



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Bryce Hamilton, Associate Planner

DATE: April 10th, 2025

TITLE: PUBLIC HEARING regarding a Subdivision Permit & Plat for Skyview Estates, 3rd Filing, A Vacation and Replat of Tracts 62-69, 78-80, 82-84, 86-93, 94, 97-98, and 101, Skyview Estates, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Jones Land Surveying, on behalf of various owners in the Skyview Estates Subdivision, has submitted a Subdivision Permit and Plat application to replat portions of the Skyview Estates, 2nd Filing Subdivision, Laramie County, WY. The application has been submitted to consolidate many of the small lots originally created for airplane hangars to make them larger and more buildable under current County standards. An outstanding issue remains over the effects the replat may have on the 1/73 undivided interest each of these lots has in the various airstrip easements that will need resolution.

BACKGROUND

The current use of the property is a mixture of vacant and built-up land and is situated in the LU – Land Use Zone District. The parcels are all accessed from Aviator Court, which itself is accessed from County Road 137. Under the proposed plat, many of the lots situated next to one another would have lot lines removed in order to create larger buildable areas for larger airplane hangars.

Pertinent Statutes and Regulations include:

W.S. § 18-5-301 thru 18-5-306.

LCLUR Section 2-1-101(a) thru (e), governing criteria for a Subdivision Permit and Plat.

LCLUR Section 4-2-112, governing the LU – Land Use Zone District.

DISCUSSION

The subject property is located within the LU – Land Use Zone District. The applicant’s intent is to consolidate 26 small lots originally platted for small airplane hangars into 11 lots that could support the larger hangars that people in the current market wish to build. Under the current LCLUR, the setbacks for the LU District make the existing lots nearly unbuildable in their entirety. The replatted lots would not be permitted septic systems given their small sizes and a plat note clarifies that they may not be used as residences under the AMEC memo.

The Laramie County Comprehensive Plan identifies the area as RAI – Rural Ag Interface. Residential uses are primarily anticipated in these areas. Limited service commercial and retail uses are anticipated at major intersections. For example, a gas station, repair shops, lodging, and restaurants may be appropriate along a highway or interstate interchange when adequate buffering from adjacent residential uses is provided. Commercial uses should provide evidence that they will not significantly impact surrounding residential uses. Density of uses shall be foremost based on availability and access to water, and development is encouraged on existing rights-of-way where possible. The proposed plat intends to decrease the density of the area. The PlanCheyenne Future Land Use Plan does not have a designation for this area.

Project reviews focused primarily on the correction of clerical errors and clarifying the dedication given there are a large number of owners that will need to sign the plat. An outstanding issue remains as to the legal effects this replat may have on the undivided 1/73 interest each of the original lots has in the various airstrip easements within the Skyview Estates Subdivision, which will need resolution prior to recordation of the final plat. A 2nd round of reviews is still ongoing as of the date of this report.

Certified letters were mailed to neighboring property owners, and a legal ad was printed in the Wyoming Tribune Eagle. Staff received no public comments regarding the proposed subdivision.

RECOMMENDATION AND FINDINGS

Based on evidence provided, staff recommends the Planning Commission find that:

- a. This application is in conformance with section 4-2-112 governing the LU – Land Use zone district.
- b. 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 Planning Commission recommend approval of the Subdivision Permit and Plat for Skyview Estates, 3rd Filing to the Board of County Commissioners with one (1) condition:

1. County Attorney commentary shall be resolved prior to recordation of the final plat.

PROPOSED MOTION

I move to adopt findings of fact a and b of the staff report and to recommend approval of the Subdivision Permit and Plat for Skyview Estates, 3rd Filing by the Board of County Commissioners with the one condition outlined in the staff report.

