



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Seth Frentheway, Associate Planner

DATE: February 5, 2019

TITLE: Review and action on a Subdivision Permit and Plat for Destin Heights, located in a portion of Section 24, T.14N., R.66W., of the 6th P.M. Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying, on behalf of MAX Partners, LLC, c/o Steve Prescott, has submitted a Subdivision Permit & Plat application for “Destin Heights” located south & west of the intersection of Christensen Rd & Beckle Rd. The application has been submitted in order to subdivide approximately 100 acres into 19 single-family residential tracts averaging approximately 5.25 acres.

BACKGROUND

The subject property is un-platted and is surrounded by rural residential and agricultural properties of varying acreage, but predominately 5 acre tracts.

On August 24th, 2018, the Laramie County Planning Commission voted to approve the Destin Heights Preliminary Development Plan application. On September 5th, 2018, the Laramie County Board of Commissioners voted to approve the zone change application from Agricultural (A2) to Agriculture Residential (AR).

Pertinent Regulations

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

Section 4-2-100 of the Laramie County Land Uses Regulations governing the AR – Agriculture Residential zone district.

DISCUSSION

The Laramie County Comprehensive Plan (2016) designates this area as URI (Urban Rural Interface), and is intended to accommodate a mix of more intensive land uses than other areas. Large lot, low density residential or intensive agricultural uses are generally less suitable.

PlanCheyenne contemplates Rural Residential uses for this property. The Rural Residential category emphasizes a mix of rural and residential uses and is not intended to be an area for intensive future residential development. Primary uses include single family residences on individual large lots; clustering is encouraged. New residential development in rural areas is generally one unit per 5-10 acres, depending on underlying zoning and availability of water.

The current zoning of the site is AR (Agriculture Residential). The minimum lot size requirement for the AR zone district is 5 acres.

Water and sewage disposal shall be provided by individual well and septic systems. The Preliminary Development Plan indicated a 21-lot subdivision, however the plat submitted with the Subdivision Permit & Plat application reflects a reduction in the amount of lots from 21 to 19 lots. This change results in a slight increase in the average gross lot size from 5.23 acres to 5.25 acres, which should meet the minimum requirements for septic system permits.

According to the Order of the State Engineer for the Laramie County Control Area dated April 1, 2015, this property lies outside the Conservation Area.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). Approval from DEQ, in the form of a "Non-Adverse Recommendation", is required prior to recordation of the plat.

All developments consisting of more than twelve (12) residential lots are required to have two (2) individual points of access into the subdivision. The plan proposes access from Christensen Rd and Beckle Rd which will be gravel-surfaced and privately maintained. A letter requesting waiver of a traffic impact study and drainage study was submitted with the application. The County Engineer has concurred with the waiver requests.

Agency review comments were received regarding clerical issues on the Plat, updating the Environmental Impact Study, utility easements along both sides of Amberjack Dr and Cobia Ct and small wastewater system permitting. Agency comments have been addressed with the revised Plat dated January 15, 2019, copies of which are attached.

A public hearing of this application was held on January 10, 2019 by the Laramie County Planning Commission. No public comment was received. The Planning Commission voted 4 – 0 to recommend approval of the application to the Board with four conditions. The condition that the applicant bring current the taxes on the property has been satisfied as reflected in the attached tax report.

On January 18th, 2019, Staff received an email from the Cheyenne Metropolitan Planning Organization (MPO) expressing their support for a ROW to be platted with Destin Heights westward to line-up with the Lupine Road Reservation of Meadowlark Estates so that someday, somehow the subdivisions can be connected. A copy of which is attached.

On January 28th, 2019, the City of Cheyenne Governing Body unanimously approved (by a vote of 10-0) the Resolution authorizing the Mayor and the City Clerk to sign the Final Plat for Destin Heights, with revised map and the condition to connect Lupine Trail with the interior road network of this subdivision (as dedicated right-of-way).

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

RECOMMENDATION and FINDINGS

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

- a. This application meets the criteria for a Subdivision Permit & Plat pursuant to section 2-1-101(a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-100 governing the AR – Agricultural Residential zone district.

and that the Board approve the Subdivision Permit and Plat for Destin Heights with the following conditions:

- 1. Road construction standards shall be submitted and approved by the County Engineer and Public Works.
- 2. A private road maintenance agreement shall be approved by County Public Works and the County Engineer prior to plat recordation.
- 3. Proof of DEQ approval, in the form of a “Non-Adverse Recommendation”, shall be provided prior to plat recordation.
- 4. Work out Lupine Trail connection with government agencies and modify plat to meet agreement.

