



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: April 15, 2025

TITLE: PUBLIC HEARING regarding a Vacation and Administrative Plat of a Portion of Tract 5, O'Connor Ranchettes, Laramie County, WY.

EXECUTIVE SUMMARY

Jones Land Surveying, on behalf of Osvaldo Peralta Guerrero, has submitted an Administrative Plat Application for this property located in O'Connor Ranchettes Subdivision north of the intersection of Bade Road and Happy Jack Road. The application asks to vacate a portion of Tract 5 and subdivide it into two parcels.

BACKGROUND

The property is currently assessed as residential vacant land and is located within the LU – Land Use Zone District. It is accessed from Bade Road to the east of the property. The administrative plat known as O'Connor Ranchettes, 2nd Filing would subdivide the property into two parcels and leave an access easement for the resulting parcel on the western side. The resulting parcels would be 5.25 acres on the eastern tract, and 14.76 acres on the western tract. The Board approved O'Connor Ranchettes on September 17th, 1974, and must approve the vacation of the relevant portion of Tract 5 of that plat for the administrative plat to be approved.

Pertinent Laramie County Land Use Regulations include:

Wyoming Statutes § 34-12-108.

Section 2-1-101(m), governing Board vacation of a subdivision plat.

Section 2-1-102, governing the criteria for an administrative plat.

Section 4-2-114, governing the LU – Land Use Zone District

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as RAI – Rural Ag Interface. Residential uses are primarily anticipated in these areas. Limited service commercial and retail uses are anticipated at major intersections. For example, a gas station, repair shops, lodging, and

restaurants may be appropriate along a highway or interstate interchange when adequate buffering from adjacent residential uses is provided. Commercial uses should provide evidence that they will not significantly impact surrounding residential uses. Density of uses shall be foremost based on availability and access to water, and development is encouraged on existing rights-of-way where possible. The proposed plat is residential in nature and complies with the AMEC memo, making it comport well with the Plan. The PlanCheyenne Future Land Use Plan does not give a designation for the existing property.

A request to waive traffic and drainage requirements was submitted, with which the County Engineer concurred. The property is bordered by the LU Zone District on all sides and is located within AMEC Memo Zone 2, requiring a minimum of 5.25 acres. The average lot size for the area is roughly 10 acres, with nearby uses being primarily residential. The new tracts would be serviced by the Laramie County Fire Authority for fire services. Both tracts would require onsite water and sewer services permitted and constructed to the standards of the Wyoming State Engineer and the Cheyenne/Laramie County Environmental Health Department, respectively.

Agency review comments addressed minor plat corrections and the width of the access easement to Tract 2. The easement was widened during the review process and a plat note was added to require a setback from the north property line for a future driveway in compliance with the LCLUR. Public notice was provided per Section 1-2-104 of the Land Use Regulations. Staff received no public comments or inquiries in regard to the proposed subdivision.

RECOMMENDATION and FINDINGS

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

- a. This application meets the criteria for vacation of a subdivision plat pursuant to **Section 2-1-101(m)** of the Laramie County Land Use Regulations.
- b. This application fulfills the intent of **Wyoming State Statute 34-12-108** as it does not abridge any of the rights of properties situated in the same subdivision.
- c. This application meets the criteria of **Section 4-2-114** of the Laramie County Land Use regulations, governing the LU Zone District.

and that the Board may approve the Vacation of a portion of Tract 5, O'Connor Ranchettes, to become effective upon recordation of the Administrative Plat known as O'Connor Ranchettes, 2nd Filing.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: O'Connor Ranchettes Plat, Recorded 10/4/1974**
- Attachment 2: Applicant Narrative**
- Attachment 3: Combined Agency Comments Report with Applicant Responses**
- Attachment 4: Administrative Plat for O'Connor Ranchettes, 2nd Filing, revised 3/28/25**
- Attachment 5: Resolution**



