



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Associate Planner

DATE: February 15, 2022

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Meadowlark Ridge Estates, 2nd Filing, with two parcels located in the SW1/4 SE1/4 Sect. 31, and a parcel located in the in the SW1/4 SE1/4 and the W1/2 NE1/4 Sect. 31, T.15N., R.67W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Triple Dot Development, LLC, has submitted a Subdivision Permit and Plat application for Meadowlark Ridge Estates, 2nd Filing, located northeast of the intersection of Road 118A and Horse Creek Rd. The application has been submitted in order to subdivide 85.04 acres into of 16 residential tracts.

BACKGROUND

The subject property is unplatted, with a residence and associated structures located on the southernmost property, which will remain. The surrounding area consists of rural residential and agricultural properties of varying acreage. On October 14, 2021 the Preliminary Development Plan for this subdivision was heard by the Planning Commission and approved with two conditions. These conditions have been met with a revised PDP map and the Chapter 23 Water study being submitted to DEQ.

Pertinent Regulations

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

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas. Commercial uses in this designation shall not have a significant impact to the surround residential area. Development should take into account limited water availability, delayed response times from emergency services, and existing topography. Cisterns and fire-wise planning are encouraged here due to unreliable water resources. The subject property is located outside the PlanCheyenne and zoned boundaries and therefor is not impacted by these regulations.

The subject property is located within Zone 2 of the AMEC Memo. Within this zone, the minimum lot size requirement is 5.25 acres. All minimum tract size requirements are met with the proposed development.

A letter requesting waiver of traffic and drainage studies was submitted by the applicant, a copy of which is attached. The County Engineer has concurred with this request based on the justification provided in the letter. Agency comments pertained road construction requirements, mailbox location, and clerical errors on the plat. The agent for the applicant is currently working to address all comments.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). The DEQ submitted a letter to the County Commissioners January 10, 2022 with their Non-Adverse Recommendation for this subdivision.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received.

A public hearing of this application was held on January 27, 2022 by the Planning Commission. No public comment was received and the application was recommended for approval with two conditions.

Staff finds this application is in conformance with the plans and policies of Laramie County. The attached resolution shall serve as the subdivision permit upon approval by the Board.

RECOMMENDATION and FINDINGS

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

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

And that the Board approve the Subdivision Permit and Plat for Meadowlark Ridge Estates, 2nd Filing with three conditions:

1. All remaining errors on the plat regarding owners name, approval years, mailbox location, and minor clerical items missing from the plat shall be addressed prior to recordation.
2. All proposed roads shall be updated to meet LCLUR road design standards prior to recordation.
3. The applicant shall be required to bring Road 118A up to County standards from Horse Creek Road to Road 216 prior to the development of each tract.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Meadowlark Ridge Estates, 2nd Filing, with three conditions 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: AMEC Memo District Map**
- Attachment 5: Traffic/Drainage Study Waiver Request**
- Attachment 6: Agency Comments Report**
- Attachment 7: DEQ Non-Adverse Recommendation Letter 1/10/2022**
- Attachment 7: Plat – Revised 1/20/2022**
- Attachment 8: Resolution**

