parcel:

An easement on the south forty feet of above described parcel and the west forty feet  
of above described parcel, being granted for the purposes of access.

An easement for access purposes on the following described parcel: The north 40 feet of  
Section 6, T.14N., R.64W., 6th P.M., Laramie County, Wyoming; And the West 40 feet of said  
Section 6, north of County Road Number 36-56; And the east 40 feet of Section 1, T.14N.,  
R.65W., 6th P.M., Laramie County, Wyoming, lying north of County Road Number 36-56.

An easement for access purposes on a portion of Section 31, T.15N., R.64W., 6th P.M.,  
Laramie County, Wyoming, being a strip of land 40 feet in width, east of and adjacent to  
the following described line:

Beginning at a point on the west line of said Section 31, lying northerly 660 feet from the  
Southwest corner of said section; thence northerly, along said section line, to the  
Northwest corner of said section.

WITNESSETH WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these  
presents to be signed by its duly authorized officer, the day and year first above written.



Go Forth, Inc.

By

President, Edward F. Murray, Jr.

Secretary.

THE STATE OF WYOMING,

County of Laramie } ss.On this 22nd day of January, 19 79,Edward F. Murray, Jr.

before me personally appeared

to me personally known, who, being by me duly sworn, did say that he is the President of  
Go Forth, Inc.

and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and  
sealed on behalf of said corporation by authority of its Board of Directors and said President  
acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires on the 24th day of August, A. D. 19 81.

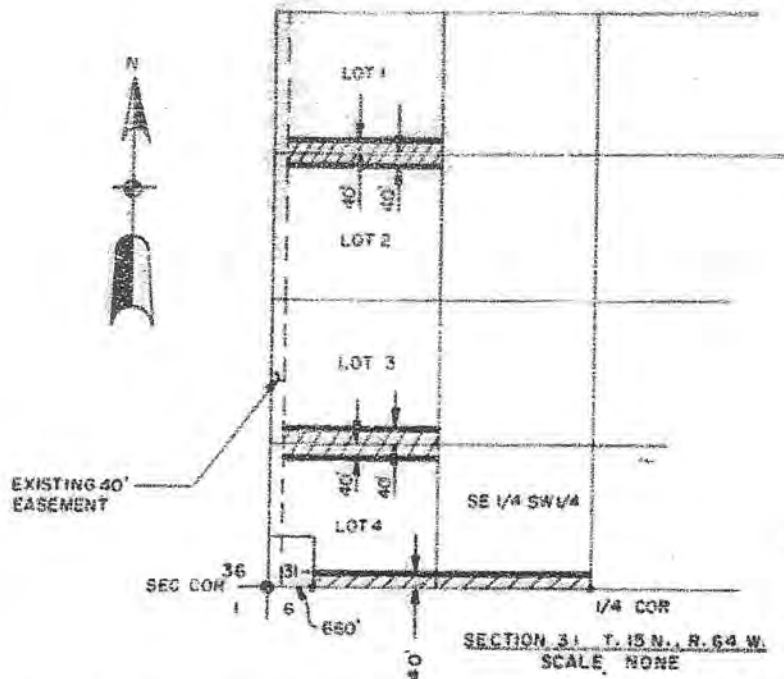
Given under my hand and official seal this 22nd day of January, A. D. 19 79.



Carolyn C. Wheeler

Notary Public





David C. Johnson and Edna V. Johnson and Dan A. Glandt and Ina E. Glandt, as Owners in fee simple of those strips of land designated by the hatched areas on the Exhibit above, situate in the SE 1/4 of Section 31, Township 15 North, Range 64 West, 6th P.M., do hereby dedicate to the Public forever, a perpetual easement and right of way, to be used exclusively by the Public for purposes of access over and across those strips of land designated by the hatched areas on the Exhibit above.

ACKNOWLEDGMENT

STATE OF WYOMING )  
 ) ss:  
 COUNTY OF LARAMIE )

*David C. Johnson*  
*Edna V. Johnson*  
*Dan A. Glandt*  
*Ina E. Glandt*

The foregoing instrument was acknowledged before me by  
David C. Johnson and Edna V. Johnson and Dan A. Glandt and Ina E. Glandt  
 this 24th day of January, 1979.



my hand and official seal.