**Laramie County
Wyoming MapServer**

PZ-25-00013

O'CONNOR RANCHETTES ADMIN
PLAT AND BOARD VACATION

2 TRACT SUBDIVISION

LU - LAND USE ZONE DISTRICT

LCFA - LARAMIE COUNTY FIRE
AUTHORITY

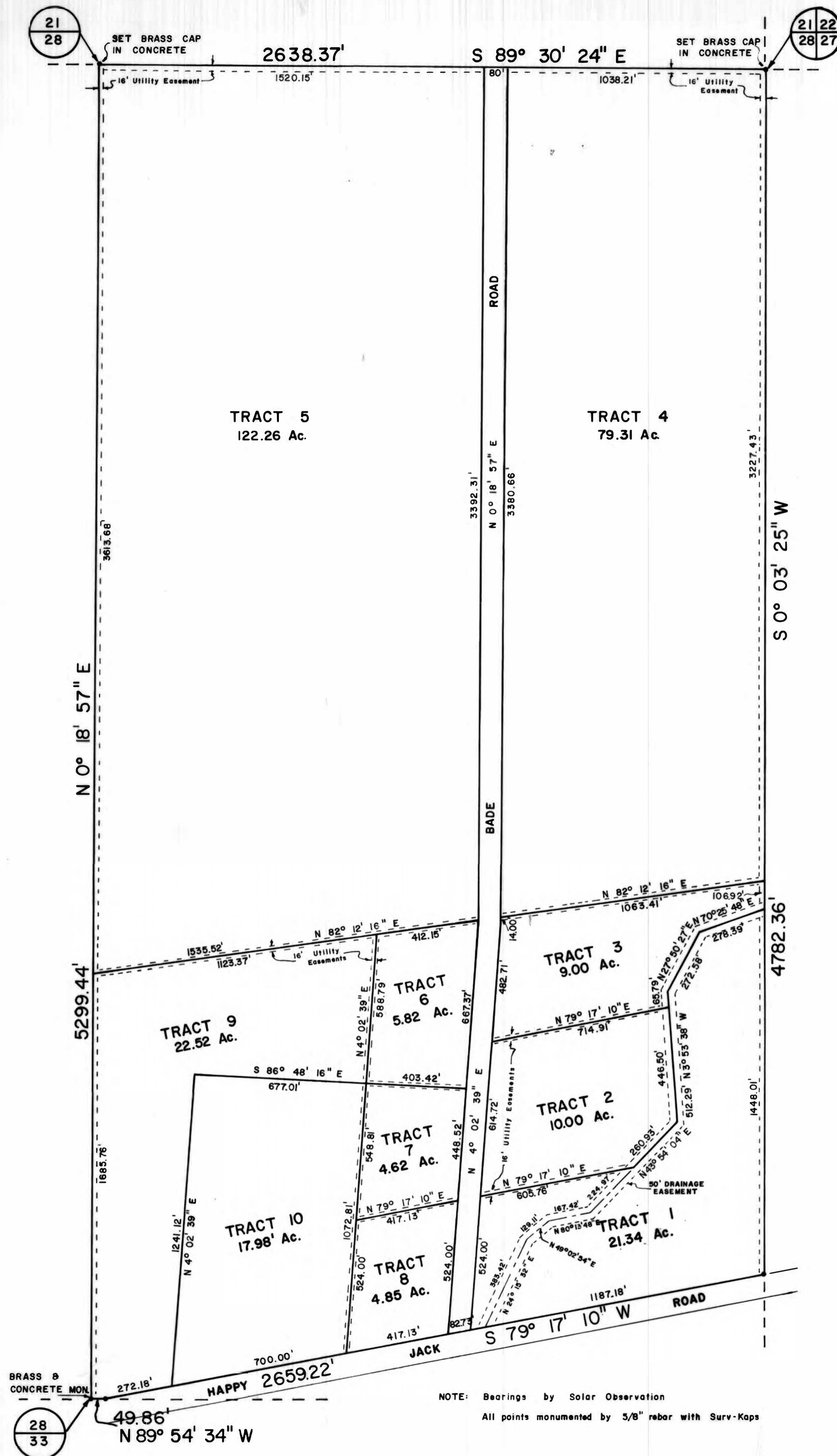
INDIVIDUAL WELL & SEPTIC

AMEC ZONE 2

- Township Line
- City/Cnty 100YR Floodplain
- FEMA 100YR Floodplain
- FEMA 500YR Floodplain
- FEMA Floodway
- Interstate
- Major Road
- imps only