PROPOSED MOTION

I move to recommend approval of the Subdivision Permit and Plat for Destin Heights with conditions 1-4, and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Plan Map**

- Attachment 5: Current Zoning Map**
- Attachment 6: Agency Comments Report**
- Attachment 7: Updated Environmental Services Impact Report**
- Attachment 8: Email from MPO (Tom Mason)**
- Attachment 9: Revised Plat Map – January 15, 2019**
- Attachment 10: Resolution**



Laramie County, Wyoming











**Destin Heights
SubDivision
Permit & Plat**

BP-18-00264

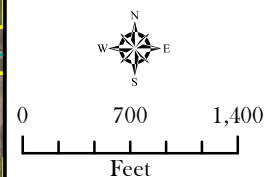
Location Map

-  Subject Property
-  Assessment Boundary

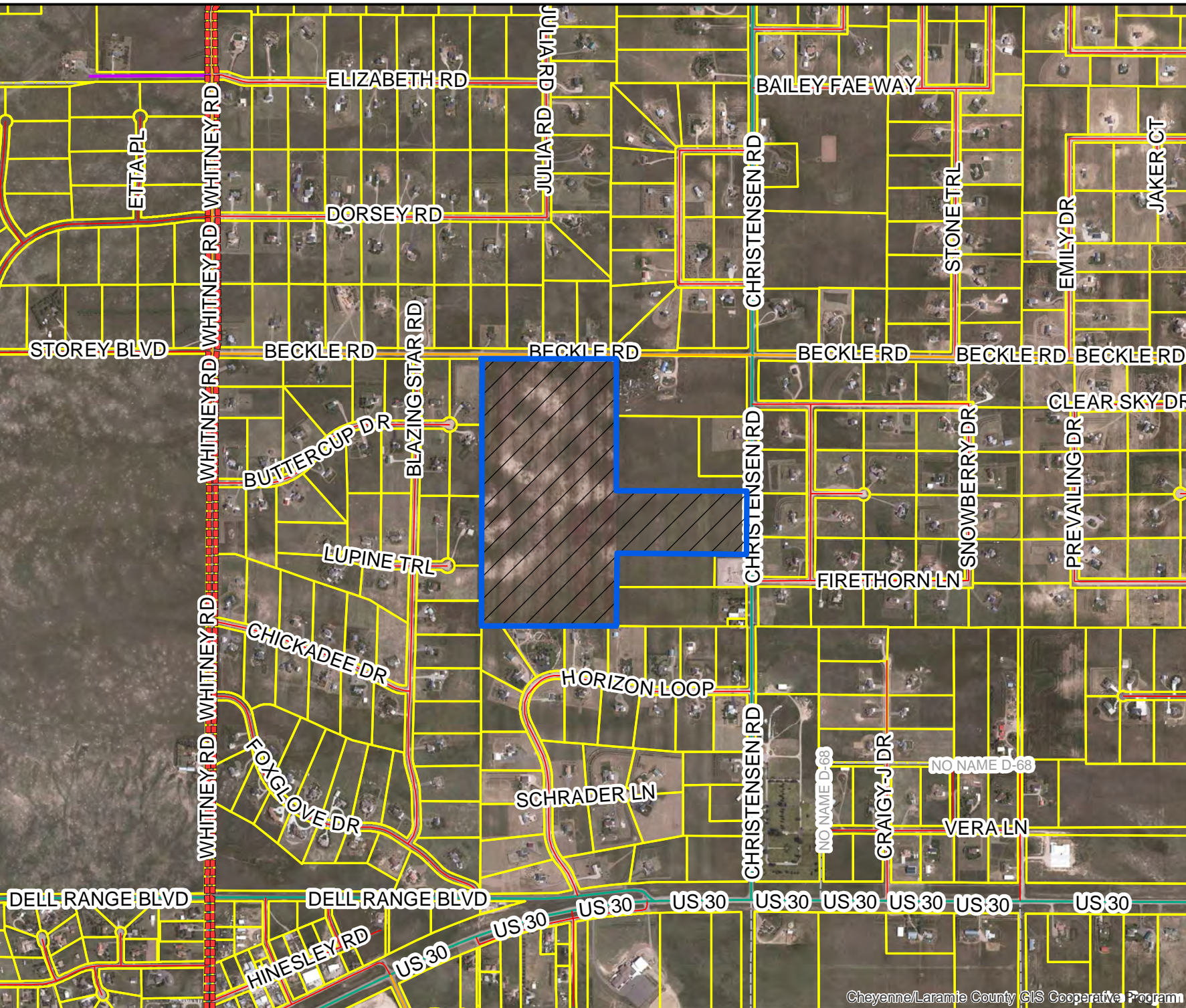
Streets Classification

-  Interstate
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Private
-  Rail Road
-  Driveway

