



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: November 4, 2025

TITLE: PUBLIC HEARING regarding a Vacation of Tract 1, High Altitude Subdivision and approval of a Modest Plat for High Altitude Subdivision, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Atlantis Liberty, LLC, and Jaydenn Bazal, has submitted a Modest Plat application for High Altitude Subdivision, 2nd Filing for a replat of Tract 1, High Altitude Subdivision, situated in a portion of Section 17, T13N, R66W, Laramie County, WY. The subject property is located at 306 Artesian Road, Cheyenne, WY. The purpose of the application is to divide the 2.47 acre parcel into two tracts for light industrial use. Tract 1 will be 1.67 acres and Tract 2 will be 0.80 acres.

BACKGROUND

The subject property is currently assessed as commercial vacant land and located in the LI-Light Industrial zone district. The surrounding area consists of Community Business (CB) and Light Industrial (LI) zone districts. The High Altitude Administrative Plat was approved on April 20, 2021, and the BOCC must approve the vacation of that portion of the plat for this Modest Plat to be approved.

Pertinent Statutes and 2025 Laramie County Land Use Regulations Include:

Wyoming Statutes § 18-5-301 thru 1-5-306 and 34-12-101 thru 34-12-115.

Section 4-2-103 governing Modest Plats with lot line adjustments within recorded subdivisions.

Section 2-4-107 governing the LI – Light Industrial Zone District.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Residential Interface (URI) to accommodate a mix of more intensive land uses than other areas. The parcel lies in the PlanCheyenne Urban Residential (UR) district.

The parcel is served by South Cheyenne Water and Sewer District and will be accessed via Artesian Road.

Agency review comments are being addressed, and corrections made to the final plat. At the time of this report the project is still going through agency reviews. The developer and County Engineer have yet to determine traffic data.

Public notice was completed per section 1-2-104 and no comments were received.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This application meets the criteria for a modest plat pursuant to Section 4-2-103 of the 2025 Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-107 governing the LI – Light Industrial zone district.

and the Board of County Commissioners may approve the Vacation of Tract 1, High Altitude Administrative Plat, to become effective upon recordation of the Modest Plat known as High Altitude, 2nd Filing Subdivision with one condition and to adopt the finding of facts a and b of the staff report.

1. The Public Works and County Engineer comments from agency reviews need to be resolved.

PROPOSED MOTION

I move to approve the Modest Plat for High Altitude, 2nd Filing Subdivision with one condition and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Project Narrative
- Attachment 3: Pre-Application Meeting Notes
- Attachment 4: CFF & PSF Acknowledgements
- Attachment 5: Transportation Worksheet
- Attachment 4: Combined Agency Comments and Applicant Response Report
- Attachment 5: Draft Resolution
- Attachment 6: Modest Plat Rev. 10.29.25



**High Altitude, 2nd Filing
Subdivision**

**306 Artesian Road
Cheyenne, Wyoming**

PZ-25-00001

**Light Industrial
Zone District**

Fire District #1

**South Cheyenne Water &
Sewer District**

School District #1

**Urban Residential
Interface (URI)
Future Land Use**

**Urban Residential (UR)
PlanCheyenne**

NORTH





January 8, 2025

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

InRe: LETTER OF JUSTIFICATION – HIGH ALTITUDE SUBDIVISION 2ND FILING

Steil Surveying Services, agent for the owner, intends to subdivide Tract 1, High Altitude Subdivision, Laramie County, Wyoming, into two (2) tracts for light industrial use.

The overall density of the subdivision is 2.47 acres. The Proposed subdivision will consist of two (2) tracts that meet and exceed the minimum requirements as set forth by Laramie County.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen". The signature is written in a cursive style with a large, stylized "M" and "H".

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



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: 01/08/15 Staff: CCSK BH		Property Owner: Atlantis Liberty LLC	
Project Description: Admin plat for these one into two			
Project Location/Address: 300 Artesian		R #: 0065494	
ATTENDEES/AGENTS/PARTIES			
Applicant	Shane Hansen	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:	
<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		<input checked="" type="checkbox"/> Plat / 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 checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Waiver		Drainage Study:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver		Traffic Study:	



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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 type="checkbox"/> No <input checked="" type="checkbox"/> TBD	ROW Construction Permit:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval: SCWSD
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319:

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: (1) sign \$20
<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:



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Pre-Application Meeting Notes

Miscellaneous Notes:

Jayden will be purchasing South $\frac{2}{3}$ of parcel (tract 1) while remainder (tract 2) remains w/ current owner & will access remainder from north lot above this parcel. New access for tract 1 will be from Artesian Rd.

EXHIBIT A

Laramie County Planning and Development Fee Schedule					
Application and sign fees shall be paid at the time of application submittal. Other fees will be billed to the applicant.					
Application	Fee	Sign (per sign)	Legal Ad (per ad)	Engineer Review	Mailing
Preliminary Development Plan	\$1000.00	\$26.00	N/A	Actual Cost	Actual Cost
Low Impact GESC	\$250.00	N/A	N/A	Actual Cost	N/A
Standard GESC	\$500.00	N/A	N/A	Actual Cost	N/A
Board Approval	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Variance	\$600.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Temporary Use	\$100.00	N/A	N/A	N/A	N/A
Address – New Oil & Gas Facility	\$200.00	N/A	N/A	N/A	N/A
Address – Existing Oil & Gas Facility	\$100.00	N/A	N/A	N/A	N/A
Floodplain Development Permit	\$200.00	N/A	N/A	Actual Cost	N/A
Site Plan, New and Major Amendments	\$750.00	\$26.00	Actual Cost – if applicable	Actual Cost	Actual Cost
Site Plan, Minor Amendments	\$250.00	\$26.00	N/A	Actual Cost	Actual Cost
Zone Change	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Wireless Tower	\$250.00	\$26.00 - if applicable	Actual Cost – if applicable	Actual Cost	Actual Cost
Family Child Care Home	\$100.00	N/A	N/A	N/A	N/A
Subdivision Permit (25 lots or less)	\$1,200.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Subdivision Permit (26 lots or more)	\$1,800.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Administrative Plat	\$750.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Road/Easement Naming	\$200.00	\$26.00	N/A	N/A	Actual Cost
Environmental Health Fee **See Note**	\$200.00 with public sewer. \$200 plus \$10.00 per lot without public sewer (not to exceed \$500.00)				
Community Facility Fees	Land within a water/sewer district or serviced by a district: \$500.00 per acre, rounded to the nearest .1 acre. Minimum \$250.00				
Community Facility Fees	Land outside a water/sewer district with no public water/sewer services: \$50.00 per acre, rounded to the nearest .1 acre. Minimum \$25.00				
Public Safety Fees	Land within any water and/or sewer district or serviced by a public water system shall be assessed a \$200.00 per lot public safety fee				
Public Safety Fees	Land outside of a water and/or sewer district shall be assessed a \$1,000.00 per lot public safety fee				

****Note:** Health Dept. fee increase relating to subdivision permit/plat process approved by Laramie County Board of Commissioners on June 2, 2015, and Board of Health on June 16, 2015.

Traffic Study Waiver Request Criteria

3-5-105a. Requirements

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.

Drainage Study Waiver Request Criteria

3-1-105 Drainage Report Waiver

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.



January 8, 2025

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

InRe: Plat to be known as High Altitude Subdivision 2nd Filing, 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 to pay the 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,

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



January 8, 2025

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

**InRe: Request for waiver of the Traffic Study and Drainage Study requirements
for a Subdivision, to be known as High Altitude Subdivision 2nd Filing, Laramie
County, WY (±2.47 acres)**

Steil Surveying Services, agent for the owner, intends to subdivide the above-noted property/tract of land; a Zone Change is not required.

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study and Drainage Study pursuant to Sections 2-1-100.b, 3-1-105, 3-5-105 of the Laramie County Land Use Regulations.

The overall density of the subdivision is 2.47 acres. The Proposed subdivision will consist of two (2) tracts that exceed the minimum standards as set forth by Laramie County.

Given limited surface runoff increases, and/or 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.

