



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: April 7, 2026

TITLE: PUBLIC HEARING regarding the Vacation of Tracts 2 and 3, North View Subdivision, 3rd Filing and approval of the Subdivision Permit and Plat for North View Subdivision, 4th Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Jon Martel and Dave Coleman Realty, has submitted a Small Subdivision Permit and Plat application for North View Subdivision, 4th Filing, a replat of Tract 2 and Tract 3, North View Subdivision, 3rd Filing, Laramie County, WY. The subject property is located at 1766 Road 124, Cheyenne, WY. The subdivision divides the combined 17.12 acre parcels into three tracts. Tracts will average 5.71 acres and be for residential use.

BACKGROUND

The subject property is currently assessed as residential vacant land and located in the LU-Land Use zone district. The surrounding area consists of Land Use (LU) zone district. Lot sizes are consistent with the surrounding area.

Pertinent Statutes and 2025 Laramie County Land Use Regulations Include:

Wyoming Statutes § 18-5-301 thru 18-5-306 and 34-12-101 thru 34-12-15.

Section 2-4-104 governing the LU – Land Use Zone District.

Section 4-5-100(i) governing Subdivision Permit and Plat Requirements.

Section 4-5-102(c) governing Small Subdivision.

DISCUSSION

A 40 foot private access easement off Road 124 will be used to access the tracts.

Individual wells and septic systems will provide water and sanitary services. The subdivision lies in AMEC Zone 2 and meets all lot size requirements. The Laramie County Comprehensive Plan identifies the area as Rural Metro (RM), where properties are likely to develop on private well and septic systems.

Public notice was completed per section 1-2-104 and one comment was received.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This applications meets the criteria for a Small Subdivision Permit and Plat pursuant to Section 4-5-102(c) of the 2025 Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

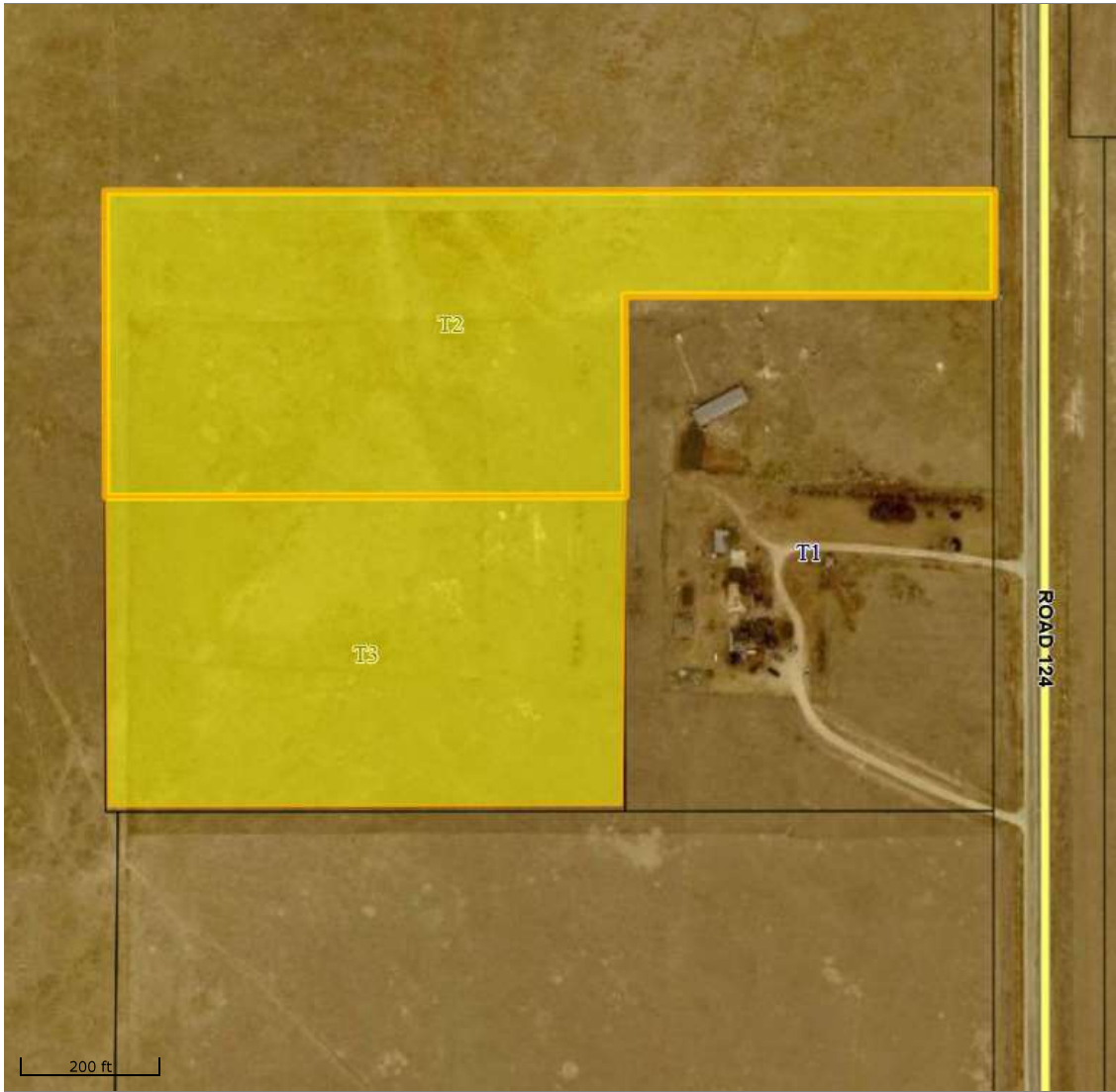
and the Board of County Commissioners may approve the Vacation of Tracts 2 and 3, North View Subdivision, 3rd Filing, located in a portion of Section 24, T15N, R67W of the 6th P.M. and approve the Subdivision Permit and Plat for North View Subdivision, 4th Filing, Laramie County, WY and adopt the finding of facts a and b of the staff report.

PROPOSED MOTION

I move to approve the Vacation of Tracts 2 and 3, North View Subdivision, 3rd Filing, located in a portion of Section 24, T15N, R67W, of the 6th P.M., Laramie County, and approve the Subdivision Permit and Plat for North View Subdivision, 4th Filing, 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: Acknowledgements and Requests**
- Attachment 5: Transportation Worksheet**
- Attachment 6: Combined Agency Comments**
- Attachment 7: Road 124 Plat**
- Attachment 8: Public Comment**
- Attachment 9: Road Maintenance Agreement**
- Attachment 10: Resolution**
- Attachment 11: North View Subdivision, 4th Filing Plat Revised 2.13.26**



**North View,
4th Filing
Subdivision**

PZ-26-00001

**Land Use
Zone District**

AMEC Zone 2

**Laramie County
Fire Authority**

School District #1





January 15, 2025

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

InRe: LETTER OF JUSTIFICATION – North View Subdivision 4th Filing a replat of Tract 2 and Tract 3, North View Subdivision 3rd Filing, Laramie County Wyoming.

