



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Marissa Pomerleau, Associate Planner

**DATE:** October 5, 2021

**TITLE:** PUBLIC HEARING regarding a Zone Change from AR – Agricultural Residential to LR – Low Density Residential for Tract 6, Tract 5 less a portion, Park Estates and a portion of the NW1/4 SE1/4 Section 22, T.14N., R.66W., and a Subdivision Permit & Plat for Park Estates, 4<sup>th</sup> Filing, Laramie County, WY.

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### EXECUTIVE SUMMARY

AVI PC, on behalf of TL Provision, LLC, has submitted Zone Change and Subdivision Permit & Plat applications for Park Estates, 4<sup>th</sup> Filing, consisting of two tracts located directly southwest of the intersection of Parkhill Rd., Braehill Rd. and Panorama Dr. The applications have been submitted to request a zone change from AR to LR for the two tracts, and to replat the tracts to reconfigure the shared property line between the two.

Both applications have been combined into one staff report for ease of presentation and discussion, with separate motions required on the two actions.

### BACKGROUND

The subject properties are assessed as Residential and Residential Vacant Land. The existing Tract 5 has a single-family residence on it that is to remain. The City of Cheyenne borders the properties on both the east and south. The owner has indicated that proposed Tract 1 is to be annexed into the City once the subdivision is approved.

### **Pertinent Regulations**

**Section 1-2-103(b)** of the Laramie County Land Use Regulations governing the criteria for a zone map amendment.

**Section 4-2-103** of the Laramie County Land Use Regulations governing the LR –

Low Density Residential Zone District.  
**Section 2-1-101 (a-e)** of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

## **DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). The URI designation is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas.

PlanCheyenne designates this area as UR – Urban Residential. The UR designation emphasizes a large variety of residential typed with secondary uses including schools, open space and recreation, and places of worship.

The subject property is bordered by AR – Agricultural Residential zone district on the north and west, and MR – Medium Density Residential on the east and south. Uses in the surrounding area are entirely residential.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Planning Commission must find at least one of the following:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; or
- ii. That the original zoning classification given to the property was inappropriate or improper; or
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Criteria i. is met by conformance with the Laramie County Comprehensive Plan and PlanCheyenne with the type of development.

Agency review comments were received regarding clerical corrections to the zone change and plat maps and existing water and sewer services. A revised Plat and Zone Change Map were submitted on August 24<sup>th</sup>, 2021. The revised Zone Change map addressed all comments. and the applicant is currently working on addressing all remaining comments for the plat.

A public hearing of this application was heard on September 9, 2021 by the Planning Commission. Public comment was received regarding drainage, covenants and concern over how the development would affect the surrounding area. The Planning Commission voted 4 – 0 to recommend approval of the zoned change with no conditions and 4 – 0 to recommend approval of the Subdivision Permit & Plat with one condition.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received.

Staff finds the applications are consistent with the plans and policies of Laramie County.

**RECOMMENDATION and FINDINGS**

**Based on evidence provided for the *zone change* request, staff recommends the Board find that:**

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-103 of the Laramie County Land Use Regulations.

**And that the Board approve a Zone Change from AR to LR for Tract 6, Tract 5 less a portion, Park Estates and a portion of the NW1/4 SE1/4 Section 22, T.14N., R.66W., of the 6<sup>th</sup> P.M., Laramie County, WY.**

**Based on evidence provided for the *subdivision permit & plat*, staff recommends the Board find that:**

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-103 governing the LR – Low Density Residential zone district.

**And that the Board approve the Subdivision Permit and Plat for Park Estates, 4<sup>th</sup> Filing with the following condition:**

- 1. All legal descriptions on the plat shall be corrected prior to recordation of the plat.

**PROPOSED MOTION – ZONE CHANGE**

**I move to approve the Zone Change from AR to LR for Tract 6, Tract 5 less a portion, Park Estates and a portion of the NW1/4 SE1/4 Section 22, T.14N., R.66W., and adopt the findings of facts a and b for the *zone change*, as shown in the staff report.**

**PROPOSED MOTION – SUBDIVISION PERMIT & PLAT**

**I move to approve the Subdivision Permit and Plat for Park Estates, 4<sup>th</sup> Filing with one condition and adopt the findings of fact a and b for the *subdivision permit & plat*, as shown in the staff report.**

## **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning Map**
- Attachment 6: Combined Agency Comments Report**
- Attachment 7: Resolution Exhibit 'A' - Zone Change Map**
- Attachment 8: Resolution – Zone Change**
- Attachment 9: Plat – Revised September 3, 2021**
- Attachment 10: Resolution – Subdivision Permit & Plat**



# Laramie County, Wyoming



**Park Estates,  
4th Filing**

**Zone Change  
and  
Subdivision  
Permit & Plat**

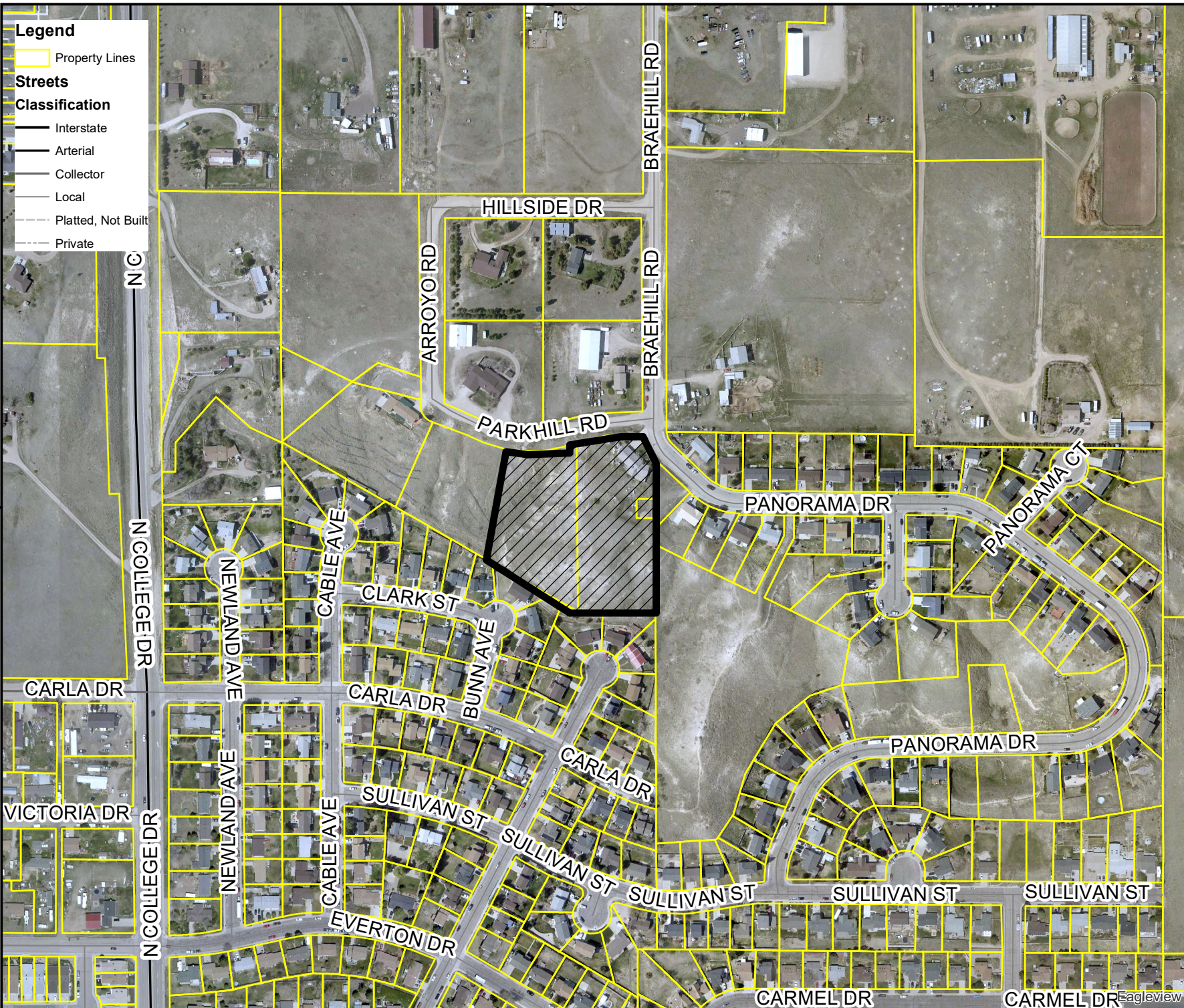
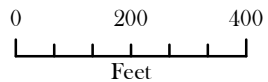
**PZ-21-00237(238)**