This map/data is made possible through the
Cheyenne and Laramie County Cooperative GIS
(CLCCGIS) Program and is for display purposes
only. The CLCCGIS invokes its sovereign and
governmental immunity in allowing access to or use
of this data, and makes no warranties as to the
validity, and assumes no liability associated with the
use or misuse of this information.
printed 4/9/2025



SURVEYOR'S CERTIFICATE

I, Robert C. Corbet, a Licensed Land Surveyor in the State of Wyoming, do hereby certify that this plat of O'CONNOR RANCHETTES was made from notes taken during actual surveys made by me during April of 1973, and during June and July of 1974, and that it shows accurately the Tracts, Roads, and Easements as marked on the ground by 5/8" re-bar with Surv-Kaps set at all corners, except where shown otherwise, and that the land embraced in this plat is a portion of the East 1/2 of Section 28, T.14N., R.68W., 6th P.M., Laramie County, Wyoming, being more particularly described as follows; Beginning at the Northeast corner of said Section 28; thence S 0° 03' 25" W, along the East boundary of said Section 28, a distance of 4782.36 feet to a point on the North right-of-way line of Happy Jack Road; thence S 79° 17' 10" W, along said North right-of-way line, a distance of 2659.22 feet to a point on the South boundary of said Section 28; thence N 89° 54' 34" W, along said South boundary, a distance of 49.86 feet to the South 1/4 corner of said Section 28; thence N 0° 18' 57" E, along the North-South centerline of said Section 28, a distance of 5299.44 feet to the North 1/4 corner of said Section 28; thence S 89° 30' 24" E, along the North boundary of said Section 28, a distance of 2638.37 feet to the point of beginning, said parcel bounding 306.92 acres more or less.

Robert C. Corbet
WYOMING REGISTRATION 493



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that William C. Bade and Margaret E. Bade, husband and wife, John Earl O'Connor and Jeanine Ruth O'Connor, husband and wife, James I. O'Connor and Loretta O'Connor, husband and wife, and Leo W. Lish and June B. Lish, husband and wife, owners in fee simple of the land embraced in this plat of O'CONNOR RANCHETTES do hereby declare the subdivision of said land to be their free act and deed and in accordance with their desires and do hereby dedicate to the use of the public forever the Streets and Easements hereon.

Witness: <i>Becky Jones Brannon</i>	<i>William C. Bade</i> William C. Bade	Witness: <i>Becky Jones Brannon</i>	<i>Margaret E. Bade</i> Margaret E. Bade
Witness: <i>Becky Jones Brannon</i>	<i>John Earl O'Connor</i> John Earl O'Connor	Witness: <i>Becky Jones Brannon</i>	<i>Jeanine Ruth O'Connor</i> Jeanine Ruth O'Connor
Witness: <i>Becky Jones Brannon</i>	<i>James I. O'Connor</i> James I. O'Connor	Witness: <i>Becky Jones Brannon</i>	<i>Loretta O'Connor</i> Loretta O'Connor
Witness: <i>Becky Jones Brannon</i>	<i>Leo W. Lish</i> Leo W. Lish	Witness: <i>Becky Jones Brannon</i>	<i>June B. Lish</i> June B. Lish

ACKNOWLEDGEMENT

STATE of WYOMING
COUNTY of LARAMIE ss

The foregoing instrument was acknowledged before me by William C. Bade, Margaret E. Bade, John Earl O'Connor, Jeanine Ruth O'Connor, James I. O'Connor, Loretta O'Connor, Leo W. Lish, and June B. Lish this 14th day of August, 1974.

Becky Jones Brannon
Notary Public

My Commission Expires: April 23, 1977

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 16th day of September, 1974.