Sincerely,

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



LARAMIE COUNTY LAND USE REGULATIONS

Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project:	High Altitude, 2nd	By:	Kelly Hafner, PE
Date:	10-15-2025	Contact:	
Owner/Developer:	High Altitude, LLC	Phone:	307.514.1012
Property Address or Legal Description (lot, block, subdivision):	306 Artesian Rd		
Legal Description:	Tracts 1 and 2, High Altitude Subdivision, 2nd Filing		
Existing Zoning:	LI	Change to:	
Existing Land Use:	<input checked="" type="checkbox"/>	Proposed:	<input type="checkbox"/>
		Above changes if applicable.	
Applicant email:	jaydenn.bazal@gmail.com		

All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.
 - a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.
 - b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
Light Commercial	110	LI	1	AM Peak	0.9		0.9

Total:

- c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
LI	110	LI	1		0.9		0.9

Total:

New Land Use: Trips/Day

Increase (+)/Decrease (-): 0

1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

Notes: ITE comparison is included for reference in later sections of this report. Proposed use is to split out a portion of an existing lot and the proposed use remains unchanged.

b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

AVAILABLE TRAFFIC COUNTS (DATA SOURCE, WYOMING DEPARTMENT OF TRANSPORTATION & CHEYENNE MPO)



Layer: Traffic Counts (2021-2024)
AADT Year: 2022
Total AADT: 39
Truck AADT: 2
Route: ARTESIAN RD | CR 771
From Milepost: 0
To Milepost: 0.527

Graph Look Up

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

New data edition is available. [Upgrade now.](#)

SEARCH BY LAND USE CODE:

110

LAND USE GROUP:

(100-199) Industrial

LAND USE:

110 - General Light Industrial

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday

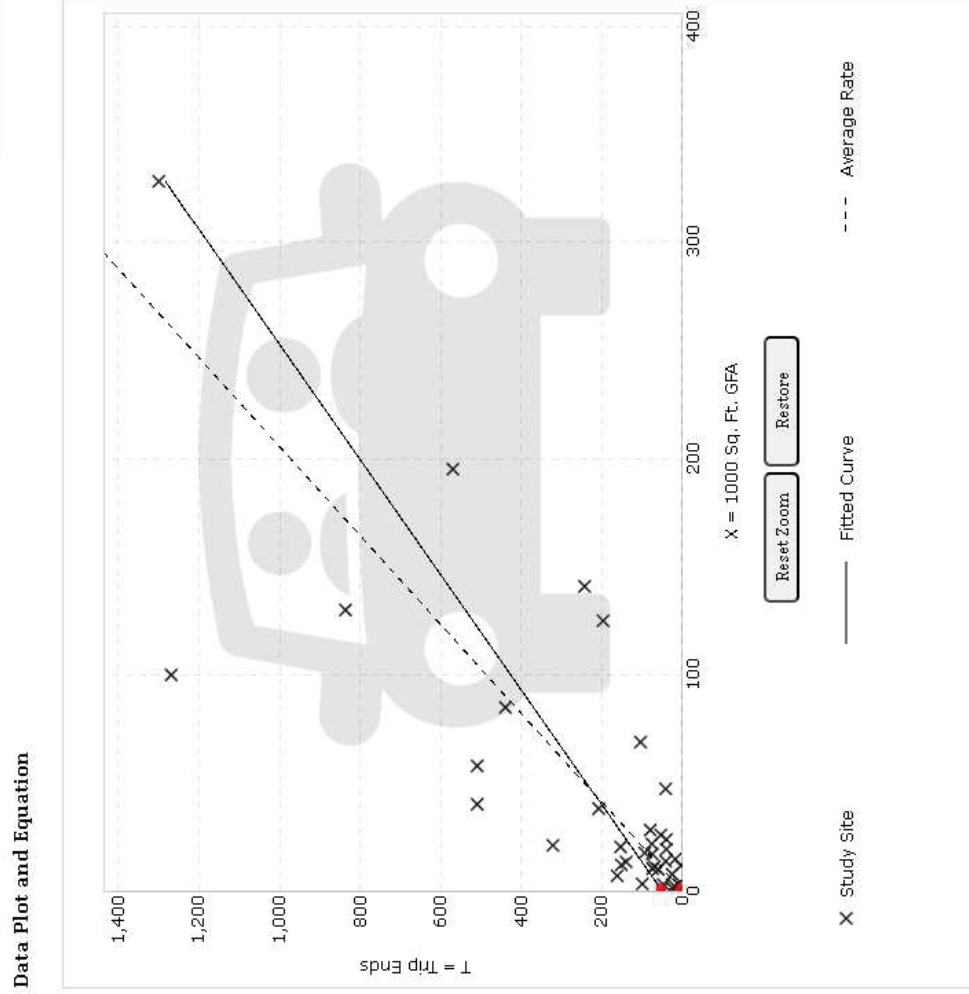
TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

1

Calculate



DATA STATISTICS	
Land Use:	General Light Industrial (110) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	37
Avg. 1000 Sq. Ft. GFA:	45
Average Rate:	4.87
Range of Rates:	0.34 - 43.86
Standard Deviation:	4.08
Fitted Curve Equation:	$T = 3.76(X) + 50.47$
R ² :	0.61
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 5 (Total), 2 (Entry), 3 (Exit) Fitted Curve: 54 (Total), 27 (Entry), 27 (Exit)

Graph Look Up

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

New data edition is available. Upgrade now.

SEARCH BY LAND USE CODE:

110

LAND USE GROUP:

(100-199) Industrial

LAND USE :

110 - General Light Industrial

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, AM Peak Hour of Generator

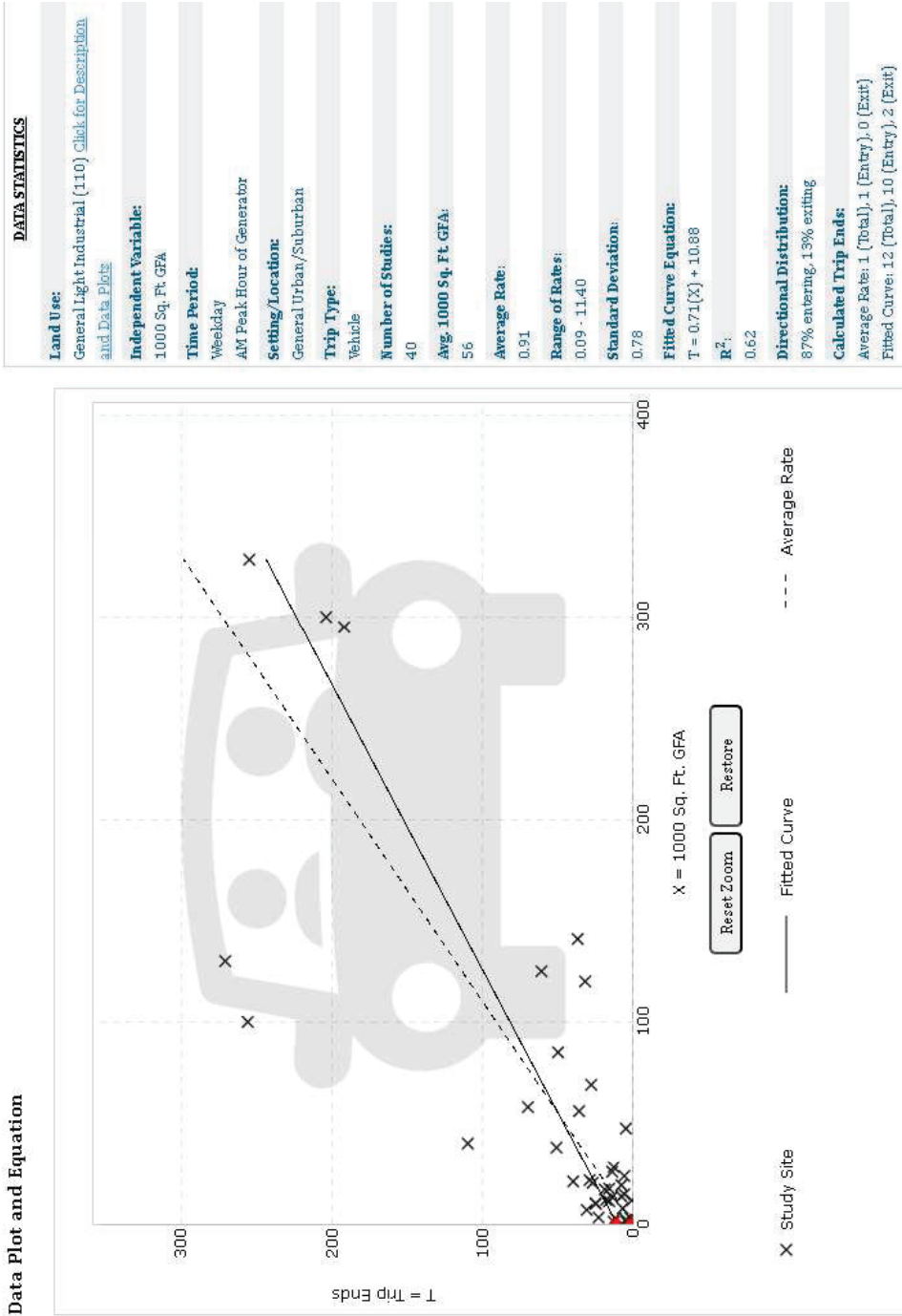
TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