Steil Surveying Services, agent for the owner, intends to replat the above referenced property situate in Laramie County, Wyoming.

The overall density of the subdivision is 17.12 acres. The Proposed replat will consist of THREE (3) tracts. The tracts average 5.71 acres. The parcels falls in AMEC Zone 2 which requires 5.25 acres per tract. The subdivision is for residential use. The 40 foot private access will be used. The road will be built to the applicable cross section from the LCLUR.

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, prominent initial "M".

Shane Hansen

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



Laramie County, WY
Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303
www.laramiecountywy.gov
planning@laramiecounty.com

PERMIT

PA-26-00003

PRE-APPLICATION MEETINGS

SITE ADDRESS: UNKNOWN LARAMIE COUNTY
PRIMARY PARCEL: 15672410000500
PROJECT NAME: NORTH VIEW, 4TH FILING SUBDIVISION

ISSUED: 01/14/2026
EXPIRES: 07/13/2026

APPLICANT: HANSEN, MICHEAL SHANE
1102 W 19TH ST
CHEYENNE, WY 82001
307-634-7273

OWNER: HARDY, MARCUS E ET UX
1766 ROAD 124
CHEYENNE, WY 82001

Detail Name	Detail Value
Meeting Date	01/09/2026
MEETING AM OR PM	AM
Application Types	Subdivision Permit and Plat
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Owner
Detailed Project Narrative	break into three tracts
Staff Attending	JA CC DP MC
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Small Subdivision (2-5 lots)
Drainage Plans	No
Drainage Study	Letter of Waiver
Traffic Study	Transportation Assessment Worksheet
Public Safety Fees Acknowledgement Letter	Yes
Community Facility Fees Acknowledgement Letter	Yes
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Roadway Maintenance Plan	No



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Road/Easement Use Agreement	No
Right-of-Way Construction Permit	Upon Construction
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	Yes
Environmental and Services Impact Report	No
GESC Permit	TBD
Floodplain Development Permit	No
Perimeter Fence Construction per W.S.S. 18-5-319	Yes
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	Applicant wants to divide these two parcels into three tracts. Tracts meet the gross 5.25 acre minimum size required by the AMEC Memo. 80' ROW with cul-de-sac on the north side of tracts even though there is an existing easement on the south side. This will allow for better line of sight on the access. Small subdivision fee \$750, signs \$26, neighbor letter mailing fees and engineer review fees are actual cost, environmental health review fees of \$230, legal ad actual cost, \$1000 per tract for public safety fee, \$50 per acre for community facility fees. This parcel has no floodplain. Public Works said to call out the book and page of the existing easement and the ROW needs to meet road standards in regulations. Access will need to be paved.

CONDITIONS

* Disclaimer: These 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 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.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.



Laramie County, WY

Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
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www.laramiecountyyw.gov
planning@laramiecounty.com

* 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.

* 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.

* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.



January 15, 2025

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

**InRe: Subdivision to be known as North View Subdivision 4th
Filing a replat of Tracts 2 and 3, North View Subdivision 3rd
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 does not intend to pay the appropriate Community Facility Fee(s) (CFFs) as they were paid in a previous platting action. The owner intends to pay the appropriate 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,

A handwritten signature in blue ink that reads "Michael S. Hansen".

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: North VIEW SUBDIVISION 4TH By: Kelly Hafner, PE

Date: 1-15-2026 Contact: kelly.hafner@civilworxeng.com

Owner/Developer: Dave Coleman Phone: 307.514.1012

Property Address or Legal Description (lot, block, subdivision): North View Sub, 4th Filing

Legal Description: Replat of Tract 2 and Tract 3, North View Subdivision 3rd Filing

Existing Zoning: LU Change to:

Existing Land Use: Proposed:

Applicant email: dave@cheyennehomes.com

Above changes if applicable.

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
Vacant	h/a	Ag	0				0

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
Residential	210	Res	3	Weekday	9.4	3	28*

Total:

New Land Use: Trips/Day

Increase (+)/Decrease (-): 28

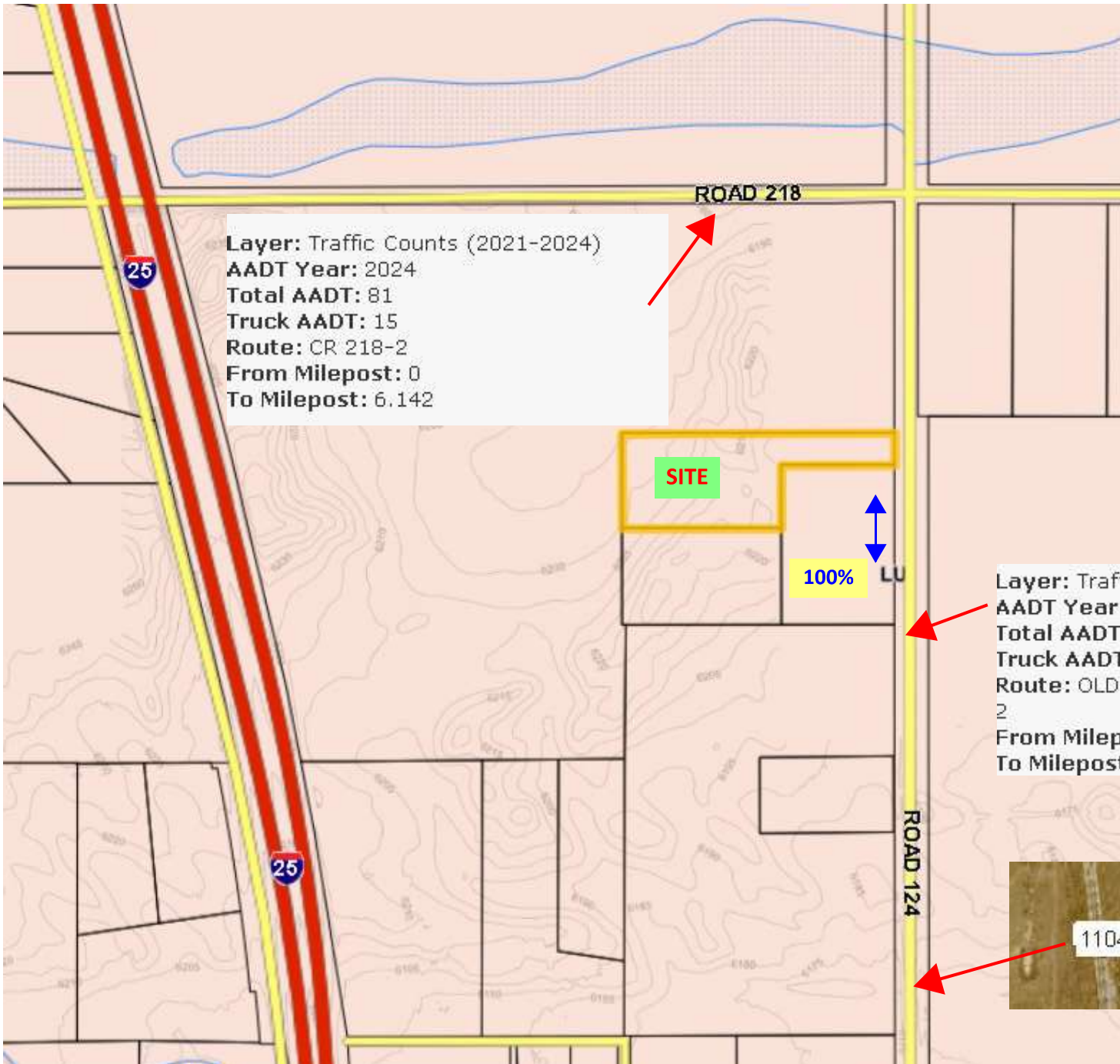
1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