*Meredith E. Glandt*  
 Notary Public

Expires: My Commission expires October 22, 1981

## PRIVATE ROAD ASSOCIATION AGREEMENT

AGREEMENT dated this 22nd day of March, 1988  
by and between Donald R. Loetscher and Catherine K. Loetscher,  
husband and wife (hereinafter "Loetschers"), Larry Roger Galvin,  
(hereinafter "Galvin"), James B. Roehr, as to an undivided one-half  
and B. Patrick Collins and Marilyn L. Collins, husband and wife, as to  
an undivided one-half (hereinafter "Roehr-Collins") and Margaret M.  
Sloan (hereinafter "Sloan").

WHEREAS, the parties hereto are the fee owners of certain  
contiguous parcels of real property in Laramie County, Wyoming,  
more particularly described as follows:

### LOETSCHERS:

NE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 31, Twsp. 15N, Range 64  
W of the 6th Principle Meridian, Laramie  
County, Wyoming, consisting of 39.74 acres,  
more or less.

### GALVIN:

Lot 1, located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 31,  
Twsp. 15N, Range 64 W of the 6th Principle  
Meridian, Laramie County, Wyoming,  
consisting of 33.70 acres, more or less.

### ROEHR-COLLINS:

Lot 2, located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 31,  
Twsp. 15N, Range 64 W of the 6th Principle  
Meridian, Laramie County, Wyoming,  
consisting of 33.90 acres, more or less.

### SLOAN:

68 MAR 29 AM 10 06

LARAMIE COUNTY  
CLERK, WY.

041868

SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 31, Twsp. 15N, Range 64  
W of the 6th Principle Meridian, Laramie  
County, Wyoming, consisting of 39.74 acres,  
more or less; and

WHEREAS, by document dated January 24, 1979 and recorded upon the Deed records of the Laramie County Clerk and ex-officio Recorder of Deeds at Book 1119, Page 103, the owners of those strips of land designated therein dedicated such lands to the Public forever as a perpetual easement and right of way, a copy of such document being attached hereto as Attachment A and incorporated herein by this reference; and

WHEREAS, the subject of this Agreement is that strip of land located between Lot 1 (Galvin) and Lot 2 (Roehr-Collins), which is Eighty feet (80') in width and approximately One Thousand One Hundred Twenty-Six and Nineteen Hundreths feet (1126.19') in length and runs East and West from the westernmost lot lines of Lots 1 and 2 to the common North-south lot line between the parcels of all parties hereto; and

WHEREAS, it is the desire of the parties hereto to form a private road association to construct and maintain a private road upon the above-described strip of land which is subject to the easement and right-of-way of record and to set forth with formality their agreements and understandings regarding the payment of the costs of construction and maintenance of such road.

NOW, THEREFORE, by and for their mutual covenants and agreements herein contained, the parties agree as follows:

1. Construction Costs. The parties hereto shall each pay an amount equal to Twenty-Five per cent (25%) of the total costs of construction (labor and materials) of the subject road, not to exceed Four Hundred Fifty Dollars (\$450.00 each, upon presentation to them of a final invoice for such costs by Loetschers. It is contemplated that the subject construction shall be completed during the Spring of 1988.

2. Maintenance Costs. At such time as Loetschers commence construction of a residence upon their parcel, they shall assume and



pay all costs of maintenance, or shall perform all required maintenance of the subject road. In the event that any of the remaining parties, or their successor(s) in interest, commence construction of residential structures upon their respective parcels, such party shall, at the time of commencement of such construction, assume and pay a pro-rata share of the total costs of maintenance divided among the owners of the subject parcels who have commenced or completed construction of a residence upon their parcel. In the event that a party hereto, or his or her successor in interest, commences construction of a residence on their lot in such a manner that does not and will not in the future require the use by the occupants of such residence of the subject road, and the owner of such lot verifies that fact to the agents for the Association, such owner shall not be required to contribute a proportional share of the maintenance costs of the road. In the event that the agent for the Association later determines that the occupants of such an exempted lot, or their invitees, are actually using the subject road for any purpose and to any degree, the agent shall send notice to the occupants of such lot of the agent's determination of such use and the occupants of such lot shall be liable for their proportional share of maintenance costs of the road from the period such use commenced.