**Location Map**

Subject  
Properties



August 2021



### Legend

- Property Lines
- Streets**
- Classification**
- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.



# Laramie County, Wyoming



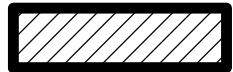
Park Estates,  
4th Filing

Zone  
Change and  
Subdivision  
Permit & Plat

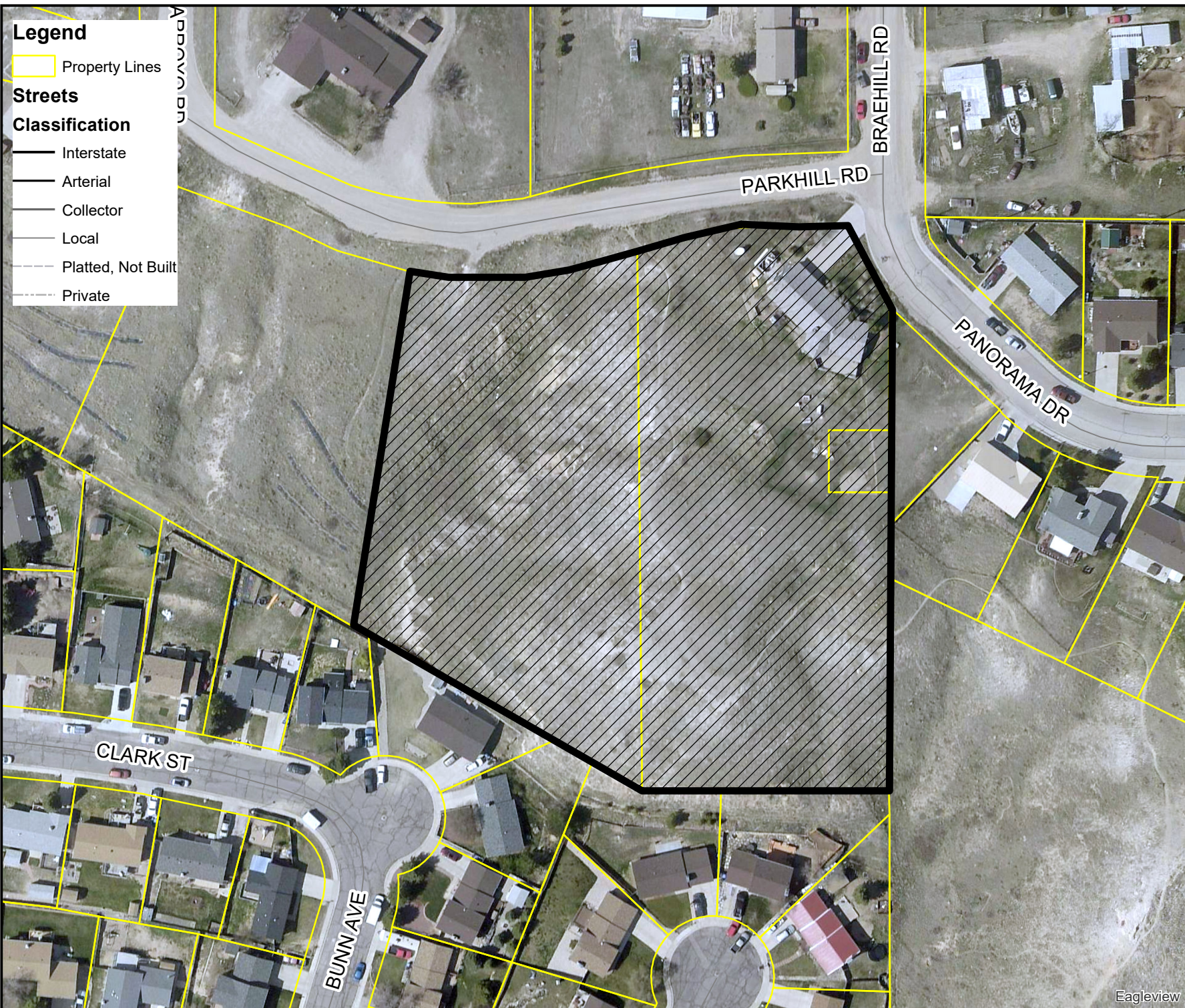
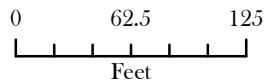
PZ-21-00237(238)

Aerial Map

Subject  
Properties



August 2021



**Legend**

- Property Lines
- Streets**
- Classification**
- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