Laramie County, Wyoming



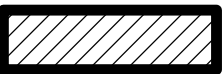
Meadowlark Ridge Estates, 2nd Filing

Subdivision Permit & Plat

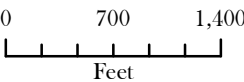
PZ-21-00365

Location Map




Subject Properties

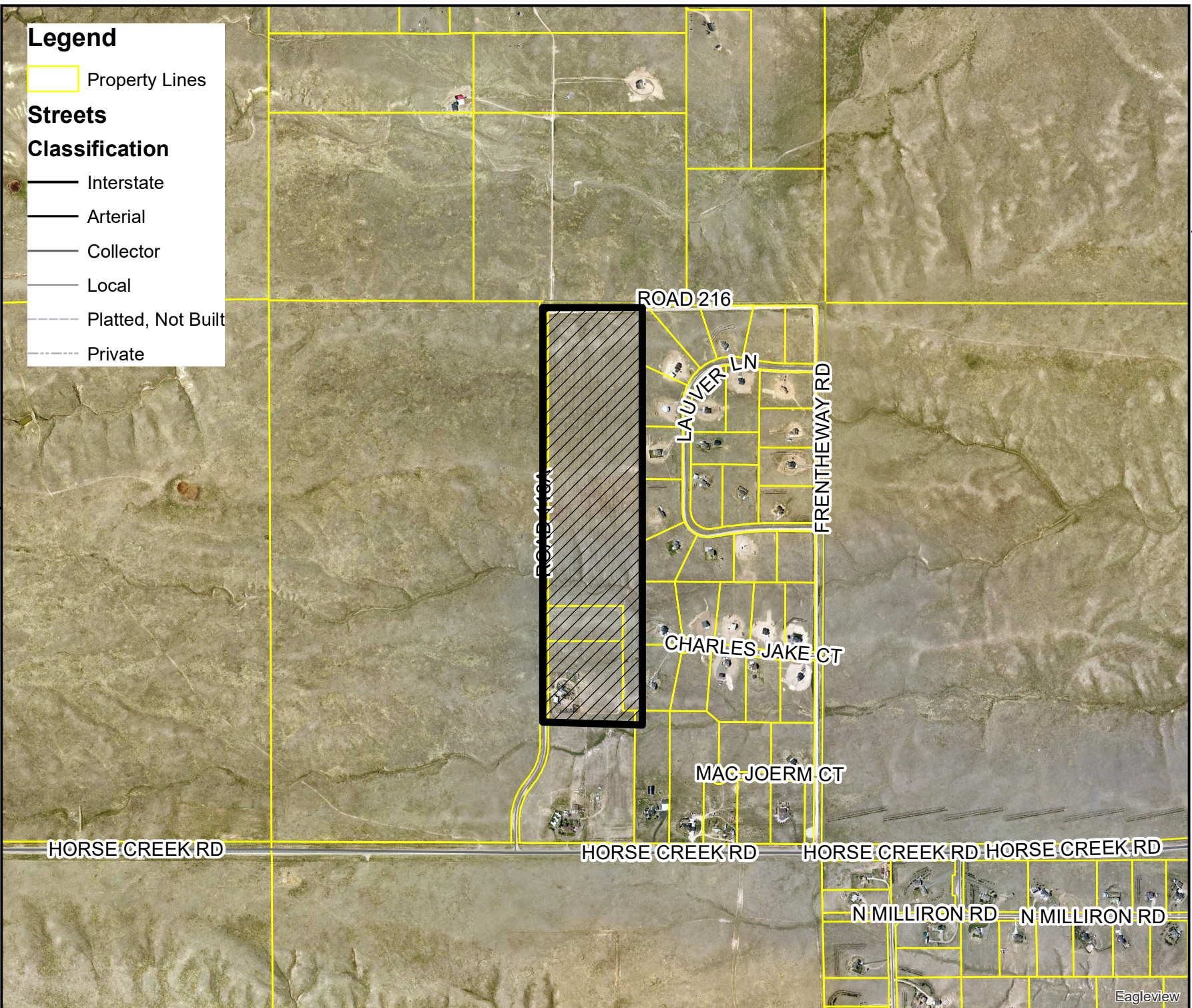


December 2021



Legend

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



Eagleview







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.

Legend

 Property Lines

Streets

Classification

-  Interstate
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Private

Laramie County, Wyoming



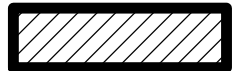
**Meadowlark
Ridge Estates,
2nd Filing**

