



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

---

Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Marissa Pomerleau, Associate Planner

**DATE:** June 21, 2022

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat for Crown S Ranch, located in a portion of the of the NW1/4 Section 24, T.15N., R.67W., of the 6<sup>th</sup> P.M., Laramie County, WY.

---

### EXECUTIVE SUMMARY

Lovas Engineering, on behalf of Lanette and Thomas Cress of Cheyenne, WY, has submitted a Subdivision Permit and Plat application for Crown S Ranch, located southwest of the intersection of Road 218 and I-25 Service Road. The application has been submitted for the purpose of subdividing the property into nine (9) residential-use tracts.

### BACKGROUND

The subject property is currently undeveloped and unplatted. It is 48 acres with the subdivision's proposed tract sizes averaging 5.33 acres.

### 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 therefore is not impacted by these regulations.

According to the Order of the State Engineer for the Laramie County Control Area dated April 1, 2015, this property lies within the Conservation Area, in which the well spacing requirements for new permits are indicated at one (1) well for domestic use per each lawfully subdivided lot or one (1) per each ten (10) acres of any other legal parcel of land.

According to the AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. Development standards dictate that lots within this zone shall be a minimum of 5.25 acres in order to sufficiently recharge groundwater after withdraws from a pumping well.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). On June 8<sup>th</sup>, DEQ sent there Non-Adverse recommendation for this subdivision to the County Commissioners. DEQ requires that a note be added to the plat stating: *“WYDEQ requires for this subdivision that all septic systems for homes with basements or greater than 3 bedrooms be constructed with advanced Nitrogen removal technology approved by the WYDEQ and the Cheyenne/Laramie County Environmental Health Department.”*

A letter requesting waiver of the traffic study was submitted by the applicant, a copy of which is attached. The reviewing engineer has concurred with this request based on the justification provided in the letter. A conceptual drainage report was submitted with the preliminary development plan and the reviewing engineer has concurred with it. A complete drainage study will be required with the right-of-way construction application. Agency comments pertained to FEMA details, fire protection errors, missing information, clerical errors on the plat, and required grading and rights-of-way permits. All necessary corrections will be required prior to the plat being recorded.

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

This application was heard by the Planning Commission on May 26, 2022 and recommended for approval 3 – 0 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, the Planning Commission with 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 Crown S Ranch, located in a portion of the NW1/4 Section 24, T.15N., R.67W., of the 6<sup>th</sup> P.M., Laramie County, WY with two conditions:**

1. All clerical errors and missing information must be addressed and added to the plat prior to recordation.
2. DEQ's required note must be added to the plat prior to recordation.

### **PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for Crown S Ranch, located in the NW1/4 Section 24, T.15N., R.67W., of the 6<sup>th</sup> P.M., Laramie County WY, with two conditions and adopt the findings of fact a of the staff report.**

### **ATTACHMENTS**

- Attachment 1: Location and Jurisdiction Map**
- Attachment 2: Project Narrative Letter**
- Attachment 3: DEQ Chapter 23 Study Recommendation Letter**
- Attachment 4: Agency Comments Report**
- Attachment 5: Plat**
- Attachment 6: Resolution**





**Laramie County Wyoming  
MapServer**

Crown S Ranch, Subdivision  
Permit & Plat

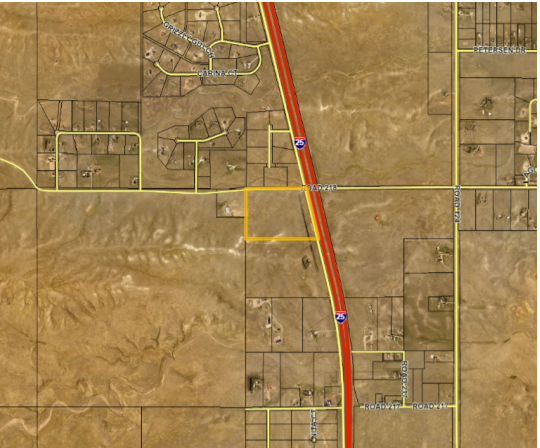
AMEC Memo Area: Zone 2

State Engineer's Office Control Area:  
Within Jurisdiction

Comprehensive Plan Map: RAI - Rural  
Ag Interface

PlanCheyenne: Outside Jurisdiction

Zone District: Outside Jurisdiction



- Interstate
- Major Road
- State Land
- Curt Gowdy State Park
- BLM Land



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the



Ms. Marissa Pomerleau – Associate Planner  
Laramie County Planning & Development  
Via: email

[marissa.pomerleau@laramiecountywy.gov](mailto:marissa.pomerleau@laramiecountywy.gov)

