



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: December 3, 2024

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Maverick Corner, 2nd Filing, located in a portion of Section 28, Township 15 North, Range 67 West of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Jones Land Surveying, Inc., on behalf of Chase Leshner, has submitted a Subdivision Permit and Plat application for Maverick Corner, 2nd Filing, located west of 4922 Klipstein Road, Cheyenne, WY. The purpose of the application is to divide this 28.18 gross acre parcel into 3 residential tracts.

BACKGROUND

The subject property is in the LU-Land Use zone district and is currently vacant agricultural range land. The surrounding area consists of a mixture of subdivisions and vacant range land.

Pertinent Statutes and Laramie County Land Use Regulations Include:

Wyoming State Statute Section 18-5-301 thru 18-5-306 and 34-12-101 thru 34-12-115

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

Section 4-2-114 governing the LU-Land Use zone district.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas.

According to the adopted AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. Development design standards contained within Section 2-1-

104 of 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 tracts will meet this requirement.

Water and sanitary sewer will be provided by individual wells and septic systems.

The subdivision will be primarily accessed off Klipstein Road, with Tract 3 being accessed via an 80 foot access easement. Traffic and drainage study waivers were approved by the engineer since impacts will be minimal.

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

On November 14, 2024, the Laramie County Planning Commission held a public hearing on this application and voted (3-0) to recommend approval.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds 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.

PROPOSED MOTION FOR THE SUBDIVISION PERMIT AND PLAT

I move to approve the Subdivision Permit and Plat for Maverick Corner, 2nd Filing, located in a portion of Section 28, Township 15 North, Range 67 West of the 6th P.M., Laramie County, WY with no conditions, and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Project Narrative**
- Attachment 3: Community Facility Fees Acknowledgement**
- Attachment 4: Public Safety Fees Acknowledgement**
- Attachment 5: Drainage and Traffic Study Waiver Request**
- Attachment 6: Pre-Application Notes**
- Attachment 7: Agency Comments Report and Applicant Response**
- Attachment 8: Resolution**
- Attachment 9: Plat Revised 10.15.24**

...



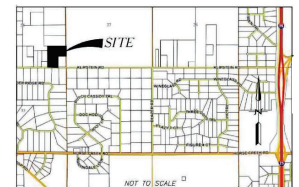
**Maverick Corner,
2nd Filing,
Subdivision**

PZ-24-00084

AMEC Zone 2

**Laramie County
Fire Authority**

**Rural Ag Interface
Land Use District**





September 16, 2024

Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: Maverick Corner, 2nd

To whom it may concern,

Jones Land Surveying, Inc. on behalf of Mr. Chase Lesher and Mr. & Mrs. Iversen are seeking a recommendation for approval for the Subdivision Plat of Maverick Corner, 2nd. It is our intent to submit a Subdivision Permit and Plat for the property which is currently located along Klipstein Road and is currently vacant agricultural land.

The final plat is proposing 3 tracts of land, 2 tracts being 5.25 acres and 1 tract being 17.68.

We are required to meet the minimum acreage of 5.25 gross acres per tract which is not a problem for this proposed plat. Access to the 2 tracts along Klipstein Road will be from Klipstein Road. The remaining parcel will be accessible from the recorded access easements along the east and west boundaries.

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'.

Cotton D. Jones, P.L.S.



6750 Say Kally Rd., Cheyenne, Wyoming 82009

Off. (307) 637-7107

FAX (307) 778-3979

www.joneslandsurvey.com

September 16, 2024

Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: Maverick Corner, 2nd

To Whom It May Concern,

The owner and applicant acknowledge that community facility fees will be due prior to recording of the proposed subdivision.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones', is written over a light blue horizontal line.

Cotton D. Jones, P.L.S., President



6750 Say Kally Rd., Cheyenne, Wyoming 82009

Off. (307) 637-7107

FAX (307) 778-3979

www.joneslandsurvey.com

September 16, 2024

Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: Maverick Corner, 2nd

To Whom It May Concern,

The owner and applicant acknowledge that Public Safety Fees will be due prior to recording of the proposed subdivision.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones', written in a cursive style.