***Notes: Three proposed residences. Note ITE does not have a rural residential setting and location and this falls outside the correlated data range. The proximity to an urban area suggests the actual traffic generated is likely lower than the urban/suburban generation rate.**

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: 2024
Total AADT: 81
Truck AADT: 15
Route: CR 218-2
From Milepost: 0
To Milepost: 6.142

Layer: Traffic Counts (2021-2024)
AADT Year: 2024
Total AADT: 1207
Truck AADT: 90
Route: OLD YELLOWSTONE RD | CR 124-2
From Milepost: 0
To Milepost: 3.535

Notes: Range of existing traffic on CR-124 1207 to 1104 ADT. New site peak in-bound, 2 (PM). Assume trip distribution is 100% to and from HWY 85 (to south) of site on CR 124.

DATA SOURCE:

Trip Generation Manual, 11th Ed

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

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE :

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

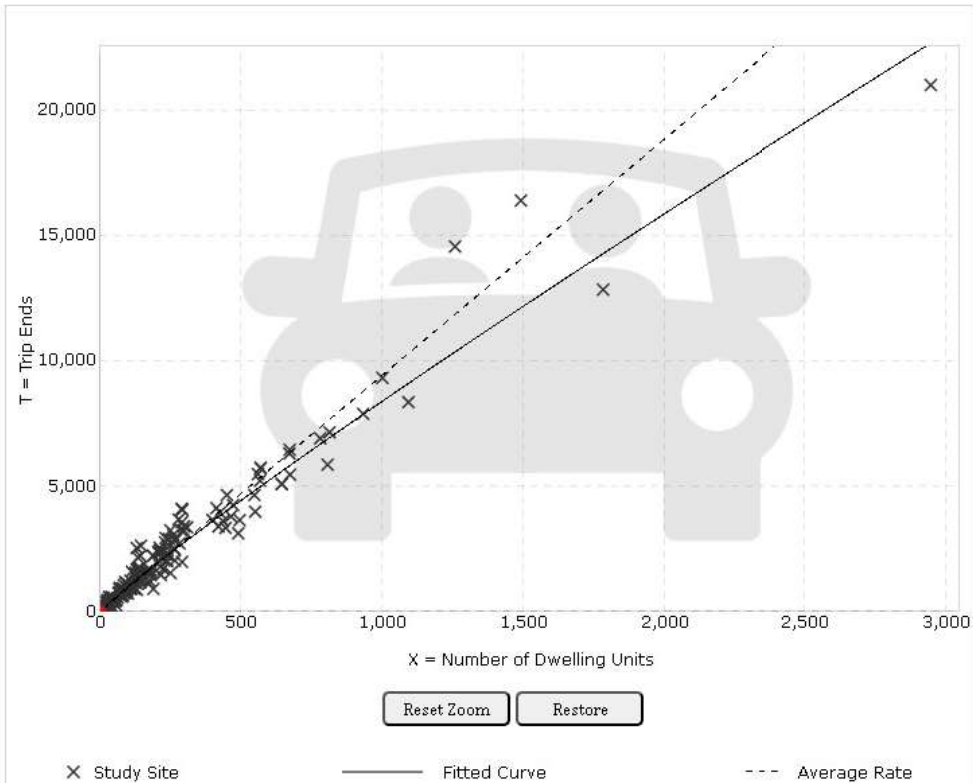
Weekday

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

3



Land Use:	Single-Family Detached Housing (210) Click for Description and Data Plots
Independent Variable:	Dwelling Units
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	174
Avg. Num. of Dwelling Units:	246
Average Rate:	9.43
Range of Rates:	4.45 - 22.61
Standard Deviation:	2.13
Fitted Curve Equation:	$\ln(T) = 0.92 \ln(X) + 2.68$
R²:	0.95
Directional Distribution:	50% entering, 50% exiting

DATA SOURCE:

Trip Generation Manual, 11th Ed

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

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE :

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

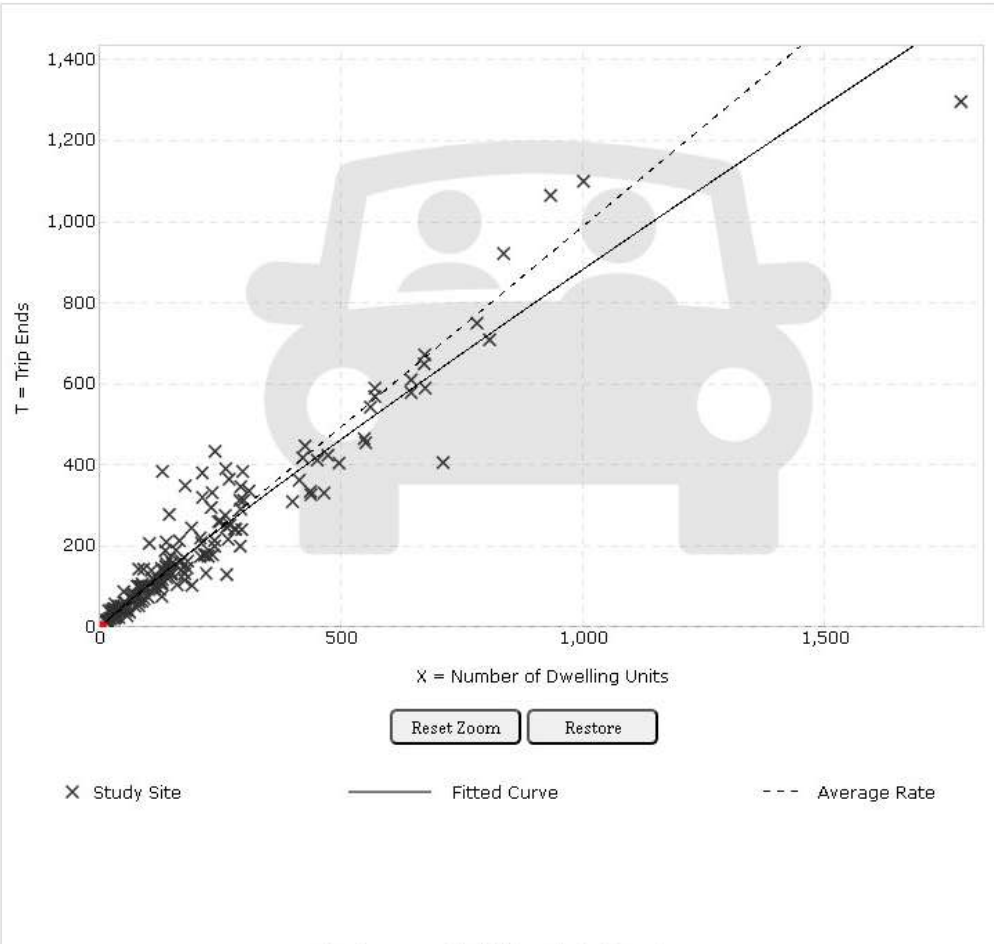
Weekday, PM Peak Hour of Generator

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

3



Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

Land Use:	Single-Family Detached Housing (210) Click for Description and Data Plots
Independent Variable:	Dwelling Units
Time Period:	Weekday PM Peak Hour of Generator
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	178
Avg. Num. of Dwelling Units:	203
Average Rate:	0.99
Range of Rates:	0.49 - 2.98
Standard Deviation:	0.28
Fitted Curve Equation:	$\ln(T) = 0.93 \ln(X) + 0.36$
R²:	0.92
Directional Distribution:	64% entering, 36% exiting
Calculated Trip Ends:	Average Rate: 3 (Total), 2 (Entry), 1 (Exit) Fitted Curve: 4 (Total), 3 (Entry), 1 (Exit)

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY LCFA
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

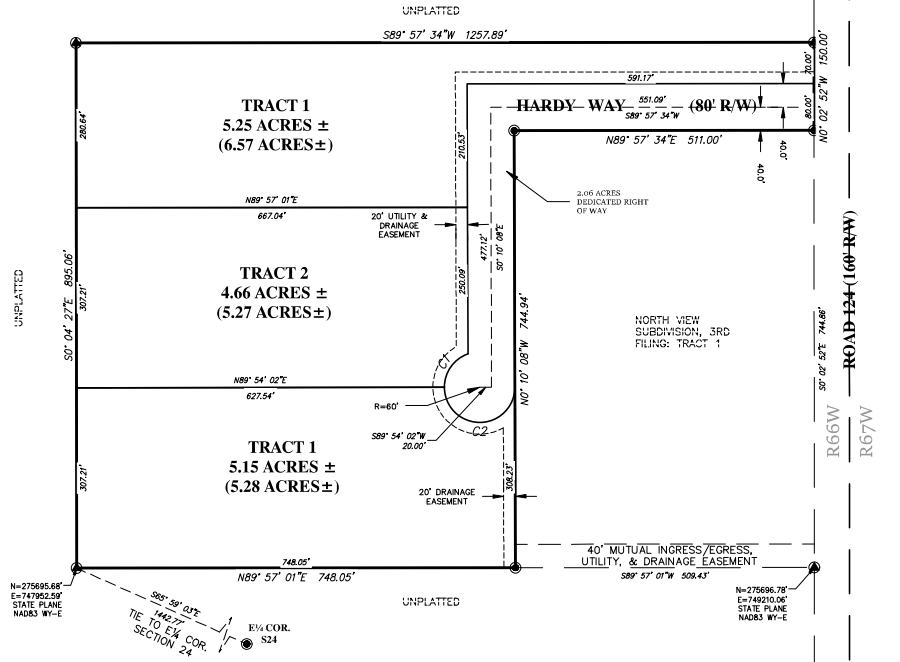
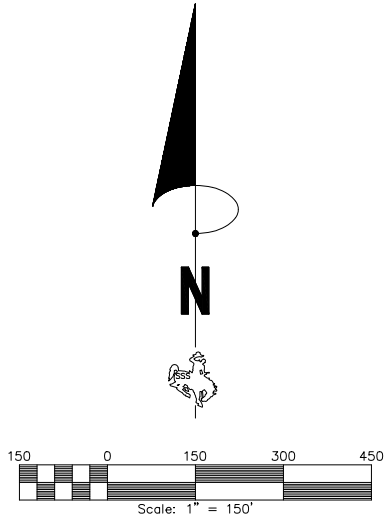
LEGEND

- SET 3/8" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP
- FOUND PLASTIC CAP
- BOUNDARY LINE
- LOT LINE
- PROPERTY LINE
- - - EXISTING EASEMENT
- - - NEW EASEMENT

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 2 AND TRACT 3, NORTH VIEW SUBDIVISION 3RD FILING. EXISTING EASEMENTS TO REMAIN AS SHOWN.

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	70° 27' 31"	60.00'	N35° 07' 47"E	69.22'	73.78'
C2	180° 21' 24"	60.00'	N89° 43' 20"E	120.00'	188.87'



NOTES

- BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBO FACTOR = 0.999676351
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" ON 5/8" X 24" REBAR UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA AS SHOWN ON F.I.R.M. PANEL No.56021C0815F; DATED JANUARY 17, 2007.
- CWPP - SUBJECT PARCEL FALLS WITHIN THE CWPP - MAP B - FUEL LOADS LOW.
- NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/ACCESS EASEMENTS.
- ALL TRACTS TO BE ACCESSED FROM INTERNAL ROADWAYS.
- BOUNDARY DIMENSIONS ARE BOTH MEASURED AND RECORD.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil 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: Marcus E. Hardy and Aldra Ann Hardy, husband and wife, owners in fee simple of Tract 2 and Tract 3, North View Subdivision 3rd Filing, situate in Section 24, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming.

Have caused the same to be surveyed, vacated and replatted to be known as: North View Subdivision 4th 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 dedicate the roads and easements for the purposes indicated hereon.

Marcus E. Hardy Aldra Ann Hardy

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING) SS
 COUNTY OF LARAMIE)
 The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Marcus E. Hardy.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING) SS
 COUNTY OF LARAMIE)
 The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Aldra Ann Hardy.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this ____ day of _____, 2026.

