



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Marissa Pomerleau, Associate Planner

**DATE:** May 17, 2022

**TITLE:** PUBLIC HEARING regarding a vacation of Tract 3, Cherry Hills North, located in a portion of Section 20, T.14N., R.65W., of the 6th PM, Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services c/o Palma Land Planning LLC, on behalf of Cache Creek Land Company LLC, has submitted a vacation for Tract 3, Cherry Hills North, 1<sup>st</sup> Filing, located northeast of the intersection of US30 and Reese Road, Cheyenne, WY 82009. The vacation has been submitted to create an Administrative Plat so the tract may be split into two (2) lots.

### BACKGROUND

The subject property is residential, located in the AR – Agricultural Residential zoning district.

**Wyoming State statute (34-12-106)** *“No plat or portion thereof for which a subdivision permit has been obtained pursuant to W.S. 18-5-304 shall be vacated as herein provided without the approval of the county commissioners.”* The intention of the vacation of Tract 3 of Cherry Hills North, 1st Filing to allow an Administrative Plat to be approved.

The project process included neighbor notice letters and a legal ad at least 30 days prior to the public hearing. No public comment was received.

## **Pertinent Regulations**

**W.S. 34-12-106** and **Section 2-1-101(m)** of the Laramie County Land Use Regulations governing the criteria for vacation of a subdivision

## **RECOMMENDATION and FINDINGS**

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

- a) This application meets the criteria for a board approval pursuant to W.S. 34-12-106.

**Staff also recommends that the Board approve the Vacation of Tract 3, Cherry Hills North, 1st Filing, located in a portion of Section 20, T.14N., R.65W., of the 6th PM, Laramie County, WY.**

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## **PROPOSED MOTION**

**I move to approve the Vacation of Tract 3, Cherry Hills North, 1<sup>st</sup> Filing, located in a portion of Section 20, T.14N., R.65W., of the 6th PM, Laramie County, WY. upon approval of the Administrative Plat and adopt the findings of fact a of the staff report.**

