



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Planner

DATE: March 2nd, 2021

TITLE: PUBLIC HEARING regarding a Zone Change from A2 - Agricultural to PUD – Planned Unit Development and a Subdivision Permit & Plat for North Range Business Park, 12th Filing located on a portion of the S1/2, Sec. 5, T.13N., R.67W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Microsoft Corporation, has submitted Zone Change and Subdivision Permit & Plat applications for North Range Business Park, 12th Filing, consisting of one tract located northwest of the junction of Roundtop Rd and I-80. The applications have been submitted to request a zone change from A2 to PUD and to subdivide the property for expansion of the existing data center.

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 project is currently vacant. The property previously underwent the Subdivision Exemption process but is proposed to be platted and rezoned to become a part of the existing North Range Business Park PUD. The Microsoft Data Center is located on the property directly to the east.

Pertinent Regulations

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

Section 4-2-112 of the Laramie County Land Use Regulations governing the PUD – Planned Unit Development 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 Rural Metro (RM). This designation generally includes areas within the MPO boundary. Residences can have private or small, shared septic or sewer systems. The average tract size may range from 2.5 to 5 acres depending on availability of services.

PlanCheyenne categorizes the property and surrounding area as Mixed Use-Employment Campus (MU – E). This category encourages a variety of uses, primarily campus settings with an emphasis on employment. The primary uses in this category include office and light industrial operations set in a campus setting, ideally having open spaces, parks, plazas, and pedestrian walkways. Any additional uses, secondary in use, could be retail, places of worship, and public or civic uses.

The subject property is bordered by the A2 – Agricultural zone district to the north, west and south and PUD – Planned Unit Development to the east.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Board 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 both the zone change and plat maps, as well as construction timeframes. The applicant is currently working towards addressing all agency comments.

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

A public hearing of this application was held on February 11th, 2021 by the Laramie County Planning Commission. No public comment was received. The Planning Commission voted 5 - 0 to recommend approval for both applications to the Board with one condition each.

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 4-2-112 of the Laramie County Land Use Regulations.

and that the Board approve a Zone Change from A2 to PUD for a portion of the S1/2, Sec. 5, T.13N., R.67W., of the 6th P.M., with the following condition:

1. All clerical corrections to the Zone Change Map shall be addressed prior to recordation of the Zone Change Resolution and Resolution Exhibit 'A' Zone Change map.

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.

and that the Board approve the Subdivision Permit and Plat for North Range Business Park, 12th Filing with the following condition:

1. All clerical corrections to the plat shall be addressed prior to recordation of the plat.

PROPOSED MOTION – ZONE CHANGE

I move to approve the Zone Change from A2 to PUD for a portion of the S1/2, Sec. 5, T.13N., R.67W., of the 6th P.M. with one condition, 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 North Range Business Park, 12th Filing with one condition, and adopt the findings of fact a 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**
- Attachment 10: Resolution – Subdivision Permit & Plat**

Laramie County, Wyoming



**North Range
Business Park
12th Filing**

**Zone Change
Subdivision Permit
& Plat**

PZ-21-00001(02)