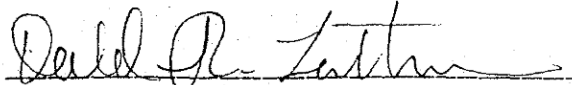
3. Agent for Association. Loetschers are hereby designated as the agents for this Association for the purposes of arranging for the construction of the road and the maintenance thereof and for issuing all invoices to the parties hereto for payment of the costs as set forth above. In the event that the Loetschers are unable or unwilling to act as agent for the Association, or in the event that they convey their lot to a successor in interest, the owners of the four (4) subject parcels shall, by majority vote, select one of the owners to act as successor agent for this Association.

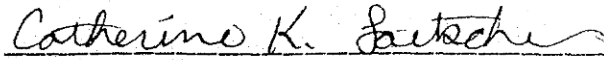
4. Recordation of Agreement. The parties hereto agree that this Agreement shall be recorded upon the Deed records of the above-described parcels; that the obligations and benefits of this Agreement shall bind the parties hereto, their respective heirs,

representatives and assigns and shall run with and encumber the subject parcels into perpetuity.

5. Entire Agreement. This Agreement constitutes the entire agreement of the parties; there are no oral representations relied upon which are not incorporated herein and this Agreement may be modified only in writing, executed by all parties hereto.

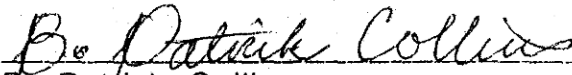
IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

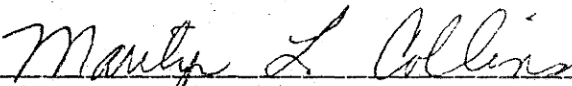
  
Donald R. Loetscher

  
Catherine K. Loetscher

\_\_\_\_\_  
Larry Roger Galvin

\_\_\_\_\_  
James B. Roehr

  
B. Patrick Collins

  
Marilyn L. Collins

\_\_\_\_\_  
Margaret M. Sloan

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Donald R. Loetscher and Catherine K.

Loetscher personally known to me this 28 day of March, 1988



Witness my hand and official seal

[Signature]  
Notary Public

My Commission expires:

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Larry Roger Galvin, known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Margaret M. Sloan, known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by James B. Roehr, known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Witness my hand and official seal.

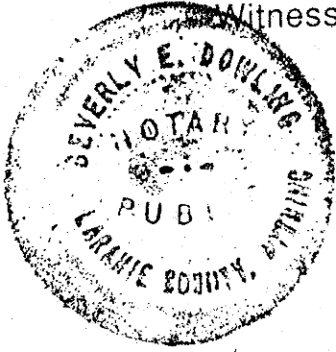
\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

The foregoing Agreement was acknowledge, subscribed and sworn to before me by B. Patrick Collins and Marilyn L. Collins this 22<sup>nd</sup> day of March, 1988.



Witness my hand and official seal.



Beverly E. Dowling  
Notary Public *my Commission expires*  
11-10-88

representatives and assigns and shall run with and encumber the subject parcels into perpetuity.

5. Entire Agreement. This Agreement constitutes the entire agreement of the parties; there are no oral representations relied upon which are not incorporated herein and this Agreement may be modified only in writing, executed by all parties hereto.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

\_\_\_\_\_  
Donald R. Loetscher

\_\_\_\_\_  
Catherine K. Loetscher

  
\_\_\_\_\_  
Larry Roger Galvin

\_\_\_\_\_  
James B. Roehr

\_\_\_\_\_  
B. Patrick Collins

\_\_\_\_\_  
Marilyn L. Collins

\_\_\_\_\_  
Margaret M. Sloan

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Donald R. Loetscher and Catherine K.

Loetscher personally known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Witness my hand and official seal.

