



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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### Planning • Building

#### MEMORANDUM

**TO:** Laramie County Planning Commission

**FROM:** Cate Cundall, Associate Planner

**DATE:** September 11, 2025, 2025 (Postponed from August 14, 2025 and August 28, 2025)

**TITLE:** PUBLIC HEARING regarding a review and recommendation of the CJH Ranches Subdivision Permit and Plat located in a portion of Section 6, T14N, R64W, Laramie County, WY.

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#### EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of C and A Good Holdings, LLC, has submitted an application for approval of the CJH Ranches Subdivision Permit and Plat located in a portion of Section 6, Township 14 North, Range 64 West. The subject parcel is located east of the corner of Road 215 and Road 136, Cheyenne, WY. The proposed subdivision will create nine (9) residential tracts from the 48.00-acre parcel.

#### BACKGROUND

The subject parcel lies in the Land Use (LU) zone district and is vacant residential land. The tracts will average 5.33-acres each.

#### **Pertinent Statutes and Regulations include:**

Wyoming State Statute Section 18-5-301 thru 18-5-315 and 34-12-101 thru 34-12-111.  
Section 2-1-101 governing the requirements for submittal of a Subdivision Permit and Plat.  
Section 4-2-114 governing the Land Use zone district (LU).

#### DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Ag and Ranch Land (AGR). These areas are far away removed from the providers of public services and have relatively lower levels of road access. The subject property does not lie within the Plan Cheyenne boundary.

The tracts will be accessed off Road 215 onto an 80 foot cul-de-sac with a hammerhead turnaround. Traffic and drainage study waivers were approved by the engineer since impacts will be minimal.

The property lies within Zone 2 of the Amec Memo study area. Development design standards contained within the Land Use Regulations dictate that minimum acreage within Zone 2 be 5.25 acres to accommodate for the impervious surface of residential structures and driveways. The

proposal outlines water being provided by individual wells. Individual septic systems will prove sanitary services.

Agency comments have been addressed and corrections made to the plat. Public notice was completed per section 1-2-104 and no comments were received.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided for the CJH Ranches Subdivision Permit and Plat, staff recommend the Planning Commission 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.
- b. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.
- c. This application requires a non-adverse Chapter 23 study recommendation from the Wyoming Department of Environmental Quality prior to plat recordation, which has not been received as of the date of this hearing.

**and the Planning Commission may recommend approval to the Laramie County Board of Commissioners.**

### **PROPOSED MOTION**

**I move to recommend the approval of the Subdivision Permit and Plat for CJH Ranches Subdivision located in a portion of Section 6, T14N, R64W, Laramie County, WY, to the Laramie County Board of Commissioners with no conditions, and adopt the findings of fact a, b, and c of the staff report.**

### **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Project Narrative**
- Attachment 3: Pre-App Meeting Notes**
- Attachment 4: Agency Comment Reports and Applicant Responses**
- Attachment 5: CFF & PSF Acknowledgement**
- Attachment 6: Drainage Study Waiver Request**
- Attachment 7: Traffic Study Waiver Request**
- Attachment 8: Non-Adverse D.E.Q. Chapter 23 Acknowledgement**
- Attachment 9: Perimeter Fence Acknowledgement**
- Attachment 10: Draft Resolution**
- Attachment 11: CJH Ranches Subdivision Plat Rev 7.2.25**



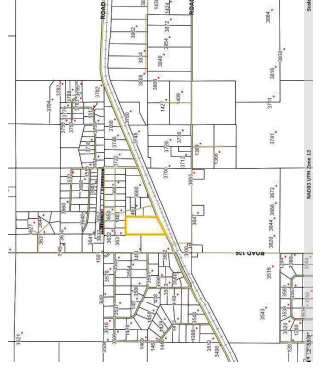
**CJH RANCHES  
SUBDIVISION  
PERMIT & PLAT**

**PZ-25-00044**

**Fire District #6**

**AMEC Zone 2**

**Laramie School  
District #2**





**June 10, 2025**

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

**InRe: LETTER OF JUSTIFICATION – A SUBDIVISION OF A PORTION OF  
SECTION 6, T14N, R64W, OF THE 6TH P.M., LARAMIE COUNTY,  
WYOMING.**

Steil Surveying Services, agent for the owner, intends to subdivide the above referenced property.

The overall density of the plat is 48 acres. The proposed plat will consist of NINE (9) tracts for residential use. The tracts average 5.33 acres each.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen".