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# Laramie County, Wyoming



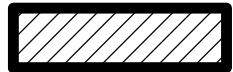
Park Estates,  
4th Filing

Zone  
Change and  
Subdivision  
Permit & Plat

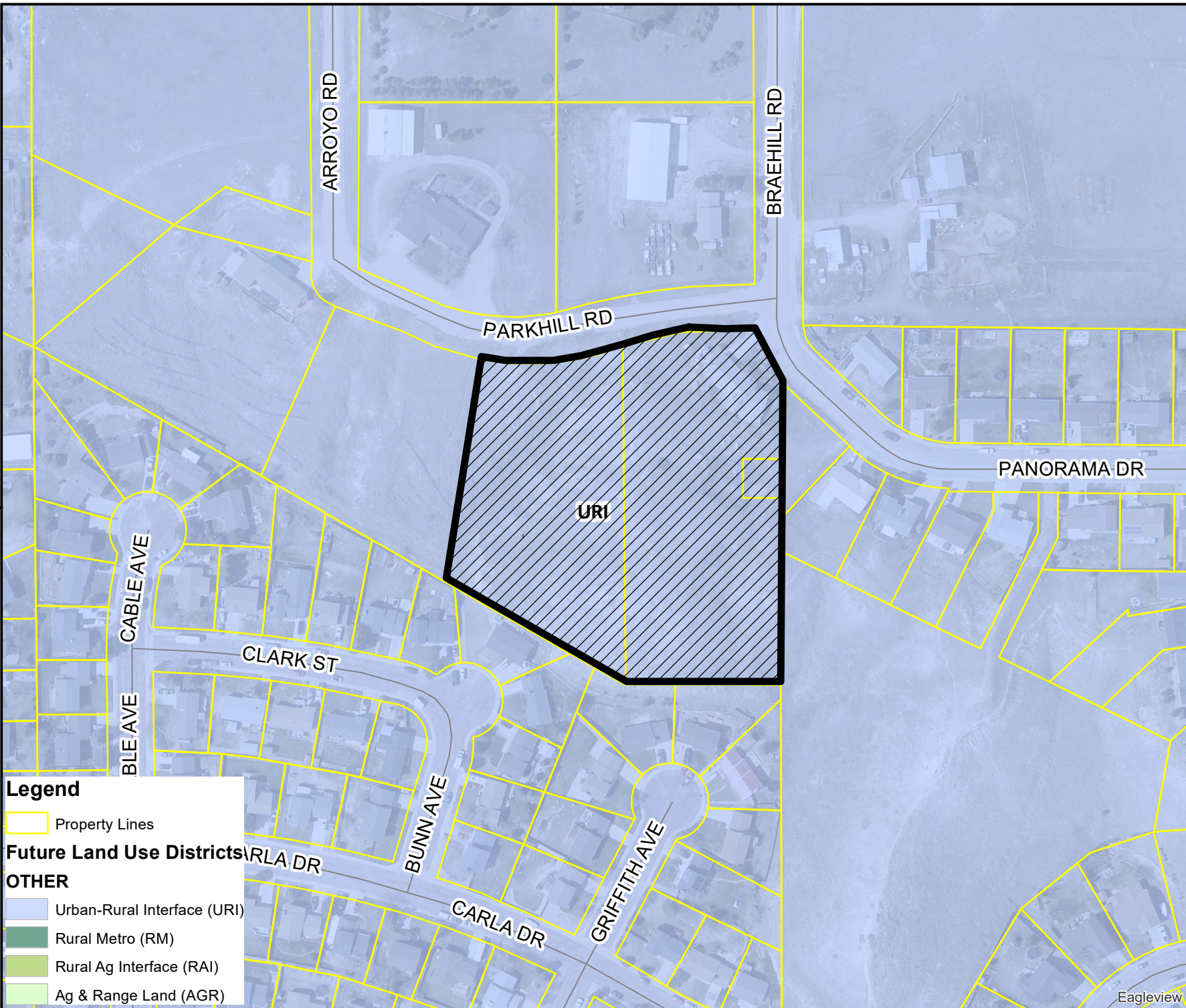
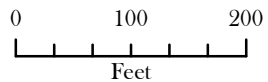
PZ-21-00237(238)

Comprehensive  
Plan Map

Subject  
Properties



August 2021



**Legend**

- Property Lines
- Future Land Use Districts**
- OTHER**
- Urban-Rural Interface (URI)
- Rural Metro (RM)
- Rural Ag Interface (RAI)
- Ag & Range Land (AGR)

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# Laramie County, Wyoming



**Park Estates,  
4th Filing**

**Zone  
Change and  
Subdivision  
Permit & Plat**

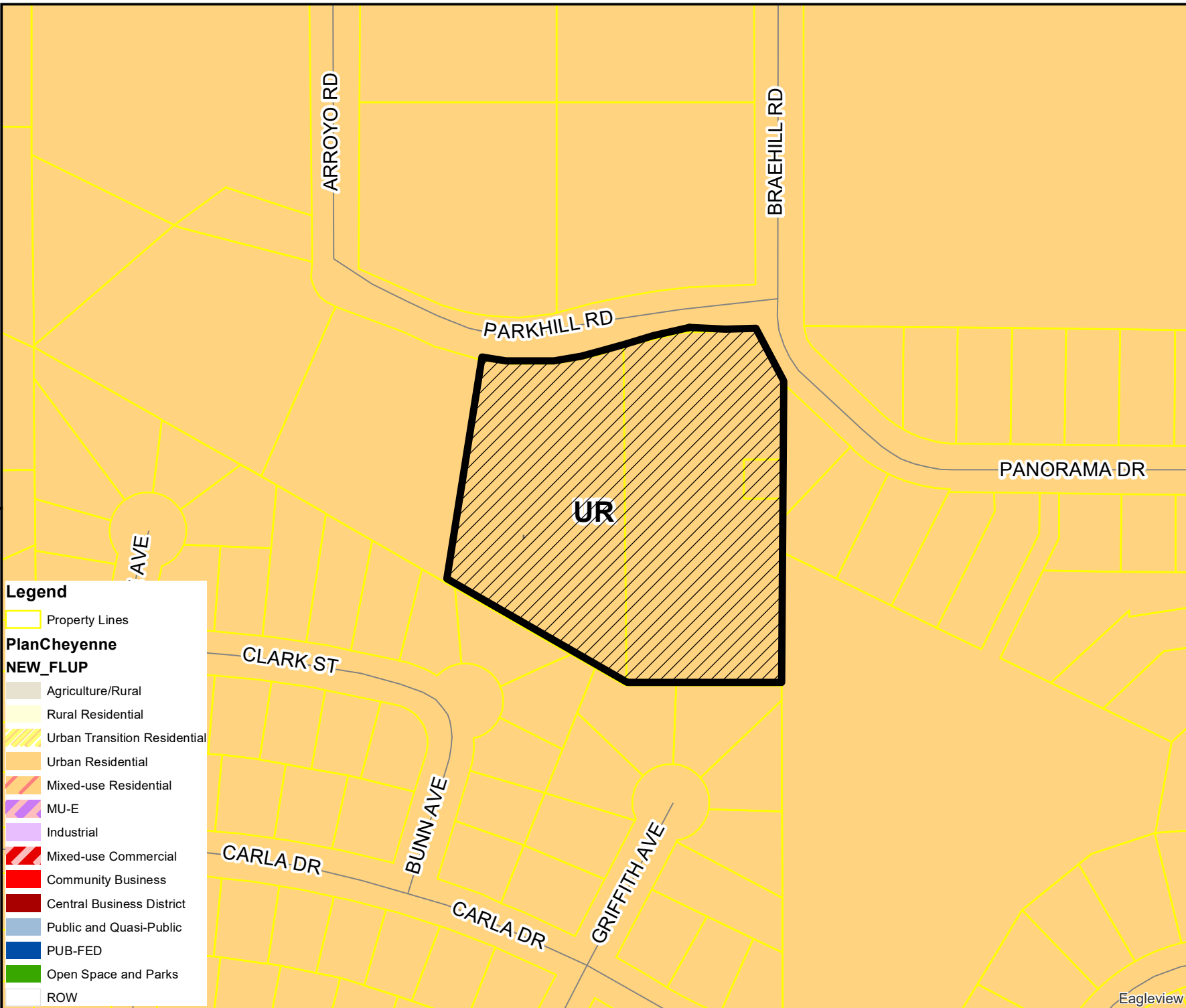
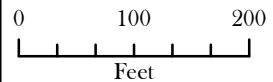
**PZ-21-00237(238)**