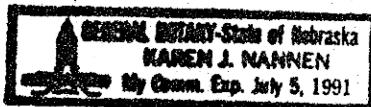
\_\_\_\_\_  
Notary Public

My Commission expires:

STATE OF Nebraska )  
COUNTY OF Cedar )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Larry Roger Galvin, known to me this 15th day of March, 1988.

Witness my hand and official seal.



Karen J. Nannen  
Notary Public

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Margaret M. Sloan, known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by James B. Roehr, known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

The foregoing Agreement was acknowledge, subscribed and sworn to before me by B. Patrick Collins and Marilyn L. Collins this \_\_\_\_\_ day of \_\_\_\_\_, 1988.



representatives and assigns and shall run with and encumber the subject parcels into perpetuity.

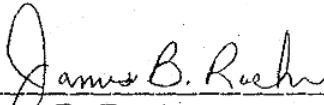
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IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

\_\_\_\_\_  
Donald R. Loetscher

\_\_\_\_\_  
Catherine K. Loetscher

\_\_\_\_\_  
Larry Roger Galvin

\_\_\_\_\_  
  
James B. Roehr

\_\_\_\_\_  
B. Patrick Collins

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Marilyn L. Collins

\_\_\_\_\_  
Margaret M. Sloan

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Donald R. Loetscher and Catherine K.

Loetscher personally known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission expires:

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Larry Roger Galvin, known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Margaret M. Sloan, known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Witness my hand and official seal.

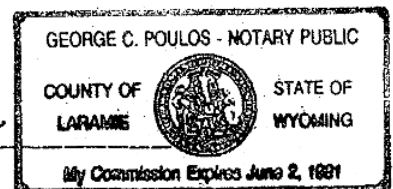
\_\_\_\_\_  
Notary Public

STATE OF )  
COUNTY OF )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by James B. Roehr, known to me this 17<sup>TH</sup> day of MARCH, 1988.

Witness my hand and official seal.

*George C. Poulos*  
Notary Public



STATE OF )  
COUNTY OF )

The foregoing Agreement was acknowledge, subscribed and sworn to before me by B. Patrick Collins and Marilyn L. Collins this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

representatives and assigns and shall run with and encumber the subject parcels into perpetuity.

5. Entire Agreement. This Agreement constitutes the entire agreement of the parties; there are no oral representations relied upon which are not incorporated herein and this Agreement may be modified only in writing, executed by all parties hereto.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

\_\_\_\_\_  
Donald R. Loetscher

\_\_\_\_\_  
Catherine K. Loetscher

\_\_\_\_\_  
Larry Roger Galvin

\_\_\_\_\_  
James B. Roehr

\_\_\_\_\_  
B. Patrick Collins

\_\_\_\_\_  
Marilyn L. Collins

Margaret M Sloan  
Margaret M. Sloan

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Donald R. Loetscher and Catherine K.



Loetscher personally known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission expires:

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Larry Roger Galvin, known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

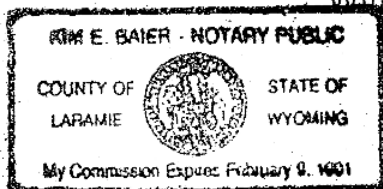
Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Margaret M. Sloan, known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Witness my hand and official seal.



*Kim E. Baier*  
\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

The foregoing Agreement was acknowledged, subscribed and sworn to before me by James B. Roehr, known to me this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

The foregoing Agreement was acknowledge, subscribed and sworn to before me by B. Patrick Collins and Marilyn L. Collins this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

**Subdivision Permit**

**County Engineer:** County Engineer, Scott Larson Comments Attached 10/19/2020  
Engineer Review

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study since the proposed development will have a negligible impact on both.
2. The proposed roadway serving these 5 Tracts needs to be named.
3. The proposed roadway will need to be designed per the LCLUR, reviewed by the County and approved by the County prior to construction.

Surveyor Review

1. The exact location of the Cul-de-Sac at the end of 50' INGRESS-EGRESS EASEMENT is not clearly defined by survey measurements and survey data. It would help to label the radius point and define the transitional curves.
2. Some of the dimensions and labels on the plat are very small and a little hard to read, particularly after being copied, scanned and reproduced several times.
3. Some of the text on the VICINITY PLAT is very small and difficult to read.