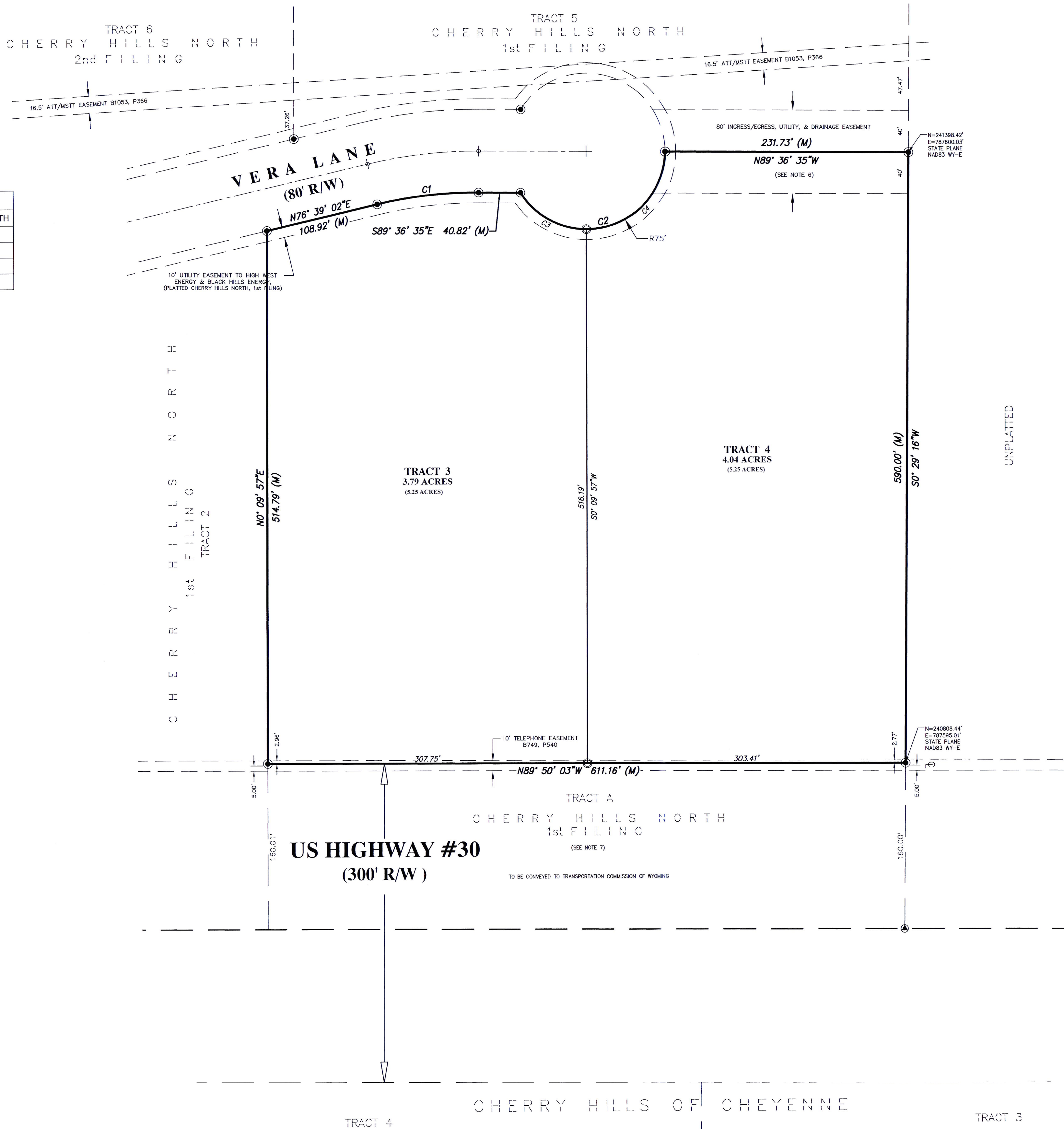
## **ATTACHMENTS**

- Attachment 1: Cherry Hills North, 3<sup>rd</sup> Filing – Proposed Plat**
- Attachment 2: Cherry Hills North, 1<sup>st</sup> Filing – Existing Plat**
- Attachment 3: Resolution**



NO PROPOSED CENTRALIZED SEWAGE SYSTEM NO PROPOSED CENTRAL WATER SUPPLY SYSTEM FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #2  
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	13° 44' 23"	410.00'	N83° 31' 13"E	98.08'	98.32'
C2	89° 46' 31"	75.00'	N45° 16' 41"E	105.86'	117.52'
C3	57° 59' 37"	75.00'	S60° 50' 15"E	72.71'	75.91'
C4	89° 46' 31"	75.00'	N45° 16' 41"E	105.86'	117.52'



LEGEND	
⊙	SET 1½" ALUMINUM SURVEY CAP "SSS PLS 5910" ON ¾" x 24" REBAR
●	FOUND 1½" ALUMINUM SURVEY CAP "SSS PLS 5910"
▲	FOUND 3¼" ALUMINUM SURVEY CAP STAMPED "SSS PLS 2500 AND APPROPRIATE DATA"
⊗	FOUND IRON PIPE
— ACRES	NET ACREAGE OF TRACT
( ) ACRES	GROSS ACREAGE OF TRACT (TO E OF ADJACENT ROAD R/W)

### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: CACHE CREEK LAND COMPANY, LLC, owner in fee simple of Tract 3, Cherry Hills North, Laramie County, Wyoming;

Has caused the same to be surveyed, vacated, and re-platted, to be known as CHERRY HILLS NORTH, 3rd Filing and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do furthermore grant the easements for the purposes indicated hereon.

CACHE CREEK LAND COMPANY, LLC

by: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ OS \_\_\_\_\_ TITLE \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_ who, upon oath, acknowledged that he is the \_\_\_\_\_ for Cache Creek Land Company, LLC, and executed the foregoing instrument for the purposes therein contained, by signing their name as such officer and as the free and voluntary act and deed of said company.