Location Map

**Subject
Properties**

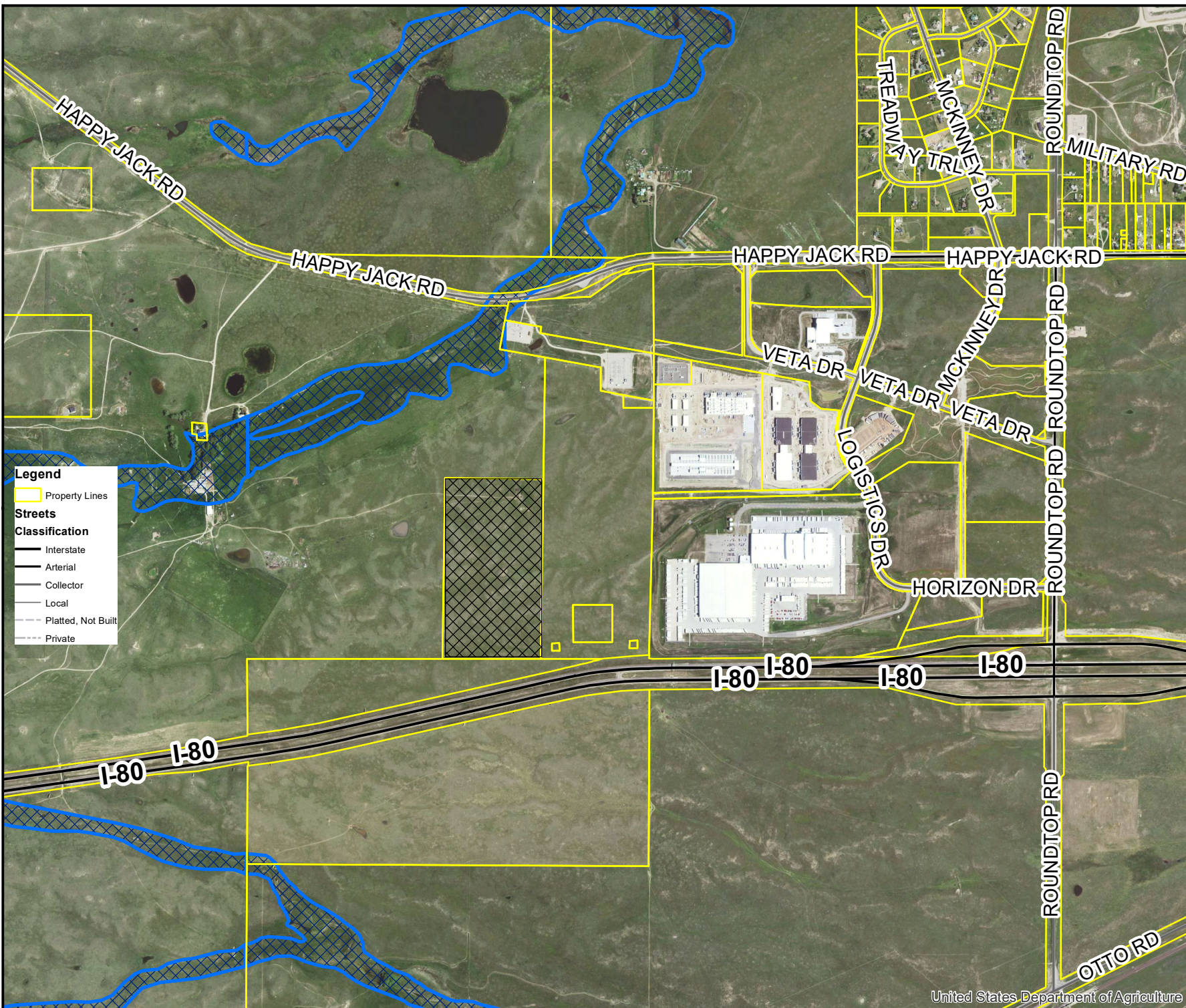


January 2021



0 950 1,900
Feet

United States Department of Agriculture



Legend

Property Lines

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

Laramie County, Wyoming



**North Range
Business Park
12th Filing**

**Zone Change
Subdivision Permit
& Plat**

PZ-21-00001(02)

Aerial Map

**Subject
Properties**

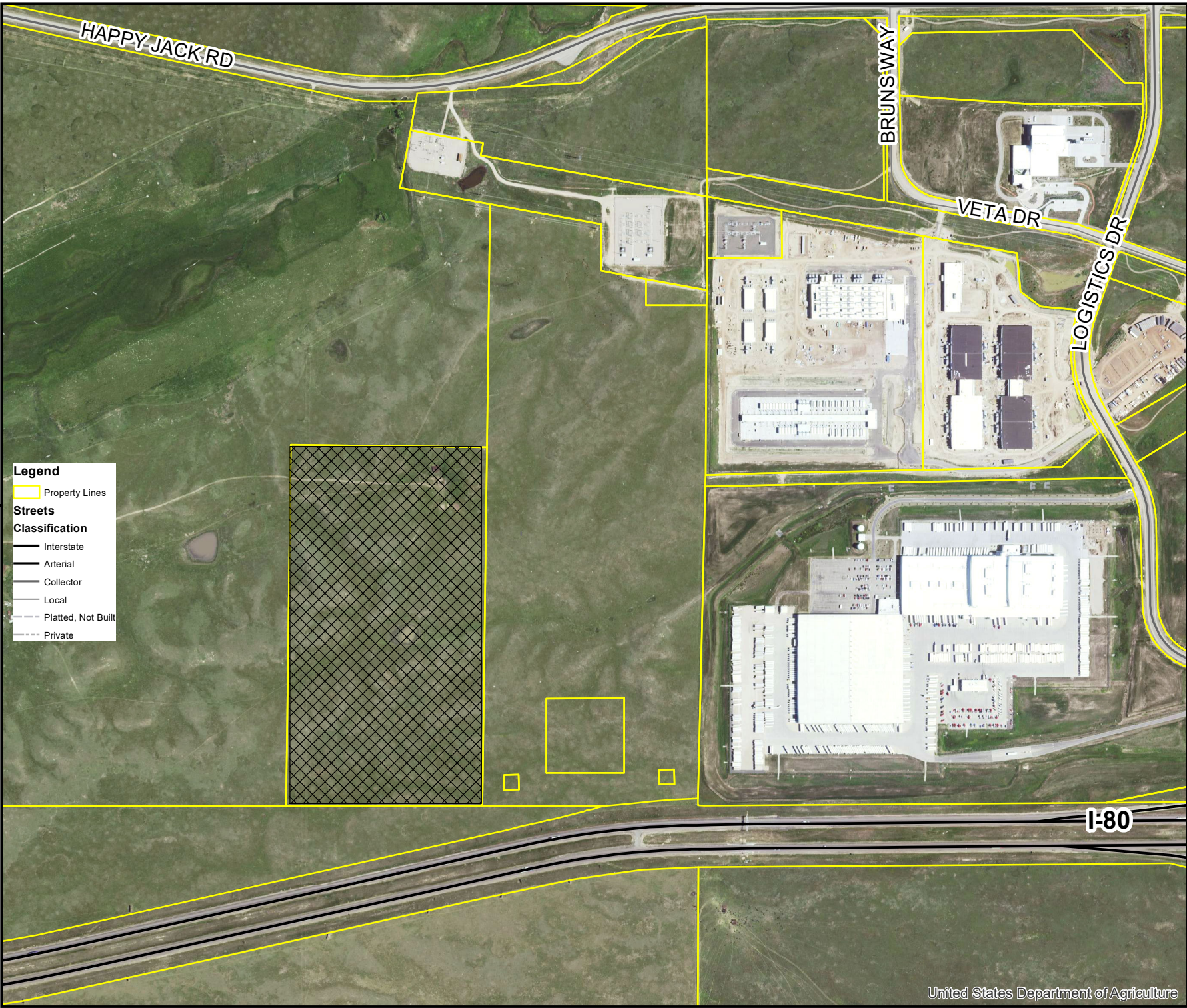


January 2021



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Feet

United States Department of Agriculture



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



**North Range
Business Park
12th Filing**

**Zone Change
Subdivision Permit
& Plat**

PZ-21-00001(02)