**Plan Cheyenne  
Map**

**Subject  
Properties**



August 2021



**Legend**

- Property Lines
- PlanCheyenne**
- NEW\_FLUP**
- Agriculture/Rural
- Rural Residential
- Urban Transition Residential
- Urban Residential
- Mixed-use Residential
- MU-E
- Industrial
- Mixed-use Commercial
- Community Business
- Central Business District
- Public and Quasi-Public
- PUB-FED
- Open Space and Parks
- ROW

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Eagleview



# Laramie County, Wyoming



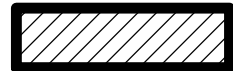
Park Estates,  
4th Filing

Zone  
Change and  
Subdivision  
Permit & Plat

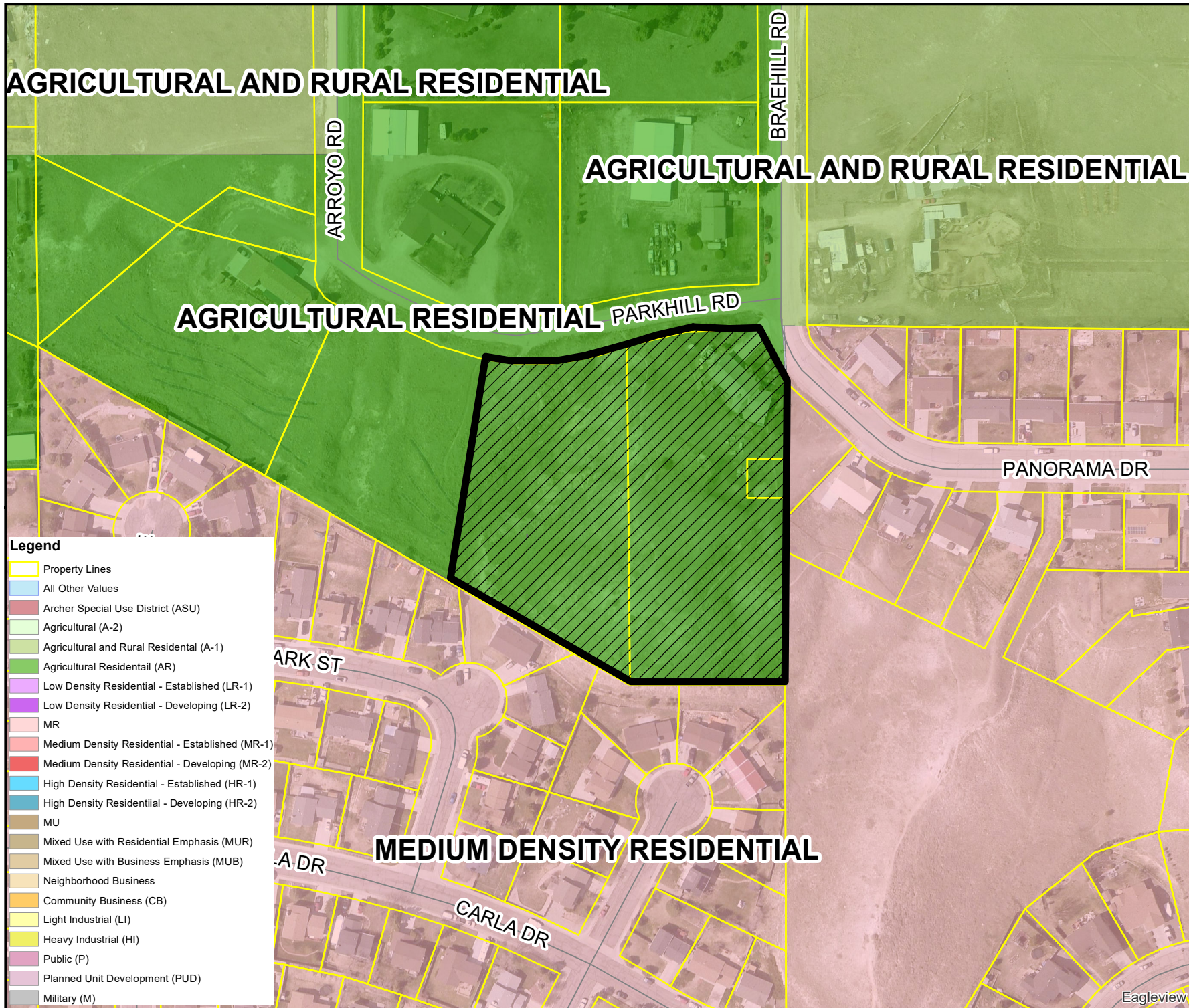
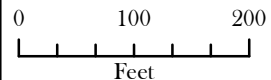
PZ-21-00237(238)

Current Zoning  
Map

Subject  
Properties



August 2021



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**Cheyenne Planning:** Cheyenne Development Services, Seth Lloyd Comments  
Attached 08/06/2021

Proposed zoning appears compatible with the future land use plan and surrounding zoning. Property may need to connect to City services for development.

**Intraoffice:** Planners, Marissa Pomerleau Comments Attached 08/17/2021

1. The proposed tracts and other features must be removed from map. The properties must be rezoned before a subdivision can be approved, therefore the tracts will not exist as proposed when a zone change is approved. Please show all properties as they exist now.
2. In addition to #1, the legal description (Park Estates, 4th Filing) in the title should be changed to the current legal description because Park Estates, 4th Filing will not exist when/if the Zone Change is approved. This legal description will need to be updated throughout the map.
3. Under Zoning the current zoning language should be changed to "THE CURRENT ZONING IS AR".
4. Just a note, but under Notes the trip generator is not needed on this map.
5. The adjacent property bordering the east property line is incorrect. There are two parcels here, the western property is owned by TL Provision, LLC and the eastern property is owned by Randall C. Girmus.

**AGENCIES WITH NO COMMENT:**

Cheyenne MPO  
Combined Communications Center  
County Assessor  
County Attorney  
County Public Works Department  
County Real Estate Office  
Fire District No 2  
Intraoffice

**AGENCIES WITH NO RESPONSE:**

Cheyenne Development Services  
Cheyenne Engineering Services  
Cheyenne Urban Planning Office  
County Clerk  
County Treasurer  
Emergency Management  
Sheriff's Office

**Building Dept.:** Building Dept., Daniel Peters Comments Attached 08/16/2021  
Premises identification shall be in accordance with 2018 IFC section 505 and 2018 IRC section 319.

Fire apparatus access roads required per IFC 2018 Section 503.

Building permits shall be required for all new building construction.

Laramie County has adopted the 2018 I-codes and the 2020 NEC.

**Cheyenne Planning:** Cheyenne Development Services, Seth Lloyd Comments Attached 08/16/2021

1. Official City Comment Letter attached.
2. Tract 1 is proposed to be annexed into City limits (See City Project UDC-21-00129). This is required prior to BOPU servicing this parcel. Please note that Community Facility Fees will be due upon annexation (UDC 4.2.5.b).