**County Public Works Department:** County Public Works Department, David Bumann Comments Attached 10/20/2020

Roadway plans will have to be submitted for review and approval.

**Environmental Health:** Environmental Health Department, Roy Kroeger Comments Attached 10/16/2020

WASTEWATER PERMITS ARE REQUIRED FOR EACH LOT. ALL SMALL WASTEWATER SYSTEMS MUST HAVE A 50' SETBACK FROM ALL PROPERTY LINES AND DRAINAGE EASEMENTS. A SIGNED FINAL PLAT SHALL BE SUBMITTED TO THIS OFFICE PRIOR TO APPLICATION FOR ANY PERMITS.

**Wyoming Game & Fish Dept:** Wyoming Game & Fish, Wyoming Game and Fish Dept Comments Attached 10/14/2020

See Attached.

**Intraoffice:** Planners, Bryan Nicholas Comments Attached 10/20/2020

1. The 100' x 40' ingress/egress easement (bk 2642, pg 864) that was recorded as a requirement for Sky Valley Estates, 1st Filing should either be vacated, or a similar 100' x 40' ingress/egress easement should be mirrored for Sky Valley Estates, 2nd Filing.
2. The two easements if shown as is, should be clearly notated on the plat, as to delineate between the actual limits of the two.
3. Both net and gross acreage should be notated on each tract.
4. In the dedication the parcel is described as the NE1/4 NW1/4, and also as the SE1/4 NW1/4, please clarify.
5. The legend notes that there is record data per a ROS on the plat, but there are not record data notated on the plat. Record data from Sky View Estates, 1st Filing should also be shown for the southern boundary.
6. The property to the north should be notated similarly as the other adjacent properties.

**Building Dept.:** Building Dept., Antony Pomerleau Comments Attached 10/14/2020  
ALL FIRE APPARATUS REQUIREMENTS OF THE 2018 IFC CHAPTER 5 AND  
ANNEX D SHALL BE MET.

LARAMIE COUNTY HAS ADOPTED THE 2018 I-CODES AND THE 2017 NEC.

**AGENCIES WITH NO COMMENTS:**

County Assessor  
County Real Estate Office  
Combined Communications Center  
High West Energy

**AGENCIES WITH NO RESPONSE:**

County Attorney  
County Treasurer  
County Conservation District  
Laramie Co School Dist No 2  
WY State Engineer's Office  
US Post Office  
Emergency Management  
Sheriff's Office  
CenturyLink  
RT Communications  
Fire District No 6  
Laramie County Weed & Pest



## WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

wgfd.wyo.gov

**GOVERNOR**  
MARK GORDON

**DIRECTOR**  
BRIAN R. NESVIK

**COMMISSIONERS**  
PETER J. DUBE – President  
PATRICK CRANK – Vice President  
RALPH BROKAW  
GAY LYNN BYRD  
RICHARD LADWIG  
DAVID RAEI  
MIKE SCHMID

---

October 14, 2020

WER 4502.152a  
Laramie County Planning and Development Office  
PZ-20-00277  
Sky Valley Estates, 2<sup>nd</sup> Filing  
Laramie County

Bryan Nicholas  
Laramie County Planning and Development Office  
3966 Archer Parkway  
Cheyenne, WY 82009  
bnicholas@laramiecounty.com

Dear Mr. Nicholas,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the Sky Valley Estates, 2<sup>nd</sup> Filing located in Laramie County. We reviewed the first filing for this project on August 28, 2019, and have no additional terrestrial or aquatic wildlife concerns.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Anika Mahoney, Habitat Protection Biologist, at 307-335-2623.

Sincerely,

Amanda Losch  
Habitat Protection Supervisor

AL/am/ct

cc: U.S. Fish and Wildlife Service  
Embere Hall, Wyoming Game and Fish Department  
Bobby Compton, Wyoming Game and Fish Department  
Chris Wichmann, Wyoming Department of Agriculture



**Subdivision Permit**

**County Engineer:** County Engineer, Scott Larson Comments Attached 10/19/2020  
Engineer Review

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study since the proposed development will have a negligible impact on both.
2. The proposed roadway serving these 5 Tracts needs to be named.
3. The proposed roadway will need to be designed per the LCLUR, reviewed by the County and approved by the County prior to construction.