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

### NOTES

- BASIS OF BEARINGS:  
WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES.  
SITE COMBINATION FACTOR = 0.999670378
- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910 ON ¾" x 24" REBAR.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL No.56021C1112F, DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- NO CENTRALIZED SEWER OR WATER SYSTEM(S) ARE PROPOSED, WATER SERVICE & WASTEWATER DISPOSAL TO BE PROVIDED BY INDIVIDUAL WELL & SEPTIC LEACH FIELDS FOR EACH TRACT, ALL SYSTEMS SHALL BE PROPERLY PERMITTED AND SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- "80' INGRESS/EGRESS, UTILITY, DRAINAGE, AND ACCESS EASEMENT" COINCIDES WITH, AND IS SUBJECT TO PRIOR TERMS AND CONDITIONS IN, THAT CERTAIN "NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT" RECORDED IN THE OFFICE OF THE COUNTY CLERK, LARAMIE COUNTY, WYOMING AT BOOK 2763, PAGE 451.
- AS THE PUBLIC R/W USE OF TRACT A, CHERRY HILLS NORTH, 1st FILING IS RETAINED, GROSS ACREAGE CALCULATIONS OF TRACTS 3 & 4 HEREON INCLUDE TRACT A.

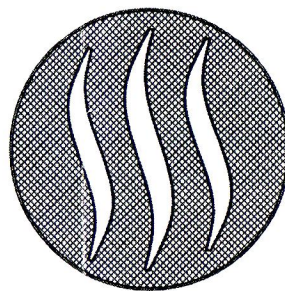
### CERTIFICATE OF SURVEYOR

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.

## CHERRY HILLS NORTH, 3rd FILING

AN ADMINISTRATIVE REPLAT OF ALL OF TRACT 3, CHERRY HILLS NORTH  
SITUATE IN THE SW¼SW¼ OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6TH P.M.  
LARAMIE COUNTY, WYOMING

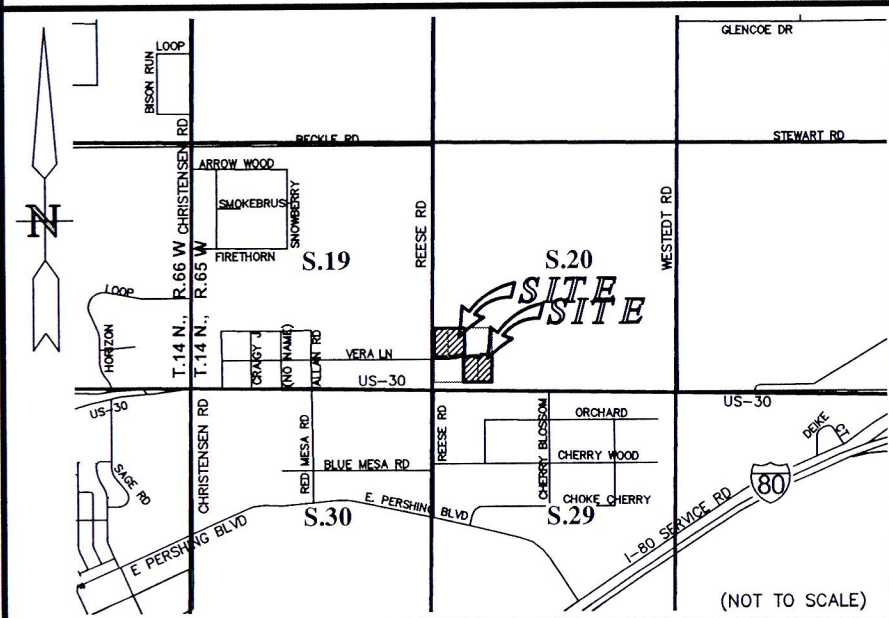
PREPARED MARCH 2022



STEIL SURVEYING SERVICES, LLC  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS

1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789  
www.SteilSurvey.com ○ info@SteilSurvey.com

### VICINITY MAP



### VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE AS SHOWN HEREON ALL OF TRACT 3, CHEYENNE HILLS NORTH (1st FILING) LARAMIE COUNTY, WYOMING.