Attest: *Charles R. Weir* Vice-Chairman
James D. Hark Chairman

Approved by the Board of County Commissioners of Laramie County this 17th day of September, 1974.

Attest: *John B. H. Hession* County Clerk
Robert C. Corbet Chairman of the Board



O'CONNOR RANCHETTES

A SUBDIVISION OF A PORTION OF THE EAST 1/2, SECTION 28, T.14N., R.68W., 6th P.M., LARAMIE COUNTY, WYOMING.

SCALE 1"=300' JULY 29, 1974

337965
This instrument was filed for record in the County of Laramie, Wyoming, on the 14th day of October, 1974, and duly recorded in Book 104 at page 297.
John B. Hession
County Clerk & Ex-Officio Register of Deeds
Bertine Boyan

CORBET LAND SURVEYING
1605 CENTRAL AVENUE
CHEYENNE, WYOMING



February 21, 2025

Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: O'Connor Ranchettes, 2nd Filing

To whom it may concern,

Jones Land Surveying, Inc. on behalf of the Mr. Guerrero is seeking a recommendation of approval for the Administrative Plat of O'Connor Ranchettes. 2nd Filing. It is our intent to submit a Subdivision Permit and Plat for the property which is currently located west of Cheyenne along Bade Road and consists of 20 acres of vacant agricultural land.

The final plat is proposing 2 tracts, Tract 1 being 5.25 acres and Tract 2 being 14.76 acres.

We are required to meet the minimum acreage of 5.25 gross acres per tract which is reflected in a total acreage of each on the proposed plat. Access to the tracts will be from Bade Road.

Please feel free to contact my office with any questions regarding the Final Plat Application.

Regards,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S.

O'Connor Ranchettes 2nd

Permit Notes

Permit Number: PZ-25-00013

Parcel Number: 14682810201100

Submitted: 02/21/2025

Applicant: Jones Land Surveying, Inc

Site Address: UNKNOWN

Technically Complete: 02/24/2025

Owner: GUERRERO, OSVALDO PERALTA ET UX

Laramie County, WY 00000

Approved:

Project Description: Administrative Plat

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>
02/21/2025	02/25/2025	Parcels	14682810201100	POP-UP	SITE PLAN AND FOUNDATION PLAN ATTACHED TO THIS POP-UP. SENT BY ENGINEER. FOR A NSFR BUILD ON THIS PROPERTY. NO PERMIT STARTED AT THIS POINT.	BEAU.SAINDON@LARAMIECOUNTY.WY.GOV
02/27/2025		Application	PZ-25-00013	GENERAL	BOCC 4/15 FOR VACATION	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
03/03/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Observation: Discrepancy in Dedication signature line for OSVALDO PERALTA GUERRERO. Discrepancy in Title Block for T.14.N.R.68.W. No further comments.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
03/04/2025		Workflow	GIS REVIEW	GENERAL	Shouldn't the title block include that this is a portion of Tract 5, O'Connor Ranchettes, and not simply the Section, Township and Range? Also, this is located in T14N R68W.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
03/04/2025		Workflow	WYDOT REVIEW	GENERAL	No comment.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
03/05/2025		Application	PZ-25-00013	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTY.WY.GOV
03/11/2025		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	If developed, septic permits will be required for each lot. Septic systems must be kept out of easements, 50 ft from property lines, and 100 ft from wells. Signed final plat must be submitted to this office prior to application for permits.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV

CORRECTED

CORRECTED

Permit Notes

03/12/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right ofway (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.</p> <p>2. Any internal roadways on the tracts shall comply with the needs of emergency services.</p> <p>3. Due to Bade Road being dedicated to the public, access permit applications through Public Works will be required for each tract. If a shared access will be used one permit will be required. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountyywy.gov) Public Works with any questions.</p> <p>4. The Flood Plain call out needs to be updated to read "plain" instead of "plane"</p> <p>5. 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>6. All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
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CORRECTED