***\*\*We acknowledge this comment and will comply***

Surveyor Review

1. The exact location of the Cul-de-Sac at the end of 50' INGRESS-EGRESS EASEMENT is not clearly defined by survey measurements and survey data. It would help to label the radius point and define the transitional curves.
2. Some of the dimensions and labels on the plat are very small and a little hard to read, particularly after being copied, scanned and reproduced several times.
3. Some of the text on the VICINITY PLAT is very small and difficult to read.

***\*\*We acknowledge this comment and will comply***

**County Public Works Department:** County Public Works Department, David Bumann Comments Attached 10/20/2020

Roadway plans will have to be submitted for review and approval.

***\*\*We acknowledge this comment and will comply***

**Environmental Health:** Environmental Health Department, Roy Kroeger Comments Attached 10/16/2020

WASTEWATER PERMITS ARE REQUIRED FOR EACH LOT. ALL SMALL WASTEWATER SYSTEMS MUST HAVE A 50' SETBACK FROM ALL PROPERTY LINES AND DRAINAGE EASEMENTS. A SIGNED FINAL PLAT SHALL BE SUBMITTED TO THIS OFFICE PRIOR TO APPLICATION FOR ANY PERMITS.

***\*\*We acknowledge this comment and will comply***

**Wyoming Game & Fish Dept:** Wyoming Game & Fish, Wyoming Game and Fish Dept Comments Attached 10/14/2020 See Attached.

***\*\*We acknowledge this comment and will comply***

**Intraoffice:** Planners, Bryan Nicholas Comments Attached 10/20/2020

1. The 100' x 40' ingress/egress easement (bk 2642, pg 864) that was recorded as a requirement for Sky Valley Estates, 1st Filing should either be vacated, or a similar 100' x 40' ingress/egress easement should be mirrored for Sky Valley Estates, 2nd Filing.
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***\*\*We acknowledge and will comply***

**Building Dept.:** Building Dept., Antony Pomerleau Comments Attached 10/14/2020  
ALL FIRE APPARATUS REQUIREMENTS OF THE 2018 IFC CHAPTER 5 AND  
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LARAMIE COUNTY HAS ADOPTED THE 2018 I-CODES AND THE 2017 NEC.

*\*\*We acknowledge this comment and will comply*

**AGENCIES WITH NO COMMENTS:**

County Assessor  
County Real Estate Office  
Combined Communications Center  
High West Energy

**AGENCIES WITH NO RESPONSE:**

County Attorney  
County Treasurer  
County Conservation District  
Laramie Co School Dist No 2  
WY State Engineer's Office  
US Post Office  
Emergency Management  
Sheriff's Office  
CenturyLink  
RT Communications  
Fire District No 6  
Laramie County Weed & Pest

*\*\*We acknowledge that these  
agencies find no need to comment  
nor have issue.*

**Subdivision Permit**

**County Engineer:** County Engineer, Scott Larson Comments Attached 10/19/2020  
Engineer Review

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study since the proposed development will have a negligible impact on both.
2. The proposed roadway serving these 5 Tracts needs to be named.
3. The proposed roadway will need to be designed per the LCLUR, reviewed by the County and approved by the County prior to construction.

Acknowledged and addressed

Surveyor Review

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2. Some of the dimensions and labels on the plat are very small and a little hard to read, particularly after being copied, scanned and reproduced several times.
3. Some of the text on the VICINITY PLAT is very small and difficult to read.

Acknowledged, review and determined that when the map is printed at actual size all text is legible.

**County Public Works Department:** County Public Works Department, David Bumann Comments Attached 10/20/2020

Roadway plans will have to be submitted for review and approval.

Acknowledged

**Environmental Health:** Environmental Health Department, Roy Kroeger Comments Attached 10/16/2020

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6. The property to the north should be notated similarly as the other adjacent properties.