1

Calculate



AGENCY REVIEW #1

APPLICANT RESPONSE

Permit Notes

Permit Number: PZ-25-00001

Parcel Number: 13661711200100

Submitted: 09/09/2025

Applicant: HANSEN, MICHEAL SHANE

Owner: ATLANTIS LIBERTY LLC

Project Description: LIGHT INDUSTRIAL

Site Address: 306 ARTESIAN RD

Cheyenne, WY 82007

Technically

Complete: 09/09/2025

Approved:

Issued:

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
01/08/2025		Application	PZ-25-00001	GENERAL	Applicant asked to put this application on hold until further notice.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
01/09/2025		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTER@LARAMIECOUNTYWY.GOV
01/27/2025		Application	PZ-25-00001	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTYWY.GOV
09/09/2025		Application	PZ-25-00001	GENERAL	Applicant is ready to move forward with this project. A new exhibit was submitted and the permit type changed from Subdivision to Modest Plat for a lot line adjustment. Letters sent on 9.11.25, legal ad published 9.17.25, public comments end 10.26.25, BOCC public hearing 11.4.25.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
09/11/2025		Application	PZ-25-00001	GENERAL	1. Correct the street name from ARESIAN ROAD (60' R/W) to ARTESIAN ROAD (60' R/W).	CHRISTOPHER.YANEY@LARAMIECOUNTYWY.GOV
09/15/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comment.	CINDY.KEMIVES@LARAMIECOUNTYWY.GOV
09/17/2025		Application	PZ-25-00001	GENERAL	South Cheyenne Water and Sewer District sewer main located in the 20ft easement on west side of tract 1 and 2.	SCOTT.SPRAKTIES@LARAMIECOUNTYWY.GOV
09/17/2025		Application	PZ-25-00001	GENERAL	Ensure that proper access and egress, especially turnaround areas in northern tract, are taken into account for emergency services.	MATTHEW.BUTLER@LARAMIECOUNTYWY.GOV

CORRECTED

ACK

ACK

Permit Notes

09/19/2025	Application	PZ-25-00001	GENERAL	<p>1. City official comment letter attached (no comments warranting response).</p> <p>2. "Artesian Road" is misspelled on the plat map.</p> <p>3. The access easement on the face of the plat gives access to the rear parcel; however, it does not appear the access easement is currently usable based on existing development patterns, and does not appear to have a usable fire turn-around. Although not required, please consider redefining the access easement to the northern parcel to reflect current development patterns.</p> <p>4. Informational: The SCWSD receives water from (and sends sewage to) the BOPU. BOPU did not have any comments on the City review, however, if BOPU has any comments on the County review, please address them.</p> <p>5. Informational: The SCWSD area is under consent to annex since the 1970's. Although not acted on in 50 years (and there are no current plans to do so), this area could be annexed to the City.</p> <p>6. Informational: If Artesian Road is ever reconstructed, additional ROW may be needed.</p>	SETH.LLOYD@LARAMIECOUNTYWY.GOV
09/22/2025	Workflow	BUILDING FIRE CODE REVIEW	GENERAL	<p>Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1.</p> <p>Fire Apparatus Roads required per 2024 IFC section 503.</p> <p>Fire protection water Supplies required per 2024 IFC section 507</p>	DANIEL.PETERS@LARAMIECOUNTYWY.GOV
09/23/2025	Application	PZ-25-00001	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTYWY.GOV
09/23/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTER@LARAMIECOUNTYWY.GOV

1. ACK
2. CORRECTED
3. ACK
4. ACK
5. ACK
6. ACK

Permit Notes

09/23/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>Review #1 for Public Works completed under new regulations adopted 8.5.25:</p> <p>1. The existing access easement for these tracts will not be acceptable to meet the private access requirements as called out in section 5-6-109(f) of the Laramie County Land Use Regulations adopted 8.5.25 (LCLUR).</p> <p>2. A Transportation Assessment Worksheet shall be completed per section 5-6-103 of the LCLUR.</p> <p>3. At time of review by Public Works, the review engineer comments had not been submitted, If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works,</p> <p>4. All comments from the review engineer and/or surveyor shall be addressed.</p> <p>5. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.</p> <p>6. Other comments related to spelling of road names shall be addressed.</p>	MOLLY.BENNETT @LARAMIECOUNTY WY.GOV
09/23/2025	Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	<p>Since the traffic study was waived, where will the access be for the two buildings? Will they access both from Artesian? Will there be an easement for the cars parked in a separate lot at the northwest corner of the property?</p>	AARON.VELDHEE R@LARAMIECOUNTY WY.GOV
09/24/2025	Application	PZ-25-00001	GENERAL	<p>1st Review - Engineer Comments</p> <p>1.Since the plat calls for access to Tract 2 to be from the adjacent tract to the north, if there is not an existing access easement, one shall be properly established and recorded on/for the property to the north to provide proper access. This plat creates a landlock situation in the event Tract 2 is ever sold. Since it is platted as a separate tract from the property to the north, it can be sold at any time separate from the property to the north even though it currently is the same owner. The existing or proposed access easement on the north property needs to be shown and dimensioned on this plat.</p> <p>2.The plat incorrectly calls out the existing easement as a 20 Access Easement when the High Altitude Subdivision Plat calls it out as a SCW&S Dist. R/W Easement unless the previous plat is incorrect. This easement appears to only apply to SCW&S District and not access by the general public. I believe the purpose of this easement is for a sanitary sewer line and to allow SCW&S District to access their sewer line. Refer to review comment number 4 below.</p> <p>3.The plat drawing also incorrectly calls out the 10 utility easement that crosses the property. The High Altitude Subdivision Plat calls it out as a 10 CLF&P Easement and appears to be dedicated to CLF&P and not for any other</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

1. ACK
2. PLEASE PROVIDE WORKSHEET - WHY WOULD THIS BE NEEDED FOR A TWO LOT SUB?
3. ACK
4. ACK
5. ACK
6. CORRECTED

THERE ARE NO BUILDINGS CURRENTLY
PLANNED FOR THIS PROPERTY.

1. TRACT 2 ACCESS FROM NORTH VIA SEPARATE DOCUMENT.
2. LABELING CORRECTED
3. LABELING CORRECTED

Permit Notes

4. THAT FORMAT HAS NEVER BEEN FOLLOWED.

THE ROAD ESTABLISHMENT IS OF NO CONCERN TO THIS PLAT. RECOMMEND THE COUNTY DOES THEIR OWN RESEARCH.
EASEMENTS PARALLEL TO BOUNDARIES ARE LABELED WITH WIDTHS. THAT IS YOUR TIE AND YOUR DIMENSION IS THE BOUNDARY LENGTH.
EASEMENTS ACROSS PROPERTIES SHOW TIES CURENTLY.
LINE TYPES ADDED

- 5. CORRECTED
- 6. ACK
- 7. ACK

utility unless the previous plat is incorrect. Refer to review comment number 4 below.

4.Per 4-5-102.b. the plat drawing shall include the following items: 8.) signature blocks shall be placed directly adjacent to the right or bottom border of the plat. 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established (i.e., dedicated to the public via plat, petition, declared, etc.). How was ARTESIAN ROAD (misspelled as Aresian on this plat) established? It is not specifically mentioned in the Dedication of the original plat of High Altitude Subdivision and it is not included in the Dedication of this plat. 17.) the location and dimensions, with boundary ties, for all existing and proposed utility, drainage, access, or other easements. 21.) A legend that defines all the various symbols, line types, shading/hatching, etc. used in the drawing. The legend shown on the plat only defines symbols, but not line types. 25.) All existing and proposed easements within the platted area shall be shown and labeled as to the type/purpose of the easement. All existing and proposed easements shall be dimensioned and have bearings and distances and curve data. Referenced to the book and page of existing easements shall be made but will not be allowed in leu of showing dimensions, bearings and distances, and curve data, etc. for existing easements. All existing easements adjacent to the platted area shall be shown, dimensioned, and labeled as to the type of easement. If there is an existing access or ingress/egress easement within the platted area or adjacent to the platted area, it should be noted as to whom the easement is granted to (i.e., the general public, a specific lot or property, etc.).

5.The plat indicates no proposed central water supply system and no centralized sewage system, however, this is within the South Cheyenne Water & Sewer District and they should supply the water and sewage to these tracts.