Printed on Nov 30, 2018



Cheyenne/Laramie County GIS Cooperative Program




Laramie County, Wyoming




Destin Heights SubDivision Permit & Plat

BP-18-00264









Aerial

 Subject Property

 Assessment Boundary

Streets

Classification

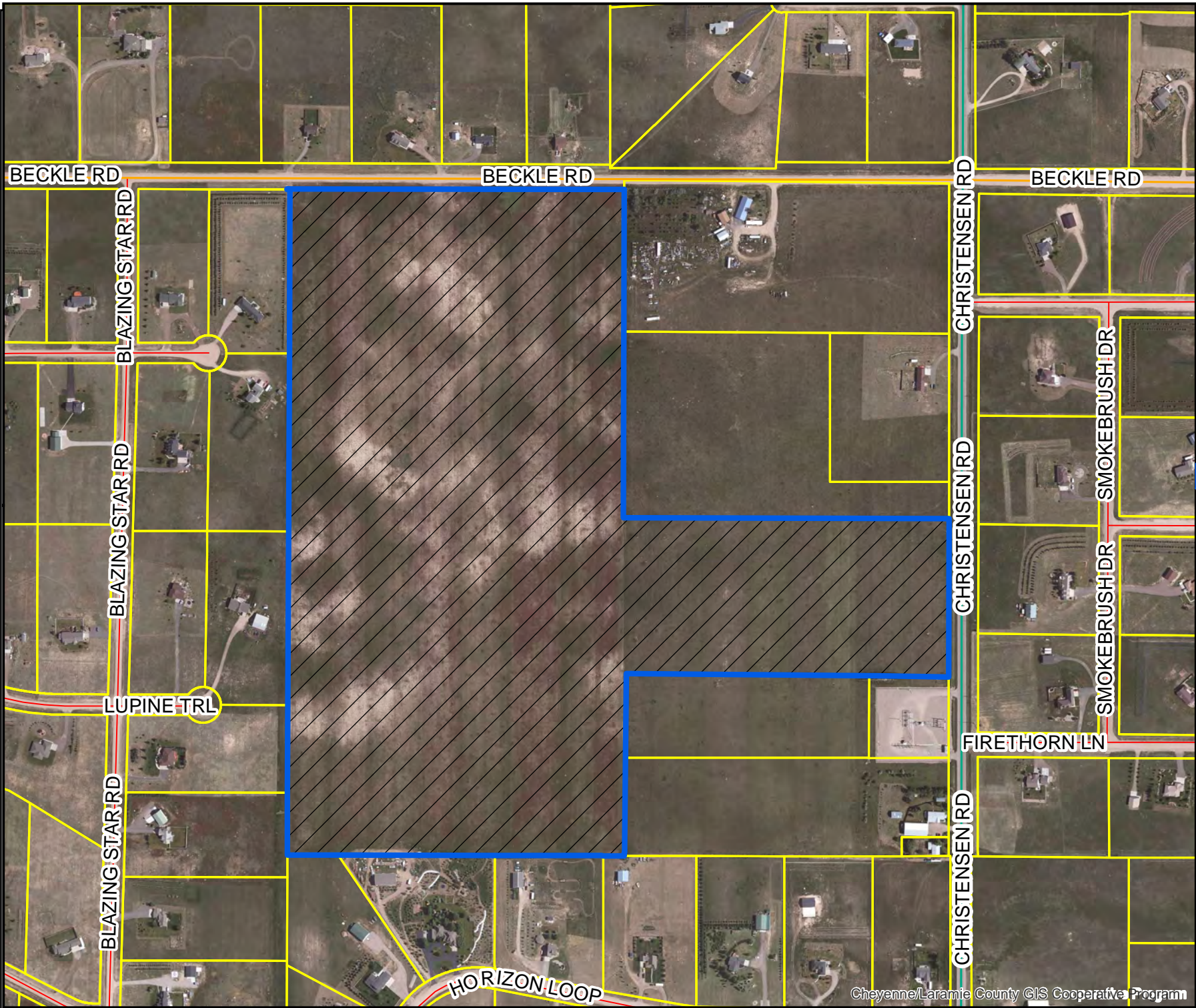
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Printed on Nov 30, 2018



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Feet

Cheyenne/Laramie County GIS Cooperative Program



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Laramie County, Wyoming




Destin Heights SubDivision Permit & Plat

BP-18-00264









Comp Plan Map

 Subject Property

 Assessment Boundary





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Future Land Use Districts

OTHER

-  Urban-Rural Interface (URI)
-  Rural Metro (RM)
-  Rural Ag Interface (RAI)
-  Ag & Range Land (AGR)

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Cheyenne/Laramie County GIS Cooperative Program


