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LARAMIE COUNTY CLERK BOARD OF COUNTY COMMISSIONERS AGENDA ITEM PROCESSING FORM

1. Date of proposed action: February 15, 2005
2. Agenda item: County Final Plat and Subdivision Permit of Anzman Homestead Subdivision, the W $\frac{1}{2}$ of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 14, T.13N. R.63W., 6th P.M., Laramie County, Wyoming (located south of and adjacent to County Road 207, east of Thunder Basin Road).
3. Department: Development Applicant/Agent: Mark Anzman
4. Notes: The Regional Planning Commission recommended approval of the Final Plat and Subdivision Permit by a unanimous vote of 6 to 0 at their February 7, 2005 meeting. See the attached report for more definitive information.
5. Documentation: See. – Staff
Report, Resolution and Map
6. Motion: Recommend approval

COMMISSIONERS VOTE

Knudson _____

Ketcham _____

Humphrey _____

Action _____

Postponed _____

STAFF REPORT

Anzman Homestead Subdivision
Summation

County Final Plat and Subdivision Permit

CASE NUMBER: F-05-03/B-05-01

FILE CODE: ANHS-BF

MEETING February 7, 2005 - Planning Commission

DATES: February 15, 2005 - County Commissioners

Required documents submission:

All required documents were submitted and reviewed by staff.

Minimum requirements by law:

All requirements have been met.

Staff recommendation

The Development Office recommends approval of the final plat and subdivision permit

STAFF REPORT

Anzman Homestead Subdivision

County Final Plat and Subdivision Permit

CASE NUMBER: F-05-03/B-05-01

FILE CODE: ANHS-BF

MEETING DATES: February 7, 2005 - Planning Commission
February 15, 2005 - County Commissioners

OWNER/ AGENT: Mark Anzman (307) 649-2515
4655 Road 207
Carpenter WY 82054

REQUEST: County Final Plat and Subdivision Permit

PURPOSE: Rural Residential

LOCATION:

- (1) Legal Description: The W $\frac{1}{2}$ of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 14, T.13N., R.63W., 6th P.M., Laramie County, Wyoming
- (2) General Location: South of and adjacent to Road 207 (Arcola Road), east of Thunder Basin Road
- (3) Addresses: 4655 Road 207
- (4) Map Page: B-7 - County

SIZE:

Total:	40.5-acres
Residential Tracts:	2
Smallest Tract:	16.94-acres
Largest Tract:	22.99-acres
Average Tract Density:	20.0-acres
Right-of-way:	.5-acres

EXISTING ZONING: N/A – outside the zoned boundary

EXISTING LAND USE: Residential

PROPOSED LAND USE: Rural Residential

RECOMMENDED LAND USE PER ADOPTED PLAN: Low Density
Rural/Agricultural (10 to 35 Acres) (*ref: Laramie County Comprehensive Plan*).

SURROUNDING LAND USE:**ZONING****ANNEXATION STATUS**

North:	Agricultural	N/A	County
South:	Agricultural	N/A	County
East:	Rural Residential	N/A	County
West:	Rural Residential	N/A	County

DESCRIPTION OF SITE AND SURROUNDINGS: The site has an existing residence known as 4655 Road 207. The property is located south of and adjacent to Road 217 (Arcola Road). The surrounding properties are unplatted with some rural residences. Surrounding land uses are listed above.

AREA HISTORY: This property is contained within the boundary survey recorded as Cheyenne Shadows, Tract 4.

PLAT DATA: The final plat contains 40.5-acres to be divided into two residential tracts. Access to the tracts will be from County Road 207 (Arcola Road). Forty feet of right-of-way for Road 207 is being dedicated with this plat. The plat indicates that the tracts have an average density of 20-acres, which meets the criteria in the Cheyenne – Laramie County Subdivision / Development Regulations 2000, Section 80.020(d) 3a, Conventional Design Option – to a net density no greater than one dwelling unit per ten acres average. The tracts are proposed to be served by individual well and septic systems. Fire protection will be provided by Fire District #4.

COMMUNITY FACILITY FEES: Fees are assessed at \$50.00 per acre or \$2,000.00 (40.0 x \$50) for this filing. Fees are due and payable prior to signatures being affixed the final plat map.

SUBDIVISION PERMIT: The Subdivision Permit application/requirement has been completed by the applicant and fees in the amount of \$100.00 have been paid.