**Comprehensive
Plan Map**

**Subject
Properties**

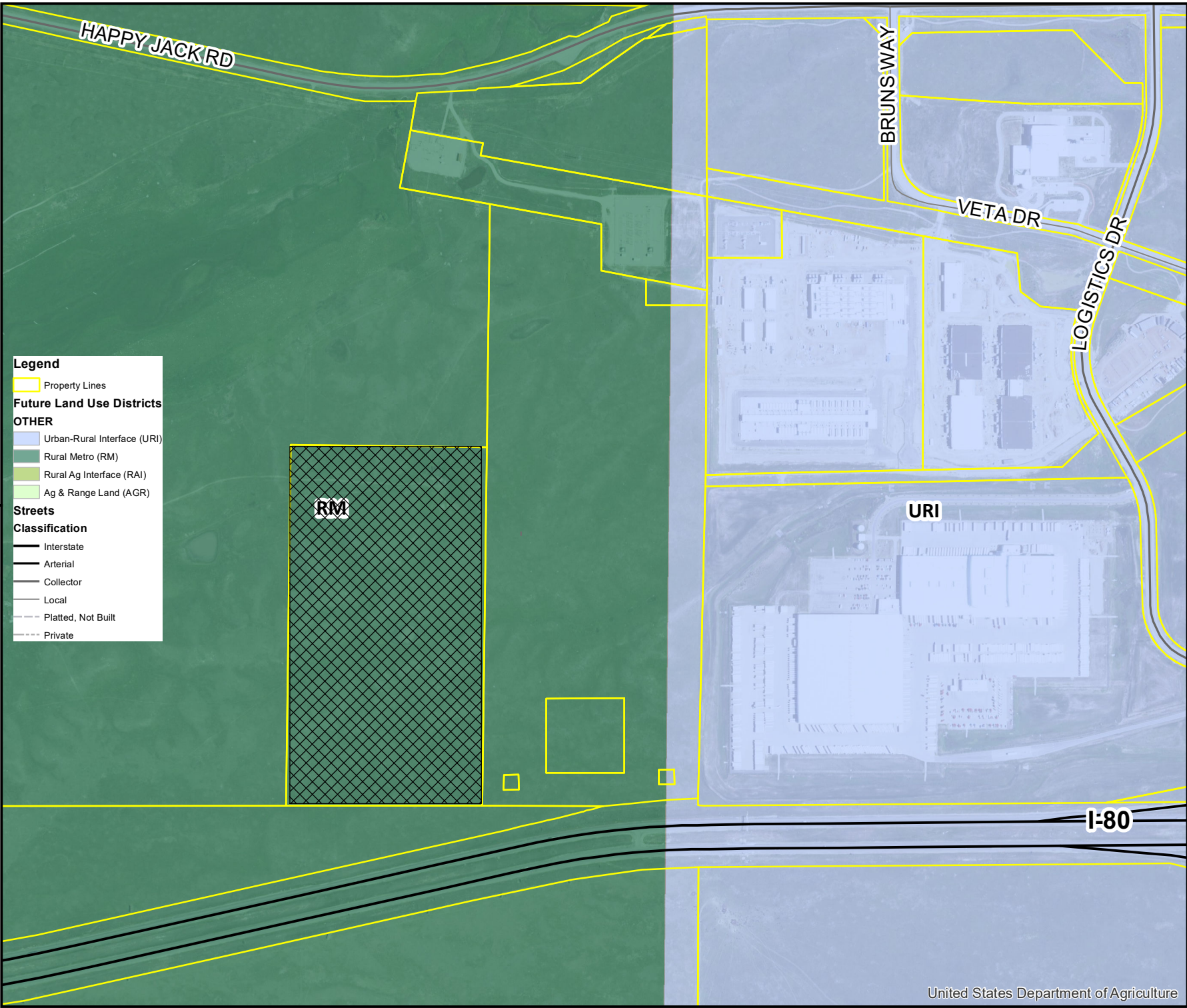


January 2021



0 500 1,000
Feet

United States Department of Agriculture



Legend

Property Lines

Future Land Use Districts

OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)

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



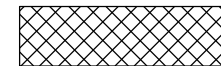
**North Range
Business Park
12th Filing**

**Zone Change
Subdivision Permit
& Plat**

PZ-21-00001(02)