**County Attorney:** County Attorney, Joe Chenchar Comments Attached 08/17/2021

1. If this is going up for Board approval, the signature blocks need to be changed. This is currently formatted as an admin plat.

**County Engineer:** County Engineer, Scott Larson Comments Attached 08/18/2021  
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since the proposed action will have a negligible impact on both.
2. Note 3 should indicate that both Tracts will be served by LCFD #2. If and when Tract 1 gets annexed, it will automatically no longer be within LCFD #2 boundary, but until then, it is.
3. Note 4 indicates water and sewer service to be provided for Tract 1 by the City of Cheyenne Board of Public Utilities. However, in order for that to happen, there either needs to be an outside agreement or Tract 1 has to be annexed. Neither of these items have been done and if an outside agreement is not allowed by the City or the City does not allow it to be annexed, then the recorded plat will be legally incorrect.
4. The plat does not indicate the source of water and sewer for Tract 2 as required. Tract 2 is not large enough to allow for well and septic so how will this be addressed/handled?

Surveyor Review

1. It would be a good to add the note: "THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE

MINERAL ESTATE.”

**County Public Works Department:** County Public Works Department, Jeremy Fulks  
Comments Attached 08/18/2021  
Plat needs to be signed and recorded before subdivision permit is approved.

**County Real Estate Office:** County Real Estate Office, Laura Pate Comments  
Attached 08/06/2021  
Is this an Administrative Plat? Otherwise Commissioners and County clerk need to sign to approve the plat

**Environmental Health:** Environmental Health Department, Roy Kroeger Comments  
Attached 08/13/2021  
Regulations:

#### LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Development on Tract 2 will require connection to city sewer.

**Intraoffice:** Planners, Marissa Pomerleau Comments Attached 08/17/2021

1. Approval signature must be updated as this plat will be approved by the planning commission and BOCC.
2. Note 3 must be update to state what fire district will serve BOTH properties and remove all annexation language as they are within the County, not the city.
3. Note 4 should be updated to state water and sewer services for BOTH properties and remove all annexation language as they are within the County, not the city.

**Intraoffice:** Planners, Cambia McCollom Comments Attached 08/18/2021  
Remove references to “Admin Plat” from document.