Laramie County, Wyoming




Destin Heights SubDivision Permit & Plat

BP-18-00264









PlanCheyenne Map

 Subject Property

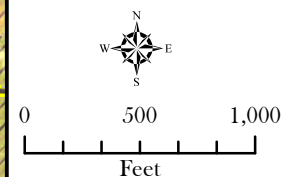
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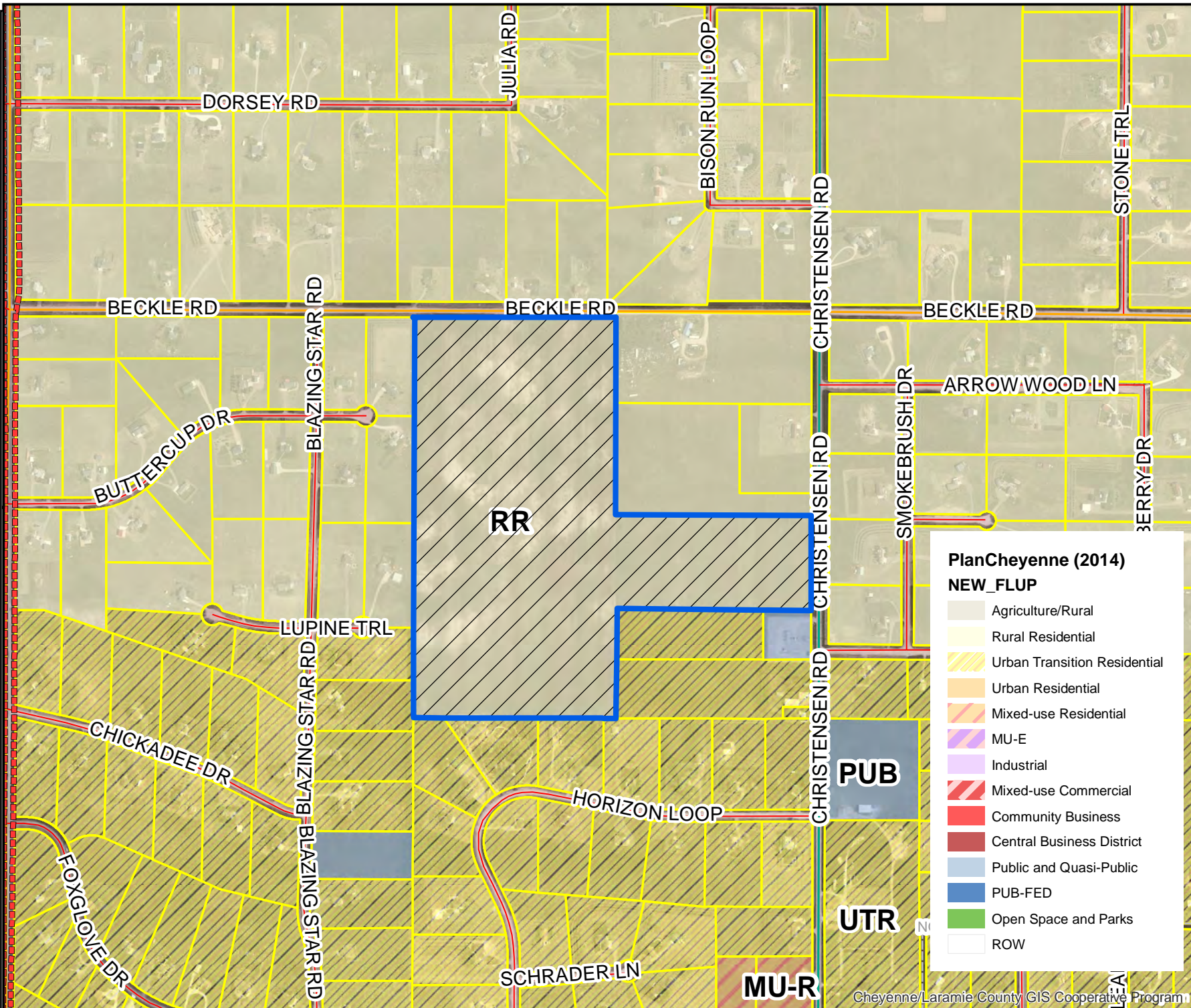
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PlanCheyenne (2014)

NEW_FLUP

-  Agriculture/Rural
-  Rural Residential
-  Urban Transition Residential
-  Urban Residential
-  Mixed-use Residential
-  MU-E
-  Industrial
-  Mixed-use Commercial
-  Community Business
-  Central Business District
-  Public and Quasi-Public
-  PUB-FED
-  Open Space and Parks
-  ROW