6.Although the access to Tract 2 is not within the boundaries of this plat, the note There shall be no public maintenance of internal roadways or access easements should be included on this plat since the access to Tract 2 will be shown on this plat when it is modified.

7.A Drainage Report is not required per 5-2-106 and 5-2-107.

Surveyor Comments
1.No additional comments beyond the Engineers comments above.

AGENCY REVIEW #2

APPLICANT RESPONSE

Permit Notes

Permit Number: PZ-25-00001

Parcel Number: 13661711200100

Submitted: 09/09/2025

Applicant: HANSEN, MICHEAL SHANE

Owner: ATLANTIS LIBERTY LLC

Project Description: LIGHT INDUSTRIAL

Site Address: 306 ARTESIAN RD

Cheyenne, WY 82007

Technically

Complete: 09/09/2025

Approved:

Issued:

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
01/08/2025		Application	PZ-25-00001	GENERAL	Applicant asked to put this application on hold until further notice.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
01/09/2025		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTER@LARAMIECOUNTYWY.GOV
01/27/2025		Application	PZ-25-00001	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTYWY.GOV
09/09/2025		Application	PZ-25-00001	GENERAL	Applicant is ready to move forward with this project. A new exhibit was submitted and the permit type changed from Subdivision to Modest Plat for a lot line adjustment. Letters sent on 9.11.25, legal ad published 9.17.25, public comments end 10.26.25, BOCC public hearing 11.4.25.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
09/11/2025		Application	PZ-25-00001	GENERAL	1. Correct the street name from ARESIAN ROAD (60' R/W) to ARTESIAN ROAD (60' R/W).	CHRISTOPHER.YANEY@LARAMIECOUNTYWY.GOV
09/15/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comment.	CINDY.KEMIVES@LARAMIECOUNTYWY.GOV
09/17/2025		Application	PZ-25-00001	GENERAL	South Cheyenne Water and Sewer District sewer main located in the 20ft easement on west side of tract 1 and 2.	SCOTT.SPRAKTIES@LARAMIECOUNTYWY.GOV
09/17/2025		Application	PZ-25-00001	GENERAL	Ensure that proper access and egress, especially turnaround areas in northern tract, are taken into account for emergency services.	MATTHEW.BUTLER@LARAMIECOUNTYWY.GOV

Permit Notes

09/19/2025	Application	PZ-25-03001	GENERAL	<p>1. City official comment letter attached (no comments warranting response).</p> <p>2. "Artesian Road" is misspelled on the plat map.</p> <p>3. The access easement on the face of the plat gives access to the rear parcel; however, it does not appear the access easement is currently usable based on existing development patterns, and does not appear to have a usable fire turn-around. Although not required, please consider redefining the access easement to the northern parcel to reflect current development patterns.</p> <p>4. Informational: The SCWSD receives water from (and sends sewage to) the BOPU. BOPU did not have any comments on the City review, however, if BOPU has any comments on the County review, please address them.</p> <p>5. Informational: The SCWSD area is under consent to annex since the 1970's. Although not acted on in 50 years (and there are no current plans to do so), this area could be annexed to the City.</p> <p>6. Informational: If Artesian Road is ever reconstructed, additional ROW may be needed.</p>	SETH.LLOYD@LARAMIECOUNTYWY.GOV
09/22/2025	Workflow	BUILDING FIRE CODE REVIEW	GENERAL	<p>Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1.</p> <p>Fire Apparatus Roads required per 2024 IFC section 503.</p> <p>Fire protection water Supplies required per 2024 IFC section 507</p>	DANIEL.PETERS@LARAMIECOUNTYWY.GOV
09/23/2025	Application	PZ-25-03001	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTYWY.GOV
09/23/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTERR@LARAMIECOUNTYWY.GOV

Permit Notes

09/23/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>Review #1 for Public Works completed under new regulations adopted 8.5.25:</p> <ol style="list-style-type: none"> 1. The existing access easement for these tracts will not be acceptable to meet the private access requirements as called out in section 5-6-109(f) of the Laramie County Land Use Regulations adopted 8.5.25 (LCLUR). 2. A Transportation Assessment Worksheet shall be completed per section 5-6-103 of the LCLUR. 3. At time of review by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works. 4. All comments from the review engineer and/or surveyor shall be addressed. 5. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development. 6. Other comments related to spelling of road names shall be addressed. 	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
09/23/2025	Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	<p>Since the traffic study was waived, where will the access be for the two buildings? Will they access both from Artesian? Will there be an easement for the cars parked in a separate lot at the northwest corner of the property?</p>	AARON.YELDHEER@LARAMIECOUNTY.WY.GOV
09/24/2025	Application	PZ-25-03001	GENERAL	<p>1st Review - Engineer Comments</p> <ol style="list-style-type: none"> 1. Since the plat calls for access to Tract 2 to be from the adjacent tract to the north, if there is not an existing access easement, one shall be properly established and recorded on/for the property to the north to provide proper access. This plat creates a landlock situation in the event Tract 2 is ever sold. Since it is platted as a separate tract from the property to the north, it can be sold at any time separate from the property to the north even though it currently is the same owner. The existing or proposed access easement on the north property needs to be shown and dimensioned on this plat. 2. The plat incorrectly calls out the existing easement as a 20 Access Easement when the High Altitude Subdivision Plat calls it out as a SCW&S Dist. R/W Easement unless the previous plat is incorrect. This easement appears to only apply to SCW&S District and not access by the general public. I believe the purpose of this easement is for a sanitary sewer line and to allow SCW&S District to access their sewer line. Refer to review comment number 4 below. 3. The plat drawing also incorrectly calls out the 10 utility easement that crosses the property. The High Altitude Subdivision Plat calls it out as a 10 CLF&P Easement and appears to be dedicated to CLF&P and not for any other 	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

utility unless the previous plat is incorrect. Refer to review comment number 4 below.

4.Per 4-5-102.b. the plat drawing shall include the following items: 8.) signature blocks shall be placed directly adjacent to the right or bottom border of the plat. 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established (i.e., dedicated to the public via plat, petition, declared, etc.). How was ARTESIAN ROAD (misspelled as Aresian on this plat) established? It is not specifically mentioned in the Dedication of the original plat of High Altitude Subdivision and it is not included in the Dedication of this plat. 17.) the location and dimensions, with bouncary ties, for all existing and proposed utility, drainage, access, or other easements. 21.) A legend that defines all the various symbols, line types, shading/hatching, etc. used in the drawing. The legend shown on the plat only defines symbols, but not line types. 25.) All existing and proposed easements within the platted area shall be shown and labeled as to the type/purpose of the easement. All existing and proposed easements shall be dimensioned and have bearings and distances and curve data. Referenced to the book and page of existing easements shall be made but will not be allowed in leu of showing dimensions, bearings and distances, and curve data, etc. for existing easements. All existing easements adjacent to the platted area shall be shown, dimensioned, and labeled as to the type of easement. If there is an existing access or ingress/egress easement within the platted area or adjacent to the platted area, it should be noted as to whom the easement is granted to (i.e., the general public, a specific lot or property, etc.).

5.The plat indicates no proposed central water supply system and no centralized sewage system, however, this is within the South Cheyenne Water & Sewer District and they should supply the water and sewage to these tracts.

6.Although the access to Tract 2 is not within the boundaries of this plat, the note There shall be no public maintenance of internal roadways or access easements should be included on this plat since the access to Tract 2 will be shown on this plat when it is modified.

7.A Drainage Report is not required per 5-2-106 and 5-2-107.

Surveyor Comments

1.No additional comments beyond the Engineers comments above.