**AGENCIES WITH NO COMMENT:**  
Cheyenne MPO  
Combined Communications Center  
County Assessor  
Fire District No 2



**AGENCIES WITH NO RESPONSE:**

Black Hills Energy

CenturyLink

Cheyenne Development Services

Cheyenne Engineering Services

Cheyenne Urban Planning Office

County Clerk

County Conservation District

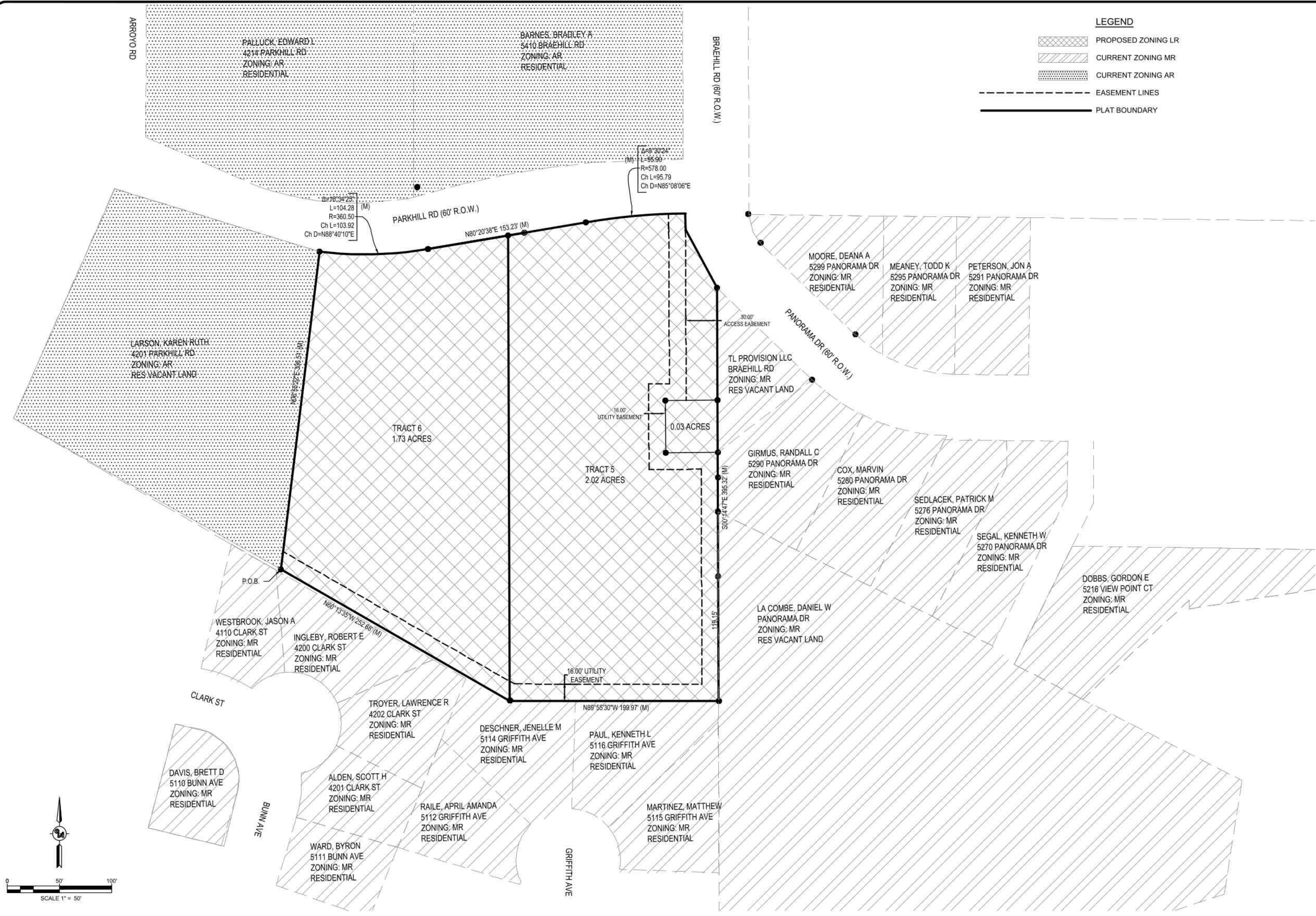
County Treasurer

Emergency Management

Sheriff's Office

WYDOT





**LEGEND**

- PROPOSED ZONING LR
- CURRENT ZONING MR
- CURRENT ZONING AR
- EASEMENT LINES
- PLAT BOUNDARY

**LEGAL DESCRIPTION**  
 5318 BRAEHILL RD  
 A ZONE CHANGE OF TRACTS 5 AND 6 OF PARK ESTATES BEING SITUATED IN THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 6, THENCE ALONG WEST PROPERTY LINE OF SAID TRACT 6 N06°55'22"E A DISTANCE OF 306.51 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF PARKHILL ROAD AND THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 360.50, A CHORD BEARING OF N88°40'10"E, A CHORD DISTANCE OF 103.92 FEET AND A CENTRAL ANGLE OF 16°34'25", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 104.28 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: N80°20'38"E AT A DISTANCE OF 153.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 578.00, A CHORD BEARING OF N85°08'06"E, A CHORD DISTANCE OF 95.79 FEET AND A CENTRAL ANGLE OF 9°30'24", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.90 FEET TO A POINT OF NON-TANGENCY AND A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF PANORAMA DRIVE; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: S00°10'54"E A DISTANCE OF 15.00 FEET TO A POINT; THENCE S28°22'24"E A DISTANCE OF 63.57 FEET TO A POINT ON THE EAST PROPERTY LINE OF TRACT 5; THENCE ALONG SAID EAST PROPERTY LINE OF TRACT 5 S00°14'47"E A DISTANCE OF 395.32 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF TRACT 5; THENCE ALONG SAID SOUTHERLY PROPERTY LINE OF TRACT 5 N89°55'30"W A DISTANCE OF 199.97 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF TRACT 6; THENCE ALONG SAID SOUTHERLY PROPERTY LINE OF TRACT 6 N60°13'35"W AT A DISTANCE OF 252.68 FEET MORE OR LESS TO THE POINT OF BEGINNING.

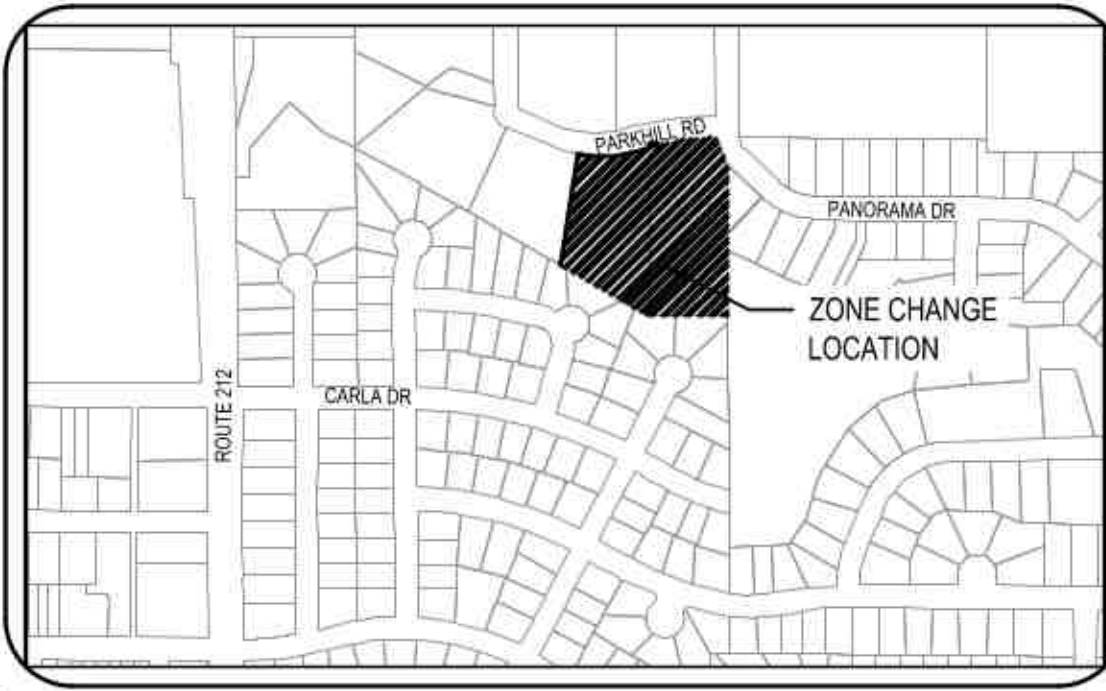
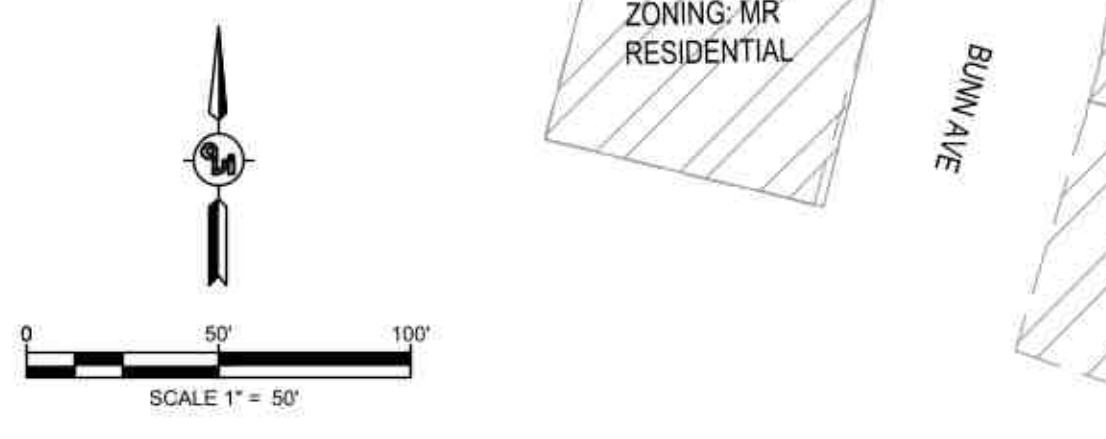
SAID PARCEL OF LAND CONTAINS 3.8 ACRES MORE OR LESS.

**ZONING**  
 THE CURRENT ZONING IS AR  
 THE PROPOSED ZONING IS LR

**NOTES**  
 EXISTING AND PROPOSED USE: RESIDENTIAL

**OWNER**  
 TL PROVISION, LLC  
 D. STEPHEN MELCHIOR

# Exhibit 'A'



NO.	REVISION	DATE

PREPARED FOR:  
**TL PROVISION, LLC.**  
 2010 WARREN AVE  
 CHEYENNE, WY 82001

PROJECT:  
**PARK ESTATES**

DRAWING TITLE:  
**ZONE CHANGE MAP**

307.637.6017  
 1103 OLD TOWN LANE, SUITE 101  
 CHEYENNE, WY 82009  
 AVI@AVIPC.COM

DATE:	Aug 24, 2021
DRAWN BY:	CK
DESIGNED BY:	BP
CHECKED BY:	BP

JOB NO.:  
 4425

DRAWING NO. **1** OF 1

**ZONE CHANGE MAP**  
 FOR  
**PARK ESTATES**  
 TRACTS 5 AND 6 OF PARK ESTATES  
 BEING SITUATED IN THE EAST ONE-HALF OF SECTION 22,  
 TOWNSHIP 14 NORTH, RANGE 66 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN,  
 LARAMIE COUNTY, WYOMING  
 PREPARED AUGUST 2021

H:\MCS\_Melchior\_Township14PlanningZone\_ChangeCountyZone\_ChangeMap.dwg Aug 24, 2021 1:33pm dktch



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

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM AR - AGRICULTURAL RESIDENTIAL TO LR – LOW DENSITY  
RESIDENTIAL FOR TRACT 6, TRACT 5 LESS A PORTION,  
PARK ESTATES AND A PORTION OF THE  
NW1/4 SE1/4 SECTION 22, T.14N., R.66W., LARAMIE COUNTY, WY.**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 4-2-103 of the Laramie County Land Use Regulations.