ATTACHMENTS

- Attachment 1: Project Map**
- Attachment 2: Applicant Narrative**
- Attachment 3: Agency Review Comments With Applicant Responses**
- Attachment 4: Skyview Estates, 3rd Filing, Plat revised 3/10/25**
- Attachment 5: Draft Resolution**



Laramie County Wyoming MapServer

PZ-25-00014
 Skyview Estates, 3rd Filing
 Subdivision Permit & Plat

 LU - Land Use Zone District
 Laramie County Comp Plan RAI - Rural Ag Interface
 Fire District #6

- City/Cnty 100YR Floodplain
- FEMA 100YR Floodplain
- FEMA 500YR Floodplain
- FEMA Floodway
- Interstate
- Major Road
- Imps only
- HR
- MR
- LR
- NR-2
- NR-3
- AR
- A-1
- A-2
- AG
- MUR
- CBD
- CB
- NB
- MU
- MUB
- MUE
- HI
- LI
- P
- AD
- PUD
- X



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 validity, and assumes no liability associated with the use or misuse of this information.
 printed 4/1/2025

200 ft



February 21, 2025

Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: Skyview Estates, 3rd Filing, Public Safety Fees

To whom it may concern,

Jones Land Surveying, Inc., on behalf of the owners of certain tracts within Skyview Estates, 2nd Filing are seeking a recommendation of approval for the Subdivision Plat of Skyview Estates, 3rd Filing, Lot Consolidations. It is our intent to submit a Subdivision Permit and Plat for the property which is currently located east and north of Cheyenne along Aviator Court and consists of 28 tracts located within Skyview Estates, 2nd Filing.

The final plat proposes 12 new tracts that are the result of combining 28 individual tracts into larger, more desirable building tracts for airplane hangars by the current owners.

We are not required to meet any minimum acreages as part of this replat. Access to the tracts will be from Aviator Court.

Please feel free to contact my office with any questions regarding the Final Plat Application.

Regards,

A handwritten signature in black ink, appearing to read "Cotton D. Jones". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Cotton D. Jones, P.L.S.

Permit Notes

07/05/2023	Parcels	15643131405800	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
07/05/2023	Parcels	15643131406000	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
07/05/2023	Parcels	15643131406100	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
07/05/2023	Parcels	15643131406200	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
07/05/2023	Parcels	15643131406400	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
07/05/2023	Parcels	15643131406500	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
07/05/2023	Parcels	15643131406600	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
07/05/2023	Parcels	15643131406900	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
07/05/2023	Parcels	15643131407200	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
07/05/2023	Parcels	15643131407300	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
07/05/2023	Parcels	15643131407600	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
02/27/2025	Application	PZ-25-00014	GENERAL	LCPC 4/10, BOCC 5/6	BRYCE.HAMILTON @LARAMIECOUNTY WY.GOV
03/03/2025	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	Observation: Per dedication, vacation statement & title block, the plat drawing does not indicate Lots 80 & 84 are being replatted. Also please identify (label) Tract 131. Discrepancy in Dedication for DANIEL P. LAYBOURN (BK 2860, PG 320).	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
03/05/2025	Application	PZ-25-00014	GENERAL	WAPA has no conflict with this project.	<i>Bo Conner</i> ROGERS@LARAMIECOUNTY.WY.GOV

Permit Notes

Permit Number: PZ-25-00014

Parcel Number: 15643131409800

Submitted: 02/21/2025

Site Address: UNKNOWN

Technically Complete: 02/24/2025

Applicant: Jones Land Surveying, Inc

Laramie County, WY 00000

Approved: 03/12/2025

Owner: BEENE, BYRON J
Project Description: Lot Consolidations

Issued:

