



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Michael Surface, Senior Planner

DATE: July 19, 2022

TITLE: PUBLIC HEARING regarding a vacation of all of Tract 4, Allison Tracts, less the east 330 feet and less that portion granted to the State Highway Commission of Wyoming, located in a portion of Section 8, T.13N., R.66W., of the 6th PM, Laramie County, WY.

EXECUTIVE SUMMARY

Palma Land Planning LLC, on behalf of Coffee Brew LLC, has submitted a vacation for Tract 4, Allison Tracts, less other portions of land located south of the intersection of Fox farm Road and South Greely Highway on the east side. The vacation has been submitted to create an Administrative Plat of two (2) lots.

BACKGROUND

The subject property is located in the CB – Community Business zoning district.

The ability to vacate a plat is within the state statutes. Wyoming State statute (34-12-106) says, *“No plat or portion thereof for which a subdivision permit has been obtained pursuant to W.S. 18-5-304 shall be vacated as herein provided without the approval of the county commissioners.”*

The project process included public notice signage, neighbor notice letters and a legal ad at least 30 days prior to this public hearing. No public comment was received.

PERTINENT LARAMIE COUNTY LAND USE REGULATIONS

Section 1-2-100 governing the Board Approval process
Section 2-1-101 (m) governing the vacation of a subdivision.
Section 1-2-104 governing public notice.

Also applicable is Wyoming Statute 34-12-106 which governs the vacation of a subdivision plat or any portion of it.

RECOMMENDATION and FINDINGS

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

- a) The application meets the criteria for a board approval pursuant to W.S. 34-12-106.

Staff also recommends that the Board approve the Vacation of all of Tract 4, Allison Tracts, less the east 330 feet and less that portion granted to the State Highway Commission of Wyoming, located in a portion of Section 8, T.13N., R.66W., of the 6th PM, Laramie County, WY.

PROPOSED MOTION

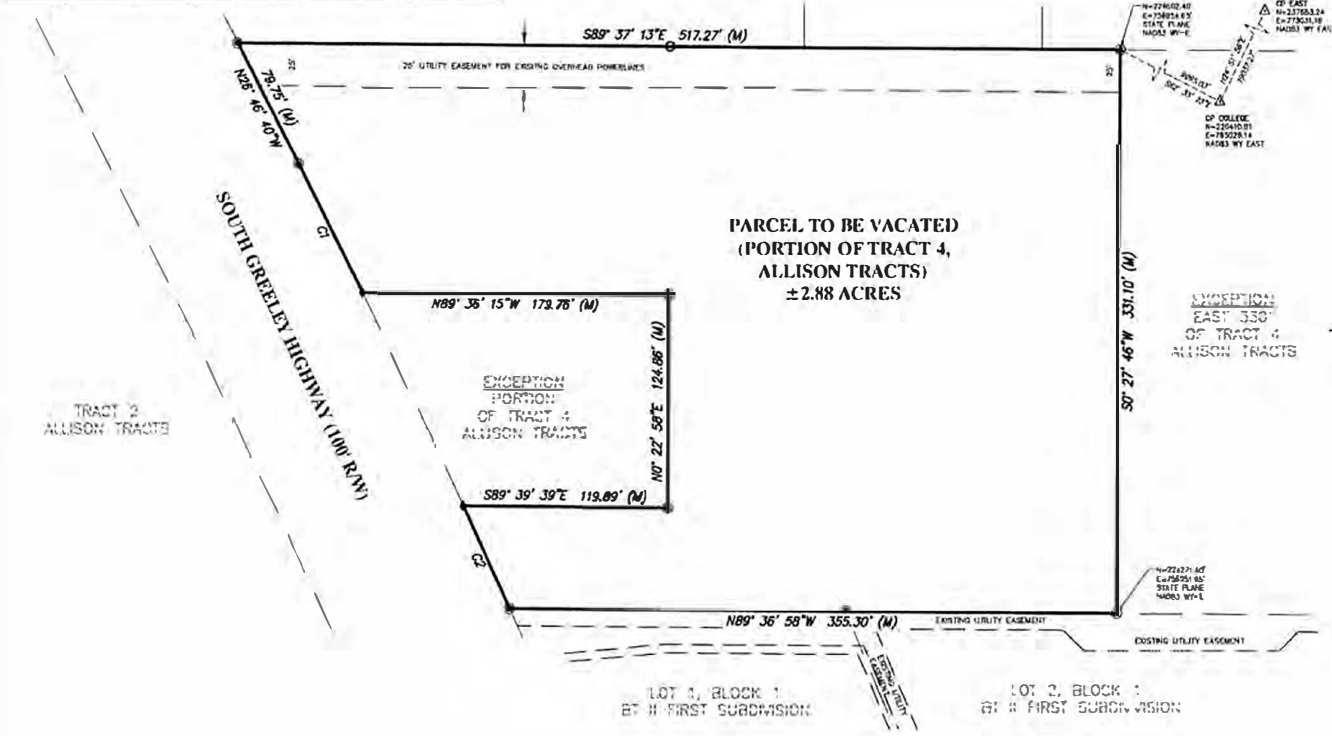
I move to approve the Vacation of all of Tract 4, Allison Tracts, less the east 330 feet and less that portion granted to the State Highway Commission of Wyoming, located in a portion of Section 8, T.13N., R.66W., of the 6th PM, Laramie County, WY, upon approval of the Administrative Plat and adopt the findings of fact a of the staff report.