Cotton D. Jones, P.L.S., President



6750 Say Kally Rd., Cheyenne, Wyoming 82009

Off. (307) 637-7107

FAX (307) 778-3979

www.joneslandsurvey.com

January 12, 2024

Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: Maverick Corner 2nd, Drainage and Traffic Study Waiver

To Whom It May Concern,

On behalf of Mr. Leshar, we respectfully request waivers for the Traffic and Drainage Studies.

Since the property being platted currently is vacant agricultural land there will be little to no increase in traffic. We therefore request a waiver for the Traffic Study.

The Drainage Study Waiver is also requested as the current and historic drainage will not be modified and will continue to drain as it always has. There should be no additional impact on the current drainage to require a drainage study in my opinion.

Thank you for taking our request for waivers on the above studies into consideration.

If you have any questions, please contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones', is written over a light blue horizontal line.

Cotton D. Jones, P.L.S., President



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

Disclaimer: These notes 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 the 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. § 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.

Date: <u>8-28-24</u> Staff: <u>JA, BA, CC, DP, CL</u> Property Owner: <u>CHASE LESHER</u>	
Project Description: <u>SMALL SUBDIVISION</u>	
Project Location/Address: <u>MAVERICK CORNER</u> R #: <u>0068213</u>	
ATTENDEES/AGENTS/PARTIES	
Applicant: <u>CHASE LESHER</u>	Phone _____ Email _____
Other _____	Phone _____ Email _____
Other _____	Phone _____ Email _____
APPLICATION TYPE(S)	
<input type="checkbox"/> Administrative Plat (Vacation? Y/N) <input type="checkbox"/> Appeal <input type="checkbox"/> Board Approval <input type="checkbox"/> Home Occupation <input type="checkbox"/> Family Exemption <input type="checkbox"/> Preliminary Development Plan <input type="checkbox"/> Public Hearing – No Approval Required (Xmission lines, O&G)	<input type="checkbox"/> Site Plan <input type="checkbox"/> Site Plan – Amendment <input type="checkbox"/> Site Plan – For Records <input type="checkbox"/> Subdivision Exemption – Other <input checked="" type="checkbox"/> Subdivision Permit & Plat <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change
APPLICATION GUIDANCE	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees: <u>\$1,200.00</u>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Pre-Application Meeting Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter/Justification Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Warranty Deed/Lease Agreement:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Plat /</u> Site Plan / Plot Plan / Record of Survey / Preliminary Dev. Plan / Route Map / Zone Change Map:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Drainage Plans:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Drainage Study:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Traffic Study:



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Road/Easement Use Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	ROW Construction Permit:
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Engineer Review – Paid by Applicant: <i>UPON CONSTRUCTION</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval: <i>ACTUAL COST</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report: <i>\$230.00</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit: <i>UPON CONSTRUCTION</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319: <i>NEIGHBOR SIGNATURE OR BUILD FENCE ON PERIMETER.</i>
Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>\$20.00 EACH X 2</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant:



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

Miscellaneous Notes:

ADMIN. PLAT WAS COMPLETED APRIL 8, 2024 -
MAKING CORNER SO NOW A SUBDIVISION
IS REQUIRED TO CREATE 2 PARCELS -
EACH 5.25 ACRES AND LEAVE REMAINDER
A LARGE PLATTED TRACT. CANNOT BE
LEFT UNPLATTED.

FENCING PERIMETER IS REQUIRED UNLESS
GET APPROVAL OF ADJACENT NEIGHBORS TO
NOT BUILD.

WILL NEED PUBLIC HEARINGS BEFORE THE
PLANNING COMMISSION AND BOCC.