**PlanCheyenne
Map**

**Subject
Properties**

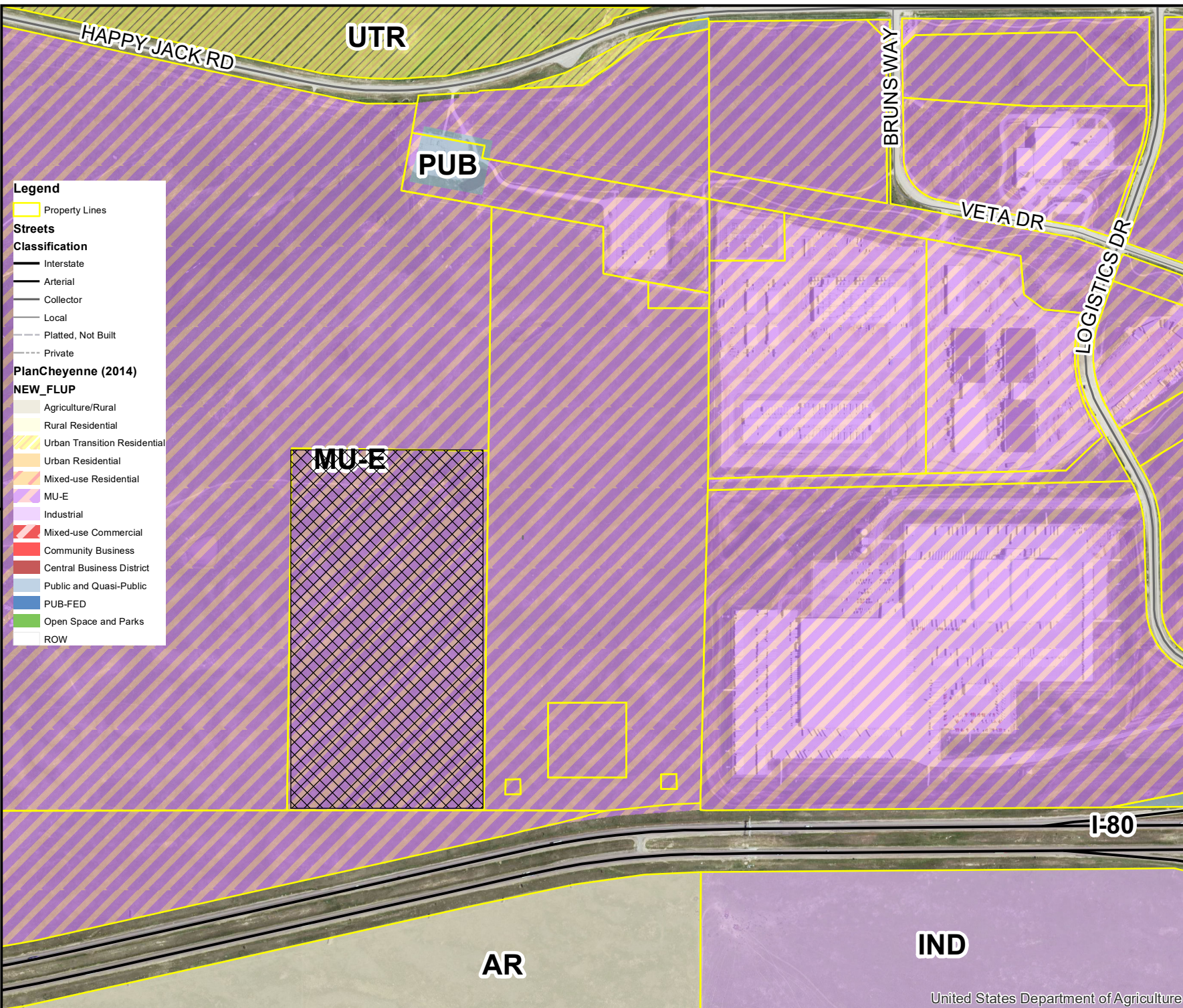


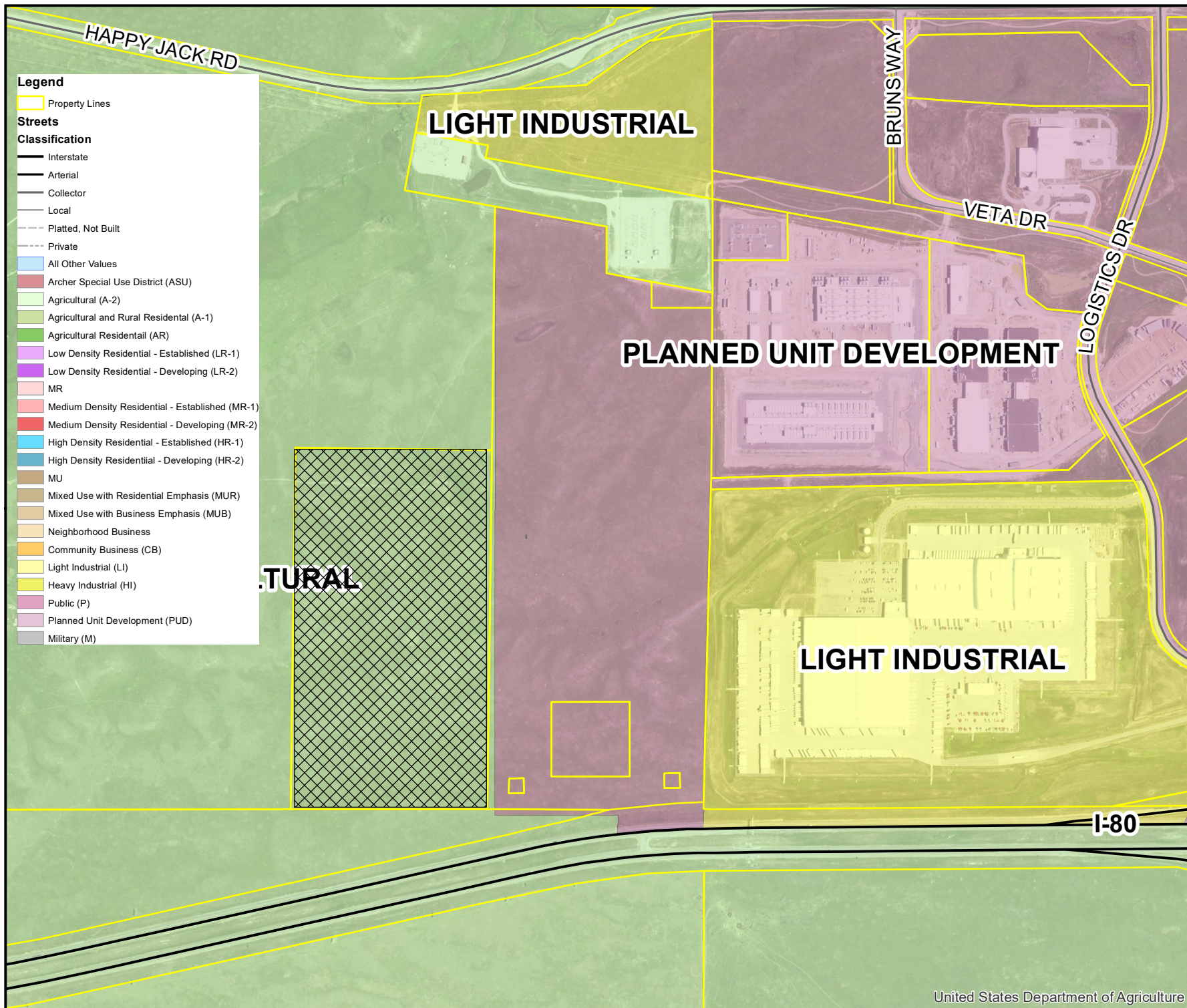
January 2021



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United States Department of Agriculture





Laramie County, Wyoming



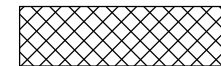
**North Range Business Park
12th Filing**

**Zone Change
Subdivision Permit
& Plat**

PZ-21-00001(02)

**Current Zoning
Map**

**Subject
Properties**



January 2021



0 500 1,000
Feet

United States Department of Agriculture

PZ-21-00001

North Range Business Park, 12th Filing

Zone Change

Intraoffice: Planners, Marissa Pomerleau Comments Attached 01/20/2021

Please see comments for Plat review (PZ-21-00002) regarding corrections to the plat as they will need to be addressed on this map too.

AGENCIES WITH NO COMMENTS:

Cheyenne MPO

County Assessor

County Real Estate Office

County Engineer

County Public Works Department

Combined Communications Center

Planners, Cambia McCollom

AGENCIES WITH NO RESPONSE:

County Attorney

County Treasurer

County Conservation District

Emergency Management

Sheriff's Office

Fire District No. 2

Laramie County Weed & Pest

County Engineer: County Engineer, Scott Larson Comments Attached 01/20/2021
Engineer Review

1. I concur with the waiver of a detailed Drainage Study and Traffic Study at this time. Both will be required when a Site Plan Submittal/Application is made to the County.

Surveyor Review

1. The coordinates shown on my copy of the plat are very small and difficult to read.
2. Some of the data defining the dimensions, with boundary ties, for all existing and proposed utility, drainage, access, or other easements is small, blurry and difficult to read on my copy of the plat.
3. The Vicinity Map would be easier to read and it would be more useful to the 'lay public' if one were to add some 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.
4. Some of the recorded easement book and page references shown on my copy of the plat are very small, blurry and difficult to read.

Intraoffice: Planners, Marissa Pomerleau [No Result] [No Result Date]

1. Please title vicinity map and update it to be show surrounding property lines, as the exact location is not clear.
2. The property to the east of the proposed subdivision is incorrectly identified as Lot 1, Block 16, North Range Business Park, 11th Filing. The legal should be Lot 1, Block 15, North Range Business Park, 8th Filing
3. The details of Lot 2, Block 15, North Range Business Park, 8th Filing do not need to be shown. Please remove everything regarding this except the recorded CLFP Utility Easement that runs to the property line.