REVIEWING AGENCY AND REVIEWERS COMMENTS:**Laramie County review Engineer:**

1. The drainage analysis submitted is adequate for this development and I agree that there should be an insignificant, if any, increase in runoff.
2. I do not have any comments regarding the plat.

Environmental Health: Small wastewater system permit will be required prior to the start of any construction. Any small wastewater system shall be fifty feet or more from any property line. A copy of the signed final plat will be required prior to application for the small wastewater system permit.

RT Communications: The proposed 20-ft utility easement as shown will satisfy RT Communications needs to provide service to Tract 2 & Tract 1 of proposed Anzman Homestead Subdivision.

AGENCIES RESPONDING AND REVIEWERS WITHOUT COMMENTS: County Fire District #4, County Assessor

AGENCIES AND REVIEWERS NOT RESPONDING: Bresnan Communications, County Clerk, County Planner/Zoning, County Public Works Department, DEQ, High West Energy, Phillips Pipeline, School District #2, State Engineer, U.S. Post Office, Xcel Energy

OTHER COMMENTS RECEIVED: None

encl: Final Plat Map
Aerial
County Map B-7
Subdivision Permit packet

cc: Owner/Agent
County Planning/Zoning
File (ANHS-BF)

BOARD POLICY:
APPLICANT OR AGENT MUST ATTEND SCHEDULED MEETINGS

SUBDIVISION PERMIT APPLICATION FORM

Name of Subdivision: ANZMAN HOMESTEAD SUBDIVISION

Owner: MARK C. & LAURA E ANZMAN Telephone: (307) 649-2515

Owner's Address: 4655 COUNTY ROAD 207, CARPENTER, WY 82054
(If several property owners, names and addresses of all must be given; attach separate sheet if necessary.)

Applicant/Agent: MARK C. ANZMAN Telephone: (307) 649-2515

Applicant/Agent's Address: 4655 COUNTY ROAD 207, CARPENTER, WY 82054

Legal Description of Area: W 1/2, W 1/2, N.E. 1/4, SECTION 14, T 13 N

R 63 W, 6TH P.M., LARAMIE COUNTY, WYOMING

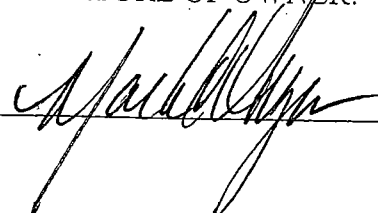
Total Acreage: _____ Number of Lots: 1

Address (if available) or Locational Description: _____

I hereby certify that I am the owner, applicant or agent named herein and that I have familiarized myself with the rules and regulations with respect to the filing of this application and that the foregoing statements and answers contained on the application and attached map are true and accurate to the best of my knowledge.

ORIGINAL SIGNATURES OF BOTH THE OWNER AND AGENT ARE REQUIRED FOR SUBMISSION OF THIS APPLICATION.

SIGNATURE OF OWNER:

 _____ Date: 12/28/04

Print Name: _____

MARK C. ANZMAN

SIGNATURE OF AGENT:

_____ Date: _____

Print Name: _____

Terrestrial Surveying & Mapping Co.

1127 Terry Ranch Road
Cheyenne, Wyoming 82007

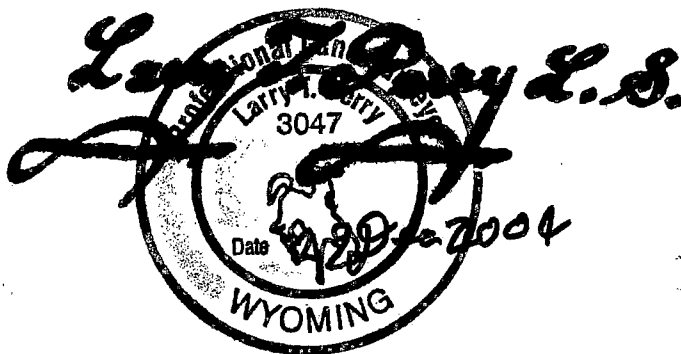
29 December 2004

I, Larry T. Perry L.S., a Registered Professional Land Surveyor in the State of Wyoming, do hereby state that this subdivision to be known as Anzman Homestead Subdivision, is situate in an area that is not within the Zoned area of Laramie County, Wyoming. This proposed Subdivision does comply with the existing neighborhood land use and is compatible with surrounding area.

Since there is no applicable Zoning in this area, no zone changes were applied for or required.

This above stated Certification is accurate and is correct to the best of my knowledge and belief.