Cheyenne/Laramie County GIS Cooperative Program


Laramie County, Wyoming




**Destin Heights
SubDivision
Permit & Plat**

BP-18-00264









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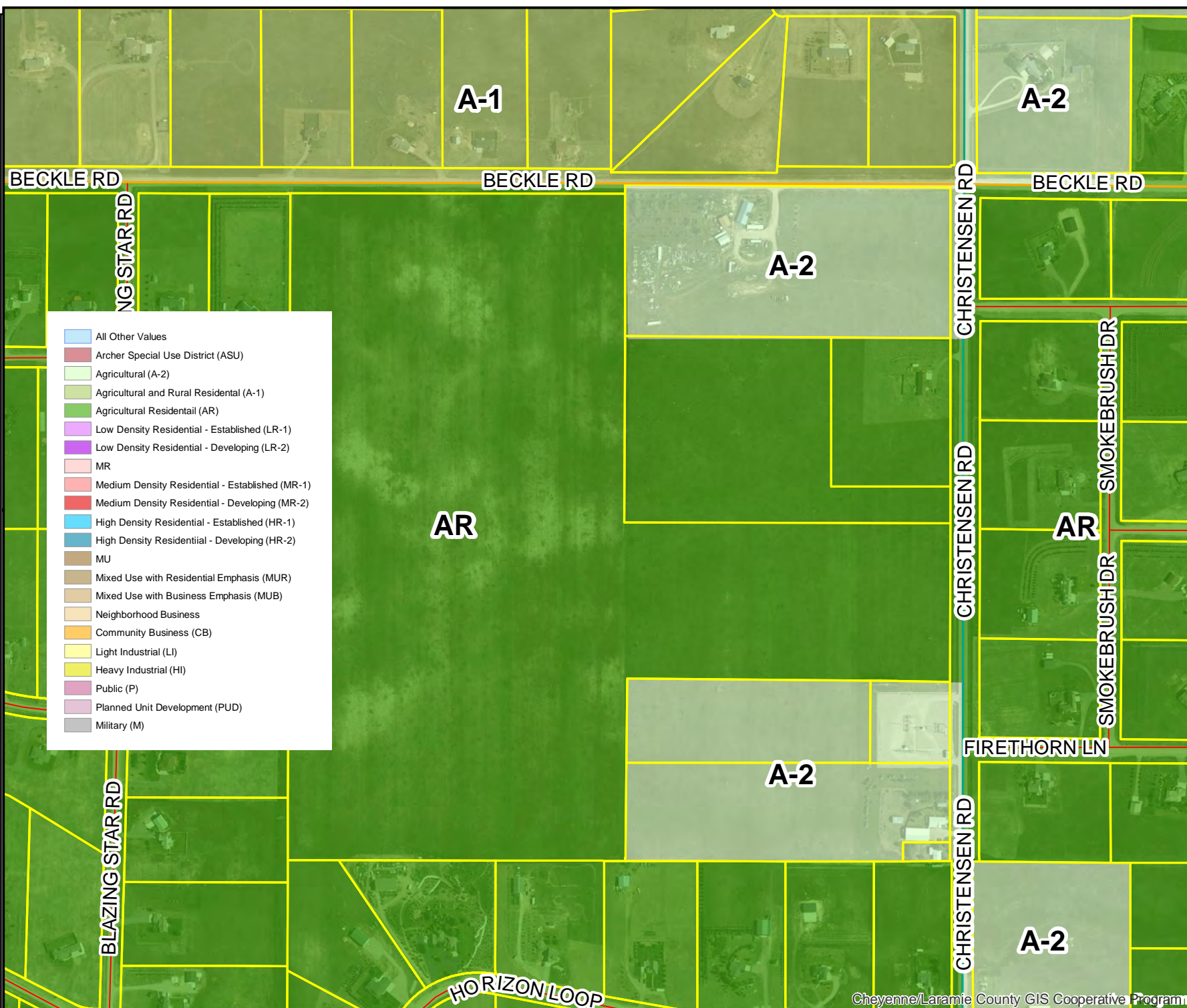
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



















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Cheyenne/Laramie County GIS Cooperative Program



-  All Other Values
-  Archer Special Use District (ASU)
-  Agricultural (A-2)
-  Agricultural and Rural Residential (A-1)
-  Agricultural Residential (AR)
-  Low Density Residential - Established (LR-1)
-  Low Density Residential - Developing (LR-2)
-  MR
-  Medium Density Residential - Established (MR-1)
-  Medium Density Residential - Developing (MR-2)
-  High Density Residential - Established (HR-1)
-  High Density Residential - Developing (HR-2)
-  MU
-  Mixed Use with Residential Emphasis (MUR)
-  Mixed Use with Business Emphasis (MUB)
-  Neighborhood Business
-  Community Business (CB)
-  Light Industrial (LI)
-  Heavy Industrial (HI)
-  Public (P)
-  Planned Unit Development (PUD)
-  Military (M)

Cheyenne Development Services: Lisa Pafford COMMENTS ATTACHED 12/17/2018
City review and approval required (State Statute 34‑12‑103).
Connections to existing road reservations to the west suggested.
(see Cheyenne UDC 4.3.3.f).
Clustering of lots suggested (see PlanCheyenne Shape Policy 2.4.B).
Area is designated as rural residential by Plan Cheyenne and the proposed
development
pattern is consistent with that designation.