**Subdivision
Permit & Plat**

PZ-21-00365

Aerial Map

**Subject
Properties**

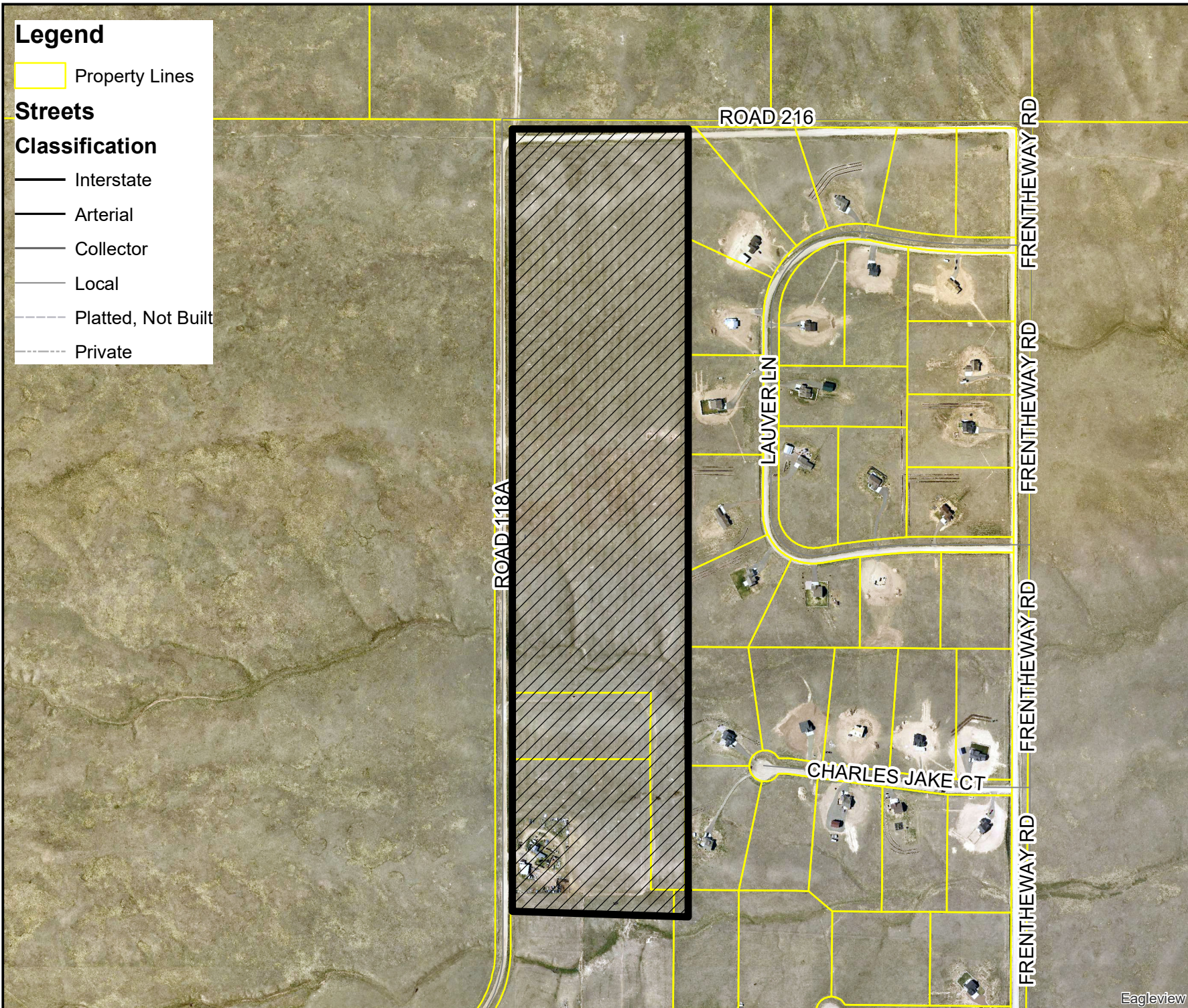


December 2021



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Feet

Eagleview




Legend


 Property Lines


Future Land Use Districts

OTHER

 Urban-Rural Interface (URI)

 Rural Metro (RM)

 Rural Ag Interface (RAI)

 Ag & Range Land (AGR)

Laramie County, Wyoming



**Meadowlark
Ridge Estates,
2nd Filing**

**Subdivision
Permit & Plat**

PZ-21-00365

**Comprehensive
Plan Map**

**Subject
Properties**



December 2021



0 400 800
Feet

Eagleview

Legend

memo_zone



Laramie County, Wyoming



**Meadowlark
Ridge Estates,
2nd Filing**

**Subdivision
Permit & Plat**

PZ-21-00365

**AMEC Memo
District Map**

**Subject
Properties**



December 2021



0 400 800
Feet

Eagleview

December 3, 2021

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

InRe: Request for waiver of the Traffic Study and Drainage Report requirements for a Final Plat, to be known as MEADOWLARK RIDGE ESTATES, 2nd FILING, a subdivision situated in the W1/2E1/2 of Section 31, Township 15 North, Range 67 West of the 6th P.M., Laramie County, WY (±81.37 acres) (PDP Approved 10/14/21)

Steil Surveying Services, agent for the owner, intends to plat the above-noted property into sixteen (16) Tracts averaging 5.32-acres (gross) each.