03/13/2025	Application	PZ-25-00013	GENERAL	This will need a vacation approved by BOCC.	LARAMIECOUNTYATTORNEY@LARAMIECOUNTY.WY.GOV
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03/13/2025	Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	<p>Planning review 1:</p> <p>1. Please address all agency commentary. Planning approval contingent upon all commentary being addressed and/or acknowledged.</p>	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
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03/13/2025	03/13/2025	Application	PZ-25-00013	GENERAL	<p>1st Review - Engineer Review</p> <p>1. I agree that a detailed Drainage Study and Traffic Study is not warranted for this plat.</p> <p>2. The title block indicates that this subdivision is located T.15 N., R. 67 W., however the Dedication and the deed document both indicate that it is located in T. 14 N., R. 68 W.</p> <p>3. One of the signature lines of the Dedication is labeled as Osvalto Peralta Guerrero, however in the first line of the Dedication, the Acknowledgement, and the deed document it is shown as Osvaldo Peralta Guerrero.</p> <p>4. The plat is showing a 40 Ingress/Egress Access & Utility Easement. Per the LCLUR, for a rural residential access road, it is required to be a minimum of 25 from a property line. The 40 may or may not be adequate to provide the spacing as well as the roadway width within the 40 easement.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
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- CORRECTED

- CORRECTED

- ADD 10' TO THE EASEMENT + NOTE TO INDICATE ROAD TO BE BUILT IN THE SOUTH 25'

Surveyor Review

1. The bearing in the fourth line of the legal description of the DEDICATION is shown as N.893338W., however the drawing

- CORRECTED

Permit Notes

on the plat shows that bearing of that line as S.893336E., 2 different.

2.This plat appears to be a VACATION and REPLAT of a portion of TRACT 5, OCONNOR RANCHETTES. Should there be a Statement to Vacate?