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
07/05/2023		Parcels	15643131403300	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWV.GOV
07/05/2023		Parcels	15643131403400	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWV.GOV
07/05/2023		Parcels	15643131403500	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWV.GOV
07/05/2023		Parcels	15643131403600	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWV.GOV
07/05/2023		Parcels	15643131403800	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWV.GOV
07/05/2023		Parcels	15643131403900	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWV.GOV
07/05/2023		Parcels	15643131404000	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWV.GOV
07/05/2023		Parcels	15643131405100	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWV.GOV
07/05/2023		Parcels	15643131405200	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWV.GOV
07/05/2023		Parcels	15643131405400	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWV.GOV
07/05/2023		Parcels	15643131405500	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWV.GOV
07/05/2023		Parcels	15643131405600	POP-UP	ALL OF SKYVIEW ESTATES AND SKYVIEW ESTATES 02: ALL APPLICATIONS NEED TO BE REVIEWED BY DAN PETERS PRIOR TO INTAKE!	SONIA.CHRISTEN SEN@LARAMIECO UNTYWV.GOV

Permit Notes

03/07/2025	Workflow	PUBLIC WORKS REVIEW GENERAL	MOLLY BENNETT @LARAMIECOUNTY.WY.GOV
<p>1. Access management will be critical along Aviator Court as these lots develop.</p> <p>1a. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.</p> <p>2. All comments from the review engineer and surveyor shall be addressed and resolved appropriately.</p> <p>3. Any internal roadways on the site shall comply with the needs of emergency services.</p>			
03/10/2025	Application	PZ-25-00014 GENERAL	MATTHEW.BUTLE R@LARAMIECOUNTY.WY.GOV
<p>Emergency Service access and egress to all hangers shall be accounted for in addition any storage of large quantities of aircraft fuel shall be indicated on site map if there is storage onsite for emergency service response.</p>			
03/10/2025	Application	PZ-25-00014 GENERAL	LARAMIECOUNTY ATTORNEY@LARAMIECOUNTY.WY.GOV
<p>Review (JB): Current lots, 64, 68, 94 and 98 are listed for lot line modification, but ownership is not proven. Please upload deeds showing ownership of those lots. UPLOADED</p> <p>Lots 88, 89, 92, and 93 are listed to be merged, ownership of lots 88 and 92 has not been shown. Please upload deeds showing ownership of lots 88 and 92. UPLOADED</p> <p>Lots 74-77 appear to be inverted on Final Plat. If this was not intended, please correct on Plat. CORRECTED</p>			
03/10/2025	Workflow	PLAN REVIEW BY BUILDING GENERAL	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
<p>Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1.</p> <p>Building permits shall be required for all new building construction.</p> <p>Laramie County has adopted the 2024 I-codes and the 2023 NEC.</p>			
03/10/2025	Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH GENERAL	JENNIFER.ESCOBEDO@LARAMIECOUNTY.WY.GOV
<p>Lots are too small to have wells and septic holding tanks. In order to obtain a septic permit from Environmental Health to install holding tanks on lots, a variance is required from the BOCC. Call Environmental Health at 307-633-4090 with any questions.</p>			
03/11/2025	Application	PZ-25-00014 GENERAL	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
<p>1st Review Engineer Review</p> <p>1. I agree that a detailed Drainage Study and Traffic Study is not warranted for this plat.</p> <p>2. All the years in the Acknowledgments refer to 2024 and should be 2025. CORRECTED</p> <p>3. The plat refers to Daniel P. Laybourne in several places but I believe it should be Laybourn. CORRECTED</p> <p>4. Please add the distance to the east and west property lines for T122. ADDED</p>			

Permit Notes

Surveyor Review

1. T80 and T84 (currently labeled as T184) are included in the DEDICATION and in the Title Block. They are not included in the Total Acreage. Are they part of this 3rd Filing or not? Either way, the east and west boundaries should be dimensioned. *COLLECTED & ADDED*
2. There are no survey ties by bearing and distance to the nearest public land survey system monument shown on the plat. *ADDED*
3. There are no Wyoming State Plane field observation coordinates shown on the plat. *ADDED*
4. It appears that all distances shown on this plat are actual.
5. The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.