All of the new residential tracts will take access from existing Road 118A via shared residential driveways accessed via the “MUTUAL INGRESS/ EGRESS, UTILITY & DRAINAGE EASEMENT(s)” established on the Plat and designated by name for addressing purposes.

Following the pre-application meeting, PDP Approval, and information previously provided, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for detailed Traffic Study and Drainage Report pursuant to Sections 3-1-105, 3-5-105, and 3-2-102 of the LCLUR.

No portion of the proposed subdivision falls within a FEMA 100-year Special Flood Hazard Area per F.I.R.M PANEL No.56021C1060F; dated January 17, 2007; and given the lack of existing drainage/flood problems in the area and the minimal scope of proposed development, we are requesting a waiver from any detailed drainage study. Preliminary traffic generation numbers are as follows:

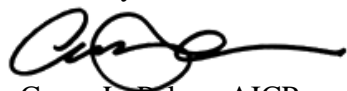
TRAFFIC AND TRIP GENERATION BY USE			
SINGLE-FAMILY RURAL RESIDENTIAL			
AVERAGE DAILY TRIPS			
Existing Residential Parcels	2 Unit x 6 ADT	=	12
Proposed additional	14 Units x 6 ADT	=	84
TOTAL		96	AVERAGE DAILY TRIPS (ADT)
A.M./P.M. PEAK-HOUR TRIPS			
Existing Residential Parcels	2 Units x 1.6/Unit	=	3.2
Proposed additional	14 Units x 1.6/Unit	=	22.4
TOTAL		25.6	PEAK HOUR TRIPS

Given the information provided, prior approvals, limited surface runoff increases, and/or potential of significant traffic generation or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Detailed construction drawings are forthcoming.

Please contact me with any questions or concerns.

Sincerely,



Casey L. Palma, AICP
Steil Surveying Services, LLC
CPalma@SteilSurvey.com

Building Dept.: Building Dept., Daniel Peters Comments Attached 01/05/2022

Premises identification shall be in accordance with 2018 IFC section 505 and 2018 IRC section 319.

Building permits shall be required for all new building construction.

Laramie County has adopted the 2021 I-codes and the 2020 NEC.

County Assessor: County Assessor, Kaycee Eisele Comments Attached 12/22/2021
Per BK 2749 PG 2605, Triple Dot Development must have a representative sign off on this plat as owner.

County Engineer: County Engineer, Scott Larson Comments Attached 01/04/2022
Engineer Review

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.
2. For the signature of owner on the application, it was signed by "Jack Stadel, as Registered Agent for Triple Dot Development, LLL.". A registered agent doesn't necessarily mean they own the company or any part of the company so an actual owner of Triple Dot Development should be signing the application and plat.
3. All the dates on the plat show either 2015 or 2021 and they should all be 2022.
4. The plat indicates a 60' ROW for Road 118A and I believe it should state 80' (it appears to measure 80' on the plat and the County GIS shows it as 80' as well).
5. All cul-de-sac roadways shall be designed and constructed to meet the requirements in the LCLUR. Design plans shall be submitted to the County for review and approval.
6. It appears Road 118A may not currently meet County standards due to historically low traffic volumes (it appears the roadway varies in width from approximately 20' to around 24' in most areas). Since this development will more than double the traffic volume on the existing road, Road 118A shall be brought up to current standards from Horse Creek Road to Road 216 as part of this development. Plans for the improvements for Road 118A shall also be submitted to the County for review and approval.
7. I assume that the radius points for the cul-de-sacs are located at the intersection of the property boundary lines. It would be helpful to define the cul-de-sacs locations so there is no chance for misinterpretation of their exact location/definition.
8. Where will mailboxes be located for this development?

Surveyor Review

1. It appears from the legal description included in the DEDICATION that the boundary of this subdivision might be completely described in the first paragraph of the

description, and that matches the heavier/bolder dark line on the plat. Considering the complexity of the total legal description in the DEDICATION, it would be a good idea to include that line type in your legend for clarity.