4. The half section lines to the north of the property should be removed as they can easily be confused as property lines as there is nothing identifying them in the legend.
5. Please change the title's legal description to include quarter quarters. It should read as "the W1/2 SW1/4". This should also be updated in the dedication.
6. See County Engineer/Surveyor comments regarding illegible easement identifications.

Building Dept.: Building Dept., Antony Pomerleau Comments Attached 01/14/2021
Fire protection water supplies shall be provided in accordance with 2018 IFC section 507 for all new construction.

Fire apparatus access shall be provided in accordance with 2018 IFC section 503 upon construction permit application.

Building permits shall be required for all new construction.

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

Wyoming Game & Fish: Comments Attached

AGENCIES WITH NO COMMENTS:

Cheyenne MPO
County Assessor
County Real Estate Office
County Public Works Department
Environmental Health
WYDOT
Combined Communication Center
Fire District No. 2
Planners, Cambia McCollom

AGENCIES WITH NO RESPONSE:

Board of Public Utilities
County Attorney
County Treasurer
County Conservation District
Department of Energy (WAPA)
Emergency Management
Sheriff's Office
Black Hills Energy
CenturyLink
Laramie County Weed & Pest



WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

wgfd.wyo.gov

GOVERNOR
MARK GORDON

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BRIAN R. NESVIK

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PATRICK CRANK – Vice President
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GAY LYNN BYRD
RICHARD LADWIG
DAVID RAEI
MIKE SCHMID

January 15, 2021

WER 4502.188
Laramie County Planning and Development Office
PZ-21-00002
North Range Business Park, 12th Filing
Laramie County

Marissa Pomerleau
Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, WY 82009
mpomerleau@laramiecounty.com

Dear Ms. Pomerleau

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed North Range Business Park subdivision and zone change located in Laramie County. We offer the following comments for your consideration.

The project area is within crucial winter range for pronghorn. To minimize impacts to pronghorn resulting from the loss of crucial winter range habitat, the Department recommends limiting construction activity from November 15 to April 30.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Anika Mahoney, Habitat Protection Biologist, at 307-335-2623.