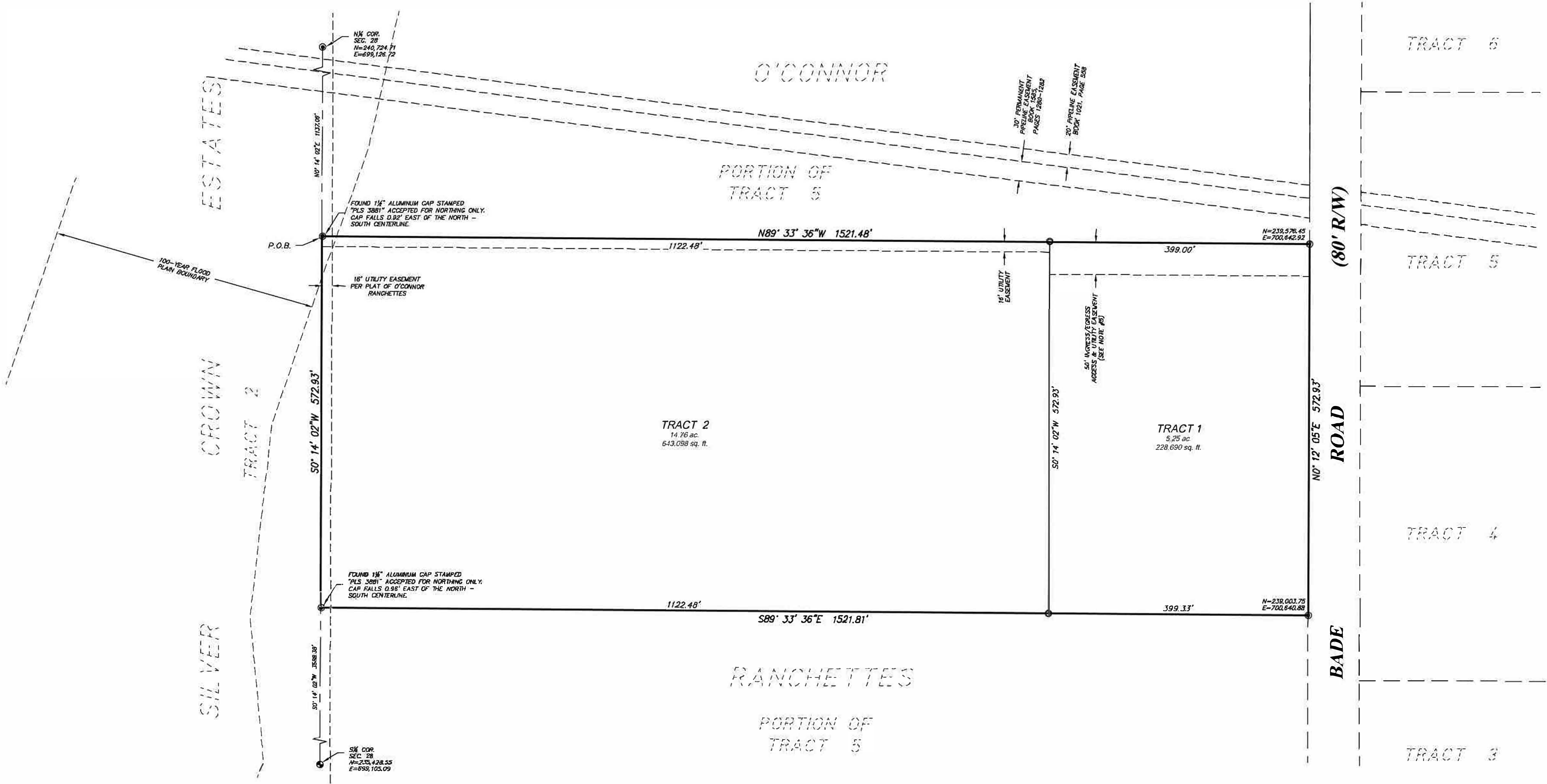
Added

3.The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.

N/C

03/13/2025	03/13/2025	Application	PZ-25-00013	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
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THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY NO PUBLIC SEWAGE TREATMENT SYSTEM PROPOSED



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: OSVALDO PERALTA GUERRERO AND ELIZABETH PERALTA, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF A PORTION OF TRACT 5, O'CONNOR RANCHETTES, SITUATE EAST HALF (E½), SECTION 28, T. 14 N., R. 68 W., 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "O'CONNOR RANCHETTES, 2ND FILING," BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28 SAID POINT BEARS S. 00°14'02" W A DISTANCE OF 1137.06; THENCE N.89°33'36"E., A DISTANCE OF 1521.48 FEET TO A POINT ON THE WEST LINE OF BADE ROAD A FOUND #5 REBAR; THENCE S.00°12'05"W ALONG SAID LINE A DISTANCE OF 572.93 FEET TO A FOUND 1½" ALUMINUM CAP; THENCE N.89°33'36" W. A DISTANCE OF 1521.81 FEET TO A POINT ON THE SAID NORTH-SOUTH CENTERLINE OF SECTION 28; THENCE N.00°14'02"E., ALONG SAID CENTERLINE A DISTANCE OF 572.93 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINS 20.01 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "O'CONNOR RANCHETTES, 2ND FILING", DO 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, AND DO HEREBY GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

OSVALTO PERALTA GUERRERO

ELIZABETH PERALTA

ACKNOWLEDGMENT

STATE OF WYOMING)
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY OSVALDO PERALTA GUERRERO AND ELIZABETH PERALTA, HUSBAND AND WIFE.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING
MY COMMISSION EXPIRES _____