*PARAS OK
BY SCALE*

03/12/2025

Workflow

PLAN REVIEW
BY PLANNING
AND ZONING

GENERAL

BRYCE HAMILTON
@LARAMIECOUNTY
YWY.GOV

- Planning review 1:
1. A note shall be added to the plat stating: "No lots in this subdivision shall be permitted for residential use under Laramie County AMEC density requirements. All lots shall only be utilized for storage purposes in association with the first and second filings of Skyview Estates." *ADDED NOTE #4*
 2. Please address all agency commentary. Planning approval contingent upon all agency comments being addressed and/or acknowledged.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

THERE IS NO PUBLIC MAINTENANCE OF PRIVATE ROADS OR STREETS.

DEDICATION

KNOW ALL PERSONS BY PRESENTS THAT: DAVID C. WORTHINGTON, TRUSTEE OF THE DAVID C. WORTHINGTON LIVING TRUST, DATED 12-28-1994, DONLEY E. WATKINS III AND DIONNE WATKINS, GREGORY PAUL WYATT AND BARBARA LOUISE WYATT (CO-OWNERS), KENNEDALL J. PAXTON, BYRON J. BEENE, DANIEL P. LAYBOURN, DANIEL LAMB, DAVID C. JOHNSON AND MICHAEL DARRELL STOM, OWNERS IN FEE SIMPLE OF TRACTS 62-69, 78-85, 86-93, 94, 97-98 AND 101, SKYVIEW ESTATES, SECOND FILING, GOVERNMENT LOT 4 AND SE¼ SW¼, SECTION 31, T. 15 N., R. 64 W., 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "SKYVIEW ESTATES, THIRD FILING" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS 62-69, 78-80, 82-84, 86-93, 94, 97, 98 AND 101, SKYVIEW ESTATES, SECOND FILING. SAID PARCELS CONTAIN 1.36 ACRES or 55,481 SQUARE FEET MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "SKYVIEW ESTATES, THIRD 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.

DAVID C. WORTHINGTON LIVING TRUST, DATED 12-28-1994

DAVID C. WORTHINGTON, TRUSTEE	BYRON J. BEENE
DONLEY E. WATKINS III	DIONNE WATKINS
GREGORY PAUL WYATT	BARBARA LOUISE WYATT
DAVID C. JOHNSON	MICHAEL DARRELL STOM
DANIEL LAMB	DANIEL P. LAYBOURN
KENNEDALL J. PAXTON	

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

CHAIRMAN

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2025.

CHAIRMAN _____ ATTEST: _____ COUNTY CLERK

ACKNOWLEDGMENTS

STATE OF WYOMING)
 COUNTY OF LARAMIE) SS
 THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY MICHAEL DARRELL STOM.
 NOTARY PUBLIC, LARAMIE COUNTY, WYOMING
 MY COMMISSION EXPIRES _____