INCLUDING ALL LOT LINES AND EASEMENTS OF RECORD, UNLESS OTHERWISE NOTED HEREON.

### FILING RECORD

### COUNTY ACKNOWLEDGEMENT

STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_  
Laramie County Planning Director and Molly Bennett, as Director for Laramie County Public Works.

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

### APPROVALS

Approved by the Laramie County Planning Director this \_\_\_\_ day of \_\_\_\_, 2022.

Planning Director, Laramie County, Wyoming

Approved by the Director of Laramie County Public Works this \_\_\_\_ day of \_\_\_\_, 2022.

Director of Public Works, Laramie County, Wyoming

REVISED: 3/25/2022

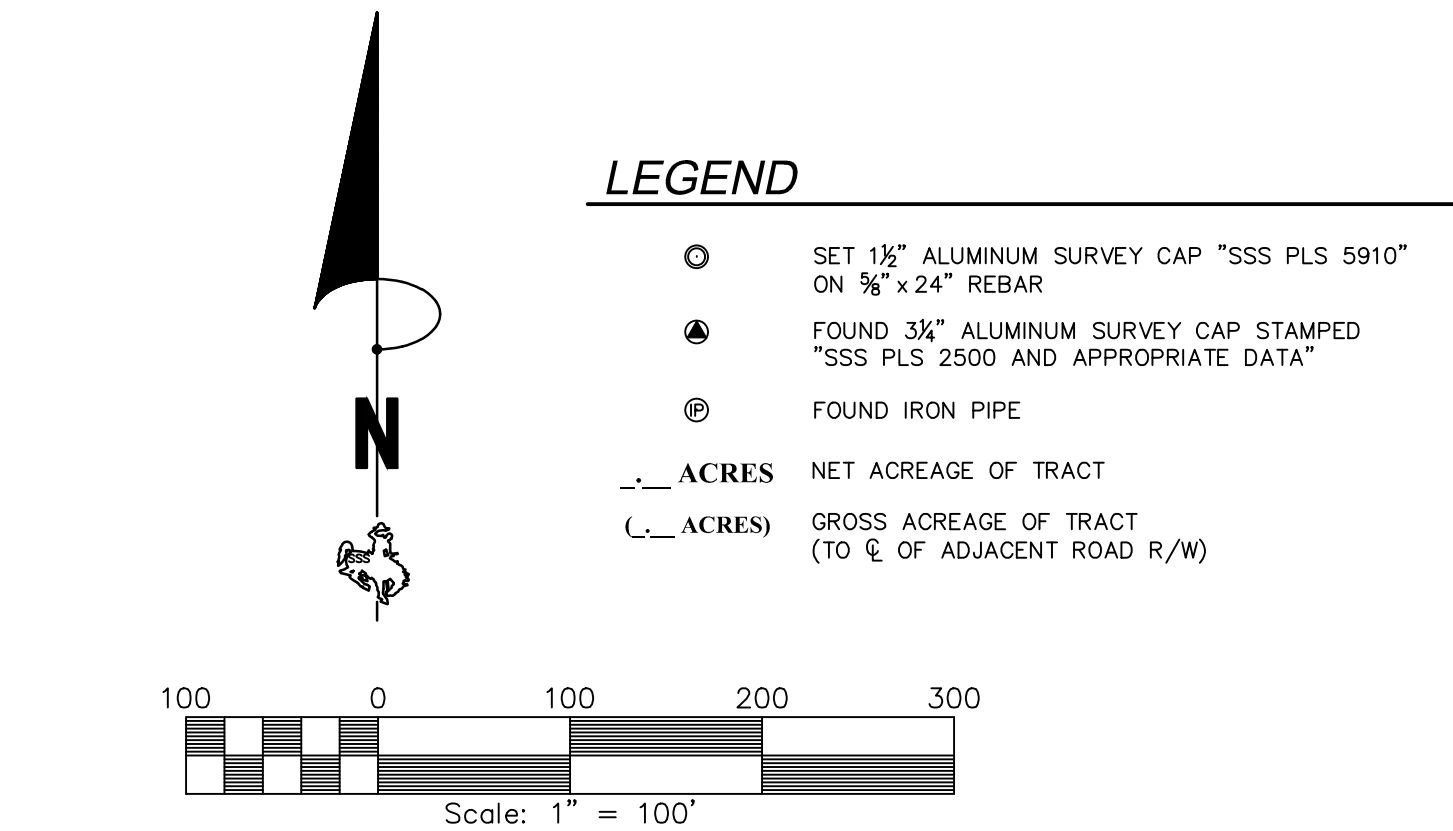
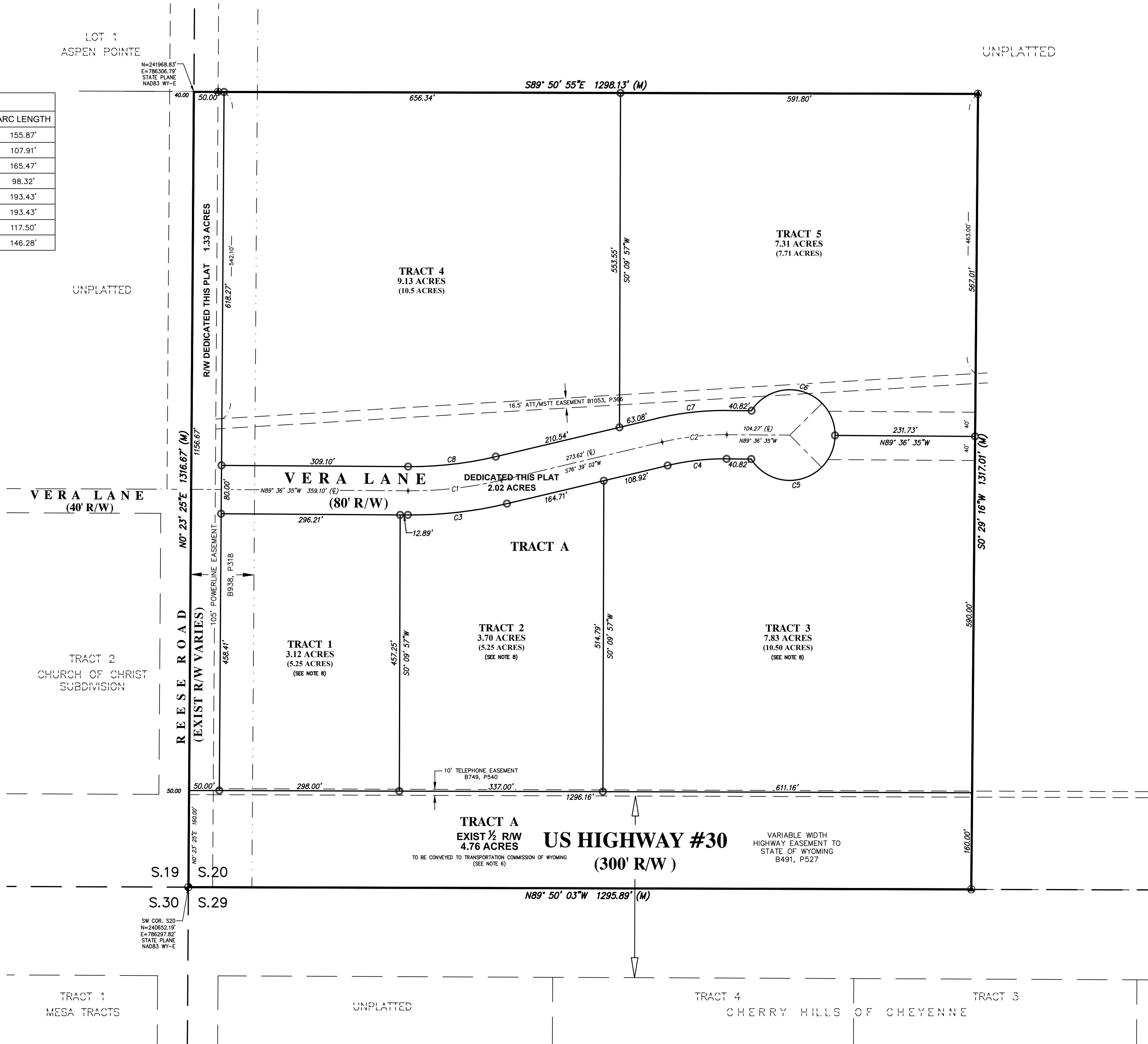
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THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