**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 meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-103 of the Laramie County Land Use Regulations.

**And the Board approves a Zone Change from AR – Agricultural Residential to LR – Low Density Residential for Tract 6, Tract 5 less a portion, Park Estates and a portion of the NW1/4 SE1/4 Section 22, T.14N., R.66W., of the 6<sup>th</sup> P.M. Laramie County, WY, as shown on the attached Exhibit ‘A’ – Zone Change Map.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

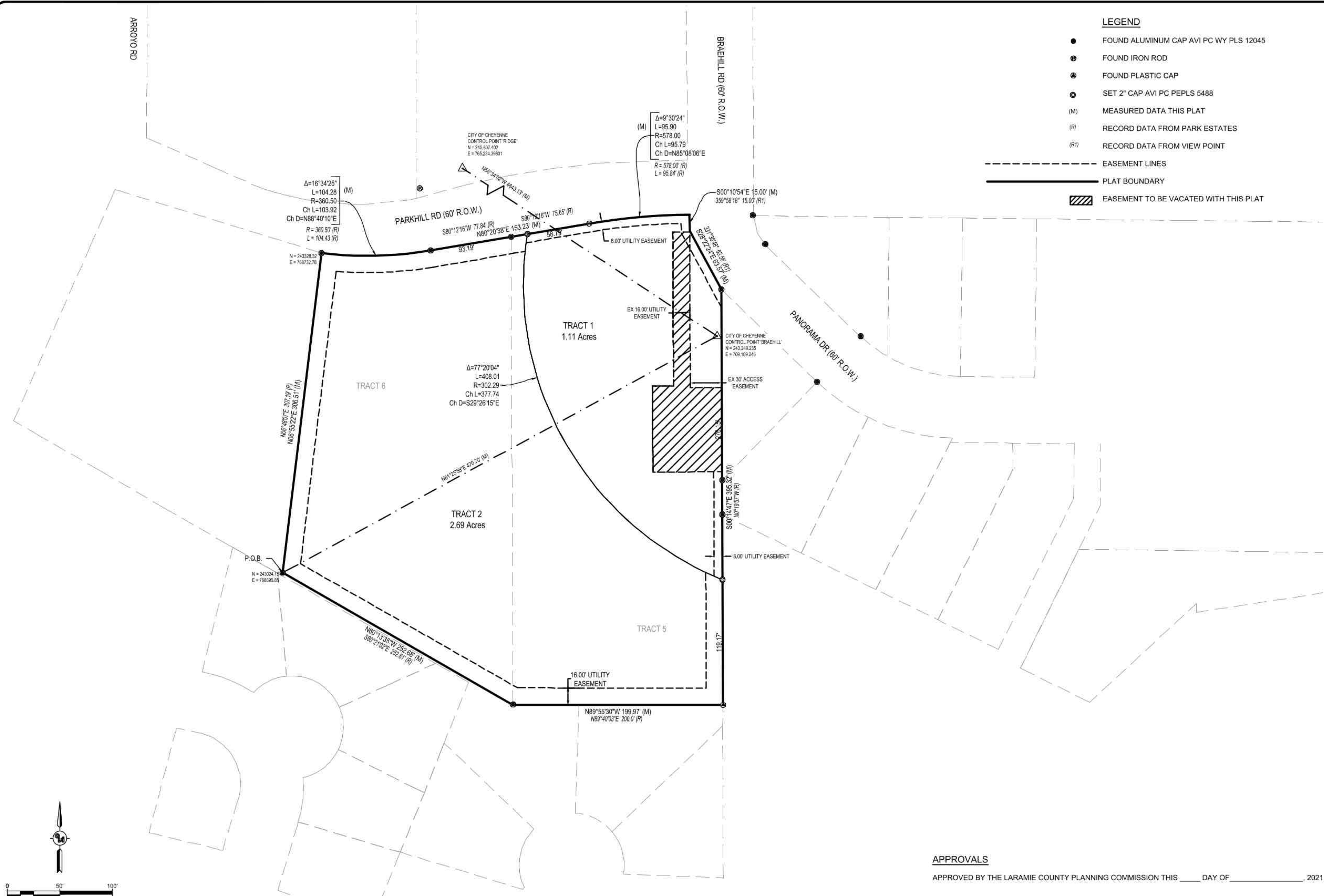
\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

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



16: WACS\_Melchior - Townhome PLANNING COUNTY FINAL PLAT WACS county final plat.dwg Sep 03, 2021 - 11:39am edwh



- LEGEND**
- FOUND ALUMINUM CAP AVI PC WY PLS 12045
  - FOUND IRON ROD
  - FOUND PLASTIC CAP
  - SET 2" CAP AVI PC PEPLS 5488
  - (M) MEASURED DATA THIS PLAT
  - (R) RECORD DATA FROM PARK ESTATES
  - (R1) RECORD DATA FROM VIEW POINT
  - EASEMENT LINES
  - PLAT BOUNDARY
  - ▨ EASEMENT TO BE VACATED WITH THIS PLAT

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING BEING A REPLAT OF TRACTS 5 AND 6 OF PARK ESTATES, AND A PORTION OF THE NORTHWEST ONE-QUARTER, SOUTHEAST ONE-QUARTER OF SECTION 22 DESCRIBED IN BOOK 1147 PAGE 1339 OF LARAMIE COUNTY RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 6, THENCE ALONG WEST PROPERTY LINE OF SAID TRACT 6 N06°55'22"E A DISTANCE OF 306.51 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF PARKHILL ROAD AND THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 360.50, A CHORD BEARING OF N88°40'10"E, A CHORD DISTANCE OF 103.92 FEET AND A CENTRAL ANGLE OF 16°34'25", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 104.28 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: N80°20'38"E AT A DISTANCE OF 153.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 578.00, A CHORD BEARING OF N85°08'06"E, A CHORD DISTANCE OF 95.79 FEET AND A CENTRAL ANGLE OF 9°30'24", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.90 FEET TO A POINT OF NON-TANGENCY AND A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF PANORAMA DRIVE; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: S00°10'54"E A DISTANCE OF 15.00 FEET TO A POINT; THENCE S28°22'24"E A DISTANCE OF 63.57 FEET TO A POINT ON THE EAST PROPERTY LINE OF TRACT 5; THENCE ALONG SAID EAST PROPERTY LINE OF TRACT 5 S00°14'47"E A DISTANCE OF 395.32 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF TRACT 5; THENCE ALONG SAID SOUTHERLY PROPERTY LINE OF TRACT 5 N89°55'30"W A DISTANCE OF 199.97 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF TRACT 6; THENCE ALONG SAID SOUTHERLY PROPERTY LINE OF TRACT 6 N60°13'35"W AT A DISTANCE OF 252.88 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 3.8 ACRES MORE OR LESS.

**VACATION STATEMENT**

THIS PLAT VACATES THE EASEMENTS AS DENOTED BY THE CROSS-HATCH NOTE IN THE LEGEND, WITHIN THE BOUNDS OF THIS ADMINISTRATIVE PLAT.

**BASIS OF BEARINGS:**

GROUND COORDINATES SHOWN ARE BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901 WY E. TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999660036.