Chairman ATTEST: County Clerk

NORTH VIEW SUBDIVISION 4TH FILING

A SMALL SUBDIVISION REPLAT OF TRACT 2 AND TRACT 3, NORTH VIEW SUBDIVISION 3RD FILING, SITUATE IN SECTION 24, T15N, R67W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

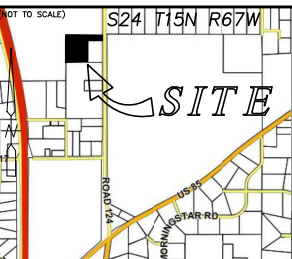
PREPARED JANUARY 2026

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
 1109 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7379
 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 323-9789
www.SteilSurvey.com • info@SteilSurvey.com

REVISED: 1/13/2026
 26093 NORTH VIEW 4TH.DWG

FILING RECORD

VICINITY MAP



AGENCY REVIEW #2

Permit Notes

Permit Number: PZ-26-00001

Parcel Number: 15672410000500

Submitted: 01/15/2026

Applicant: HANSEN, MICHEAL SHANE

Owner: MICKLE, KEVIN ET UX

Project Description: 3 tract residential replat.

Site Address: 1766 ROAD 124

Cheyenne, WY 82009

Technically Complete: 01/15/2026

Approved: 02/20/2026

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>
01/15/2026		Application	PZ-26-00001	GENERAL	BOCC Public Hearing 3.3.2026, legal ad published 1.21.26, letters sent 1.16.26	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
01/15/2026		Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No concerns	AARON.VELDHEER@LARAMIECOUNTY.WY.GOV
01/15/2026	02/04/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	There are 2 TRACT 1's, everything else looks good.	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
01/16/2026		Application	PZ-26-00001	GENERAL	As with any new development the potential to increase draw down on the Ogallala aquifer should be considered, and we are confident that has been considered with the well permitting authority,	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
01/16/2026		Application	PZ-26-00001	GENERAL	No concerns with this project. Thank you for the opportunity to comment.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
01/20/2026		Application	PZ-26-00001	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
01/26/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
01/27/2026		Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Small wastewater permits are required for development on each lot.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
01/28/2026		Workflow	ENGINEERS REVIEW	GENERAL	Engineers Comments 1.The plat drawing shows two tracts both labeled as Tract 1. 2.Per 4-5-102, the plat does not provide a description of how the adjacent Road 124 was established, by petition, plat, declared, etc. 3.Per 4-5-102, all existing and proposed easements within the platted area shall be shown and labeled as to the type/purpose of the easement. The plat indicates Shire Lane (40' R/W) but it also shows a 20' Utility & Drainage Easement within the 40' R/W. I assume the R/W is not dedicated to the	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

public and it is the intent that Shire Lane be a 40' mutual ingress/egress, utility & drainage easement, which should be labeled as such for clarification.

4.The eastern ROW line for Road 124 extends to the north approximately 175' north of the platted boundary indicating the ROW maintains a width of 160' north of the platted boundary for that entire distance. However, per the GIS, it appears the ROW width decreases to approximately 110' within approximately 75' north of the platted boundary but the plat drawing does not show this change in width.

5.Per 4-5-108 a road maintenance plan meeting the requirements of this section shall be submitted with the application for review and approval.

6.Upon BOCC approval, applicant shall submit pictures that the sign requirements of 4-5-109 have been met and the sign has been erected/installed.

7.The roadway designs shall be submitted to the County for review and approval prior to construction and shall meet current County requirements for design and construction.

Surveyors Comments

1.The use and type of dedication for Shire Lane should also be included in the DEDICATION.

01/29/2026	Application	PZ-26-00001	GENERAL	Noted 2 Tracts labeled as 1 on the plat. Review letter is attached.	SUE.KINSLEY@LARAMIECOUNTYWY.GOV
02/02/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none"> All comments from the review engineer and surveyor shall be addressed and resolved appropriately. Justin/Cambia need to be added as a reviewer to provide the "road research" that the review engineer mentions. Provide more information in relation to Shire Lane. Is the intent to dedicate it to the public? 	MOLLY.BENNETT@LARAMIECOUNTYWY.GOV
02/03/2026	Application	PZ-26-00001	GENERAL	2nd review- no other comments, turn around space is good for us. Thank you	MANUEL.MUZQUIZ@LARAMIECOUNTYWY.GOV
02/12/2026	02/12/2026 Application	PZ-26-00001	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTYWY.GOV
02/25/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>2nd Review -</p> <p>1. The Road Maintenance Agreement looks good, however, per 4-5-108, the plan shall include yearly costs for maintenance (blading, snow removal, etc.) as well as other scheduled maintenance and document how much each lot will be required to pay each year (or monthly) to a road maintenance organization. The plan shall name and establish a legal organization which is responsible for road maintenance (i.e., a legally formed HOA, etc.).</p>	SCOTT.LARSON@LARAMIECOUNTYWY.GOV

Permit Notes

02/25/2026	02/25/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	changes look good, no further comments	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
02/26/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none">1. Thank you for the clarification on Shire Lane. With the private road designation, the access easement shall be built to meet the private access road cross section (5-6-109f) in the Laramie County Land Use Regulations.2. The roadway shall be built prior to any building permits on the tracts.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

AGENCY REVIEW #2

APPLICANT RESPONSE

Permit Notes

Permit Number: PZ-26-00001

Parcel Number: 15672410000500

Submitted: 01/15/2026

Applicant: HANSEN, MICHEAL SHANE

Site Address: 1766 ROAD 124

Technically Complete: 01/15/2026

Owner: MICKLE, KEVIN ET UX

Cheyenne, WY 82009

Approved: 02/20/2026

Project Description: 3 tract residential replat.

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>
01/15/2026		Application	PZ-26-00001	GENERAL	BOCC Public Hearing 3.3.2026, legal ad published 1.21.26, letters sent 1.16.26	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
01/15/2026		Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No concerns	AARON.VELDHEER@LARAMIECOUNTY.WY.GOV
01/15/2026	02/04/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	There are 2 TRACT 1's, everything else looks good.	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
01/16/2026		Application	PZ-26-00001	GENERAL	As with any new development the potential to increase draw down on the Ogallala aquifer should be considered, and we are confident that has been considered with the well permitting authority,	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
01/16/2026		Application	PZ-26-00001	GENERAL	No concerns with this project. Thank you for the opportunity to comment.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
01/20/2026		Application	PZ-26-00001	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
01/26/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
01/27/2026		Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Small wastewater permits are required for development on each lot.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
01/28/2026		Workflow	ENGINEERS REVIEW	GENERAL	Engineers Comments 1.The plat drawing shows two tracts both labeled as Tract 1. 2.Per 4-5-102, the plat does not provide a description of how the adjacent Road 124 was established, by petition, plat, declared, etc. 3.Per 4-5-102, all existing and proposed easements within the platted area shall be shown and labeled as to the type/purpose of the easement. The plat indicates Shire Lane (40' R/W) but it also shows a 20' Utility & Drainage Easement within the 40' R/W. I assume the R/W is not dedicated to the	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

public and it is the intent that Shire Lane be a 40' mutual ingress/egress, utility & drainage easement, which should be labeled as such for clarification.