**RE: CROWN S RANCH – FINAL PLAT & SUBDIVISION PERMIT TRANSMITTAL NARRATIVE**

**3/28/2022**

**Dear Ms. Pomerleau,**

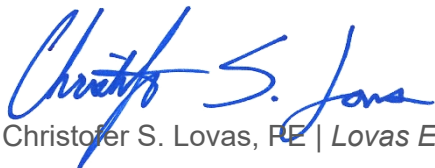
As the Agent for and on behalf of Crown S Ranch, LLC I'm please to submit a Final Plat & Subdivision Permit Application package and associated required documents for the above referenced Project. Crown S Ranch is a 48.00 acre parcel proposed for development of (9) rural residential tracts averaging 5.33 acres per tract. The Development proposes construction of approximately 780 LF of internal roadway inside a proposed 80' ROW dedicated as a part of the plat.

Enclosed with this Letter are the following documents as required by Laramie County Land Use Regulations:

- Pre-Application Meeting Minutes by Marissa Pomerleau – Associate Planner
- Completed Subdivision Permit Application
- Final Plat
- Warranty Deed
- Community Facilities Fee Acknowledgement Letter
- Proof of Chapter 23 Study Submittal to DEQ

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

Respectfully Submitted,



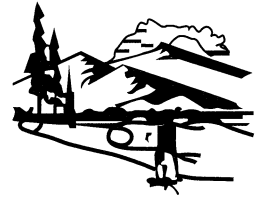
Christopher S. Lovas, PE | Lovas Engineering, PC



Mark Gordon, Governor

# Department of Environmental Quality

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



Todd Parfitt, Director

June 8, 2022

Laramie County Board of Commissioners  
309 West 20<sup>th</sup> Street  
Cheyenne, WY 82001

RE: **Non-Adverse Recommendation,**  
Crown S Ranch Subdivision, Laramie County  
WDEQ/WQD Application #2022-136

Dear Commissioners:

The Wyoming Department of Environmental Quality has completed the review of the proposed Crown S Ranch Subdivision located in the NW ¼ of Section 24, T15N, R67W, 6<sup>th</sup> P.M., in Laramie County, Wyoming. The Crown S Ranch Subdivision will create 9 lots out of approximately 48 acres. The information was submitted by Thomas Cress, Owner, signed by John Wetstein, PE, PG, a Wyoming Licensed Engineer and Wyoming Professional 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.

Per the Chapter 23 report submitted the proposed homes will be 3 bedrooms. Should the homes be constructed with basements an additional 2 bedrooms will be required to be permitted. The use of systems to increase the reduction of effluent nitrate concentrations to 30 mg/L using enhanced septic systems will be required due to the increase in Nitrates above the 10 mg/l limit. This will result in cumulative nitrate loading that is less than 10.0 mg/L.

## **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

Laramie County Board of Commissioners

June 8, 2022

Page 2

compliance with the statements indicated in the “**Notes required to be added to the final plat and other pertinent documents**” are maintained.

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

WYDEQ requires for this subdivision that all septic systems for homes with basements or greater than 3 bedrooms be constructed with advanced Nitrogen removal technology approved by the WYDEQ and the Cheyenne/Laramie County Environmental Health Department.

**Conclusions:**

The Department of Environmental Quality has “No Adverse” recommendations applicable to the Crown S Ranch Subdivision.

**Disclaimer:**

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

Nothing in Department of Environmental Quality recommendations or comments regarding the proposal for the Crown S Ranch Subdivision shall be construed to relieve Thomas Cress, Owner, 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: Thomas Cress, Owner, lannettecress@hotmail.com

Laramie County Board of Commissioners

June 8, 2022

Page 3

John Wetstein, PE, PG, Engineering Associates, [john.wetstein@eaengineers.com](mailto: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](mailto:markus.malessa@wyo.gov)



**County Engineer:** County Engineer, Scott Larson Comments Attached 05/02/2022  
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. The FEMA FIRM panel number and date are not referenced on the plat in the notes. The first bullet note is a little misleading -- there is a floodplain located within the platted boundary/area (i.e., the road ROW), but it just does not extend into the individual tracts.
3. The last bullet note indicates an easement for a water supply/storage for Fire District No. 2. I cannot find location of the referenced easement on the drawing. Also, should the note be modified to indicate the easement is for Laramie County Fire Authority instead of Fire District No. 2?
4. The following note needs to be included on the plat: "THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE".

Surveyor Review

1. All of the "10' UTILITY EASEMENTS" should be labeled and dimensioned.
2. The solid hatch utilized for the "FEMA 100 YR FLOOD PLAIN" makes the hatch for the "EXISTING COUNTY RIGHT-OF-WAY 40 FEET TO BE DEDICATED BY THIS PLAT" difficult to see.