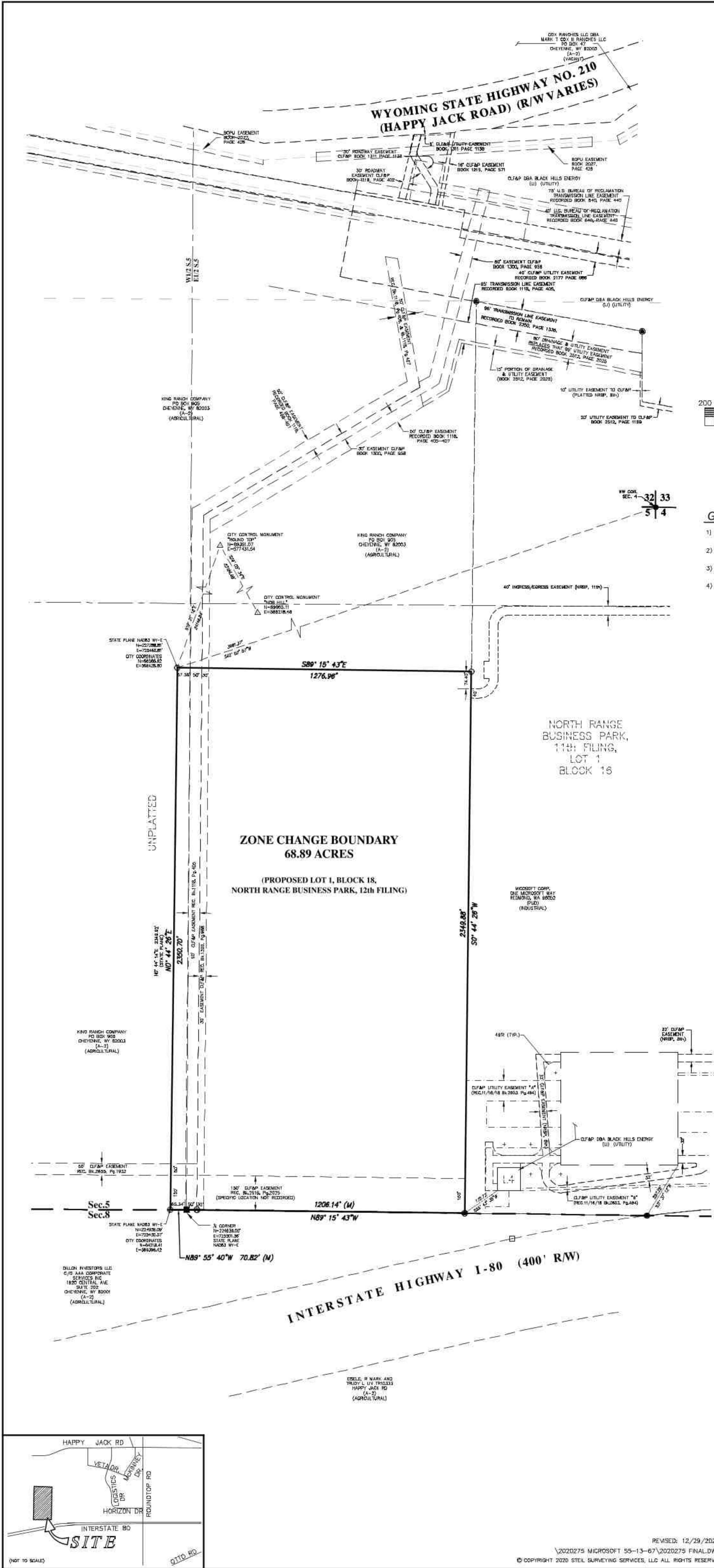
Sincerely,

Amanda Losch
Habitat Protection Supervisor

AL/am/ct

Marissa Pomerleau
January 15, 2021
Page 2 of 2 - WER 4502.188

cc: U.S. Fish and Wildlife Service
Lee Knox, Wyoming Game and Fish Department
Embere Hall, Wyoming Game and Fish Department
Bobby Compton, Wyoming Game and Fish Department
Chris Wichmann, Wyoming Department of Agriculture



- LEGEND**
- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
 - FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
 - FOUND 3/4" ALUMINUM CAP STAMPED "STELL SURVEYING SERVICES PLS 5910" AND APPROPRIATE DATA.
 - FOUND 3/4" ALUMINUM CAP STAMPED "PLS 2927"
 - FOUND W.D.O.T. R/W MONUMENT
 - FOUND 1 1/2" BRASS CAP WITNESS CORNER STAMPED "LS 519"
 - SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON A 3/4" x 24" REBAR
 - FOUND 3/4" x 24" LONG REBAR WITH 2 1/2" ALUMINUM CAP STAMPED "SSS PLS 2500" AND APPROPRIATE DATA.
 - ▲ CITY OF CHEYENNE CONTROL MONUMENT
 - NRBP, 11th DENOTES "NORTH RANGE BUSINESS PARK, & FILING NUMBER"
 - CLF&P DENOTES "CHEYENNE LIGHT, FUEL & POWER COMPANY"

- GENERAL NOTES**
- 1) BASIS OF BEARINGS - BASIS OF BEARINGS - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "NOB HILL" AND "ROUND TOP"
 - 2) ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4" x 24" REBAR.
 - 3) NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL No.56021C1335F, DATED JANUARY 17, 2007.
 - 4) PUBLIC ACCESS TO THE SUBJECT IS PROVIDED THROUGH THE OPEN SPACE/SHARED LOT 2, BLOCK 6, NORTH RANGE BUSINESS PARK, 3RD FILING IN CONJUNCTION WITH PERPETUAL "40' INGRESS/EGRESS EASEMENT(S)" PLATTED WITH NORTH RANGE BUSINESS PARK, 10th & 11th FILINGS.