Larry T. Perry L.S.



RECEIVED

"Your Friendly Neighborhood Surveyor"

JAN 03 2005

CITY OF CHEYENNE
DEVELOPMENT DEPARTMENT

Page : 1 of 1 12/20/04 09:50:43

Order Number : 53529366
PO Number :
Customer : ANZMANMA MERK ANZMAN
Contact :
Address1 : 4655 COUNTY RD 207
Address2 :
City St Zip : CARPENTER WY 82054
Phone : (307) 649-2515
Fax :
Credit Card :
Printed By : Jeri Vickers
Entered By : Jeri Vickers

Keywords : PUBLIC NOTICE Notice is hereby given that Mark C.
Notes :
Zones :

Ad Number : 53539614
Ad Key :
Salesperson : LGL - Jeri Vickers
Publication : Wyoming Tribune-Eagle
Section : CLASSIFIED
Sub Section : CLASSIFIED
Category : 800 Legal Notices
Dates Run : 12/31/2004-01/07/2005
Days : 2
Size : 1 x 2.33, 24 lines
Words : 93
Ad Rate : Open2005
Ad Price : 47.53
Amount Paid : 0.00
Amount Due : 47.53

PUBLIC NOTICE

Notice is hereby given that Mark C. & Laura E. Anzman 4655 County Road 207 Carpenter, WY 82054 intends to apply for a subdivision Permit on property located at Anzman Homestead.

W 1/2, W 1/2, N.E. 1/4, Section 14, T13 N, R 63 W of the 6th P.M, Laramie County Wyoming.

If there are any questions, please contact the owner listed above.

For more information about the Subdivision Permit review process, contact the Development Office, 2101 O'Neil Avenue, Cheyenne, Wyoming, 82001, Telephone Number (307) 637-2682.

December 31, 2004 January 7, 2005

MARK C. ANZMAN

4655 County Road 207
Carpenter, Wyoming 82054

December 27, 2004

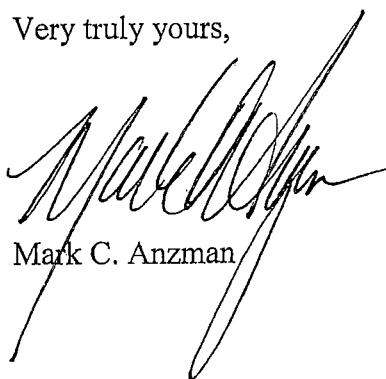
Cheyenne/Laramie County
Development Office
2101 O'Neil Avenue
Cheyenne, Wyoming 82001

Re: Community Facility Fees

Dear Sir or Madam:

Pursuant to Requirement #2 of the Final Plat Checklist, this is to advise that the undersigned intends to pay the Community Facility Fees per schedule, in the amount of \$2000.00 (\$25.00 per acre x 40 acres).

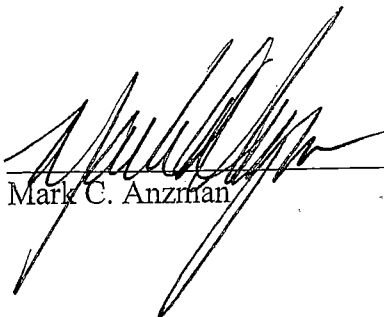
Very truly yours,

A handwritten signature in black ink, appearing to read 'Mark C. Anzman', written over a horizontal line.

Mark C. Anzman

CERTIFICATION

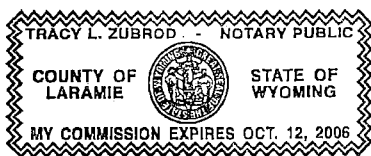
The undersigned hereby certifies that he has the financial means and ability to pay the above fees.

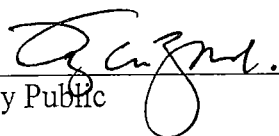


Mark C. Anzman

County of Laramie)
) SS
State of Wyoming)

This is to certify that Mark C. Anzman personally appeared before me and signed the foregoing certification, on the 28 day of December, 2004.