**Environmental Health:** Environmental Health Department, Tiffany Gaertner Comments Attached 05/05/2022  
Regulations:

#### LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines. A DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits.

**Laramie County Fire Authority:** Laramie County Fire Authority, Cooper McCullar Comments Attached 04/19/2022

LCFA requests that subdivision follows Laramie County Land Use for road width of cul de sac for emergency vehicle turn around and use.

**Planners:** Planners, Marissa Pomerleau Comments Attached 05/16/2022

1. Please remove "1st Filing" from the plat title as it called out as Crown S Ranch

everywhere else in the project and the filing number is not necessary in a first filing.

2. The legal description should state a portion of the NW1/4 rather than N1/2.

3. The note "THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE" must be included on the plat.

4. All 10' utility easements should be labeled especially if they are not included in the legend.

5. A note regarding the properties location within the CWPP area. The property appears to be within the Low fuel load area.

6. The proposed radius of 75' meets the minimum size requirement of 96' diameter for cul-de-sacs.

7. As a note a grading and ROW construction permits will be required prior to construction.

8. As a note, the Chapter 23 DEQ Study submittal letter has been received from DEQ. A non-adverse recommendation will be required from DEQ prior to recordation of this plat.

**WYDOT:** WYDOT, Taylor McCort Comments Attached 05/02/2022

Developers should be aware that any work or presence in the right of way created by development/construction for this project will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications) and WYDOT District 1 Maintenance. Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre-development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program. Please contact Micheal Elliot (James.Elliott@wyo.gov -- 307.745.2154) for utility permit information.

**AGENCIES WITH NO COMMENT**

Building Dept., County Assessor, County Attorney, County Real Estate Office, Intraoffice

**AGENCIES WITH NO RESPONSE**

Black Hills Energy, CenturyLink, County Clerk, County Conservation District, County Public Works Department, County Treasurer, Emergency Management Weed & Pest, Sheriff's Office, US Post Office, WY State Engineer's Office, Wyoming DEQ, Wyoming Game & Fish Dept

●

○

⊙

⊖

⊕

FOUND ALUMINUM CAP

SET 2" ALUMINUM CAP AVI PC PLS 12045

FOUND IRON PIPE

FOUND IRON ROD

FOUND WYDOT RIGHT OF WAY MARKER

---

---

---

---

XXX ACRES

(XXX ACRES)

PROPERTY LINE

SECTION LINE

NET ACRES

GROSS ACRES

FEMA 100-YEAR FLOODPLAIN

EXISTING COUNTY RIGHT-OF-WAY 40 FEET TO BE DEDICATED BY THIS PLAT

NOTES:

- THERE ARE NO FLOOD HAZARD AREAS WITHIN THE PROPOSED SUBDIVISION
- THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS. INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED.
- ALL STREETS TO BE PUBLIC BUT PRIVATELY MAINTAINED
- UTILITY EASEMENTS ARE FOR LOCAL UTILITY COMPANIES
- FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY
- GROSS AREA FOR TRACTS 1 - 9 ARE CALCULATED USING EXTENDED LOT LINE TO THE CENTER OF THE ROAD
- RIGHT OF WAY DEDICATED WITH THIS PLAT - 1.68 ACRES
- EXISTING ROAD 218 RIGHT OF WAY TO BE DEDICATED - 1.30 ACRES
- WATER SUPPLY/STORAGE EASEMENT GRANTED BY AND BETWEEN LANDOWNER OF LAND CONTAINED WITHIN THIS PLAT AND LARAMIE COUNTY FIRE DISTRICT NO. 2. THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLATION OF A WATER STORAGE CISTERN. IF A CISTERN HAS NOT BEEN INSTALLED IN FIVE YEARS FROM THE DATE OF PLAT RECORDING THE EASEMENT WILL BE VACATED.

DEQ NOTES

- THE MINIMUM SEPARATION BETWEEN PRIVATE WELLS AND LEACH FIELDS SHALL BE 100 FEET, INCLUDING SEPARATION BETWEEN WELLS AND LEACH FIELDS FROM ADJACENT LOTS.
- THE UPPER PORTION OF THE PRIVATE WELLS SHALL BE SEALED WITH A GROUT, CEMENT, OR BENTONITE SEAL, WHICH IS AT LEAST THIRTY (30) FEET THICK.
- NO SEPTIC SYSTEMS, INCLUDING TANK AND LEACH FIELD, CAN BE CONSTRUCTED WITHIN THE FLOOD PLAIN OR WITHIN 50 FEET OF THE FLOOD PLAIN BOUNDARY.
- LOCATIONS THAT ARE NOT SUITABLE FOR STANDARD SEPTIC SYSTEMS AND WHICH REQUIRE ENHANCED SEPTIC SYSTEMS MUST BE DESIGNED BY A WYOMING REGISTERED ENGINEER AND INSTALLED BY A LARAMIE COUNTY CERTIFIED INSTALLER.
- FOR HOMES CONSTRUCTED WITH UNFINISHED BASEMENTS SHOULD BE ASSUMED THAT AN ADDITIONAL 2 BEDROOMS WILL BE INSTALLED FOR SEPTIC SYSTEM SIZING.