LAND DESCRIPTION

Situated in a portion of the South Half of Section 5, Township 13 North, Range 67 West, 8th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at the N. Corner common to Sections 5 and 8, Township 13 North, Range 67 West; thence N89°55'40"W along the South line of Section 5, a distance of 70.82 feet; thence N04°42'28"E, a distance of 2300.70 feet; thence S89°15'43"E, a distance of 1276.96 feet to the West line of Lot 1, Block 15, North Range Business Park, 8th Filing; thence S04°42'28"W, along said West line, a distance of 2349.88 feet to the South line of Section 5; thence N09°15'43"W, along the South line of Section 5 a distance of 1206.14 feet to the Point of Beginning.

Containing 68.89 acres more or less.

ZONING

EXISTING:
A-2 AGRICULTURAL

PROPOSED:
PLANNED UNIT DEVELOPMENT
(NORTH RANGE BUSINESS PARK AMENDED)

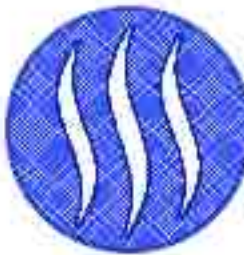
CERTIFICATE OF SURVEYOR

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

**ZONE CHANGE MAP
for
NORTH RANGE
BUSINESS PARK
12th FILING**

SITUATED IN THE S 1/2 OF SECTION 5,
T.13N., R.67W., OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED DECEMBER 2020



STELL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1108 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 528-9789
www.StellSurvey.com • info@StellSurvey.com

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM A2 – AGRICULTURAL TO PUD – PLANNED UNIT DEVELOPMENT
FOR A PORTION OF THE S1/2, SECTION 5, T.13N., R.67W.,
OF THE 6TH P.M., 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 4-2-112 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 4-2-112 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from A2 to PUD for a portion of the S1/2, Sec. 5, T.13N., R.67W., of the 6th P.M., Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map with the following condition:

1. All clerical corrections to the Zone Change Map shall be addressed prior to recordation of the Zone Change Resolution and Resolution Exhibit ‘A’ Zone Change map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2021.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

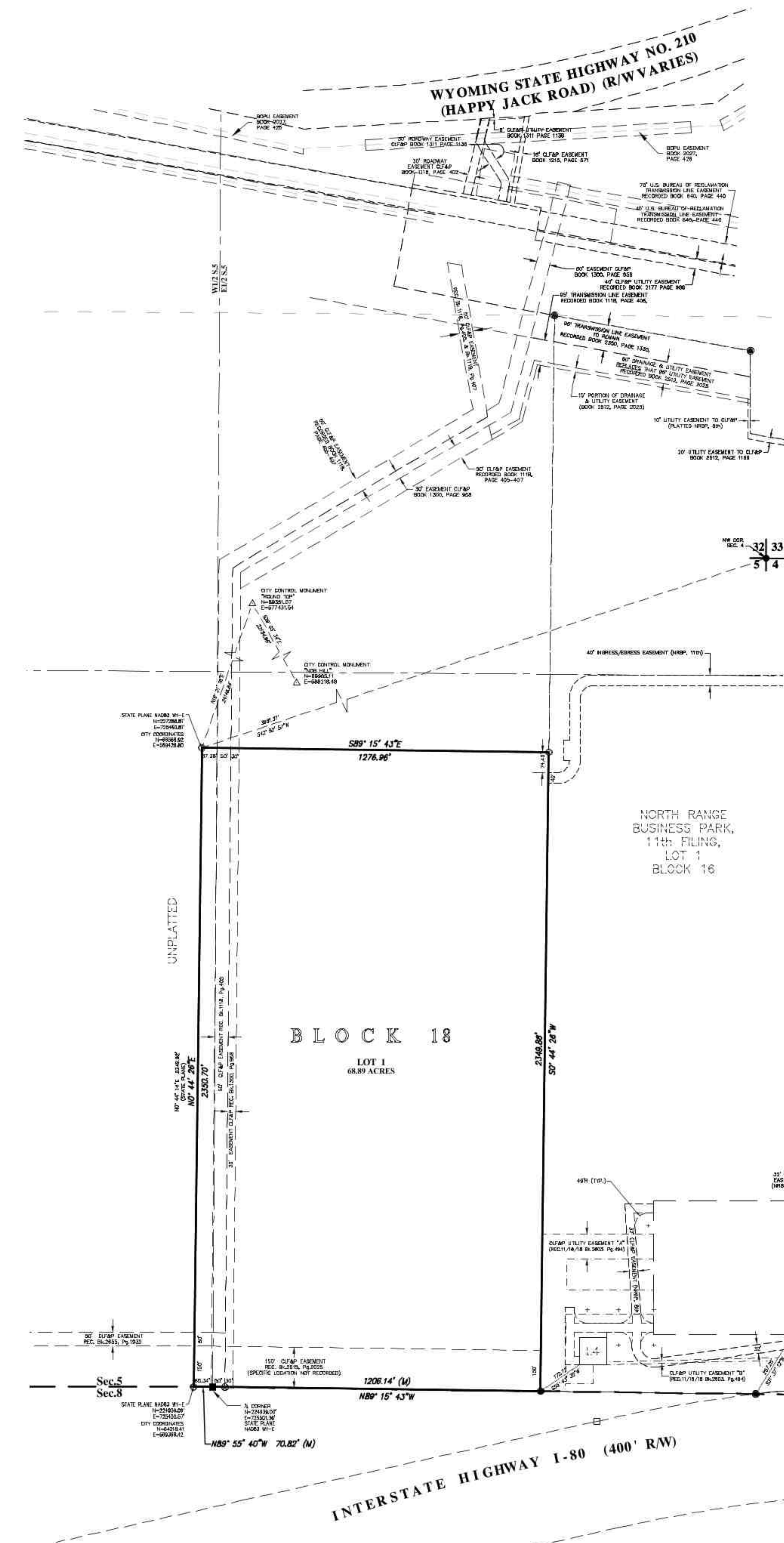
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