County Engineer: Scott Larson COMMENTS ATTACHED 12/14/2018
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since it appears this development will not meet the criteria for one.
2. The Environmental Impact Study is adequate for this development. However, the document is completely based on the previous plan that had 21 lot instead of 19 lots and refers to the 20 or 21 lots throughout the entire document. The report should be updated to reflect the newest layout. Also, the letter on the first page needs to be updated to the newest letter.
3. All the dates for the approval signatures, etc. on the Plat drawing show 2018 but this plat won't be approved until 2019 so I would recommend the year be changed for all of the signature/approval lines on the plat drawing.

Surveyor Review

1. In the second line of the second paragraph of the DEDICATION, "her free act" should be "their free act".
2. The N1/4 corner of Section 24 is identified on the plat, the Center 1/4 corner and the E1/4 corner should also be identified. "All public land survey corners on or within the subdivision boundary shall have field observation coordinates provided on the plat. These coordinates shall reference Wyoming State Plane Coordinate System, East Zone, U.S. Survey foot, NAD 1983(CORS96)." There are no public land survey corner coordinates shown on the plat.
3. The bearings/azimuths and distances are shown on the plat but the text is so small in some areas that they are very difficult to read and easily be misinterpreted, it would be a good idea to make the small text a little larger. A copy of a copy or even scans of the plat can add to the problem.
4. Same comment with regard to the small text as noted in comment 3 above.
5. Easements are mentioned in the dedication but there none (utility or drainage) shown within the subdivision.
6. Some of the lot area numbers are very small/blurred and difficult to read.
7. 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.

County Public Works Department: David Bumann COMMENTS ATTACHED
12/18/2018

At this time, it appears that all Public Works standards are in conformance.

County Treasurer: Trudy Eisele COMMENTS ATTACHED 12/17/2018
1st half taxes delinquent. Due Nov 10. Unless paying full amt by Dec 31st

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED
12/10/2018

Laramie County Small Wastewater system Regulations

A 10' site hole and perc test will be required on each lot prior to development.

A copy of the signed final plat shall be submitted to this office prior to issuance of any small wastewater system permit.

A copy of the DEQ Subdivision review shall be on file in this office prior to the issuance of any small wastewater system permit.

Small wastewater systems shall be located 50' from any property line or any drainage.

Black Hills Energy: Kelly Lindholm COMMENTS ATTACHED 12/04/2018
Add 8 ft utility easement along both sides of the proposed Amberjack Dr and along Cobia Ct roads.

Please submit a Construction Request at ww.blackhillsenergy.com/construction-request for gas main and services.

CenturyLink: Darrin Klawon COMMENTS ATTACHED 12/17/2018
Centurylink will price this out for Fiber to the home. If the Pricing comes back as green the developer would have no cost. If does not come back green there would be developer Contribution.

Planners: Seth Frentheway COMMENTS ATTACHED 12/19/2018
Please address agency comments as needed and have revisions back to the planning office no later than January 2nd 2019 in order to have needed changes ready for the Planning Commission Hearing.

Building Dept.: Cambia McCollom COMMENTS ATTACHED 12/06/2018
The road names proposed for Destin Heights are fairly unique. Thank you.

Laramie Co School Dist. No. 1: Chris Hout COMMENTS ATTACHED 12/06/2018
This development site falls within the East Triad -- student's home attendance boundaries are East High School, Carey Junior High School and Dildine and Meadowlark Elementary Schools.

The current attendance for these schools is as follows:

Dildine Elementary, grades K-4 -- near or at capacity, little to no space available.

Meadowlark Elementary, grades 5-6 - near or at capacity, little to no space available.

Carey Junior High - below capacity with space available in both grades.

East High -- near capacity with limited space available.

Agencies with No Comments:

County Real Estate Office
County Assessor
Cheyenne MPO

Agencies with No Response:

High West Energy
Cheyenne Engineering Services
Sheriff's Office
Fire District No. 2
Emergency Management
Combined Communications Center
US Post Office
Wyoming DEQ
County Treasurer
County Attorney
Cheyenne Urban Planning Office

Environment & Services
Impact Report

for

Destin Heights

Being All of the W1/2NE1/4 and the N1/2SE1/4NE1/4 of Section 24,
and a portion of the S1/2SE1/4NE1/4 of Section 24
T.14N., R.66W., of the 6th P.M., Laramie County, WY

REVISED FOR FINAL PLAT
January 2, 2019

Prepared by:



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

1102 W 19th Street, Cheyenne, WY 82001

www.SteilSurvey.com



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

REVISED January 2, 2018

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

InRe: Request for waiver of the Drainage Report and Traffic Study requirements for a Final Plat to be known as *Destin Heights*, on previously unplatted parcel(s) comprising All of the W1/2NE1/4 and the N1/2SE1/4NE1/4, T.14N., R.66W., of the 6th P.M., Laramie County, WY (containing 99.84 acres more or less)

To whom it may concern:

Steil Surveying Services, agent for the owner(s), Land Investment, LLC and High West Energy, Inc., intends to plat the above-noted parcel of land into nineteen (19) lots; (1) (undevelopable) common lot (4.51 acres) and (19) residential lots averaging 5.25 acres (gross) each for detached single-family residential use. Following the pre-application meeting on January 3, 2018, and approval of the PDP & Zone Change to Agricultural Residential on September 4, 2018, this letter is submitted requesting a waiver from the requirements from the *Drainage Report and Traffic Study*.