BASIS OF BEARINGS

COORDINATES ARE GROUND COORDINATES BASED ON WYOMING STATE PLANE EAST TIP ZONE 4901.  
TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 100,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999651277  
EXAMPLE POINT POB  
GROUND NORTHING = 176458.236  
GROUND EASTING = 644207.577  
N = (176458.236 + 100000) \*SF = 276361.829  
E = (644207.577 + 100000) \*SF = 743948.055  
STATE PLANE NORTHING = 276361.829  
STATE PLANE EASTING = 743948.055

FILING RECORD

CERTIFICATE OF SURVEYOR

I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THOMAS CRESS AND LANNETTE CRESS, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "CROWN S RANCH," DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES. DO HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

THOMAS CRESS  
LANNETTE CRESS

ACKNOWLEDGEMENTS

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THOMAS CRESS AND LANNETTE CRESS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, \_\_\_\_\_, WYOMING  
MY COMMISSION EXPIRES \_\_\_\_\_

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN \_\_\_\_\_  
APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
CHAIRMAN \_\_\_\_\_  
COUNTY CLERK \_\_\_\_\_

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE NORTH ½ OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING A FOUND ALUMINUM CAP AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE ALONG SAID WEST LINE OF SECTION 24 N00°02'45"E A DISTANCE OF 1325.82 FEET TO A FOUND ALUMINUM CAP ON THE NORTHWEST CORNER OF SAID SECTION 24; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 24; N89°19'06"E A DISTANCE OF 1409.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE WYDOT RIGHT OF WAY FOR THE INTERSTATE 25 SERVICE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE S14°11'01"E A DISTANCE OF 1363.40 FEET TO A POINT; THENCE ALONG SOUTH LINE OF NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24; S89°19'05"W A DISTANCE OF 1744.66 FEET MORE OR LESS TO THE POINT OF BEGINNING.  
SAID PARCEL OF LAND CONTAINS 48.00 ACRES MORE OR LESS

FINAL PLAT  
FOR  
CROWN S RANCH  
1ST FILING

BEING SITUATED IN A PORTION OF THE NORTH ½ OF SECTION 24, T15N, R67W OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING  
PREPARED FEBRUARY 2022

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	68.94	540.00	7°18'52"	S4° 20' 20"E	68.89
C2	58.72	460.00	7°18'52"	N4° 20' 20"W	58.68
C3	106.59	75.00	81°26'42"	N25° 03' 03"W	97.84
C4	43.99	75.00	33°36'18"	N32° 27' 57"E	43.36
C5	104.94	75.00	80°09'58"	N89° 21' 05"E	96.58
C6	45.76	75.00	34°57'39"	S33° 05' 06"E	45.06
C7	85.58	75.00	65°22'40"	S17° 05' 03"W	81.01

NO.	REVISION	DATE

PREPARED FOR:  
CROWN S RANCH, LLC  
1104 POLARIS POINT  
CHEYENNE, WY 82009

PROJECT:  
CROWN S RANCH 1ST FILING  
DRAWING TITLE:  
FINAL PLAT

20

Year

vi

ENGINEERING  
PLANNING  
SURVEYING

307.637.6017

1103 OLD TOWN LANE, SUITE 101

CHEYENNE, WY 82009

AVI@AVIPC.COM

DATE: Mar 30, 2022  
DRAWN BY: BC  
DESIGNED BY: BC  
CHECKED BY: AED

JOB NO.: 4589

DRAWING NO. 1 OF 1



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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
A PORTION OF THE NW1/4 SECTION 24, T.15N., R.67W.,  
OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS "CROWN S RANCH".**

**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 Crown S Ranch.

**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 Crown S Ranch, located in a portion of the NW1/4 Section 24, T.15N., R.67W., of the 6<sup>th</sup> P.M., Laramie County, WY with the following conditions:**

1. All clerical errors and missing information must be addressed and added to the plat prior to recordation.
2. DEQ's required note must be added to the plat prior to recordation.

**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