2. The North 1/4 corner of Section 31 is not shown with field observation coordinates.

3. In the DEDICATION it states that the bearing of the south boundary line of Section 31 is S89°33'11"E, however on the plat that line is labeled as S89°53'11"E.

County Public Works Department: County Public Works Department, Molly Bennett
Comments Attached 01/07/2022

See attachments.

County Real Estate Office: County Real Estate Office, Laura Pate Comments
Attached 12/27/2021

On signature line for land owner, change from Michael James Smith to Triple Dot Development llc and the name of the person signing and their title.

Environmental Health: Environmental Health Department, Roy Kroeger Comments
Attached 12/23/2021

RULES & REGS: LARAMIE SMALL WASTEWATER SYSTEMS REGULATIONS

WASTEWATER PERMITS ARE REQUIRED FOR EACH LOT. ALL SMALL WASTEWATER SYSTEMS MUST HAVE A 50' SETBACK FROM ALL PROPERTY LINES AND INTERMITTENT BODIES OF WATER I.E. DRAINAGES AND FLOODPLAINS. ALSO, KEEP WASTEWATER SYSTEMS OUT OF EASEMENTS. A DEQ LETTER AND CHAPTER 23 REPORT MUST BE SUBMITTED TO THIS OFFICE ALONG WITH A SIGNED FINAL PLAT PRIOR TO APPLICATION FOR ANY PERMITS.

Intraoffice: Planners, Marissa Pomerleau Comments Attached 01/05/2022

1. The dedication states Triple Dot Development, LLC as the owner, Michael James Smith is listed as the signer, and the acknowledgement states Jack Stadel of Triple Dot. Clarification is needed.

2. In the dedication the name of the subdivision is not correct.

3. Approval years should be updated to 2022.

4. Is there a difference between the shared east boundary lines measured distance for this subdivision and the recorded measurement for Meadowlark Ridge Estates, 1st Filing? If so it must be stated on the plat.

5. North Range Road will need to be changed to exclude North. Directions cannot be included in the name of the road.

6. The plat does not include a note about the properties being located within the CWPP.

7. For the sake of continuity throughout the plat, please describe the property below this

subdivision as unplatted.

8. A revision date must be included when updating the map.

9. Proof of submittal of the required DEQ study has been submitted to the Planning Office. Approval from DEQ will be required prior to the Board of County Commissioners approval.

10. Road 118A appears to be an 80' ROW, not 60'.

11. The language describing the more eastern tracts of Meadowlark Ridge Estates are cut off. If they are not shown completely on the plat the wording should be removed.

12. Construction of the subdivisions road easements/cul-de-sacs and work within the Road 118A ROW will require ROW construction permits.

Intraoffice: Planners, Cambia McCollom Comments Attached 01/03/2022

Current recommendation for unique road names include avoiding the use of a direction in the name of a road. North, South, East & West are intended to be directional feature of the addressing system according to the baseline roads. Please consider alternative names for North Range RD.

AGENCIES WITH NO COMMENT

Combined Communications Center, County Attorney, County Attorney
Fire District No 2

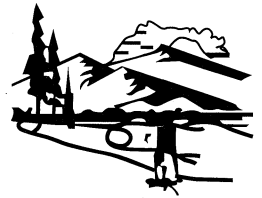
AGENCIES WITH NO RESPONSE

Black Hills Energy, CenturyLink, County Clerk, County Conservation District, County Treasurer, Emergency Management, Sheriff's Office, US Post Office, WYDOT



Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Mark Gordon, Governor

Todd Parfitt, Director

January 10, 2022

Laramie County Board of Commissioners
309 West 20th Street
Cheyenne, WY 82001

**LARAMIE
COUNTY**

JAN 14 2022

**PLANNING & DEVELOPMENT
OFFICE**

RE: **Non-Adverse Recommendation,**
Meadowlark Ridge Estates Subdivision, 2nd Filing, Laramie County
WDEQ/WQD Application #2021-430

Dear Commissioners:

The Wyoming Department of Environmental Quality has completed the review of the proposed Meadowlark Ridge Estates Subdivision, 2nd Filing located in the W1/2 and E1/2 of Section 31, T15N, R67W, 6th P.M., in Laramie County, Wyoming. The Meadowlark Ridge Estates Subdivision, 2nd Filing will create 17 lots out of approximately 113.6 acres. The information was submitted by Jack Stadel, Triple Dot Development, LLC, signed by, John Wetstein, PE, PG, Wyoming Licensed Engineer and Geologist. This letter represents the recommendations of the Wyoming Department of Environmental Quality as required by W.S. 18-5-306(c).