09/25/2025	Application	PZ-25-03001	GENERAL	No Comment	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
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Permit Notes

09/25/2025	Application	PZ-25-00001	GENERAL	No comments on second review.	SETH.LLOYD@LARAMIECOUNTY.WY.GOV
09/25/2025	Application	PZ-25-00001	GENERAL	<p>2nd Review</p> <p>1.As with any new regulation document, what has or has not been done in the past is irrelevant. The new regulations outline what is required regardless of the old regulations, the old way of doing things, if we like it or not, or if we believe someone else should be responsible.</p> <p>2.Per 4-5-102.b. the plat drawing shall include the following items: 8.) signature blocks shall be placed directly adjacent to the right or bottom border of the plat. 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established (i.e., dedicated to the public via plat, petition, declared, etc.). How was ARTESIAN ROAD established? It is not specifically mentioned in the Dedication of the original plat of High Altitude Subdivision and it is not included in the Dedication of this plat.</p> <p>3.Since this plat does not create the access easement for Tract 2, the easement must be recorded and the proper information regarding the easement needs to be shown on this plat. The plat says it is by separate document but that document cannot be enforced based on this note and since the easement needs to be in place before approval of the plat, it can and needs to be documented on the plat (i.e., book and page, dimensioned, bearings and distances, etc.). In addition, since this will be the legal access for Tract 2, the entire access easement (out to Murray Road). If approved as the plat currently is presented, the BOCC would approve of a landlocked situation until, or even if, the easement is recorded (we cannot rely on a note indicating it will be done this plat needs to show that information since Tract 2 on this plat relies on that information). That is why the easement must be in place and noted on the plat drawing prior to approval of the plat.</p> <p>4.The notes at the top of the plat should reference South Cheyenne Water & Sewer District instead of just South Cheyenne since there is no entity that is just called South Cheyenne.</p> <p>5.Per 5-6-103.a.ii. a licensed engineer shall submit a Transportation Worksheet with the application indicating the estimated ADT and peak hour trips do not meet the requirements above based on the land use and the generation rates established by the current edition of the Institute of Transportation Engineers (ITE). There are no waivers for the Transportation Worksheet submittal, and one needs to be submitted with this plat so it can be verified that it does not meet the requirements for a Traffic Impact Study (TIS), especially since this impacts 3 existing and proposed commercial developments (Tracts 1 & 2 and the property to</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

1. THE PLAT CONTENT REQUIREMENT HAS NOT CHANGED - IT JUST HAS NEVER BEEN FOLLOWED. COUNTY HAS ALREADY SET A PRECEDENT.
2. HOW THE ROAD WAS ESTABLISHED IS OF NO RELEVANCE TO THIS PLAT. THE ROAD EXISTS AND WE HAVE ACCESS TO IT. SUGGEST THE COUNTY DOES THEIR OWN RESEARCH INSTEAD OF PUTTING IT ON THE CLIENT AND CREATING FURTHER COST FOR THE OWNER.
3. ACKNOWLEDGED - BOOK AND PAGE WILL BE ON PLAT BEFORE RECORDATION.
4. CORRECTED
5. A WAIVER WILL BE SUBMITTED.

Permit Notes

				the north) and all need to be accounted for in the Traffic Worksheet.	
09/25/2025	Application	PZ-25-00001	GENERAL	2nd round of reviews have been scheduled with application submitting additional information for his responses to review #1.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
09/29/2025	Application	PZ-25-00001	GENERAL	No additional comments.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
09/29/2025	Application	PZ-25-00001	GENERAL	No comment on second review.	SCOTT.SPRAKTIES@LARAMIECOUNTY.WY.GOV
09/30/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. The existing access easement shall be built to meet the private access requirements as called out in section 5-6-109(f) of the Laramie County Land Use Regulations adopted 8.5.25 (LCLUR). 2. See attached fillable worksheet. This shall be included with applications as indicated in section 5-6-103 of the LCLUR. 3. Provide and call out the book and page for the access for Tract 2.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
09/30/2025	Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No issues or concerns	AARON.VELDHEER@LARAMIECOUNTY.WY.GOV

1. THERE IS NO EXISTING ACCESS EASEMENT. THE NEW EASEMENT ISN'T PART OF THIS PLAT. AS IT ISN'T PART, IT IS NOT SUBJECT TO THE LCLUR.
2. WORKSHEET WAS NOT SENT TO ME.
3. ACKNOWLEDGED.

AGENCY REVIEW #3

Permit Notes

APPLICANT RESPONSE

Permit Number: PZ-25-00001

Parcel Number: 13661711200100

Submitted: 09/09/2025

Applicant: HANSEN, MICHEAL SHANE
Owner: ATLANTIS LIBERTY LLC
Project Description: LIGHT INDUSTRIAL

Site Address: 306 ARTESIAN RD
 Cheyenne, WY 82007

Technically Complete: 09/09/2025
Approved:
Issued:

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
01/08/2025		Application	PZ-25-00001	GENERAL	Applicant asked to put this application on hold until further notice.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
01/09/2025		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTERR@LARAMIECOUNTYWY.GOV
01/27/2025		Application	PZ-25-00001	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTYWY.GOV
09/09/2025		Application	PZ-25-00001	GENERAL	Applicant is ready to move forward with this project. A new exhibit was submitted and the permit type changed from Subdivision to Modest Plat for a lot line adjustment. Letters sent on 9.11.25, legal ad published 9.17.25, public comments end 10.26.25, BOCC public hearing 11.4.25.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
09/11/2025		Application	PZ-25-00001	GENERAL	1. Correct the street name from ARESIAN ROAD (60' R/W) to ARTESIAN ROAD (60' R/W).	CHRISTOPHER.YANEY@LARAMIECOUNTYWY.GOV
09/15/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comment.	CINDY.KEMIVES@LARAMIECOUNTYWY.GOV
09/17/2025		Application	PZ-25-00001	GENERAL	South Cheyenne Water and Sewer District sewer main located in the 20ft easement on west side of tract 1 and 2.	SCOTT.SPRAKTIES@LARAMIECOUNTYWY.GOV
09/17/2025		Application	PZ-25-00001	GENERAL	Ensure that proper access and egress, especially turnaround areas in northern tract, are taken into account for emergency services.	MATTHEW.BUTLER@LARAMIECOUNTYWY.GOV

Permit Notes

09/19/2025	Application	PZ-25-03001	GENERAL	<p>1. City official comment letter attached (no comments warranting response).</p> <p>2. "Artesian Road" is misspelled on the plat map.</p> <p>3. The access easement on the face of the plat gives access to the rear parcel; however, it does not appear the access easement is currently usable based on existing development patterns, and does not appear to have a usable fire turn-around. Although not required, please consider redefining the access easement to the northern parcel to reflect current development patterns.</p> <p>4. Informational: The SCWSD receives water from (and sends sewage to) the BOPU. BOPU did not have any comments on the City review, however, if BOPU has any comments on the County review, please address them.</p> <p>5. Informational: The SCWSD area is under consent to annex since the 1970's. Although not acted on in 50 years (and there are no current plans to do so), this area could be annexed to the City.</p> <p>6. Informational: If Artesian Road is ever reconstructed, additional ROW may be needed.</p>	SETH.LLOYD@LARAMIECOUNTYWY.GOV
09/22/2025	Workflow	BUILDING FIRE CODE REVIEW	GENERAL	<p>Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1.</p> <p>Fire Apparatus Roads required per 2024 IFC section 503.</p> <p>Fire protection water Supplies required per 2024 IFC section 507</p>	DANIEL.PETERS@LARAMIECOUNTYWY.GOV
09/23/2025	Application	PZ-25-03001	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTYWY.GOV
09/23/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTERR@LARAMIECOUNTYWY.GOV

Permit Notes

09/23/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>Review #1 for Public Works completed under new regulations adopted 8.5.25:</p> <ol style="list-style-type: none"> 1. The existing access easement for these tracts will not be acceptable to meet the private access requirements as called out in section 5-6-109(f) of the Laramie County Land Use Regulations adopted 8.5.25 (LCLUR). 2. A Transportation Assessment Worksheet shall be completed per section 5-6-103 of the LCLUR. 3. At time of review by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works. 4. All comments from the review engineer and/or surveyor shall be addressed. 5. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development. 6. Other comments related to spelling of road names shall be addressed. 	MOLLY.BENNETT @LARAMIECOUNTY WY.GOV
09/23/2025	Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	<p>Since the traffic study was waived, where will the access be for the two buildings? Will they access both from Artesian? Will there be an easement for the cars parked in a separate lot at the northwest corner of the property?</p>	AARON.YELDHEE R@LARAMIECOUNTY WY.GOV
09/24/2025	Application	PZ-25-03001	GENERAL	<p>1st Review - Engineer Comments</p> <ol style="list-style-type: none"> 1. Since the plat calls for access to Tract 2 to be from the adjacent tract to the north, if there is not an existing access easement, one shall be properly established and recorded on/for the property to the north to provide proper access. This plat creates a landlock situation in the event Tract 2 is ever sold. Since it is platted as a separate tract from the property to the north, it can be sold at any time separate from the property to the north even though it currently is the same owner. The existing or proposed access easement on the north property needs to be shown and dimensioned on this plat. 2. The plat incorrectly calls out the existing easement as a 20 Access Easement when the High Altitude Subdivision Plat calls it out as a SCW&S Dist. R/W Easement unless the previous plat is incorrect. This easement appears to only apply to SCW&S District and not access by the general public. I believe the purpose of this easement is for a sanitary sewer line and to allow SCW&S District to access their sewer line. Refer to review comment number 4 below. 3. The plat drawing also incorrectly calls out the 10 utility easement that crosses the property. The High Altitude Subdivision Plat calls it out as a 10 CLF&P Easement and appears to be dedicated to CLF&P and not for any other 	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

Permit Notes

utility unless the previous plat is incorrect. Refer to review comment number 4 below.