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)





**Laramie County, WY**  
**Laramie County Planning and Development Office**

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

**PERMIT**

**PA-25-00034**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** UNKNOWN LARAMIE COUNTY  
**PRIMARY PARCEL:** 14640620000300  
**PROJECT NAME:** GLICK SUBDIVISION

**ISSUED:**  
**EXPIRES:** 12/01/2025

**APPLICANT:** Shane Hansen  
123 XXX  
XX, XX 00000  
(307) 634-7273

**OWNER:** GLICK, DANNY ET UX  
1451 ROAD 136  
CHEYENNE, WY 82009

|                                                |                                       |
|------------------------------------------------|---------------------------------------|
| Detail Name                                    | Detail Value                          |
| Meeting Date                                   | 06/11/2025                            |
| MEETING AM OR PM                               | AM                                    |
| Application Types                              | Subdivision Permit and Plat           |
| Attendees                                      | In Person (3966 Archer Pkwy)          |
| Property Interest                              | Owner                                 |
| Detailed Project Narrative                     | 9 tract subdivision                   |
| Staff Attending                                | JA, SK, DP, TG, CC, MB                |
| Application Fees                               | Yes                                   |
| Copy of Pre-App Notes                          | REQUIRED FOR APPLICATION<br>SUBMITTAL |
| Project Narrative Letter                       | Yes                                   |
| Warranty Deed and/or Lease Agreement           | Yes                                   |
| Development Action                             | Plat                                  |
| Drainage Plans                                 | No                                    |
| Drainage Study                                 | Letter of Waiver                      |
| Traffic Study                                  | Letter of Waiver                      |
| Public Safety Fees Acknowledgement Letter      | Yes                                   |
| Community Facility Fees Acknowledgement Letter | Yes                                   |
| WY DEQ Chapter 23 Study/Submittal Letter       | Yes                                   |
| Development Agreement                          | No                                    |
| Roadway Maintenance Plan                       | TBD                                   |
| Road/Easement Use Agreement                    | TBD                                   |



## Laramie County, WY

### Laramie County Planning and Development Office

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[planning@laramiecounty.com](mailto:planning@laramiecounty.com)

|                                                   |                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Right-of-Way Construction Permit                  | Upon Construction                                                                                                                                                                                                                                                                          |
| Engineer Review - Paid by Applicant               | Yes                                                                                                                                                                                                                                                                                        |
| Environmental Health Review/Approval              | Yes                                                                                                                                                                                                                                                                                        |
| Environmental and Services Impact Report          | No                                                                                                                                                                                                                                                                                         |
| GESC Permit                                       | No                                                                                                                                                                                                                                                                                         |
| Floodplain Development Permit                     | Yes                                                                                                                                                                                                                                                                                        |
| Perimeter Fence Construction per W.S.S. 18-5-319  | Letter of Consent                                                                                                                                                                                                                                                                          |
| Public Notice, Paid by Applicant                  | Yes                                                                                                                                                                                                                                                                                        |
| Newspaper Legal Notice, Paid by Applicant         | Yes                                                                                                                                                                                                                                                                                        |
| Adjacent Property Owner Letter, Paid by Applicant | Yes                                                                                                                                                                                                                                                                                        |
| Miscellaneous Notes                               | CJH RANCHES, 9 SUBDIVIDED LOTS. THE RIGHT-OF-WAY WILL BE DEDICATED. MAKE SURE THE INTERIOR ROAD COMES IN/OUT SHAPED PERPENDICULAR TO ROAD 215 FOR EASE OF ACCESS. FLOODPLAIN PERMIT WITH ROAD CONSTRUCTION. MOLLY BENNETT: CONFIRMING THE INTERIOR ROAD IS MORE PERPENDICULAR TO ROAD 215. |

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### CONDITIONS

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

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

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



## **Laramie County, WY**

### **Laramie County Planning and Development Office**

3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4303  
[www.laramiecountyyw.gov](http://www.laramiecountyyw.gov)  
[planning@laramiecounty.com](mailto:planning@laramiecounty.com)