SURVEYOR'S NOTE

DURING A PREVIOUS SURVEY IN THE NORTHERN PORTION OF TRACT 5 AN ERROR WAS DISCOVERED ALONG THE NORTH LINE OF SECTION 28. THE NORTH QUARTER CORNER (N¼) OF SECTION 28 WAS SET IN ERROR DURING THE CORBET SURVEY OF O'CONNOR RANCHETTES. IT WAS DETERMINED THAT THE CORNER FALLS N. 06°45'25" E. A DISTANCE OF 9.26' NORTH OF THE TRUE POSITION AND NOT ACCEPTED AS PART OF THIS PREVIOUS SURVEY. A 3/4" ALUMINUM CAP SET BY STEIL SURVEYING AS PART OF THE "SILVER CROWN ESTATES SUBDIVISION" SURVEY WAS DETERMINED TO BE THE CORRECT POSITION FOR THE CORNER AND WAS ACCEPTED AS SUCH. THE ERROR EFFECTS ALL OF THE CORNERS SET BY CORBET ALONG THE NORTH LINE OF SECTION 28 AND SUBSEQUENT SURVEYS DONE BY BILL BRAMAN AND INTERMOUNTAIN PROFESSIONAL SERVICES IN TRACTS 4 & 5, O'CONNOR RANCHETTES. THE ERROR FOR THE PREVIOUS SURVEY WAS RESOLVED IN TRACT 5 ALONG THE NORTH SECTION LINE AND EFFECTS THE RECORD OF SURVEYS DONE BY INTERMOUNTAIN PROFESSIONAL SERVICES RECORDED IN BOOK 1449, PAGE 535 (PLAT CABINET 7, SLOT 196) ON FILE IN THE LARAMIE COUNTY CLERK'S OFFICE. THE ERROR STILL EXISTS ALONG THE NORTH LINE OF TRACT 4 AND SUBSEQUENT REPLAT OF TRACT 4, O'CONNOR RANCHETTES RECORDED IN PLAT CABINET #4, SLOT 238, IN THE LARAMIE COUNTY CLERK'S OFFICE. THE NORTH-SOUTH CENTERLINE WAS ALSO CORRECTED TO THE ACCEPTED N¼ CORNER OF SECTION 28.

FILING RECORD

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING DEPARTMENT,
LARAMIE COUNTY, WYOMING THIS _____ DAY OF _____, 2025.

JUSTIN ARNOLD, PLANNING DIRECTOR

APPROVED BY THE LARAMIE COUNTY PUBLIC WORKS,
LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2025.

MOLLY BENNETT, PUBLIC WORKS DIRECTOR

ACKNOWLEDGMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY _____ AND _____ OF THE LARAMIE COUNTY, WYOMING PLANNING AND DEVELOPMENT OFFICE.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES _____

NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE NAD83. ALL DISTANCES AS SHOWN ARE U.S SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES FALL WITHIN THE SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL No. 56021C1045F, DATED JANUARY 17, 2007.
- 3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP ON #5 X 24" REBAR STAMPED "P.L.S. 9834 AND APPROPRIATE DATA.
- 4.) THERE SHALL BE NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/ACCESS EASEMENTS.
- 5.) ACCESS ROAD SHALL BE BUILT IN THE SOUTH 25' OF THE ACCESS EASEMENT.

VACATION STATEMENT

THE PURPOSE OF THIS REPLAT IS TO VACATE A PORTION OF TRACT 5, O'CONNOR RANCHETTES AND CREATE THE NEW TRACTS AS SHOWN WITHIN THE BOUNDS OF THIS REPLAT.

CERTIFICATE OF SURVEYOR

I COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS REPLAT OF "O'CONNOR RANCHETTES, 2ND FILING", WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF DECEMBER 2024, THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.