Findings as to the safety and adequacy of the proposed sewage system:

The proposed sewage system is the use of individual on-site septic tanks and leach fields permitted by and constructed to Wyoming Department of Environmental Quality Water Quality Rules and Regulations and the standards established by the Cheyenne/Laramie County Environmental Health Division. The information submitted addresses the safety and adequacy of the proposed sewage system, provided the statements indicated in the "**Notes required to be added to the final plat**" are adhered to.

Findings as to the safety and adequacy of the proposed water system:

The proposed water system is the use of individual water supply wells completed on each lot. Each well must be permitted by and constructed to the Wyoming State Engineer's Office standards. The information submitted addresses the safety and adequacy of the proposed water system, provided compliance with the statements indicated in the "**Notes required to be added to the final plat**" are adhered to.

Notes required to be added to the final plat, and other pertinent documents:

NONE

Laramie County Board of Commissioners
January 10, 2022
Page 2

Conclusions:

The Department of Environmental Quality has “No Adverse” recommendations applicable to the Meadowlark Ridge Estates Subdivision, 2nd Filing.

Disclaimer:

The Non-Adverse recommendation provided above has nothing to do with, nor has any bearing on the water rights associated with the Meadowlark Ridge Estates Subdivision, 2nd Filing. Any questions or concerns about the water rights for the Meadowlark Ridge Estates Subdivision, 2nd Filing should be directed to the State Engineer’s Office.

Nothing in Department of Environmental Quality recommendations or comments regarding the proposal for the Meadowlark Ridge Estates Subdivision, 2nd Filing shall be construed to relieve Jack Stadel, Triple Dot Development, LLC, of the obligation to obtain any permits or additional approval from any local, state or federal agencies as required by law, rules, regulations, or ordinances. Nothing in these recommendations commits the Department of Environmental Quality or Laramie County to the issuance of required permits for construction, operation, or modification of water supply or sewage systems.

Sincerely,



Dennis Lewis, PE.
Southeast District Engineer
Water & Wastewater Program, Water Quality Division

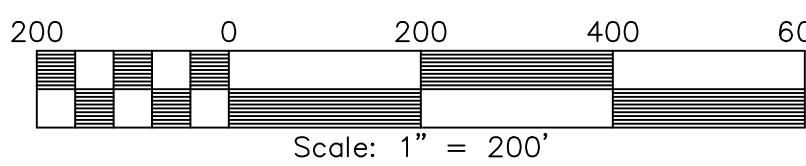
DL/

cc: Jack Stadel, Triple dot Development, LLC, jack@stadelconstruction.com
John Wetstein, PE, PG, Engineering Associates, john.wetstein@eaengineers.com
Laramie County Planning & Development Office, 3966 Archer Pkwy,
Cheyenne, Wyoming 82009
Cheyenne/Laramie County Environmental Health Division, 100 Central Avenue
Cheyenne, Wyoming 82007
Markus Malessa, SEO via email, markus.malessa@wyo.gov

NO PUBLIC MAINTENANCE OF SPECIFIED STREETS OR ROADS THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2

LEGEND

- SET 1/4" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4"x24" LONG REBAR
- SET 2 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4"x24" LONG REBAR
- SET 3 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4"x24" LONG REBAR
- FOUND 2" ALUMINUM CAP STAMPED "P.E.L.S. 2927"
- FOUND 3/4" REBAR
- FOUND SURVEY STONE
- FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER FIRM PANEL No.56021C1060F
- (R) DENOTES RECORD BEARING/DISTANCE
- (M) DENOTES MEASURED DATA THIS SURVEY
- ACRES NET ACREAGE OF LOT
- ACRES GROSS ACREAGE OF LOT (TO C OF ADJACENT ROAD R/W)
- DEDICATED OPEN SPACE EASEMENT