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6.Although the access to Tract 2 is not within the boundaries of this plat, the note There shall be no public maintenance of internal roadways or access easements should be included on this plat since the access to Tract 2 will be shown on this plat when it is modified.

7.A Drainage Report is not required per 5-2-106 and 5-2-107.

Surveyor Comments

1.No additional comments beyond the Engineers comments above.

09/25/2025	Application	PZ-25-03001	GENERAL	No Comment	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
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Permit Notes

09/25/2025	Application	PZ-25-03001	GENERAL	No comments on second review.	SETH.LLOYD@LARAMIECOUNTYWY.GOV
09/25/2025	Application	PZ-25-03001	GENERAL	<p>2nd Review</p> <p>1.As with any new regulation document, what has or has not been done in the past is irrelevant. The new regulations outline what is required regardless of the old regulations, the old way of doing things, if we like it or not, or if we believe someone else should be responsible.</p> <p>2.Per 4-5-102.b. the plat drawing shall include the following items: 8.) signature blocks shall be placed directly adjacent to the right or bottom border of the plat. 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established (i.e., dedicated to the public via plat, petition, declared, etc.). How was ARTESIAN ROAD established? It is not specifically mentioned in the Dedication of the original plat of High Altitude Subdivision and it is not included in the Dedication of this plat.</p> <p>3.Since this plat does not create the access easement for Tract 2, the easement must be recorded and the proper information regarding the easement needs to be shown on this plat. The plat says it is by separate document but that document cannot be enforced based on this note and since the easement needs to be in place before approval of the plat, it can and needs to be documented on the pla: (i.e., book and page, dimensioned, bearings and distances, etc.). In addition, since this will be the legal access for Tract 2, the entire access easement (out to Murray Road). If approved as the plat currently is presented, the BOCC would approve of a landlocked situation until, or even if, the easement is recorded (we cannot rely on a note indicating it will be done this plat needs to show that information since Tract 2 on this plat relies on that information). That is why the easement must be in place and noted on the plat drawing prior to approval of the plat.</p> <p>4.The notes at the top of the plat should reference South Cheyenne Water & Sewer District instead of just South Cheyenne since there is no entity that is just called South Cheyenne.</p> <p>5.Per 5-6-103.a.ii. a licensed engineer shall submit a Transportation Worksheet with the application indicating the estimated ADT and peak hour trips do not meet the requirements above based on the land use and the generation rates established by the current edition of the Institute of Transportation Engineers (ITE). There are no waivers for the Transportation Worksheet submittal, and one needs to be submitted with this plat so it can be verified that it does not meet the requirements for a Traffic Impact Study (TIS), especially since this impacts 3 existing and proposed commercial developments (Tracts 1 & 2 and the property to</p>	SCOTT.LARSON@LARAMIECOUNTYWY.GOV

Permit Notes

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09/29/2025	Application	PZ-25-00001	GENERAL	No additional comments.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
09/29/2025	Application	PZ-25-00001	GENERAL	No comment on second review.	SCOTT.SPRAKTIES@LARAMIECOUNTY.WY.GOV
09/30/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. The existing access easement shall be built to meet the private access requirements as called out in section 5-6-109(f) of the Laramie County Land Use Regulations adopted 8.5.25 (LCLUR). 2. See attached fillable worksheet. This shall be included with applications as indicated in section 5-6-103 of the LCLUR. 3. Provide and call out the book and page for the access for Tract 2.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
09/30/2025	Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No issues or concerns	AARON.YELTHEER@LARAMIECOUNTY.WY.GOV
10/14/2025	Application	PZ-25-00001	GENERAL	3rd Review 1. Per 4-5-102.b. the plat drawing shall include the following items: 8.) signature blocks shall be placed directly adjacent to the right or bottom border of the plat. 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established (i.e., dedicated to the public via plat, petition, declared, etc.). How was ARTESIAN ROAD established? It is not specifically mentioned in the Dedication of the original plat of High Altitude Subdivision and it is not included in the Dedication of this plat. 2. Book and page, bearings and distances, and dimensions for the entire length of the access easement for Tract 2 shall be shown on the plat prior to approval. 3. Per 5-6-103.a.ii. a licensed engineer shall submit a Transportation Worksheet with the application indicating the estimated ADT and peak hour trips do not meet the requirements above based on the land use and the generation rates established by the current edition of the Institute of Transportation Engineers (ITE). There are no waivers for the Transportation Worksheet submittal, and one needs to be submitted with this plat so it can be verified that it does not meet the requirements for a Traffic Impact Study (TIS) especially since this impacts 3 existing and proposed commercial developments (Tracts 1 & 2 and the property to the north) and all need to be accounted for in the Traffic	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

1. moved - even though the County has previously set a precedent by never enforcing this.
2. Added road data
3. book and page will be on the face of the plat before recordation
4. Transportation worksheet is being completed. The tract on the north is not part of this plat and is not subject to the LCLUR. The access is being done like it is because the landowner to the north retains ownership of the new Tract 2. It will be labeled.

Permit Notes

Worksheet.

10/14/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. Section 5-6-103(a)(ii) of the Laramie County Land Use Regulations states, "The Director of Public Works, or their designee, may not require a TIS In order for an applicant to forgo the requirements of a TIS, a licensed engineer shall submit a Transportation Worksheet with the application indicating the estimated ADT and peak hour trips do not meet the requirements above based on the land use and the generation rates established by the current edition of the Institute of Transportation Engineers (ITE)."</p> <p>1a. This means a traffic worksheet still needs to be submitted. The worksheet was included with my last comments as an attachment in the Smartgov portal. An email with worksheet was also sent on October 22, 2025 at 1:55pm. I have also included it here again.</p> <p>2. The comments provided by the review engineer shall be addressed as called out by Scott and as laid out in the Laramie County Land Use Regulations.</p> <p>3. The easement in Book 706 Page 122 is specific for South Cheyenne Water and Sewer and does not provide access to Tract 2.</p> <p>3a. That means there is not legal access for Tract 2 at this time. This plat shall not be approved until a legal access is recorded and the book and page are called out on the plat.</p>	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
<p>1. traffic worksheet will be submitted</p> <p>2. Ack</p> <p>3. Ack</p> <p>4. The access easement to the north will be labeled with the book and page.</p>					

AGENCY REVIEW #5

Permit Notes

APPLICANT RESPONSE

Permit Number: PZ-25-00001

Parcel Number: 13661711200100

Submitted: 09/09/2025

Applicant: HANSEN, MICHEAL SHANE

Site Address: 306 ARTESIAN RD

Technically Complete: 09/09/2025

Owner: ATLANTIS LIBERTY LLC

Cheyenne, WY 82007

Approved:
Issued:

Project Description: LIGHT INDUSTRIAL

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
01/08/2025		Application	PZ-25-00001	GENERAL	Applicant asked to put this application on hold until further notice.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
01/09/2025		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTER@LARAMIECOUNTYWY.GOV
01/27/2025		Application	PZ-25-00001	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTYWY.GOV
09/09/2025		Application	PZ-25-00001	GENERAL	Applicant is ready to move forward with this project. A new exhibit was submitted and the permit type changed from Subdivision to Modest Plat for a lot line adjustment. Letters sent on 9.11.25, legal ad published 9.17.25, public comments end 10.26.25, BOCC public hearing 11.4.25.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
09/11/2025		Application	PZ-25-00001	GENERAL	1. Correct the street name from ARESIAN ROAD (60' R/W) to ARTESIAN ROAD (60' R/W).	CHRISTOPHER.YANEY@LARAMIECOUNTYWY.GOV
09/15/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comment.	CINDY.KEMIVES@LARAMIECOUNTYWY.GOV
09/17/2025		Application	PZ-25-00001	GENERAL	South Cheyenne Water and Sewer District sewer main located in the 20ft easement on west side of tract 1 and 2.	SCOTT.SPRAKTIES@LARAMIECOUNTYWY.GOV
09/17/2025		Application	PZ-25-00001	GENERAL	Ensure that proper access and egress, especially turnaround areas in northern tract, are taken into account for emergency services.	MATTHEW.BUTLER@LARAMIECOUNTYWY.GOV