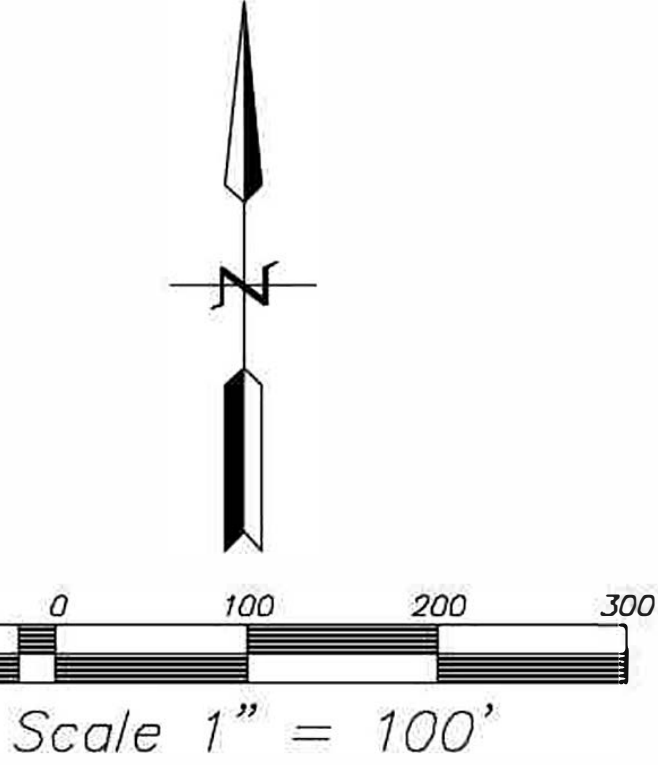
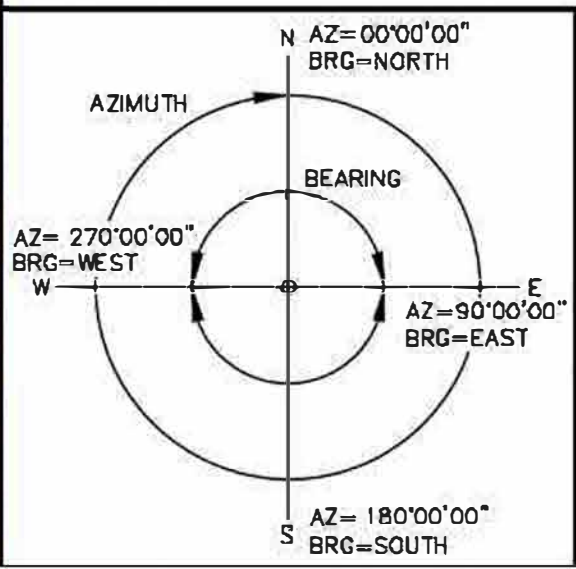
LEGEND

- FOUND 1½" ALUMINUM CAP
- SET #5 X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "PLS 9834"
- COMPUTED POSITION ONLY - NOT SET
- Ⓐ FOUND 1" PLASTIC CAP

VICINITY MAP



AZIMUTH



O'CONNOR RANCHETTES, 2ND FILING ADMINISTRATIVE REPLAT

BEING A PORTION OF TRACT 5, O'CONNOR RANCHETTES SITUATE IN THE NE¼, SECTION 28, T. 14 N., R. 68 W., 6TH P.M., LARAMIE COUNTY, WYOMING.

PREPARED JANUARY 2025

JONES LAND SURVEYING, INC.
Licensed in:
WY, CO, MT, SD,
ND, ID, UT, NV
6750 Say Kally Rd.,
Cheyenne, WY 82009
Ph: 307-637-7107
Cell: 307-630-8550
Email: cotton.jones@msn.com

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A VACATION OF A PORTION OF TRACT 5, O'CONNOR RANCHETTES, TO BECOME EFFECTIVE UPON RECORDATION OF THE ADMINISTRATIVE PLAT KNOWN AS "O'CONNOR RANCHETTES, 2ND FILING."

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

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

WHEREAS, the proposed Vacation is in accordance with W.S. §34-12-106 to §34-12-111; and

WHEREAS, the proposed Vacation is in accordance with the Laramie County Land Use Regulations, Section 2-1-102 (m); and

WHEREAS, this Body approved the subdivision plat known as O'Connor Ranchettes on September 17th, 1974; and

WHEREAS, this Resolution shall vacate a portion of Tract 5, O'Connor Ranchettes.

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

The Laramie County Board of Commissioners finds that:

- a. The application is in conformance with W.S. §34-12-106 to §34-12-111.
- b. The application is in conformance with Section 2-1-102(m) of the Laramie County Land Use Regulations.
- c. The vacation has been submitted to create an Administrative Plat known as O'Connor Ranchettes, 2nd Filing.
- d. This vacation will become effective only upon recording of the Administrative Plat
- e. known as O'Connor Ranchettes, 2nd Filing.

And the Board approves the Vacation of a Portion of Tract 5, O'Connor Ranchettes, to become effective upon the recording of the Administrative Plat known as O'Connor Ranchettes, 2nd Filing.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2025.

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