CURVE TABLE					
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C2	13° 44' 23"	450.00'	S83° 31' 13"W	107.65'	107.91'
C3	13° 44' 23"	690.00'	N83° 31' 13"E	165.07'	165.47'
C4	13° 44' 23"	410.00'	N83° 31' 13"E	98.08'	98.32'
C5	147° 46' 09"	75.00'	N74° 16' 29"E	144.11'	193.43'
C6	147° 46' 09"	75.00'	N73° 29' 39"W	144.11'	193.43'
C7	13° 44' 23"	490.00'	S83° 31' 13"W	117.22'	117.50'
C8	13° 44' 23"	610.00'	S83° 31' 13"W	145.93'	146.28'



**DEDICATION**  
KNOW ALL PERSONS BY THESE PRESENTS THAT: CACHE CREEK LAND COMPANY, LLC, owner in fee simple of the SW¼SW¼ of Section 20, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming; Has caused the same to be surveyed, platted, and known as CHERRY HILLS NORTH and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do hereby dedicate to the public the Rights-of-Way as shown and do furthermore grant the easements for the purposes indicated hereon.  
CACHE CREEK LAND COMPANY, LLC

by: \_\_\_\_\_  
PRINT NAME OS TITLE

**ACKNOWLEDGEMENT**  
STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_ who, upon oath, acknowledged that he is the \_\_\_\_\_ for Cache Creek Land Company, LLC, and executed the foregoing instrument for the purposes therein contained, by signing their name as such officer and as the free and voluntary act and deed of said company.

\_\_\_\_\_  
Notary Public, Laramie County, Wyoming  
My Commission Expires: \_\_\_\_\_

- NOTES**
- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBINATION FACTOR = 0.999670378
  - ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910 ON ¾" x 24" REBAR.
  - NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL No.56021C1112F; DATED JANUARY 17, 2007.
  - ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
  - NO CENTRALIZED SEWER OR WATER SYSTEM(S) ARE PROPOSED. WATER SERVICE & WASTEWATER DISPOSAL TO BE PROVIDED BY INDIVIDUAL WELL & SEPTIC LEACH FIELDS FOR EACH TRACT, ALL SYSTEMS SHALL BE PROPERLY PERMITTED AND SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
  - FURTHER SUBDIVISION OF THE LANDS CONTAINED WITHIN THIS REPLAT WILL REQUIRE A FULL SUBDIVISION PERMIT AND PLAT AND NON-ADVERSE RECOMMENDATION FROM THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY (WYDEQ).
  - "TRACT A" HEREON IS CONSIDERED AN UNBUILDABLE LOT AND IS TO BE CONVEYED TO THE TRANSPORTATION COMMISSION OF WYOMING FOLLOWING RECORDING OF THIS PLAT FOR THE PURPOSE OF STATE HIGHWAY RIGHT-OF-WAY AND SUBJECT TO THAT "Right-of-Way Easement" recorded March 8, 1973 in Book 491, Page 527 in the Real Estate Office of the County Clerk of Laramie County, Wyoming.
  - AS THE PUBLIC R/W USE (TRACT A) WILL BE RETAINED, GROSS ACREAGE CALCULATIONS OF TRACTS 1, 2, & 3 HEREON INCLUDE TRACT A.