Permit Notes

09/19/2025	Application	PZ-25-00001	GENERAL	<p>1. City official comment letter attached (no comments warranting response).</p> <p>2. "Artesian Road" is misspelled on the plat map.</p> <p>3. The access easement on the face of the plat gives access to the rear parcel; however, it does not appear the access easement is currently usable based on existing development patterns, and does not appear to have a usable fire turn-around. Although not required, please consider redefining the access easement to the northern parcel to reflect current development patterns.</p> <p>4. Informational: The SCWSD receives water from (and sends sewage to) the BOPU. BOPU did not have any comments on the City review, however, if BOPU has any comments on the County review, please address them.</p> <p>5. Informational: The SCWSD area is under consent to annex since the 1970's. Although not acted on in 50 years (and there are no current plans to do so), this area could be annexed to the City.</p> <p>6. Informational: If Artesian Road is ever reconstructed, additional ROW may be needed.</p>	SETH.LLOYD@LARAMIECOUNTYWY.GOV
09/22/2025	Workflow	BUILDING FIRE CODE REVIEW	GENERAL	<p>Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1.</p> <p>Fire Apparatus Roads required per 2024 IFC section 503.</p> <p>Fire protection water Supplies required per 2024 IFC section 507</p>	DANIEL.PETERS@LARAMIECOUNTYWY.GOV
09/23/2025	Application	PZ-25-00001	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTYWY.GOV
09/23/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTER@LARAMIECOUNTYWY.GOV

Permit Notes

09/23/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>Review #1 for Public Works completed under new regulations adopted 8.5.25:</p> <ol style="list-style-type: none"> 1. The existing access easement for these tracts will not be acceptable to meet the private access requirements as called out in section 5-6-109(f) of the Laramie County Land Use Regulations adopted 8.5.25 (LCLUR). 2. A Transportation Assessment Worksheet shall be completed per section 5-6-103 of the LCLUR. 3. At time of review by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works. 4. All comments from the review engineer and/or surveyor shall be addressed. 5. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development. 6. Other comments related to spelling of road names shall be addressed. 	MOLLY.BENNETT @LARAMIECOUNTY WY.GOV
09/23/2025	Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	<p>Since the traffic study was waived, where will the access be for the two buildings? Will they access both from Artesian? Will there be an easement for the cars parked in a separate lot at the northwest corner of the property?</p>	AARON.VELDHEE R@LARAMIECOUNTY WY.GOV
09/24/2025	Application	PZ-25-00001	GENERAL	<p>1st Review - Engineer Comments</p> <ol style="list-style-type: none"> 1.Since the plat calls for access to Tract 2 to be from the adjacent tract to the north, if there is not an existing access easement, one shall be properly established and recorded on/for the property to the north to provide proper access. This plat creates a landlock situation in the event Tract 2 is ever sold. Since it is platted as a separate tract from the property to the north, it can be sold at any time separate from the property to the north even though it currently is the same owner. The existing or proposed access easement on the north property needs to be shown and dimensioned on this plat. 2.The plat incorrectly calls out the existing easement as a 20 Access Easement when the High Altitude Subdivision Plat calls it out as a SCW&S Dist. R/W Easement unless the previous plat is incorrect. This easement appears to only apply to SCW&S District and not access by the general public. I believe the purpose of this easement is for a sanitary sewer line and to allow SCW&S District to access their sewer line. Refer to review comment number 4 below. 3.The plat drawing also incorrectly calls out the 10 utility easement that crosses the property. The High Altitude Subdivision Plat calls it out as a 10 CLF&P Easement and appears to be dedicated to CLF&P and not for any other 	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

Permit Notes

utility unless the previous plat is incorrect. Refer to review comment number 4 below.

4.Per 4-5-102.b. the plat drawing shall include the following items: 8.) signature blocks shall be placed directly adjacent to the right or bottom border of the plat. 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established (i.e., dedicated to the public via plat, petition, declared, etc.). How was ARTESIAN ROAD (misspelled as Aresian on this plat) established? It is not specifically mentioned in the Dedication of the original plat of High Altitude Subdivision and it is not included in the Dedication of this plat. 17.) the location and dimensions, with boundary ties, for all existing and proposed utility, drainage, access, or other easements. 21.) A legend that defines all the various symbols, line types, shading/hatching, etc. used in the drawing. The legend shown on the plat only defines symbols, but not line types. 25.) All existing and proposed easements within the platted area shall be shown and labeled as to the type/purpose of the easement. All existing and proposed easements shall be dimensioned and have bearings and distances and curve data. Referenced to the book and page of existing easements shall be made but will not be allowed in leu of showing dimensions, bearings and distances, and curve data, etc. for existing easements. All existing easements adjacent to the platted area shall be shown, dimensioned, and labeled as to the type of easement. If there is an existing access or ingress/egress easement within the platted area or adjacent to the platted area, it should be noted as to whom the easement is granted to (i.e., the general public, a specific lot or property, etc.).

5.The plat indicates no proposed central water supply system and no centralized sewage system, however, this is within the South Cheyenne Water & Sewer District and they should supply the water and sewage to these tracts.

6.Although the access to Tract 2 is not within the boundaries of this plat, the note There shall be no public maintenance of internal roadways or access easements should be included on this plat since the access to Tract 2 will be shown on this plat when it is modified.

7.A Drainage Report is not required per 5-2-106 and 5-2-107.

Surveyor Comments

1.No additional comments beyond the Engineers comments above.

09/25/2025	Application	PZ-25-00001	GENERAL	No Comment	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
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Permit Notes

09/25/2025	Application	PZ-25-00001	GENERAL	No comments on second review.	SETH.LLOYD@LARAMIECOUNTY.WY.GOV
09/25/2025	Application	PZ-25-00001	GENERAL	<p>2nd Review</p> <p>1.As with any new regulation document, what has or has not been done in the past is irrelevant. The new regulations outline what is required regardless of the old regulations, the old way of doing things, if we like it or not, or if we believe someone else should be responsible.</p> <p>2.Per 4-5-102.b. the plat drawing shall include the following items: 8.) signature blocks shall be placed directly adjacent to the right or bottom border of the plat. 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established (i.e., dedicated to the public via plat, petition, declared, etc.). How was ARTESIAN ROAD established? It is not specifically mentioned in the Dedication of the original plat of High Altitude Subdivision and it is not included in the Dedication of this plat.</p> <p>3.Since this plat does not create the access easement for Tract 2, the easement must be recorded and the proper information regarding the easement needs to be shown on this plat. The plat says it is by separate document but that document cannot be enforced based on this note and since the easement needs to be in place before approval of the plat, it can and needs to be documented on the plat (i.e., book and page, dimensioned, bearings and distances, etc.). In addition, since this will be the legal access for Tract 2, the entire access easement (out to Murray Road). If approved as the plat currently is presented, the BOCC would approve of a landlocked situation until, or even if, the easement is recorded (we cannot rely on a note indicating it will be done this plat needs to show that information since Tract 2 on this plat relies on that information). That is why the easement must be in place and noted on the plat drawing prior to approval of the plat.</p> <p>4.The notes at the top of the plat should reference South Cheyenne Water & Sewer District instead of just South Cheyenne since there is no entity that is just called South Cheyenne.</p> <p>5.Per 5-6-103.a.ii. a licensed engineer shall submit a Transportation Worksheet with the application indicating the estimated ADT and peak hour trips do not meet the requirements above based on the land use and the generation rates established by the current edition of the Institute of Transportation Engineers (ITE). There are no waivers for the Transportation Worksheet submittal, and one needs to be submitted with this plat so it can be verified that it does not meet the requirements for a Traffic Impact Study (TIS), especially since this impacts 3 existing and proposed commercial developments (Tracts 1 & 2 and the property to</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

				the north) and all need to be accounted for in the Traffic Worksheet.	
09/25/2025	Application	PZ-25-00001	GENERAL	2nd round of reviews have been scheduled with application submitting additional information for his responses to review #1.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
09/29/2025	Application	PZ-25-00001	GENERAL	No additional comments.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
09/29/2025	Application	PZ-25-00001	GENERAL	No comment on second review.	SCOTT.SPRAKTIES@LARAMIECOUNTY.WY.GOV
09/30/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. The existing access easement shall be built to meet the private access requirements as called out in section 5-6-109(f) of the Laramie County Land Use Regulations adopted 8.5.25 (LCLUR). 2. See attached fillable worksheet. This shall be included with applications as indicated in section 5-6-103 of the LCLUR. 3. Provide and call out the book and page for the access for Tract 2.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
09/30/2025	Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No issues or concerns	AARON.VELDHEER@LARAMIECOUNTY.WY.GOV
10/14/2025	Application	PZ-25-00001	GENERAL	3rd Review 1.Per 4-5-102.b. the plat drawing shall include the following items: 8.) signature blocks shall be placed directly adjacent to the right or bottom border of the plat. 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established (i.e., dedicated to the public via plat, petition, declared, etc.). How was ARTESIAN ROAD established? It is not specifically mentioned in the Dedication of the original plat of High Altitude Subdivision and it is not included in the Dedication of this plat. 2.Book and page, bearings and distances, and dimensions for the entire length of the access easement for Tract 2 shall be shown on the plat prior to approval. 3.Per 5-6-103.a.ii. a licensed engineer shall submit a Transportation Worksheet with the application indicating the estimated ADT and peak hour trips do not meet the requirements above based on the land use and the generation rates established by the current edition of the Institute of Transportation Engineers (ITE). There are no waivers for the Transportation Worksheet submittal, and one needs to be submitted with this plat so it can be verified that it does not meet the requirements for a Traffic Impact Study (TIS) especially since this impacts 3 existing and proposed commercial developments (Tracts 1 & 2 and the property to the north) and all need to be accounted for in the Traffic	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