ATTACHMENTS

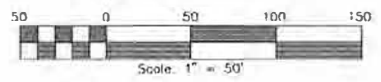
- Attachment 1: Vacation Map**
- Attachment 2: Proposed Administrative Plat Map**
- Attachment 3: Resolution**

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO CENTRALIZED SEWAGE SYSTEM THE SUBJECT PROPERTY IS WITHIN THE SOUTH CHEYENNE WATER & SEWER DISTRICT BOUNDARY
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
G1	0° 50' 05"	5779.58'	N26° 18' 59"W	94.20'	84.20'
G2	0° 39' 10"	5779.58'	N24° 11' 55"W	85.88'	65.88'



- LEGEND**
- SET ALUMINUM CAP STAMPED PLS 5910 ON 3/4" x 24" REBAR
 - ⊕ FOUND ALUMINUM CAP STAMPED PLS 12045
 - ⊕ FOUND 1/2" ALUMINUM SURVEY CAP STAMPED "SSS PLS 2500 AND APPROPRIATE DATA"
 - ⊕ FOUND NAIL



DESCRIPTION

All of Tract 4, Block 1, as shown on the official plat filed for record on January 6, 1971 in Plat 2681, of Laramie County Wyoming, EXCEPT that part which EXCEPT a portion described as follows: Beginning at a point in said Plat 4, 503.21 feet from and 50 feet north, measured substantially along the south boundary and at right angles to 899.14 feet, from the southeast corner of said Tract 4, at the point of beginning, there 148.13 feet to a distance of 108.14 feet from the south line corner of said Tract 4, thence east, parallel to the South boundary of said Tract 4, a distance of 148.09 feet to a point on the east R/W of the Cheyenne-Orchard State Highway, on said highway to add down and measured in the face of 1 inch on the Wyoming Commission as of May 1, 1970, along along said R/W line, at a curve to the left whose center is 3778.93 feet and whose tangents therefrom 428.23 feet to a minimum of 126.84 feet to a north-south line, parallel to the north boundary of said Tract 4, a distance of 101 feet to a point, thence north a distance of 115 feet to the point of beginning.

CERTIFICATE OF SURVEYOR

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

VACATION MAP FOR COWBOY BREW SUBDIVISION 1ST FILING

AN ADMINISTRATIVE SUBDIVISION OF ALL OF TRACT 4, ALLISON TRACTS, LESS THE EAST 330 FEET AND LESS THAT PORTION GRANTED TO THE STATE HIGHWAY COMMISSION OF WYOMING, SITUATED IN THE NE1/4 of SECTION 8, T.13 N., R.66 W. OF THE 6th P.M. LARAMIE COUNTY, WYOMING

PREPARED July, 2021



STEIL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7873
 756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 522-9789
 www.SteilSurvey.com ○ info@SteilSurvey.com

VACATION STATEMENT

UPON COUNTY APPROVAL AND RECORDED OF THIS PLAT, COMMISSIONERS RESOLUTION No. 22, SHALL TAKE EFFECT, PROVIDING FOR VACATION OF THE PORTION OF TRACT 4, ALLISON TRACTS AS SHOWN.

NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBINATION FACTOR = 0.0093000000
2. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910 ON 3/4" x 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEWA 100-YEAR SFHA PER FLEA PANEL NO. 26021C3067, DATED JANUARY 17, 2007.
4. REGARDING §2-1-101.(c.) OF THE LARAMIE COUNTY LAND USE REGULATIONS. NO DIFFERENCES BETWEEN BEARINGS AND/OR DISTANCES WERE FOUND WITH RESPECT TO ADJOINING RECORD SURVEYS OR SUBDIVISIONS/DEVELOPMENTS.

VICINITY MAP



FILING RECORD

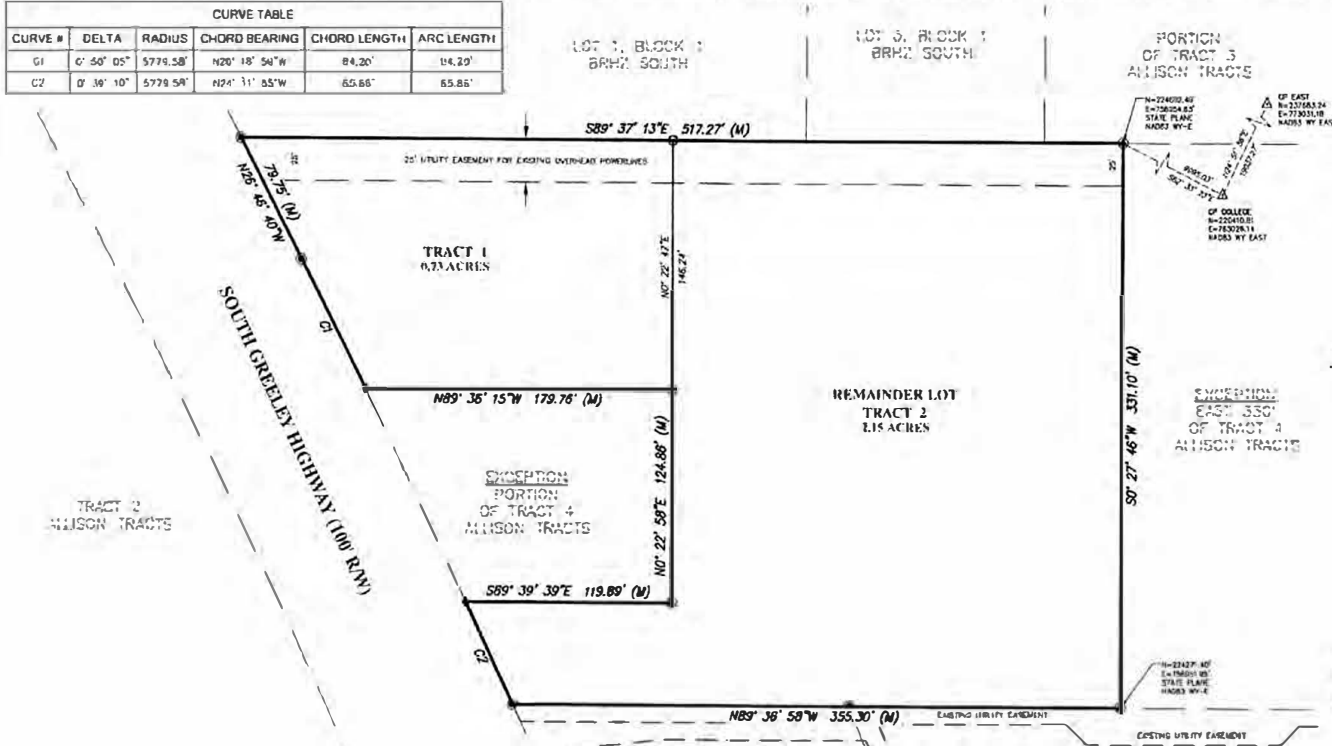
REVISED: 6/2/2022

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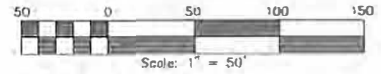
© COPYRIGHT 2021 STEIL SURVEYING SERVICES, LLC. ALL RIGHTS RESERVED