Notary Public

My Commission Expires: 10/12/06

P.O. Box 21000
Cheyenne, Wyoming 82003
307-632-7733



WYOMING BANK & TRUST

www.wyomingbank.com

P.O. Box 100
Burns, Wyoming 82053
307-547-3535

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JAN 05 2005

January 4, 2005

Mark Anzman
4655 Co. Rd. 207
Carpenter, WY 82054

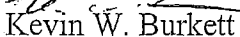
RE: Anzman Homestead Subdivision

Dear Mr. Anzman,

Wyoming Bank & Trust would be able to provide a release on the acreage to be known as Tract 2, leaving Tract 2 free from any encumbrances, upon receiving the final approval and new legal description on Tract 1, Anzman Homestead Subdivision.

If you need further information, please do not hesitate to contact me.

Sincerely,


Kevin W. Burkett
Vice President
(307) 632-7733

RESOLUTION NO. 050215-08

ENTITLED: "A RESOLUTION AUTHORIZING THE CHAIRMAN OF THE BOARD OF COMMISSIONERS FOR LARAMIE COUNTY, WYOMING, AND THE COUNTY CLERK, TO SIGN A FINAL PLAT AND SUBDIVISION PERMIT OF ANZMAN HOMESTEAD SUBDIVISION, THE W $\frac{1}{2}$ OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 14, T.13N., R.63W., 6TH P.M., LARAMIE COUNTY, WYOMING (LOCATED SOUTH OF AND ADJACENT TO COUNTY ROAD 207, EAST OF THUNDER BASIN ROAD)."


WHEREAS, Mark Anzman, has subdivided said land in accordance with the statutes in such cases made and provided; and

WHEREAS, the owner, Mark C. Anzman and Laura E. Anzman, of the above described land, has caused a subdivision plat of said land to be made, acknowledged, and certified, particularly describing the tracts and easement; and

WHEREAS, the above described subdivision plat and permit have been presented to the Cheyenne-Laramie County Regional Planning Commission for consideration and has been recommended for approval to the governing body and the plat has been duly executed by the Cheyenne-Laramie County Development Office; and

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS FOR LARAMIE COUNTY, WYOMING, THAT the subdivision described as Anzman Homestead Subdivision, the W $\frac{1}{2}$ of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 14, T.13N., R.63W., 6th P.M., Laramie County, Wyoming, be and the same hereby is approved and confirmed as presented, and that the Chairman of the Board of Commissioners and the County Clerk for Laramie County, Wyoming, be and are hereby authorized, empowered, and directed to execute said plat when Community Facility Fees are paid in full.

PRESENTED, READ AND ADOPTED THIS 15th **DAY OF**
February, 2005.


Diane Humphrey

DIANE HUMPHREY, CHAIR

Debra K. Lathrop

DEBRA K. LATHROP, COUNTY CLERK

*C. development
planning
attorney*

Received And Approved
As To Form Only
By The County Attorney

RLL 2/8/05

COPY OF RECORD

OWNER AND ENCUMBRANCE REPORT

DESCRIPTION:

A tract of land being W ½ of the W ½ of the NE ¼ of Section 14 in T.13 N. R.63 W of the 6th P.M. in Laramie County, Wyoming, also known as Tract 4 of Cheyenne Shadows, and whose physical address is 4655 County Road 207, Carpenter, Wyoming 82054.

RECORD OWNERS:

Mark C. and Laura E. Anzman

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MORTGAGE OF RECORD:

An adjustable rate mortgage was signed on May 2, 2003 from Mark C. and Laura E. Anzman to Wyoming Bank and Trust. Thereafter, said mortgage was assigned to Washington Mutual Bank, FA, in the original principal amount of \$97,300.00.

DISTRICT COURT, FIRST JUDICIAL DISTRICT, LARAMIE COUNTY,
WYOMING:

None

UNITED STATES DISTRICT COURT, DISTRICT OF WYOMING:

None

UNITED STATES FEDERAL BANKRUPTCY COURT, DISTRICT OF WYOMING:

None

LIENS (Miscellaneous):

None

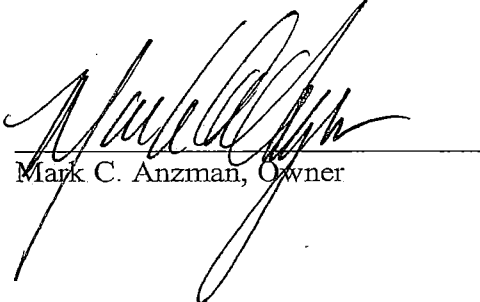
FEDERAL TAX LIENS:

None

TAXES:

All taxes for the tax year 2004 have been paid in full.

Dated this 12th day of January, 2005.