Acknowledged and corrected as indicated of the revised map





1922  
1923

1924

1925

1926

1927

1928

1929

1930

1931

1932

1933

1934

1935



COUNTY ROAD 136 (80' R/W)

SECTION 36 T. 15 N. R. 65 W.  
SECTION 37 T. 15 N. R. 64 W.

### DEDICATION

KNOW ALL PERSONS BY PRESENTS THAT: DONALD R. LOETSCHER AND CATHERINE K. LOETSCHER, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, UNDER THE DONALD R. AND CATHERINE K. LOETSCHER FAMILY LIVING TRUST DATED JULY 3, 2013, OWNERS IN FEE SIMPLE OF A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) NORTHWEST QUARTER (NW $\frac{1}{4}$ ), SECTION 31, T. 15 N., R. 64 W., 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "SKY VALLEY ESTATES, 2ND FILING" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) NORTHWEST QUARTER (NW $\frac{1}{4}$ ), SECTION 31, T. 15 N., R. 64 W., 6TH P.M., LARAMIE COUNTY, WYOMING.

SAID PARCEL CONTAINS 39.74 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "SKY VALLEY ESTATES, 2ND FILING", DOES HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE ROADS AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

DONALD R. LOETSCHER

TRUSTEE OF THE DONALD R. AND  
CATHERINE K. LOETSCHER  
FAMILY LIVING TRUST DATED JULY 3, 2013.

CATHERINE K. LOETSCHER

TRUSTEE OF THE DONALD R. AND  
CATHERINE K. LOETSCHER  
FAMILY LIVING TRUST DATED JULY 3, 2013.

### ACKNOWLEDGMENTS

STATE OF WYOMING ) SS  
COUNTY OF LARAMIE )

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, BY DONALD R. LOETSCHER AND CATHERINE K. LOETSCHER, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, UNDER THE DONALD R. AND CATHERINE K. LOETSCHER FAMILY LIVING TRUST DATED JULY 3, 2013.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES \_\_\_\_\_

GOV'T LOT 1

GOV'T LOT 2

SKY VALLEY ROAD

80' PRIVATE ROAD  
RECORDED BOOK 1254, PAGES 859-960

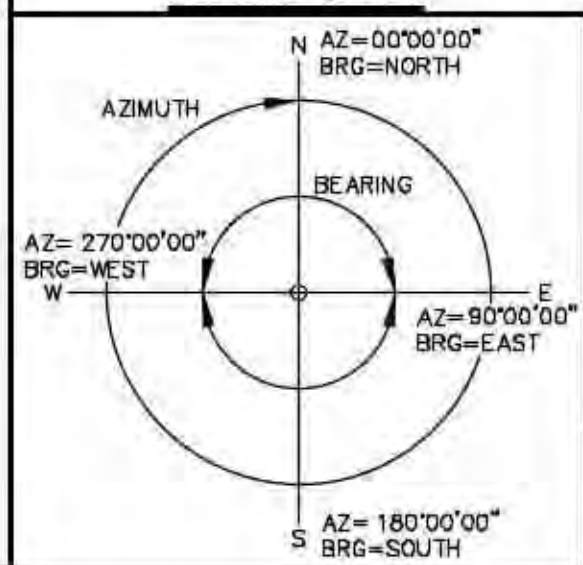
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE DIST. #6 NO PUBLIC SEWAGE TREATMENT SYSTEM PROPOSED  
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

### VICINITY MAP



CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	54° 28' 58"	84.65'	80.44'	S84° 11' 14"W	77.45'
C3	65° 57' 46"	150.00'	172.69'	S56° 53' 13"W	163.31'
C4	13° 28' 45"	150.00'	35.29'	N30° 36' 42"E	35.21'
C5	52° 29' 00"	150.00'	137.40'	N63° 37' 35"E	132.65'