This development is predicated on a rural residential development model; leaving a significant portion of the pre-development land unaffected. Utilization of the Rational Method to relate runoff to rainfall comparing pre-development vs. calculated post-development site conditions results in a negligible increase to the runoff coefficient (≤ 0.02 change). Drainage analysis does not appear to indicate any need for a regional detention area. No portion of the proposed subdivision falls within a FEMA 100-year Special Flood Hazard Area per F.I.R.M PANEL No.s 56021C1111F & 56021C1112F; dated January 17, 2007.

Preliminary Traffic Generation numbers are as follows:

TRAFFIC AND TRIP GENERATION BY USE*

SINGLE-FAMILY RURAL RESIDENTIAL

AVERAGE DAILY TRIPS

19 Units (Tracts) x 9.5 ADT = **181 AVERAGE DAILY TRIPS (ADT)**

A.M./P.M. PEAK-HOUR TRIPS

20 Units (Tracts) x 1.6/Unit = **30 PEAK HOUR TRIPS**

*According to anecdotal evidence: "ITE Manual will overestimate Trip Generation ... in rural and small urban areas (sixteen overestimates in twenty statistically significant instances)."

The property fronts on minor arterial Christensen Road, and on local Beckle Road.

Given these preliminary plans and analyses, the limited potential of significant traffic generation and/or surface runoff increases, we respectfully submit this waiver request on behalf of the owner.

Please contact us with any questions or concerns.

Thank you and best regards,

Casey Palma
Steil Surveying Services, LLC
CPalma@SteilSurvey.com

A. GENERAL DESCRIPTION

LOCATION: The proposed rural single-family residential subdivision comprises All of the W1/2NE1/4 and the N1/2SE1/4NE1/4 of Section 24, Township 14 North, Range 66 West of the 6th P.M., containing approximately 99.84 acres. The property is west of and adjacent to Christensen Road \pm 1-mile north of Dell Range Boulevard, and \pm one-half-mile east of Whitney Road via Beckle Road, along the north boundary of the project. The plat proposes to dedicate 9.4 acres of Public Right-of-Way; 7.28 acres of which are new R/W internal to the project. The site is bordered to the south by Sunrise Country subdivision (average lot size of 5 acres (gross)), to the east (across Christensen Rd.) by Indian Paintbrush Estates subdivision (average lot size of 5.3 acres (gross)), to the northeast by (3) unplatted properties (totaling \pm 13.33 acres), containing (2) single-family residential uses, to the north (across Beckle Rd.) by Bison Run, 2nd Filing subdivision (average lot size of 5.4 acres (gross)), and to the west by Meadowlark Estates subdivision (average lot size of 5.1 acres (gross)).

PROJECT: The project proposes 19 single-family residential lots for an average residential lot size of 5.25 acres; and proposes to construct just over 3,500 linear feet of county roads to be dedicated to the public.

EXISTING FEATURES: The site is typical high plains desert, contains native vegetation and is relatively flat. Generally, the property slopes from southwest to northeast. Elevation benchmarks and elevation extremes are identified on the *Land Analysis Map and Preliminary Development Plan* (PDP) approved by the Board of County Commissioners on September 4, 2018. No significant historic structures, cultural features, threatened or endangered wildlife, or noxious or endangered plant life; has been identified on or near the property. There are no known hazardous materials or uses on or near the property; nor is there any record or evidence that there has historically been any of the same.

PROPOSED CHANGES TO SITE: The scope of rural single-family development proposed with this project does not significantly alter the natural landscape or create significant pollution or hazard to the human or natural environment.

B. UTILITIES AND BASIC SERVICES

STORMWATER MANAGEMENT: Industry-standard best practices will be utilized during construction and a GESC permit will be required. This development is predicated on a rural residential development model; leaving a significant portion of the pre-development land unaffected. Utilization of the Rational Method to relate runoff to rainfall comparing pre-development vs. calculated post-development site conditions results in a negligible increase to the runoff coefficient (≤ 0.02 change). Drainage analysis does not appear to indicate any need for a regional detention area. No portion of the proposed subdivision falls within a FEMA 100-year Special Flood Hazard Area per F.I.R.M panel No.s 56021C1111F & 56021C1112F; dated January 17, 2007.