Mark C. Anzman, Owner

ROAD 207

4655 Road 207

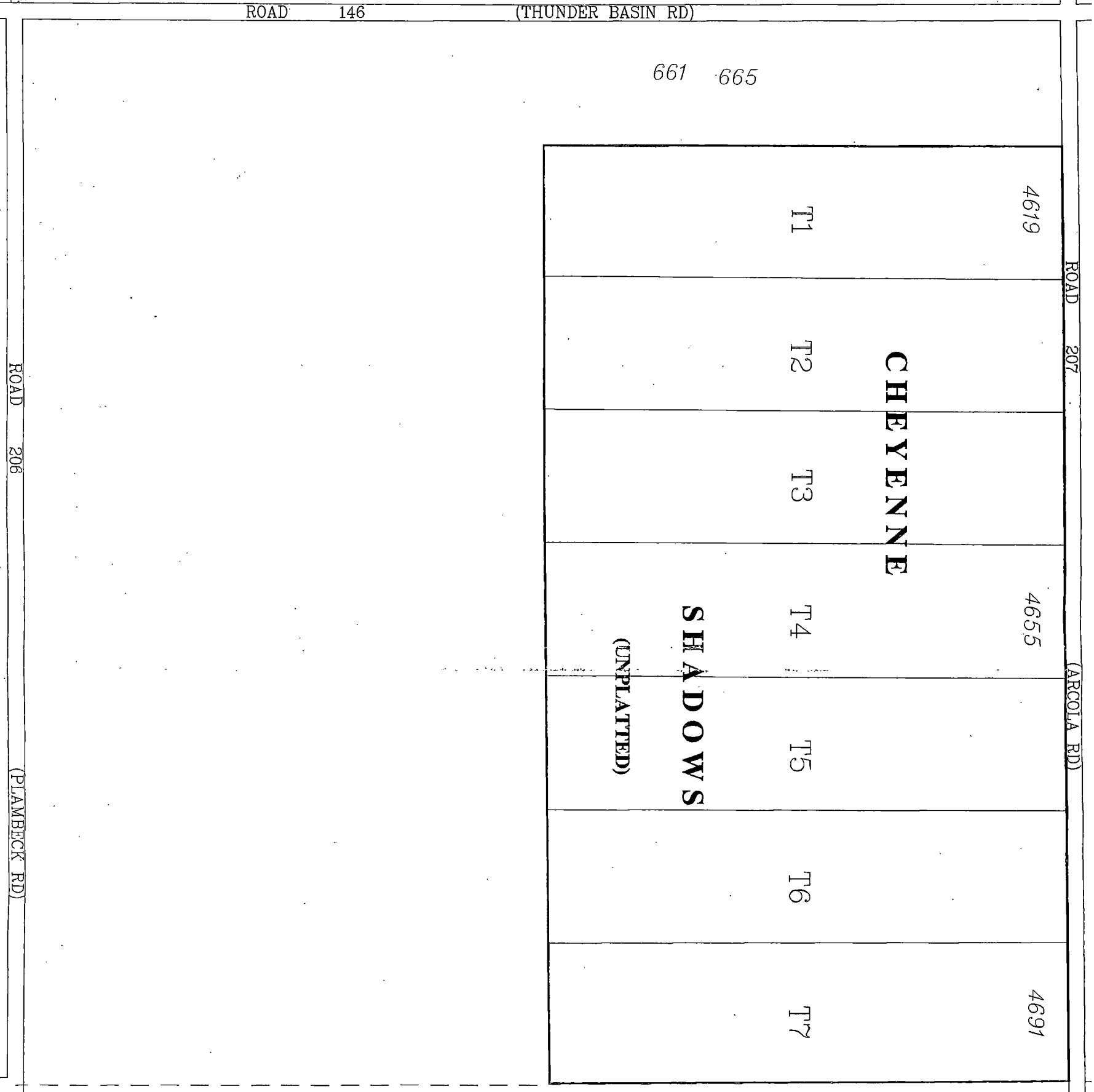
Anzman Homestead
Subdivision

4600

4699

699

600



This map has been made possible through the Cheyenne / Laramie County Cooperative G.I.S. Program. Data contained hereon is for informational purposes only. Prepared by the Laramie County Planning Department. This page was prepared December 2003.

10 13-63	11 13-63	12 13-63	B-8	B	B
15 13-63	14 13-63	13 13-63	B	B-7	B
22 13-63	23 13-63	24 13-63	B	B	B

SEC. 14 T. 13 N. R. 63 W.