				Worksheet.	
10/14/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. Section 5-6-103(a)(ii) of the Laramie County Land Use Regulations states, "The Director of Public Works, or their designee, may not require a TIS In order for an applicant to forgo the requirements of a TIS, a licensed engineer shall submit a Transportation Worksheet with the application indicating the estimated ADT and peak hour trips do not meet the requirements above based on the land use and the generation rates established by the current edition of the Institute of Transportation Engineers (ITE)."</p> <p>1a. This means a traffic worksheet still needs to be submitted. The worksheet was included with my last comments as an attachment in the Smartgov portal. An email with worksheet was also sent on October 22, 2025 at 1:55pm. I have also included it here again.</p> <p>2. The comments provided by the review engineer shall be addressed as called out by Scott and as laid out in the Laramie County Land Use Regulations.</p> <p>3.The easement in Book 706 Page 122 is specific for South Cheyenne Water and Sewer and does not provide access to Tract 2.</p> <p>3a. That means there is not legal access for Tract 2 at this time. This plat shall not be approved until a legal access is recorded and the book and page are called out on the plat.</p>	MOLLY.BENNETT@LARAMIECOUNTWY.GOV
10/16/2025	Application	PZ-25-00001	GENERAL	<p>4th Review</p> <p>1.As stated previously, since this plat does not create the access easement for Tract 2, the easement must be recorded and the proper information regarding the entire length of the easement, out to Murray Road, needs to be shown on this plat (i.e., book, page, bearings and distances). Since this will be the legal access for Tract 2, even though it is not part of the platted boundary, it still needs to be shown on the plat drawing. This way the plat is all inclusive and one doesnt have to go search for a separate document to see the legal access for Tract 2. The book and page can be added prior to recording, but the entire length of the easement, with bearings and distances, needs to be shown on the plat prior to approval. In addition, there will need to be an exhibit for the access easement document that will be recorded, so there is no additional work that is being required for this plat.</p> <p>2.With regards to the Transportation Worksheet, the General Light Industrial (ITE Code 110), currently you are using peak hour to generate the traffic volume and you are using a total of 1,000 sf of gross floor area. In addition, the worksheet indicates if using peak hours, you are to multiply by a rate of 7.44, which was not done. We will need it changed to Acres for a weekday since the square footage of all associated potential buildings is unknown at this time and it is unknown if any buildings will be built or if some of the tracts will remain outdoor storage. Also, the worksheet(s) needs to include the</p>	SCOTT.LARSON@LARAMIECOUNTWY.GOV

1. THE EASEMENT AND EXHIBIT ARE RECORDED AND A COPY PROVIDED TO THE COUNTY. IT IS LABELED WITH THE WIDTH AND RECORDING DATA ON THE FACE OF THE PLAT. THE DIMENSION IS THE ENTIRE LENGTH OF THE TRACT. THERE IS NO CENTERLINE TO DIMENSION AND NEVER IN THE HISTORY OF LARAMIE COUNTY HAS AN EASEMENT PARALLEL TO A LOT LINE BEEN DIMENSIONED. THE DIMENSION IS THE LOT LINE AND THE WIDTH.
2. THE REQUIREMENT IS FOR A WORKSHEET TO BE PROVIDED BY A LICENSED ENGINEER. WE HAVE COMPLIED WITH THE REQUIREMENT. I WILL SEND YOUR COMMENTS TO HIM FOR HIS USE.

Permit Notes

platted boundary, the property to the north since Tract 2 will be using that access to Murray Road along with the existing commercial business on the north property. In addition, the property immediately to the west that is owned by the same property owner needs to be included in the acreage since that could be developed and accessed through Tract 1 and or 2. The total acreage would end up being 5.66 for all 4 parcels. Gross floor area can be used for the existing commercial buildings on the property to the north of the platted boundary, but the other parcels need to use acres. It needs to be determined and outlined what volumes will be accessing Murray Road and what the volumes will be accessing Artesian Road. Therefore, it may be beneficial to submit two separate worksheets; one for each roadway.

10/20/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. Previous comments till stand. 2. All comments from the review engineer shall be addressed.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
10/21/2025	Application	PZ-25-00001	GENERAL	Grant of Access Easement and Plat revised 10.20.25 received and sent out for agency review to PW and Engineer.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
10/22/2025	Application	PZ-25-00001	GENERAL	5th Review - Previous comments from the 4th Review have not been addressed yet so the previous comments are still valid.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
10/23/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. Comments provided by review engineer shall be addressed.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A MODEST PLAT SUBDIVISION PERMIT AND
PLAT FOR TRACT 1, HIGH ALTITUDE SUBDIVISION, LARAMIE COUNTY,
WYOMING, TO BE PLATTED AND KNOWN AS
“HIGH ALTITUDE, 2ND FILING 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 2025 Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 4-2-103 of the 2025 Laramie County Land Use Regulations; and

WHEREAS, the application is in conformance section 2-4-107 with the LI – Light Industrial zone district; and

WHEREAS, this resolution is the subdivision permit for High Altitude, 2nd Filing 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 4-2-103 of the 2025 Laramie County Land Use Regulations governing Modest Plats with lot line adjustments.
- b. This application is in conformance with section 2-4-107 governing the LI – Light Industrial zone district.

And the Board approves the Subdivision Permit and Plat for High Altitude, 2nd Filing, located in a portion of Section 17, Township 13 North, Range 66 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

Resolution reviewed and approved as to form:

Laramie County Attorney's Office

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 1, HIGH ALTITUDE SUBDIVISION, SITUATE IN SECTION 17, T13N, R66W, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING. EASEMENTS TO REMAIN AS SHOWN.

NOTES

1. BASE OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES COMBINATION FACTOR = 0.9999644094.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLUS 5910" SET "N" + 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SPFA PER FURJRM PANEL #56021C1356F, REVISED 9-27-12.
4. CMPP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CMPP.
5. NO PUBLIC MAINTENANCE OF INTERNAL ROADS.

LEGEND

- SET 1/2" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS PLUS 5910"
- FOUND 1/2" ALUMINUM CAP
- FOUND 1/2" REBAR
- BOUNDARY LINE
- LOT LINE
- PROPERTY LINE
- - - EXISTING EASEMENT
- - - - - NEW EASEMENT

MURRAY ROAD (60' R/W)

W 1/2 TRACT 6
ARTESIAN
TRACTS

TRACT 2
0.80 ACRES

TRACT 1
1.67 ACRES

ARTESIAN ROAD (60' R/W)



Scale: 1" = 50'

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.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Atlanta Liberty, LLC, a Wyoming limited liability company, owner in fee simple of Tract 1, High Altitude Subdivision, situate in a portion of Section 17, Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming.

Has caused the same to be surveyed, vacated and re-platted and known as High Altitude Subdivision, 2nd Filing, and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires.

Tara Cottrell, Member for Atlanta Liberty, LLC, a Wyoming limited liability company

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING }
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Tara Cottrell, Member for Atlanta Liberty, 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

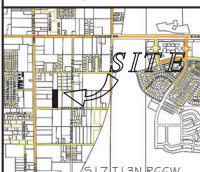
**HIGH
ALTITUDE
SUBDIVISION
2ND FILING**

A REPLAT
OF TRACT 1, HIGH ALTITUDE SUBDIVISION,
SITUATE IN
SECTION 17, T13N, R66W OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED JANUARY 2025

STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
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