**CERTIFICATE OF SURVEYOR**

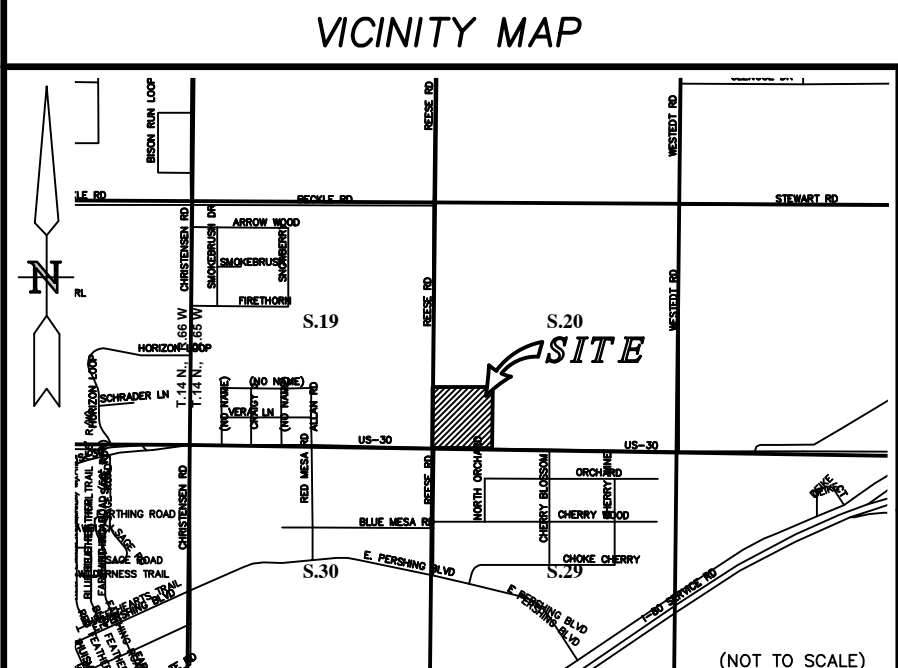
I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

**CHERRY HILLS NORTH**

A SUBDIVISION OF THE SW¼SW¼ OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6TH P.M. LARAMIE COUNTY, WYOMING  
PREPARED JULY 2021



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



**VACATION STATEMENT**  
THIS PLAT DOES NOT PROPOSE TO VACATE ANY EASEMENT OR RIGHT-OF-WAY OF RECORD

**FILING RECORD**

**APPROVALS**  
Approved by the Laramie County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2021.  
\_\_\_\_\_  
Chairman  
Approved by the Board of Commissioners of Laramie County, Wyoming this \_\_\_\_ day of \_\_\_\_\_, 2021.  
\_\_\_\_\_  
Chairman  
ATTEST: \_\_\_\_\_  
County Clerk

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

**A RESOLUTION TO APPROVE A VACATION OF TRACT 3 WITHIN CHERRY HILLS NORTH, 1<sup>ST</sup> FILING, LOCATED IN A PORTION OF SECTION 20, T.14N., R.65W OF THE 6<sup>TH</sup> 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 adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed Vacation is in accordance with section §34-12-106 to §34-12-111 of the Laramie County Land Use Regulations; and

**WHEREAS**, this resolution is the Vacation of Tract 3, Cherry Hills North, 1<sup>st</sup> Filing, located in a portion of Section 20, T.14N., R65W, of the 6<sup>th</sup> P.M., Laramie County, WY.

**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 §34-12-106 to §34-12-111.
- b. The vacation has been submitted to create an Administrative Plat on Tract 3, Cherry Hills North, 1st Filing, to be split into two separate tracts.

**And the Board approve the Vacation of Cherry Hills North, 1st Filing located in a portion of Section 20, T.14N., R65W, of the 6<sup>th</sup> P.M., Laramie County, WY. in order to create an Administrative Plat.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

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

Reviewed and approved as to form:

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