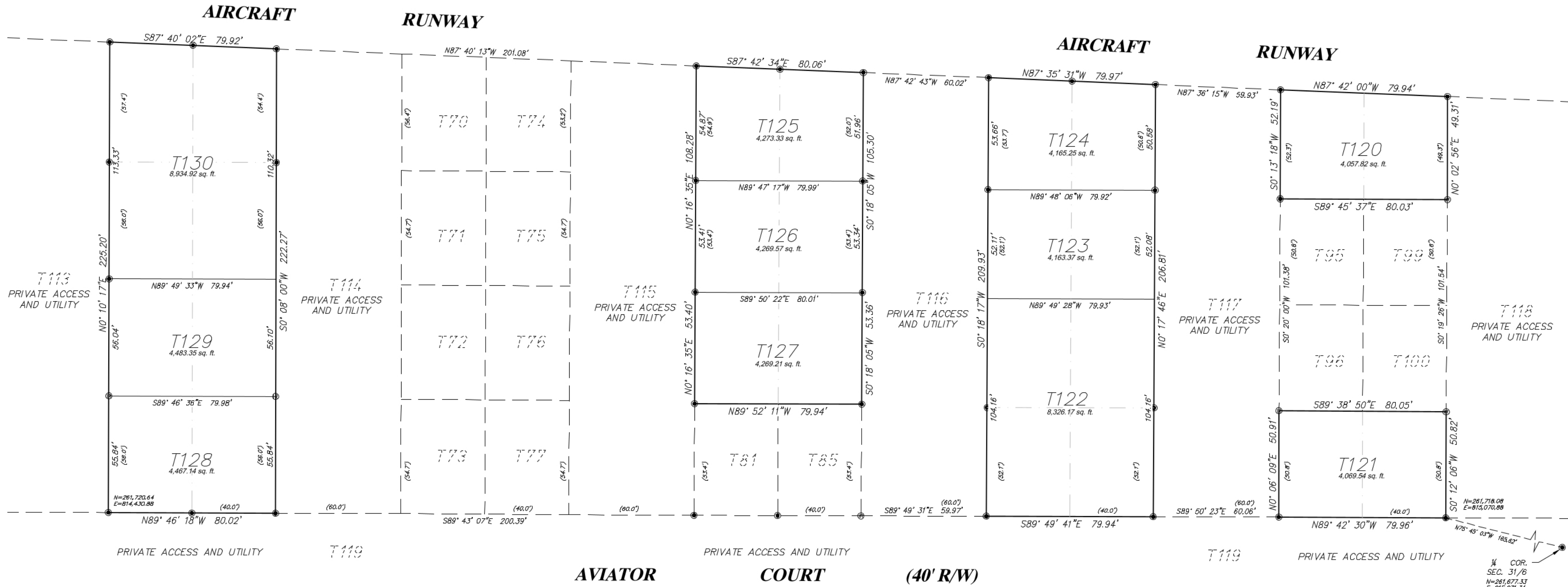
CERTIFICATE OF SURVEYOR

I, COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS REPLAT OF "SKYVIEW ESTATES, THIRD 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 AUGUST 2024, 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.

FINAL PLAT FOR SKYVIEW ESTATES THIRD FILING (LOT CONSOLIDATIONS)

A REPLAT OF TRACTS 62-69, 78-80, 82-84, 86-93, 94, 97-98 AND 101, SKYVIEW ESTATES, SECOND FILING, GOVERNMENT LOT 4 AND SE¼ SW¼, SECTION 31, T. 15 N., R. 64 W., 6TH P.M., LARAMIE COUNTY, WYOMING.
 PREPARED NOVEMBER 2024

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



RESOLUTION NO. _____

A RESOLUTION TO APPROVE A VACATION AND SUBDIVISION PERMIT AND PLAT FOR “SKYVIEW ESTATES, 3RD FILING,” A VACATION AND REPLAT OF TRACTS 62-69, 78-80, 82-84, 86-93, 94, 97-98, AND 101, SKYVIEW ESTATES 2ND FILING, LARAMIE COUNTY, WY.

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

WHEREAS, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations (LCLUR); 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, the proposed Vacation is in accordance with W.S. §34-12-106 to §34-12-111; and

WHEREAS, the proposed Vacation is in accordance with the Laramie County Land Use Regulations, Section 2-1-102 (m); and

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

WHEREAS, this resolution shall constitute the subdivision permit for Skyview Estates, 3rd 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. The proposed Vacation is in conformance with W.S. §34-12-106 to §34-12-111.
- b. The proposed Vacation is in conformance with Section 2-1-102(m) of the Laramie County Land Use Regulations.
- c. The application is in conformance with section 2-1-101 (a-e) governing the criteria for a subdivision permit & plat.
- d. The application is in conformance with section 4-2-112 governing the LU – Land Use Zone District.

And the Board approves the Vacation of Tracts 62-69, 78-80, 82-84, 86-93, 94, 97-98, and 101, Skyview Estates, 2nd Filing, and approves the Subdivision Permit and Plat for Skyview Estates, 3rd Filing with one (1) condition:

1. County Attorney commentary shall be resolved prior to recordation of the final plat.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office