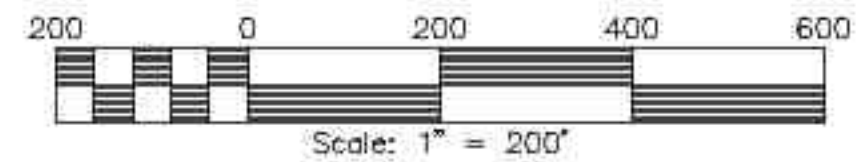
Laramie County Attorney’s Office

FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE PUBLIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES NO PUBLIC MAINTENANCE OF INTERNAL ROADS AND/OR ACCESS EASEMENTS



LEGEND

- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
 - FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
 - FOUND 3/4" ALUMINUM CAP STAMPED "STIEL SURVEYING SERVICES P.L.S. 5910" AND APPROPRIATE DATA.
 - FOUND 3/4" ALUMINUM CAP STAMPED "PLS 2927"
 - FOUND W.D.O.T. R/W MONUMENT
 - FOUND 1 1/2" BRASS CAP WITNESS CORNER STATION "LS 519"
 - SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON A 5/8" X 24" REBAR
 - FOUND 5/8" X 24" LONG REBAR WITH 2 1/2" ALUMINUM CAP STAMPED "SSS PLS 2500" AND APPROPRIATE DATA.
 - △ CITY OF CHEYENNE CONTROL MONUMENT
- NRPB, :lh
CLP&P
- DEVOTES "NORTH RANGE BUSINESS PARK, & FILING NUMBER"
DEVOTES "CHEYENNE LIGHT, FUEL & POWER COMPANY"



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: MICROSOFT CORPORATION, a Washington corporation, owner in fee simple of A Parcel of land situated in a portion of the South Half (S1/2) of Section 5, Township 13 North, Range 67 West, 8th P.M., Laramie County, Wyoming; said portion described as follows:

Beginning at the NW Corner common to Sections 5 and 8, Township 13 North, Range 87 West; thence N89°55'40"W, along the South line of Section 5, a distance of 70.82 feet, then S04°42'26"E, a distance of 2350.70 feet; thence S89°15'43"E, a distance of 1276.96 feet to the West line of Lot 1, Block 15, North Range Business Park, Bth Financing; thence S04°42'28"W, along said West line, a distance of 2349.88 feet to the South line of Section 5; thence N88°15'43"W, along the South line of Section 5 a distance of 1208.14 feet to the Point of Beginning.

Containing 68.89 acres more or less.

Has caused the same to be surveyed and plotted to be known as NORTH RANGE BUSINESS PARK, 12th FILING, and 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.

MICROSOFT CORPORATION

by: _____

PRINT NAME _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2021
by _____ as _____ for Microsoft Corporation.

Notary Public, King County, Washington

My Commission Expires: _____

GENERAL NOTES

- 1) BASIS OF BEARINGS – BASIS OF BEARINGS – CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS “NOB HILL” AND “ROUND TOP”.
- 2) ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½” ALUMINUM CAP STAMPED “SSS P.L.S. 5910” ON ¾”x24” REBAR.
- 3) NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLIGHT PANEL NO.06621C1335F, DATED JANUARY 17, 2007.
- 4) PUBLIC ACCESS TO THIS SUBDIVISION IS PROVIDED THROUGH THE OPEN SPACE/SHARED LOT, 40th & NORTON, NORTH 395' TO 395' IN CONJUNCTION WITH PERPETUAL “40th & NORTON” EGRESS/EGRESS EASEMENT(S) PLATTED WITH NORTH RANGE BUSINESS PARK, 10th & 11th LOTS.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, do hereby certify, on behalf of Stell Surveyors, Inc., a Wyoming Limited Liability Company, 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.

APPROVALS

Approved by the Laramie County Planning Commission, this
 _____ day of _____, 2021

Chairman _____

Approved by the Board of Laramie County Commissioners
of Laramie County, Wyoming, this _____ day of
_____, 2021

Chairman

ATTEST: _____
County Clerk

REVISED: 12/29/2020
275 MICROSOFT SS-13-87\2020275.FINAL.dwg
© COPYRIGHT 2020 STEIL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED

***NORTH RANGE
BUSINESS PARK
12th FILING***

SITUATED IN THE S½ OF SECTION 5,
T.13N., R.67W., OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED NOVEMBER 2020

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
 736 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.SteilSurvey.com • info@SteilSurvey.com



(NOT TO SCALE)

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
FOR A PORTION OF THE S1/2, SECTION 5, T.13N., R.67W.,
OF THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS
“NORTH RANGE BUSINESS PARK, 12TH 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 North Range Business Park, 12th 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.

And the Board approves the Subdivision Permit and Plat for North Range Business Park, 12th Filing with the following condition:

1. All clerical corrections to the plat shall be addressed 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