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

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Permit Notes

Permit Number: PZ-25-00044

Parcel Number: 14640620000300

Site Address: UNKNOWN

Laramie County, WY 00000

Applicant: HANSEN, MICHEAL SHANE  
Owner: HOMESTEAD HOMES LLC

Project Description: 9 TRACT RESIDENTIAL SUBDIVISION

Submitted: 06/11/2025  
Technically Complete: 06/11/2025  
Approved:  
Issued:

| Begin Date   | End Date | Permit Area | Subject                          | Note Type  | Note Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Created By                                            |
|--------------|----------|-------------|----------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| 06/11/2025   |          | Application | PZ-25-00044                      | GENERAL    | Public Hearing Dates 8.14.25 for PC and 9.2.25 for BOCC. Letters sent 6.12.25, Legal Ad 6.14.25, first review deadline 6.26.25.                                                                                                                                                                                                                                                                                                                                                                          | CATHERINE.CUND<br>ALL@LARAMIECO<br>UNTYWY.GOV         |
| acknowledged |          |             |                                  |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                       |
| 06/11/2025   |          | Application | PZ-25-00044                      | GENERAL    | No comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | MATTHEW.BUTLE<br>R@LARAMIECOUN<br>TYWY.GOV            |
| 06/11/2025   |          | Workflow    | COUNTY REAL ESTATE OFFICE REVIEW | GENERAL    | No comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | TERESA.LEMASTE<br>R@LARAMIECOUN<br>TYWY.GOV           |
| 06/13/2025   |          | Workflow    | COUNTY ASSESSOR REVIEW           | GENERAL    | no comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CANDICE.MCCART<br>@LARAMIECOUN<br>TYWY.GOV            |
| 06/16/2025   |          | Workflow    | BUILDING FIRE CODE REVIEW        | GENERAL    | Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1.<br>Fire Apparatus Roads required per 2024 IFC section 503.<br>Fire protection water Supplies required per 2024 IFC section 507<br>Building permits shall be required for all new building construction.<br>Laramie County has adopted the 2024 I-codes and the 2023 NEC.                                                                                                  | DANIEL.PETERS@<br>LARAMIECOUNTY<br>WY.GOV             |
| acknowledged |          |             |                                  |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                       |
| 06/20/2025   |          | Workflow    | ENVIRONMENTA L HEALTH REVIEW     | GENERAL    | 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. Provide careful consideration for lot with slope. Septic systems are not allowed on greater than 15 percent slope. Also, keep wastewater systems out of easements. 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. | JAMES.JONES@L<br>ARAMIECOUNTYW<br>Y.GOV               |
| acknowledged |          |             |                                  |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                       |
| 06/25/2025   |          | Workflow    | UTILITIES REVIEW                 | DEFICIENCY | Additional easements were requested from developer surveyor.                                                                                                                                                                                                                                                                                                                                                                                                                                             | DAVID.GOLDEN@L<br>ARAMIECOUNTYW<br>Y.GOV              |
| 06/26/2025   |          | Application | PZ-25-00044                      | GENERAL    | No comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LARAMIECOUNTY<br>ATTORNEY@LARA<br>MIECOUNTYWY.G<br>OV |



## Permit Notes

|            |             |                        |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                  |
|------------|-------------|------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 06/26/2025 | Application | PZ-25-00044            | GENERAL | 1st Review -<br>Engineer Review<br>1. Alivia Lane ROW should be dedicated to the public (as the label on the plat indicates) and noted so in the Dedication. Refer to surveyor review.<br>2. There is no signature block in the Approvals for the Planning Commission.<br>3. There is no curve data for curves C1, C2 and C3 that is shown on the plat drawing.<br>4. There are two dimensions labeled as 20 utility & Drainage Easement in Tract 3 and 4, but should those easements run the entire length of those tracts and all the other tracts as well?<br>5. I agree that a detailed Drainage Study and Traffic Study is not warranted for this plat.<br>6. A floodplain development permit will need to be submitted with the design of Alivia Lane.<br>7. Plat shall include note that all Tracts shall use Alivia Lane for access and no access to a tract will be allowed off Road 215. | SCOTT.LARSON@<br>LARAMIECOUNTY<br>WY.GOV         |
| 06/30/2025 | Application | PZ-25-00044            | GENERAL | Surveyor Review<br>1. The details of the dedication of ALIVIA LANE is not mentioned in the DEDICATION. Is Alivia Lane proposed to be dedicated to the public. There is an abbreviated note/label on the plat, but the road dedication purpose and intent should be identified in the DEDICATION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CONSERVATIONDI<br>STRICT@LARAMIE<br>COUNTYWY.GOV |
| 06/30/2025 | Workflow    | PUBLIC WORKS<br>REVIEW | GENERAL | 1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately.<br>2. Any work taking place within the boundaries of the designated floodplain and/or floodway will require an approved Floodplain Development Permit through the Laramie County Planning and Development office.<br>3. Road name shall be designed and built to the current road standards within the Laramie County Land Use Regulations. A right-of-way/grading permit through Laramie County Public Works will be required. Please apply through the SmartGov portal. Call (307-633-4302) or email (permits@laramiecountywyo.gov) Public Works for more information.<br>4. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."                                                                                           | MOLLY.BENNETT<br>@LARAMIECOUNTY<br>WY.GOV        |
| 07/01/2025 | Application | PZ-25-00044            | GENERAL | WAPA has no conflict with this project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ROGERS@LARAMIE<br>ECOUNTYWY.GOV                  |