4.The eastern ROW line for Road 124 extends to the north approximately 175' north of the platted boundary indicating the ROW maintains a width of 160' north of the platted boundary for that entire distance. However, per the GIS, it appears the ROW width decreases to approximately 110' within approximately 75' north of the platted boundary but the plat drawing does not show this change in width.

5.Per 4-5-108 a road maintenance plan meeting the requirements of this section shall be submitted with the application for review and approval.

6.Upon BOCC approval, applicant shall submit pictures that the sign requirements of 4-5-109 have been met and the sign has been erected/installed.

7.The roadway designs shall be submitted to the County for review and approval prior to construction and shall meet current County requirements for design and construction.

Surveyors Comments

1.The use and type of dedication for Shire Lane should also be included in the DEDICATION.

01/29/2026	Application	PZ-26-00001	GENERAL	Noted 2 Tracts labeled as 1 on the plat. Review letter is attached.	SUE.KINSLEY@LARAMIECOUNTYWY.GOV
02/02/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none"> All comments from the review engineer and surveyor shall be addressed and resolved appropriately. Justin/Cambia need to be added as a reviewer to provide the "road research" that the review engineer mentions. Provide more information in relation to Shire Lane. Is the intent to dedicate it to the public? 	MOLLY.BENNETT@LARAMIECOUNTYWY.GOV
02/03/2026	Application	PZ-26-00001	GENERAL	2nd review- no other comments, turn around space is good for us. Thank you	MANUEL.MUZQUIZ@LARAMIECOUNTYWY.GOV
02/12/2026	02/12/2026 Application	PZ-26-00001	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTYWY.GOV
02/25/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>2nd Review -</p> <p>1. The Road Maintenance Agreement looks good, however, per 4-5-108, the plan shall include yearly costs for maintenance (blading, snow removal, etc.) as well as other scheduled maintenance and document how much each lot will be required to pay each year (or monthly) to a road maintenance organization. The plan shall name and establish a legal organization which is responsible for road maintenance (i.e., a legally formed HOA, etc.).</p>	SCOTT.LARSON@LARAMIECOUNTYWY.GOV

OWNER HAS BEEN INFORMED

Permit Notes

02/25/2026	02/25/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	changes look good, no further comments	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
02/26/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none">1. Thank you for the clarification on Shire Lane. With the private road designation, the access easement shall be built to meet the private access road cross section (5-6-109f) in the Laramie County Land Use Regulations.2. The roadway shall be built prior to any building permits on the tracts.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

ACKNOWLEDGED 1 AND 2

SUBDIVISION SETUP FORM

Subdivision Proper Name COUNTY ROAD 124

Received from LARAMIE COUNTY PUBLIC WORKS

Grantor LARAMIE COUNTY Document Date 11-19-09

Grantee In Re. COUNTY ROAD 124

Legal Description M&B PTNS SEC6,7,18,19,30 T15N R66W;PTNS SEC1,12,13,24,25 T15N R67W;
PTNS SEC31 T16N R66W;PTNS SEC36 T16N R67W;6 PAGES

SUBDIVISION INFORMATION

Short Alpha Name COUNTY RD 124 Number 3120

Block Name NONE Lot Name NONE

Replats Previous Platting Y/N Defunct Subdivision Y/N

Covenants Book/Page _____ Old Hard Copy Book/Number COMP

ABSTRACTING INFORMATION

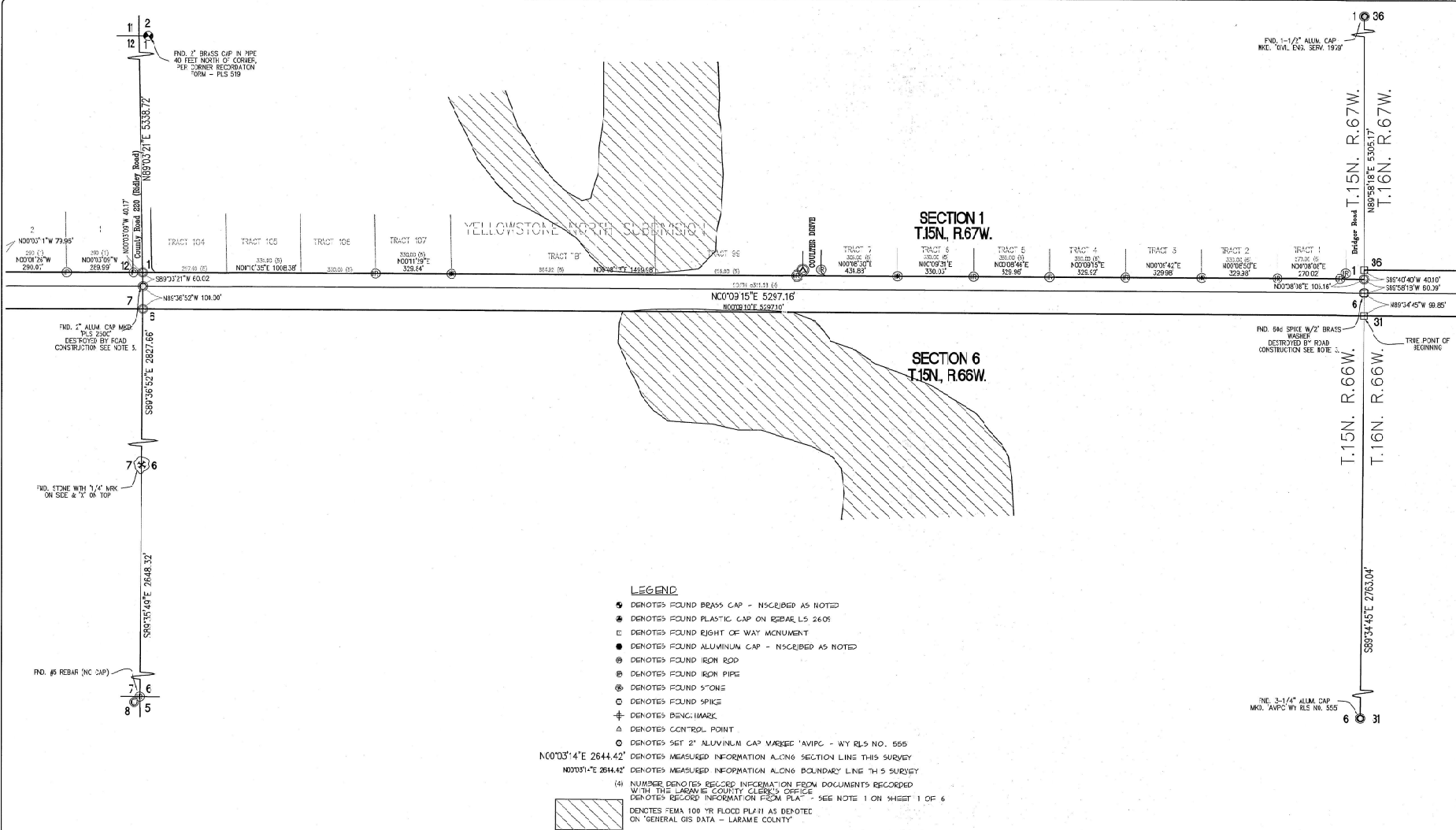
For suffix 40-69 (Existing Parcels Affected)