Agency Review #1

Applicant Response

Agency Review #2

Permit Notes

Permit Number: PZ-24-00084

Parcel Number: 15672840002000

Submitted: 09/16/2024

Applicant: Jones Land Surveying
Owner: LESHNER, CHASE
Project Description: Subdivision of Land

Site Address: UNKNOWN
Laramie County, WY 00000

Technically Complete: 09/17/2024
Approved: 10/02/2024
Issued:

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
09/17/2024		Application	PZ-24-00084	GENERAL	Public Hearing Dates Planning 11-14-24 and BOCC 12-3-24 Letter sent 9.18-24 Legal ad published 9-20-24 Public Comment Ends 11-4-24	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
09/18/2024		Application	PZ-24-00084	GENERAL	no comment	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
09/18/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Owner of record and parcel boundary data appear to be in order. No further comments.	CINDY.KEMIVES@ LARAMIECOUNTY WY.GOV
09/19/2024		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	LAURA.PATE@LA RAMIECOUNTYWY .GOV
09/23/2024		Application	PZ-24-00084	GENERAL	2024 tax bills were mailed September 2024 - 1st 1/2 due 11/12/24 - 2nd 1/2 due 05/12/25 - billed as whole piece before any split	TAMMY.DEISCH@ LARAMIECOUNTY WY.GOV
09/24/2024		Application	PZ-24-00084	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMI ECOUNTYWY.GOV
09/26/2024		Application	PZ-24-00084	GENERAL	No Comments	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
09/30/2024		Application	PZ-24-00084	GENERAL	Engineer Review 1.I concur that this development does not warrant a detailed Traffic Study and Drainage Study. 2.Fire protections should be provided by LCFA and not Fire Dist. #10. 3.Is the 30 Road ROW per record of survey recorded Book 1527, Page 1029 located along the north boundary of the subdivision centered on the boundary line? In either case, there should be dimensions to indicate its location relative to the boundary line. 4.The Vicinity Map is highlighting the wrong property. It is highlighting Tract 1 in the 1st Filing. 5.The access road for Tract 3 shall be modified to meet the minimum requirements for emergency vehicles (a minimum of 20 wide), if the existing access road does not meet currently meet that requirement (The current roadways do not appear to meet this requirement).	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

- 2. Changed
- 3. Added Additional Dimensioning
- 4. Corrected
- 5. The current easement is 30'?

Permit Notes

1. Corrected

6.A flood plain development permit shall be submitted for any proposed improvements to the access road(s).

Surveyor Review

1. There are 5 bearings in the Legal Description of the DEDICATION which have typographic labeling errors. There are several bearings where the first number is using the "seconds" symbol instead of the "degree" symbol. This happens throughout the Dedication.

09/30/2024	Application	PZ-24-00084	GENERAL	No comments. Sizes of proposed subdivision plats conform.	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTY.WY.G OV
10/01/2024	Application	PZ-24-00084	GENERAL	Please address all agency comments and make the plat corrections as requested.	CATHERINE.CUND ALL@LARAMIECO UNTY.WY.GOV
10/01/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer and surveyor shall be addressed.</p> <p>2. Any internal roadways on the site shall comply with the needs of emergency services.</p> <p>3. 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.</p> <p>4. Due to Klipstein Road being dedicated to the public, access permit applications through Public Works will be required for each tract. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.</p> <p>4a. Access for Tract 1 and Tract 2 shall meet the requirements of the most current LCLUR. If the spacing is not able to be met, shared access will suffice or Tract 1 shall be accessed of of the 80 foot easement on the west side.</p>	MOLLY.BENNETT @LARAMIECOUNT Y.WY.GOV
10/02/2024	Workflow	PLAN REVIEW BY BUILDING	GENERAL	<p>Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319, and 2021 IBC section 502.1.</p> <p>Building permits shall be required for all new building construction.</p> <p>Laramie County has adopted the 2021 I-codes and the 2023 NEC.</p>	DANIEL.PETERS@ LARAMIECOUNTY WY.GOV
10/02/2024	Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Small wastewater permits are required for each lot. Small wastewater systems must be installed 50 ft out of floodplains and out of easements. Property line setbacks are 50 ft. A signed final plan must be provided to Environmental Health prior to application for small wastewater systems.	TIFFANY.GAERTN ER@LARAMIECOU NTY.WY.GOV

Permit Notes

10/21/2024	Application	PZ-24-00084	GENERAL	2nd Review - Previous comments have been adequately addressed. No further comments at this time.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
10/21/2024	Application	PZ-24-00084	GENERAL	Agency reviews are completed and all comments have been addressed.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR THE
SE1/4 SE1/4 OF SECTION 28, TOWNSHIP 15 NORTH, RANGE 67 WEST, 6th P.M.,
LARAMIE COUNTY, WYOMING, TO BE PLATTED AND KNOWN AS
"MAVERICK CORNER, 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, the application is in conformance with the LU – Land Use zone district; and

WHEREAS, this resolution is the subdivision permit for Maverick Corner, 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 governing Subdivisions.
- b. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.