## Permit Notes

|            |             |                             |         |                                                                                                                                                                                                                                                                                                                                                                                                         |                                               |
|------------|-------------|-----------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 07/02/2025 | Workflow    | PLANNING AND ZONING REVIEW  | GENERAL | Agency comments need addressed ad changes made to plat of applicable.                                                                                                                                                                                                                                                                                                                                   | CATHERINE.CUND<br>ALL@LARAMIECO<br>UNTYWY.GOV |
| 07/03/2025 | Application | PZ-25-00044                 | GENERAL | 2nd Review -<br>Previous comments have been adequately addressed on the updated/revised plat drawing. No further comments at this time.                                                                                                                                                                                                                                                                 | SCOTT.LARSON@<br>LARAMIECOUNTY<br>WY.GOV      |
| 07/03/2025 | Workflow    | BUILDING FIRE CODE REVIEW   | GENERAL | Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1.<br>Fire Apparatus Roads required per 2024 IFC section 503.<br>Fire protection water Supplies required per 2024 IFC section 507<br>Building permits shall be required for all new building construction.<br>Laramie County has adopted the 2024 I-codes and the 2023 NEC. | DANIEL.PETERS@<br>LARAMIECOUNTY<br>WY.GOV     |
| 07/03/2025 | Workflow    | ENVIRONMENTAL HEALTH REVIEW | GENERAL | No additional comments.                                                                                                                                                                                                                                                                                                                                                                                 | TIFFANY.GAERTNER@LARAMIECOUNTYWY.GOV          |
| 07/07/2025 | Workflow    | PUBLIC WORKS REVIEW         | GENERAL | All previous comments have been addressed and/or resolved appropriately. No further comments.                                                                                                                                                                                                                                                                                                           | MOLLY.BENNETT@LARAMIECOUNTYWY.GOV             |



**June 10, 2025**

Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82009  
(307) 633-4303

**InRe: Plat to be known as CJH RANCHES, SITUATE IN A  
PORTION OF SECTION 6, T14N, R64W, OF THE 6TH P.M.,  
LARAMIE COUNTY, WYOMING.**

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner intends to pay the appropriate Community Facility Fee(s) (CFFs) and the owner intends to pay the appropriate Public Safety Fee(s) (PSFs) at the appropriate time to the proper authority, pursuant to §§1-1-106 of the Laramie County Land Use Regulations.

Sincerely,

A handwritten signature in blue ink that reads 'Michael L. Hansen'. The signature is written in a cursive, flowing style.

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)



**June 10, 2025**

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

**InRe: Request for waiver of the Traffic Study requirements for a subdivision to be known as Plat to be known as CJH RANCHES, SITUATE IN A PORTION OF SECTION 6, T14N, R64W, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING.**

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study pursuant to Section 2-1-100.b, of the Laramie County Land Use Regulations.

The overall density of the subdivision is 48 acres. The Proposed subdivision will consist of nine (9) tracts. Given limited potential of significant traffic generation or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

A handwritten signature in blue ink that reads "Michael L. Hansen".

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)





**June 10, 2025**

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

**InRe: Request for waiver of the Drainage Study requirements for a subdivision to be known as Plat to be known as CJH RANCHES, SITUATE IN A PORTION OF SECTION 6, T14N, R64W, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING.**

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Drainage Study pursuant to Sections 3-1-105, 3-5-105 of the Laramie County Land Use Regulations. The overall density of the subdivision is 408 acres. The Proposed subdivision will consist of nine (9) tracts.

Given limited surface runoff increases, we respectfully submit this waiver request on behalf of the owner. Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)



**June 10, 2025**

Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82009  
(307) 633-4303

**InRe: Plat to be known as Plat to be known as CJH  
RANCHES, SITUATE IN A PORTION OF SECTION 6, T14N,  
R64W, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING.**

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner acknowledges that a non adverse DEQ letter is required.

Sincerely,

A handwritten signature in blue ink that reads 'Michael L. Hansen'. The signature is written in a cursive, flowing style.