TWN/SUBD	RNG/BLOCK	BEGIN SEC/LOT	END SEC/LOT	R/V SW
<u>15</u>	<u>66</u>	<u>6</u>	<u>7</u>	_____
<u>15</u>	<u>66</u>	<u>18</u>	<u>19</u>	_____
<u>15</u>	<u>66</u>	<u>30</u>	_____	_____
<u>15</u>	<u>67</u>	<u>1</u>	_____	_____
<u>15</u>	<u>67</u>	<u>12</u>	<u>13</u>	_____
<u>15</u>	<u>67</u>	<u>24</u>	<u>25</u>	_____
<u>16</u>	<u>66</u>	<u>31</u>	_____	_____
<u>16</u>	<u>67</u>	<u>36</u>	_____	_____

For suffix 70-99 (New Parcels Created)

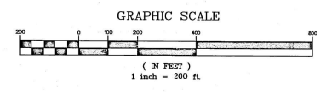
BLOCK #	BEGIN LOT	END LOT	BLOCK #	BEGIN LOT	END LOT
3120 <u>NONE</u>	<u>NONE</u>	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

14, 13, 2003, 11:35am, 10/27/2009 11:35am, 10/27/2009 11:35am, 10/27/2009 11:35am



LEGEND

- DENOTES FOUND BRASS CAP - INSCRIBED AS NOTED
- DENOTES FOUND PLASTIC CAP ON REBAR LS 2606
- DENOTES FOUND RIGHT OF WAY MONUMENT
- DENOTES FOUND ALUMINUM CAP - INSCRIBED AS NOTED
- DENOTES FOUND IRON ROD
- DENOTES FOUND IRON PIPE
- DENOTES FOUND STONE
- DENOTES FOUND SPRING
- DENOTES BENCHMARK
- △ DENOTES CONTROL POINT
- DENOTES SET 2" ALUMINUM CAP MARKED 'AVIPC - WY RLS NO. 555
- N00°03'14"E 2644.42' DENOTES MEASURED INFORMATION ALONG SECTION LINE THIS SURVEY
- N00°01'45"E 2644.42' DENOTES MEASURED INFORMATION ALONG BOUNDARY LINE THIS SURVEY
- (4) NUMBER DENOTES RECORDED INFORMATION FROM DOCUMENTS RECORDED WITH THE LARAMIE COUNTY CLERK'S OFFICE
- DENOTES RECORDED INFORMATION FROM PLAT - SEE NOTE 1 ON SHEET 1 OF 6
- ▨ DENOTES FEMA 100 YR FLOOD PLAIN AS DENOTED ON 'GENERAL GIS DATA - LARAMIE COUNTY'



FINAL PLAT
FOR
COUNTY ROAD 124
THIS PLAT ESTABLISHES THE RIGHT OF WAY
FOR COUNTY ROAD 124
 BEING SITUATED IN PORTIONS OF
 SECTIONS 6, 7, 12, 19, 4, 30, T.15N, R.66W &
 SECTIONS 1, 12, 13, 24, 25, T.15N, R.67W &
 SECTION 31 T.16N, R.66W, 4 SECTION 36, T.16N, R.67W,
 OF THE SIXTH PRINCIPAL MERIDIAN,
 LARAMIE COUNTY, WYOMING
 PREPARED OCTOBER, 2009

SECTION: 1/2, 2009 OF 614 4th FEM 4 53420 304 6 P.54 11/27
 COUNTY: LARAMIE, CLERK OF LARAMIE COUNTY, WY. PAGE: 5 OF 7

PREPARED FOR: LARAMIE COUNTY PUBLIC WORKS 2503 E. FOX FARM ROAD CHEYENNE, WY. 82007 307-633-1302	PROJECT: COUNTY ROAD 124	DRAWING TITLE: FINAL PLAT	SHEET NO.: 2-2891.07 OF: 5
SHEET NO.: 5	SHEET NO.: 5	SHEET NO.: 5	SHEET NO.: 5

RE: Project # PZ-26-00001

From Catherine Cundall <catherine.cundall@laramiecountywy.gov>

Date Fri 2/20/2026 10:56 AM

To 'kevin mickle' <kevin.mickle1@gmail.com>

Mr. Mickle,

Thank you for your comments. They will be added to the permit and included in the Staff Report given to the County Commissioners. Please let me know if you have any questions.

Take care,

Cate Cundall

From: kevin mickle <kevin.mickle1@gmail.com>

Sent: Thursday, February 19, 2026 8:40 PM

To: Planning <planning@laramiecountywy.gov>

Subject: Project # PZ-26-00001

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Planning and Development,

I am writing as a concerned neighbor. I purchased my property a year ago. I moved out here to keep people from being so close to me. The property line is within feet of my out buildings. I also have a concern of drilling 3 more wells so close to me. Last summer we had to get our well repaired. I really do not want a housings development so close to us. I would like to purchase some of the land to get it farther from my buildings. Would it be possible to make the tracks 5 acres. Even 1 acres to get the property away from my out buildings. Thank you for your time as a concerned land owner.