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO CENTRALIZED SEWAGE SYSTEM THE SUBJECT PROPERTY IS WITHIN THE SOUTH CHEYENNE WATER & SEWER DISTRICT BOUNDARY THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY

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- LEGEND**
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 - FOUND ALUMINUM CAP STAMPED "PLS 12045"
 - ⊗ FOUND 3/4" ALUMINUM SURVEY CAP STAMPED "SSS PLS 2500 AND APPROPRIATE DATA"
 - ⬇ FOUND NAIL



DEDICATION

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING }
 COUNTY OF LARAMIE } SS
 By: The foregoing instrument was acknowledged before me this ___ day of _____, 2022,
 by _____ as _____ for Cowboy Brew, LLC
 Notary Public, Laramie County, Wyoming
 My Commission Expires: _____

- NOTES**
1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, 1280 DISTANCES, SITE COMBINATION FACTOR = 0.9999999999
 2. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910 ON 3/4" x 24" REBAR.
 3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR 571A PER FEMA PANEL HQ 56021C1356F, DATED JANUARY 17, 2007.
 4. REGARDING §2-1-101(c)(4) OF THE LARAMIE COUNTY LAND USE REGULATIONS: NO DIFFERENCES BETWEEN BEARINGS AND/OR DISTANCES WERE FOUND WITH RESPECT TO ADJOINING RECORD SURVEYS OR SUBDIVISIONS/DEVELOPMENTS.

APPROVALS

Approved by the Laramie County Planning Director this ___ day of _____, 2022.

 Planning Director, Laramie County, Wyoming
 Approved by the Director of Laramie County Public Works this ___ day of _____, 2022.

 Director of Public Works, Laramie County, Wyoming

COUNTY ACKNOWLEDGEMENT

STATE OF WYOMING }
 COUNTY OF LARAMIE } SS
 The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by _____ as _____ on Laramie County Planning Director and _____ as Director for Laramie County Public Works.

 Notary Public, Laramie County, Wyoming
 My Commission Expires: _____

CERTIFICATE OF SURVEYOR

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

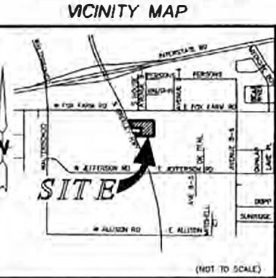
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PREPARED July, 2021

VACATION STATEMENT

UPON COUNTY APPROVAL AND RECORDATION OF THIS PLAT, COMMISSIONERS RESOLUTION NO. 22-___ SHALL TAKE EFFECT, PROVIDED FOR VACATION OF THE PORTION OF TRACT 4, ALLISON TRACTS AS FOLLOWS:



FILING RECORD



STIEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7275
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RESOLUTION NO. _____

A RESOLUTION TO APPROVE A VACATION OF ALL OF TRACT 4, ALLISON TRACTS, LESS THE EAST 330 FEET AND LESS THE PORTION GRANTED TO THE STATE HIGHWAY COMMISSION OF WYOMING, 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; and the vacation is in accordance with the Laramie County Land Use Regulations, 2-1-101; and

WHEREAS the proposed Vacation is in accordance with section §34-12-108 of the Wyoming State Statutes; and

WHEREAS this resolution is the Vacation of all of Tract 4, Allison Tracts, less the east 300 feet and less that portion granted to the State Highway Commission of Wyoming, Laramie County, WY.

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 Wyoming Statutes §34-12-106 to §34-12-111.
- b. The vacation has been submitted to perform an Administrative Plat with two tracts.

And the Board approves the vacation of all of Tract 4, Allison Tracts, less the east 300 feet and less the portion granted to the State Highway Commission of Wyoming Laramie County, WY, upon the approval of the administrative plat.

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