EXAMPLE POB  
GROUND NORTHING = 143106.80  
GROUND EASTING = 568957.27  
STATE PLANE N = (143106.80+100000)\*SF = 243024.15  
STATE PLANE E = (568957.27+200000)\*SF = 768695.85  
ORIGINAL FIELD SURVEY BY: AVI PC SEPTEMBER 2020

**CERTIFICATE OF SURVEYOR**

I, BRUCE H. PERRYMAN, A PROFESSIONAL ENGINEER AND LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**APPROVALS**

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHAIRMAN \_\_\_\_\_

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHAIRMAN \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT TL PROVISION, LLC WITH D. STEPHEN MELCHIOR AS ACTING MANAGING MEMBER, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS REPLAT OF "PARK ESTATES, FOURTH FILING", DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

TL PROVISION, LLC  
D. STEPHEN MELCHIOR, MANAGING MEMBER

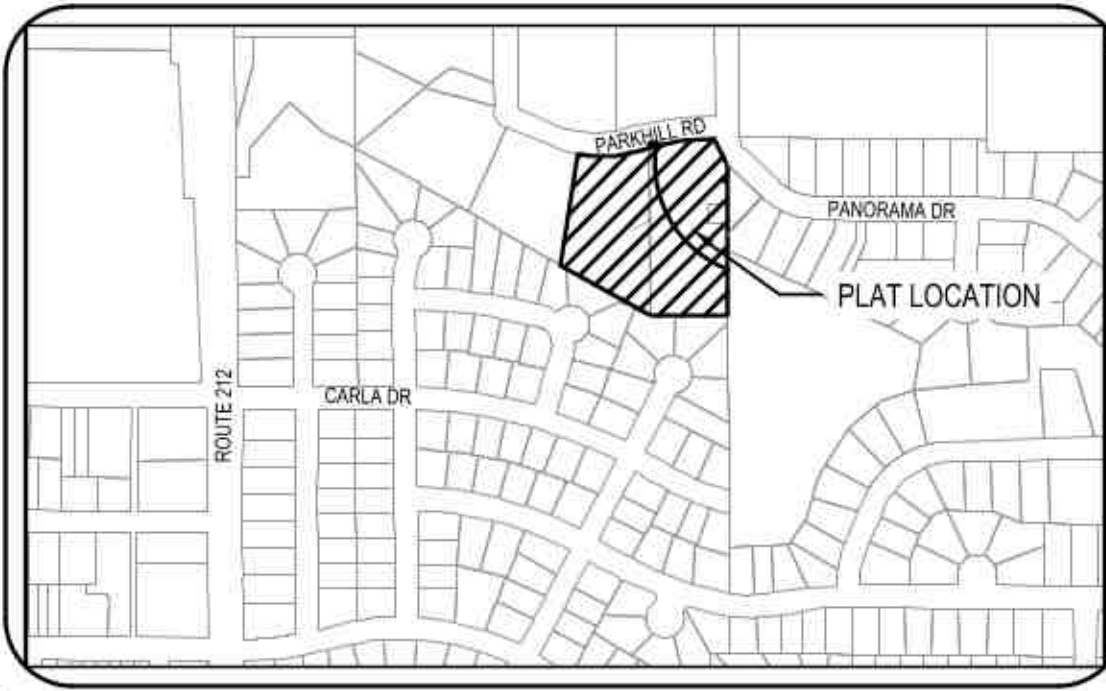
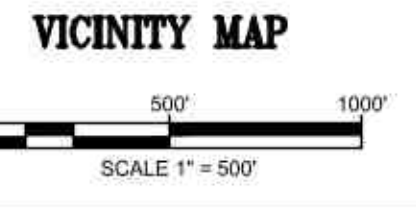
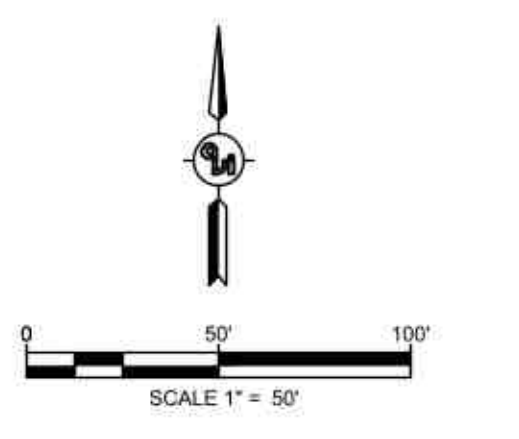
**ACKNOWLEDGEMENTS**

STATE OF WYOMING )  
COUNTY OF LARAMIE )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY D. STEPHEN MELCHIOR, MANAGING MEMBER OF TL PROVISION, LLC, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING  
MY COMMISSION EXPIRES: \_\_\_\_\_

- NOTES:**
- A 5/8" REBAR 24" LONG WITH A 2" ALUMINUM CAP STAMPED AVI PC PELS 5488 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
  - NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1092 OF 1650, MAP NO. 56021C1092F WITH AN EFFECTIVE DATE OF JANUARY 17, 2007 AND A REVISION DATE OF APRIL 14, 2011.
  - TRACTS 1 AND 2 WILL BE SERVED BY LARAMIE COUNTY FD #2.
  - WATER AND SEWER SERVICE TO BE PROVIDED FOR TRACT 1 BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES.
  - TRACT 2 WILL BE REZONED TO LR AND THUS WILL MEET LARAMIE COUNTY WELL AND SEPTIC REQUIREMENTS.



FILING RECORD

**FINAL PLAT**  
FOR  
**PARK ESTATES, 4TH FILING**

BEING A REPLAT OF TRACTS 5 AND 6 OF PARK ESTATES AND A PORTION OF THE NORTHWEST ONE-QUARTER, SOUTHEAST ONE-QUARTER OF SECTION 22 DESCRIBED IN BOOK 1147 PAGE 1339 OF LARAMIE COUNTY RECORDS, BEING SITUATED IN THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING  
PREPARED SEPTEMBER 2021

NO.	REVISION	DATE

PREPARED FOR:  
**TL PROVISION, LLC.**  
2010 WARREN AVE  
CHEYENNE, WY 82001

PROJECT: **PARK ESTATES, 4TH FILING**

DRAWING TITLE: **FINAL PLAT**



DATE: Sep 03, 2021

DRAWN BY: CK

DESIGNED BY: BP

CHECKED BY: BP

JOB NO.: 4425

DRAWING NO. 1 of 1



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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT  
FOR TRACT 6, TRACT 5 LESS A PORTION, PARK ESTATES AND  
A PORTION OF THE NW1/4 SE1/4 SECTION 22, T.14N., R.66W.,  
LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS "PARK ESTATES, 4<sup>TH</sup> FILING".**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

**WHEREAS**, this resolution is the subdivision permit for Park Estates, 4<sup>th</sup> Filing.

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING**, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-103 governing the LR – Low Density Residential zone district.

**And the Board approves the Subdivision Permit and Plat for Park Estates, 4<sup>th</sup> Filing with the following condition:**

1. All legal descriptions on the plat shall be corrected prior to recordation of the plat.

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

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

Reviewed and approved as to form:

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