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: TRIPLE DOT DEVELOPMENT, LLC, a Wyoming Limited Liability Corporation, owner in fee simple of a portion of the East half (E1/2) of Section 31, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at the North quarter of said Section 31, thence North 88 degrees 56 minutes 43 seconds East, along the North line of said East half, a distance of 882.95 feet to the Northwest corner of Meadowlark Ridge Subdivision; thence South 00 degrees 11 minutes 26 seconds East, along the West line of said Meadowlark Ridge, a distance of 3931.62 feet to the Southwest corner thereof; thence North 89 degrees 41 minutes 55 seconds West, along the North line of Book 2207, Page 1444, a distance of 65.43 feet to the Northwest corner thereof; thence South 00 degrees 04 minutes 47 seconds East, along the West line of Book 2207, Page 1444, a distance of 5.97 feet to the Northeast corner of Parcel B in Book 2148, page 504; thence North 89 degrees 53 minutes 11 seconds West, along the North line of Parcel Band Parcel A in Book 2207, Page 1444, a distance of 825.00 feet to the West line of said East half; thence North 00 degrees 04 minutes 47 seconds West, along said West line, a distance of 3919.34 feet to the point of beginning.

AND

The North 75 feet of Parcel A as recorded in Book 2148, Page 504, Laramie County, Wyoming.

Parcel A described as follows:

All that portion of the Southwest quarter of the Southeast quarter (SW1/4SE1/4) of Section 31, Township 15 North, Range 67 West of the 6th Principal Meridian, Laramie County, Wyoming, described as follows:

Beginning at the South quarter corner of said Section 31, thence East on the South line of said Section 31, a distance of 330.00 feet; thence North parallel to the West line of the East half of said section, a distance of 1320.00 feet; thence West parallel to the South line of said section, a distance of 330.00 feet to the West line of said East half of said section; thence South on the West line of the East half of said section, a distance of 1320.00 feet to the point of beginning.

AND

The North 75 feet of Parcel B as recorded in Book 2148, page 504, Laramie County, Wyoming, Parcel B described as follows:

All that portion of the Southwest quarter of the Southeast quarter (SW1/4SE1/4) of Section 31, Township 15 North, Range 67 West of the 6th Principal Meridian, Laramie County, Wyoming, described as follows:

Beginning at a point 330.00 feet East on the South line from South quarter corner of said Section 31; thence East on the South line of said Sections 31, a distance of 495.00 feet; thence North parallel to the West line of the East half of said Section 31, a distance of 1320.00 feet; thence West parallel to the South line of said Section 31, a distance of 495.00 feet; thence South parallel to the West line of the East half of said Section 31, a distance of 1320.00 feet to the point of beginning.

Have caused the same to be surveyed, platted and known as MEADOWLARK RIDGE ESTATES, 2nd FILING, 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 and do hereby grant the easements for the purposes indicated hereon and dedicate to the public the rights-of-way as shown.

by: JACK STADEL, MEMBER

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2021 by Jack Stadel as Registered Agent for Triple Dot Development, LLC

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

GENERAL NOTES

- BASIS OF BEARINGS - SOUTH LINE OF SECTION 31, HAVING A BEARING OF S.89°33'11"E.
- ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4"x24" REBAR.
- WATER SERVICE TO EACH LOT TO BE PROVIDED BY SEPARATE WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT, NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- ROAD 216 DECLARED 80' RIGHT-OF-WAY: 40' OF WHICH (TOTALING ±0.81 ACRES) IS DEDICATED TO THE PUBLIC OF THIS PLAT AND TO BE PRIVATELY MAINTAINED.
- UNLESS OTHERWISE NOTED, "UTILITY EASEMENT(S)" HEREON ARE GRANTED TO FRANCHISED UTILITIES PROVIDERS; INCLUDING, BUT NOT LIMITED TO: SPECTRUM, CENTURY LINK, HIGH WEST ENERGY AND/OR CHEYENNE LIGHT, FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
- 80' MUTUAL INGRESS/ EGRESS, UTILITY & DRAINAGE EASEMENTS CREATED HEREON FOR THE MUTUAL AND EXCLUSIVE USE OF THE LANDOWNERS SHARING SAID EASEMENT(S). NAMES PROVIDED FOR ADDRESSING PURPOSES.
- UNBUILDABLE OPEN SPACE EASEMENT ACROSS TRACTS 1 & 2 HEREON IS PROVIDED AS A BUFFER TO ADJUTING PROPERTIES. NO MOTORIZED VEHICLES SHALL BE PERMITTED.
- ACCESS TO ALL LOTS CREATED HEREON SHALL BE FROM INTERNAL RIGHTS-OF-WAY ONLY. NO INDIVIDUAL/ DIRECT TRACT ACCESS(ES) SHALL BE ALLOWED ONTO ROAD 118A OR ROAD 216.
- NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL No.56021C1060F; DATED JANUARY 17, 2007.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel 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.