### AZIMUTH

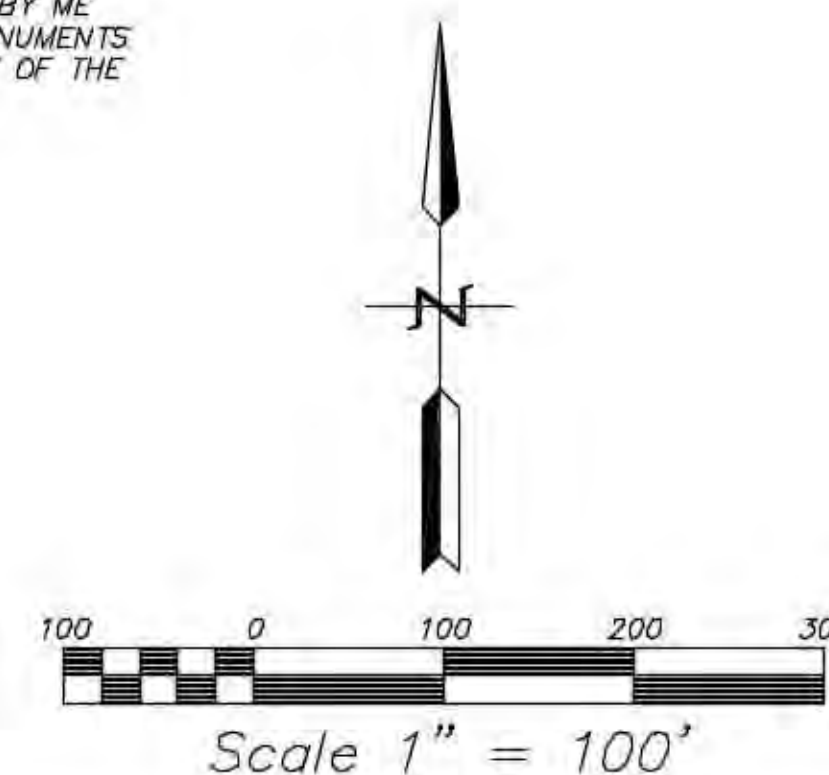


LINE TABLE		
Line #	Bearing	Length
L1	N89° 52' 06"E	75.10'
L2	S0° 22' 10"E	56.00'

### FILING RECORD

### CERTIFICATE OF SURVEYOR

I COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT OF "SKY VALLEY ESTATES, 2ND FILING" WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF SEPTEMBER 2020, THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.



### NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE NAD83. ALL DISTANCE AS SHOWN ARE U.S. SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL No. 56021C1130F DATED JANUARY 17, 2007.
- 3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP ON #5 X 24" REBAR STAMPED "P.L.S. 9834 AND APPROPRIATE DATA.
- 4.) NET ACREAGE IS THE GROSS AREA LESS THE ACREAGE CONTAINED WITHIN THE INGRESS/EGRESS ACCESS EASEMENT.

### LEGEND

- FOUND 1 1/2" ALUMINUM CAP
- SET #5 X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "P.L.S. 9834"
- ⊙ FOUND #4 REBAR
- (R) INDICATES RECORD DATA PER RECORD OF SURVEY BY ED C. FRY, PE & LS 662 DATED MARCH 29, 1979 RECORD IN BOOK 1119, PAGE 103 IN THE LARAMIE COUNTY CLERK'S OFFICE.

### APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

CHAIRMAN \_\_\_\_\_

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

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

### VACATION STATEMENT

THE INTENT OF THIS VACATION STATEMENT IS TO VACATE THAT 100' X 40' INGRESS/EGRESS EASEMENT AS RECORDED IN BOOK 2842, PAGE 654 IN THE LARAMIE COUNTY CLERK'S OFFICE.

## FINAL PLAT OF SKY VALLEY ESTATES, 2ND FILING

SITUATE IN THE  
NORTHEAST QUARTER NORTHWEST QUARTER,  
SECTION 31, T. 15 N., R. 64 W., 6TH P.M.,  
LARAMIE COUNTY, WYOMING.

PREPARED SEPTEMBER 2020

**JONES** LAND SURVEYING, INC.  
Licensed In:  
WY, CO, MT, SD,  
ND, ID, UT, NV  
6750 Soy Kally Rd.,  
Cheyenne, WY 82009  
Ph: 307-637-7107  
Cell: 307-630-8550  
Email: cotton.jones@msn.com

REV. 10/26/20