Kevin Mickle
1766 Rd 124, Cheyenne, WY 82009

1. **ROAD MAINTENANCE.**

- a. As used herein, "North View Subdivision 4th Filing" means the portions of Shire Lane located within the Subdivision.
- b. **Vehicle and Pedestrian Access Easement.** The North View Subdivision 4th Filing Roads shall be subject to a perpetual, nonexclusive easement for ingress and egress granting access to all the parcel owners and their occupants, agents, employees, guests, services and emergency vehicles.
- c. **Utility Easement.** The North View Subdivision 4th Filing Roads shall be subject to a perpetual, nonexclusive public utility easement for the purpose of permitting above and below ground public utilities to be installed and maintained.
- d. **Road Maintenance.** North View Subdivision 4th Filing Roads maintenance and road improvements will be undertaken and made whenever necessary to always maintain the road in good operating condition at all times, and to insure the provision of safe access by emergency vehicles. A majority vote of Owners is required for any road improvements and to accept the bid for any road improvement contract. Before authorizing expenditures for future road improvements, Owners shall be provided with cost estimates and a majority agreement is required to proceed. If any Owner performs improvements, maintenance, repairs or replacements without the approval of the other Owners prior to performing such work, the Owner performing such work shall become liable for the entire cost thereof, unless such work is deemed an emergency. However, where emergency repairs are necessary, neither majority vote nor prior approval is necessary before making such improvements or undertaking such reasonable maintenance.
- e. **Parking.** For the safety of the residents, no machinery, trailers, vehicles, or other property may be stored or parked upon the North View Subdivision 4th Filing Roads except parking of vehicles for limited periods of time (not to exceed twelve hours).
- f. **Cost Sharing.** North View Subdivision 4th Filing Road maintenance, snowplowing and road improvement costs shall be shared on a pro-rata basis between the Owners sharing access to the above-mentioned road. Each Owner's share of costs incurred shall be determined as follows: Pro-rated cost share will be based upon the percentage of roadway extending from the start of the North View Subdivision 4th Filing Road to the intersection of each driveway where a residence exists, or to the midpoint of a property frontage that is adjacent to the roadway when a residence does not exist.
- g. **Future Parcels.** Any additional parcels gaining access to the North View Subdivision 4th Filing Road by way of splitting existing parcels will be bound by all terms and conditions of this agreement and will be required to pay that portion of the maintenance, snowplowing and improvement costs incurred after the split as determined using the formula contained in Paragraph No. 15(f) above.
- h. **Snow Plowing.** The North View Subdivision 4th Filing Roads shall be snowplowed so as to permit year-round access. The cost shall be shared by the parcel owners as indicated in Paragraph No. 15(f) above. Individual driveway snow plowing, if desired, will be invoiced to the parcel owners directly by the snowplow contractor.

RESOLUTION # _____

A RESOLUTION TO APPROVE THE VACATION OF TRACTS 2 AND 3, NORTH VIEW SUBDIVISION, 3RD FILING, LOCATED IN A PORTION OF SECTION 24, T15N, R67W, OF THE 6TH P.M., LARAMIE COUNTY, WY, AND APPROVE THE SUBDIVISION PERMIT AND PLAT FOR NORTH VIEW SUBDIVISION, 4TH FILING, 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 adopted the 2025 Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 4-5-100 of the Laramie County Land Use Regulations; and

WHEREAS, the application is in conformance with the LU – Land Use zone district; and

WHEREAS, this resolution is the subdivision permit for North View Subdivision, 4th 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 4-5-100 of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

And the Board approves the Vacation of Tracts 2 and 3, North View Subdivision, 3rd Filing, located in a portion of Section 24, T15N, R67W, of the 6th P.M., Laramie County, and approve the Subdivision Permit and Plat for North View Subdivision, 4th Filing, Laramie County, WY.

PRESENTED, READ, AND ADOPTED this _____ day of _____, 2026.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

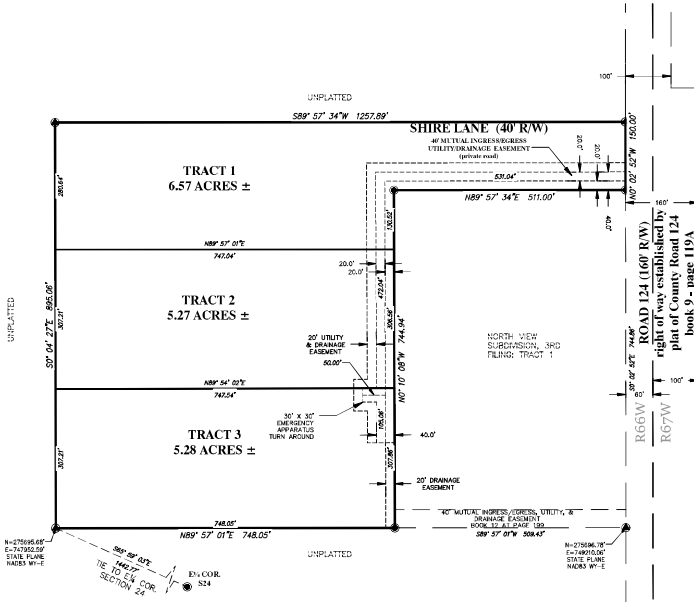
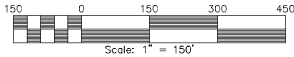
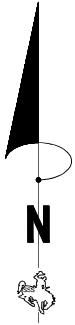


Laramie County Attorney's Office

◦ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◦ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◦ FIRE PROTECTION TO BE PROVIDED BY LCFA ◦
 ◦ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◦

LEGEND

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



NOTES

1. BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBO FACTOR = 0.999676351
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" ON 5/8" X 24" REBAR UNLESS NOTED OTHERWISE.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA AS SHOWN ON F.I.R.M. PANEL No.50021C0819F; DATED JANUARY 17, 2007.
4. CWRP - SUBJECT PARCEL FALLS WITHIN THE CWRP - MAP B - FUEL LOADS LOW.
5. NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/ACCESS EASEMENTS.
6. ALL TRACTS TO BE ACCESSED FROM INTERNAL ROADWAYS.
7. BOUNDARY DIMENSIONS ARE BOTH MEASURED AND RECORDED.

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 2 AND TRACT 3, NORTH VIEW SUBDIVISION 3RD FILING, EXISTING EASEMENTS TO REMAIN AS SHOWN.

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: Jon Martel, owner in fee simple of Tract 2, North View Subdivision 3rd Filing and Dave Coleman Realty, a Wyoming limited liability company, owner in fee simple of Tract 3, North View Subdivision 3rd Filing, situate in Section 24, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming.

Have caused the same to be surveyed, vacated and replatted to be known as: North View Subdivision 4th 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.

Jon Martel

Dave Coleman For Dave Coleman Realty, a Wyoming limited liability company

APPROVALS

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this ___ day of _____, 2026.

ATTEST: _____
 Chalman County Clerk

FILING RECORD

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING) SS
 COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by Jon Martel.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING) SS
 COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by Dave Coleman for Dave Coleman Realty, a Wyoming limited liability company.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

REVISED: 2/13/2026
 26093 NORTH VIEW 4TH.DWG

**NORTH VIEW
 SUBDIVISION
 4TH FILING**

A SMALL SUBDIVISION REPLAT OF TRACT 2 AND TRACT 3, NORTH VIEW SUBDIVISION 3RD FILING, SITUATE IN SECTION 24, T15N, R67W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED JANUARY 2026



STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
 1108 WEST 10th ST. CHEYENNE, WY. 82001 • (307) 654-7873
 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 328-9789
www.SteelSurvey.com • info@SteelSurvey.com

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