MEADOWLARK RIDGE ESTATES, 2nd FILING

SITUATE IN THE E1/2 OF SECTION 31, T.15 NORTH, R.67 WEST, OF THE 6TH P.M. LARAMIE COUNTY, WYOMING.

PREPARED OCTOBER 2021



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

REVISED: 1/20/2022
\\2021 DWG\\21197 531-15-67\\21197 PDP MRE2.DWG
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APPROVALS

Approved by the Laramie County Planning Commission, this ____ day of _____, 2015.

Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this ____ day of _____, 2015.

Chairman

ATTEST:

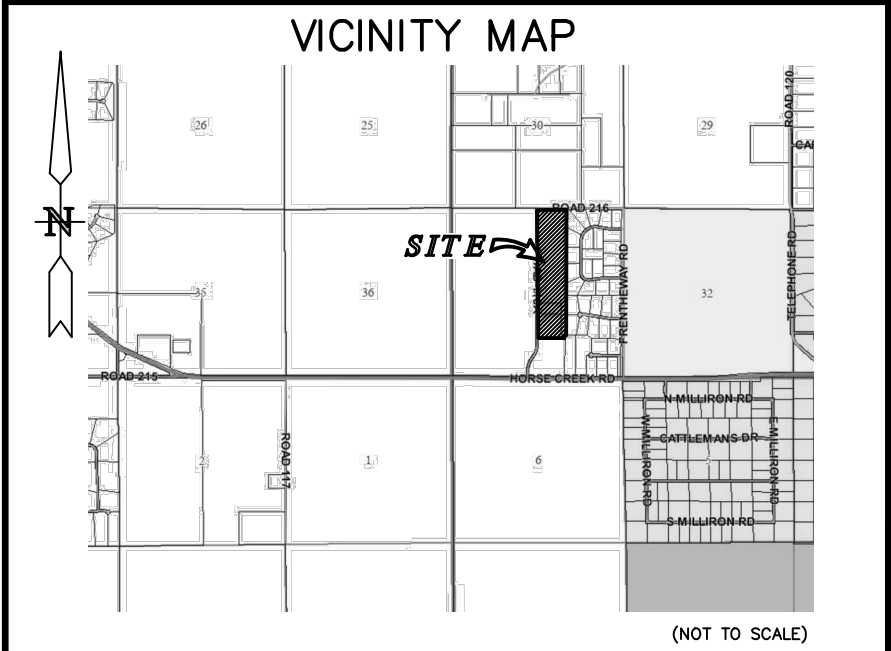
County Clerk

UNPLATTED

MEADOWLARK RIDGE ESTATES, (1st FILING)

UNPLATTED

FILING RECORD



(NOT TO SCALE)

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
FOR TWO PARCELS LOCATED IN THE SW1/4 SE1/4 SECTION 31,
AND A PARCEL LOCATED IN THE SW1/4 SE1/4 AND THE W1/2 NE1/4
SECTION 31, T.15N., R.67W., OF THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS
“MEADOWLARK RIDGE ESTATES, 2ND FILING”.**

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

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

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

WHEREAS, this resolution is the subdivision permit for Meadowlark Ridge Estates, 2nd Filing.

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

The Laramie County Board of Commissioners finds that:

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

And the Board approves the Subdivision Permit and Plat for Meadowlark Ridge Estates, 2nd Filing with the following conditions:

1. All remaining errors on the plat regarding owners name, approval years, mailbox location, and minor clerical items missing from the plat shall be addressed prior to recordation.
2. All proposed roads shall be updated to meet LCLUR road design standards prior to recordation.
3. The applicant shall be required to bring Road 118A up to County standards from Horse Creek Road to Road 216 prior to the development of each tract.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 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