And the Board approves the Subdivision Permit and Plat for Maverick Corner, 2nd Filing located in the SE1/4 SE1/4 of Section 28, Township 15 North, Range 67 West, 6th P.M., Laramie County, WY.

**PRESENTED, READ, AND ADOPTED THIS _____ DAY OF _____,
2024.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

Brian Lovett, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

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 FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY NO PUBLIC SEWAGE TREATMENT SYSTEM PROPOSED

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CHASE LESHER, OWNER IN FEE SIMPLE OF A PORTION OF THE SOUTHWEST QUARTER (SE4) SOUTHEAST QUARTER (SE34), SECTION 28, T. 15 N., R. 67 W., 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "MAVERICK CORNER, 2ND FILING" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 28, A FOUND ALUMINUM CAP, THENCE N.00°32'00"W, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 40.00 FEET TO THE NORTH LINE OF KLIPSTEIN ROAD, A FOUND ALUMINUM CAP, THENCE S.89°52'37"W, A DISTANCE OF 370.78 FEET TO A FOUND 18" ALUMINUM CAP AND THE TRUE POINT OF BEGINNING, THENCE S.89°52'37"W, ALONG THE SAID NORTH LINE OF KLIPSTEIN ROAD, A DISTANCE OF 734.91 FEET TO A FOUND 18" ALUMINUM CAP, THENCE N.00°32'00"W, A DISTANCE OF 1278.10 FEET TO A FOUND 18" CAP, THENCE N.89°54'46"E, A DISTANCE OF 1043.53 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 28, A FOUND 18" ALUMINUM CAP, THENCE S.00°32'00"E, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 702.14 FEET TO A FOUND 18" ALUMINUM CAP, THENCE S.89°52'37"W, A DISTANCE OF 370.78 FEET TO A FOUND 18" ALUMINUM CAP, THENCE S.00°32'00"E, A DISTANCE OF 376.59 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINS 27.50 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "MAVERICK CORNER, 2ND FILING", DOES HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT TO BE HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, AND DO HEREBY GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

CHASE LESHER

ACKNOWLEDGMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024, BY CHASE LESHER.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING
MY COMMISSION EXPIRES: _____

NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE UNDES. ALL DISTANCES AS SHOWN ARE U.S. SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES FALL WITHIN THE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP PANEL NO. 50021C1005, DATED JANUARY 17, 2007.
- 3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 18" ALUMINUM CAP ON #6 X 24" REBAR STAMPED.
- 4.) THERE SHALL BE NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/ACCESS EASEMENTS

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING DEPARTMENT,
LARAMIE COUNTY, WYOMING, THIS ____ DAY OF _____, 2024.

JUSTIN ARNOLD, PLANNING DIRECTOR

APPROVED BY THE LARAMIE COUNTY PUBLIC WORKS,
LARAMIE COUNTY, WYOMING, THIS ____ DAY OF _____, 2024.

MOLLY BENNETT, PUBLIC WORKS DIRECTOR

ACKNOWLEDGMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024, BY _____ AND _____ OF THE LARAMIE COUNTY, WYOMING PLANNING AND DEVELOPMENT OFFICE.

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 PLAT OF "MAVERICK CORNER, 2ND FILING", WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF AUGUST 2024, THAT THE MONUMENTS ARE SET OF FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DETECTED HEREON TO THE BEST OF MY KNOWLEDGE.

MAVERICK CORNER, 2ND FILING
A SUBDIVISION OF

A PORTION OF THE SE1/4 SE1/4,
SECTION 28, T. 15 N., R. 67 W., 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED SEPTEMBER 2024



REV. 10/15/24