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)



**June 10, 2025**

Laramie County Planning & Development Office  
3966 Archer Parkway  
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**InRe: Plat to be known as Plat to be known as CJH  
RANCHES, SITUATE IN A PORTION OF SECTION 6, T14N,  
R64W, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING.**

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner acknowledges that THIS PROPERTY IS ALREADY FENCED.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen".

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)

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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR A  
PORTION OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 64 WEST, LARAMIE  
COUNTY, WYOMING, TO BE PLATTED AND KNOWN AS  
“CJH RANCHES SUBDIVISION”**

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

**WHEREAS**, this resolution is the subdivision permit for CJH Ranches Subdivision.

**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 governing Subdivision.
- b. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.
- c. This application requires a non-adverse Chapter 23 study recommendation from the Wyoming Department of Environmental Quality prior to plat recordation, which has not been received as of the date of this hearing.

**And the Board approves the Subdivision Permit and Plat for CJH Ranches, located in a portion of Section 6, Township 14 North, Range 64 West, Laramie County, WY.**

**PRESENTED, READ, AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2025.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney's Office



◦ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◦ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◦ FIRE PROTECTION TO BE PROVIDED BY FD#6 ◦ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◦

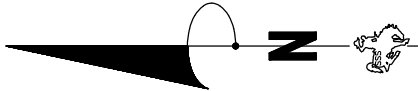
NOTES

- 1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES; EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES.
- 2. ALL UNMENTIONED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 3/4" x 24" REBAR.
- 3. A PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #602010130F; DATED 1-17-07.
- 4. CWPP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CWPP.
- 5. NO PUBLIC MAINTENANCE OF INTERNAL ROADS.
- 6. ALL TRACTS TO BE ACCESSED FROM ALVIA LANE.

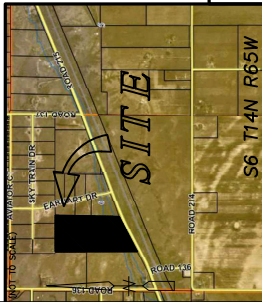
LEGEND

- SET 3/4" x 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 5/8" IRON REBAR
- FOUND 1 1/2" ALUMINUM CAP
- (R) DENOTES RECORD DATA

| CURVE TABLE |             |         |               |              |
|-------------|-------------|---------|---------------|--------------|
| CURVE #     | DELTA       | RADIUS  | CHORD BEARING | CHORD LENGTH |
| C1          | 28° 54' 25" | 100.00' | N13° 19' 07"W | 49.92'       |
| C2          | 28° 54' 25" | 140.00' | N13° 19' 07"W | 69.89'       |
| C3          | 28° 54' 25" | 60.00'  | N13° 19' 07"W | 29.95'       |



VICINITY MAP



FILING RECORD

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: C & A Good Holdings, LLC a Wyoming limited liability company, owner in fee simple of a portion of Section 6, Township 14 North, Range 64 West, 6th P.M., Laramie County, Wyoming. More particularly described as follows:

All except the East 300.00 feet of the SE1/4NW1/4 of Section 6, Township 14 North, Range 64 West of the 6th P.M., Laramie County, Wyoming; and All except the East 300.00 feet of that portion of the NE1/4SW1/4 of said Section 6, Township 14 North, Range 64 West of the 6th P.M., Laramie County, Wyoming.

Have caused the same to be surveyed, subdivided and known as: CJH Ranches, and do hereby declare the subdivision of said land as it appears on this plat, to be their act and deed, and hereby dedicate the right of ways and easements for the purposes shown here on.

Sam Good, President, C & A Good Holdings, LLC a Wyoming limited liability company

OWNER ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Sam Good, President, C & A Good Holdings, LLC a Wyoming limited liability company.

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

APPROVALS

Approved by the Laramie County Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman

ATTEST: \_\_\_\_\_  
County Clerk



CJH RANCHES

A SUBDIVISION OF A PORTION OF  
SECTION 6, T14N, R64W OF THE 6TH P.M.,  
LARAMIE COUNTY, WYOMING

PREPARED JUNE 2025



**STEEL SURVEYING SERVICES, LLC**  
**PROFESSIONAL LAND SURVEYORS**  
**PLANNING & DEVELOPMENT SPECIALISTS**  
1108 WEST 19th ST. CHEYENNE, WY. 82001 ◦ (307) 634-7873  
756 GILBERT ST. WHEATLAND, WY. 82201 ◦ (307) 583-8788  
www.SteelSurvey.com ◦ info@SteelSurvey.com

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A 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.

REVISED: 7/2/2025  
25231 PLAT.DWG