More detailed analysis will be provided with civil improvement documents. Please see attached *Request for waiver of the Drainage Report and Traffic Study* dated January 2, 2019.

WATER AND SEWER SERVICES: Individual Well and Septic systems are proposed for each residential lot (19). The wells will most likely access the High Plains Aquifer. All lots provide sufficient area and configuration to meet Laramie County Environmental Health Department requirements for septic systems, including separation distances. A subdivision application pursuant to Chapter 23 of the State of Wyoming Groundwater Regulations will be submitted to the Wyoming Department of Environmental Quality, Groundwater Division in conjunction with the final plat, any letter stating adverse or non-adverse impact will be provided to the County Planning and Development Office at such time that it is received.

TRANSPORTATION: The plat proposes to dedicate 7.28 acres of internal Rights-of-Way (R/W) and 2.12 acres of adjacent R/W comprising the previously declared adjacent portions of Beckle & Christensen. Internal local roads (80' R/W) will feed primarily into Whitney Road (80' R/W) and alternatively to Whitney Rd via Beckle. Preliminary Traffic Generation numbers are as follows:

TRAFFIC AND TRIP GENERATION BY USE*	
SINGLE-FAMILY RURAL RESIDENTIAL	
AVERAGE DAILY TRIPS	
19 Units (Tracts) x 9.5 ADT	= 181 AVERAGE DAILY TRIPS (ADT)
A.M./P.M. PEAK-HOUR TRIPS	
20 Units (Tracts) x 1.6/Unit	= 30 PEAK HOUR TRIPS
*According to anecdotal evidence: "ITE Manual will overestimate Trip Generation ... in rural and small urban areas (sixteen overestimates in twenty statistically significant instances)."	

The property fronts on Christensen, which is designated as a Major Arterial and provides access to Dell Range Blvd (Major Arterial) $\pm 3/4$ -mile south of this property. Please see attached *Request for waiver of the Drainage Report and Traffic Study* dated January 2, 2019.

ENERGY AND UTILITIES SERVICES: Electric and Gas Services will be provided by Cheyenne Light, Fuel & Power from existing adjacent overhead power and underground gas lines. Developer will coordinate with utilities provider(s) to determine the preferred alignment(s) and scope of new mains and primary service lines. Utilities will primarily be extended/provided through the new rights-of-way and will be specifically detailed in the civil improvement plans.

BASIC SERVICES:

Access to basic services are summarized as follows:

CRITICAL HEALTH CARE:

NextCare Urgent Care - 4136 Laramie St (3.7 miles)

SCHOOLS:

- Dildine Elementary - 4312 Van Buren Ave (2.5 miles)
- Saddle Ridge Elementary - 6815 Wilderness Trail (2.7 miles)
- Carey Junior High - 1780 East Pershing Boulevard (5.5 miles)
- East High School - 2800 East Pershing Boulevard (4.5 miles)

FIRE PROTECTION:

- Fire District #2, Station 1 - 5800 North College Drive (3.8 miles)

PARK:

- Saddle Ridge Park (2.3 miles)
- Cahill Park (3.8 miles)

GREEWAY ACCESS:

- (current) (@ Van Buren Ave & SH30) (2.9 miles)
- (potential) (@ Summit Dr & College Dr (1.5 miles)

PUBLIC SERVICES: There is currently no local criminal presence or high crime incidence in the area and there is no reason to anticipate any change with regards to crime with this development. The area is under the jurisdiction of the Laramie County Sherrieff's Office and current forces should be sufficient to meet any increased demand.

Regarding fire protection and prevention, the area is currently served by Laramie County Fire District #2 - this development will not create an excessive additional demand on existing fire protection services.

C. SUMMARY

In conclusion, this Environment and Services Impact Report provides sufficient base data to conclude that this project will not contribute to any significant level of negative impact on the area and that several benefits will be realized for the stakeholders, agencies, rural county landowners and the public at-large.



LARAMIE COUNTY

Shopping Cart: 0 items [\$0.00]

[New Search](#)[History](#)[Payoff](#)[PayTaxes](#)[Help](#)

Parcel Number: 00014006624040

Status: Current

Receipt: 2017

2018 Owner(s):
LAND INVESTMENT LLC

Mailing Address:

PO BOX 262
CHEYENNE, WY 82003

Levy District:

0102, RSD 1 FD#2

2018 Value:

Market: \$139,500
Taxable: \$13,253

Vet Exempt: \$0

Net Taxable: \$13,253

[Detail](#)

2018 Taxes:

First Half:	\$440.80	Due: 11/13/2018
Second Half:	\$440.79	Due: 5/10/2019
Total:	\$881.59	

[Detail](#)

2018 Payments:

First Half:	\$454.49
Second Half:	\$440.79
Total:	\$895.28

(May include penalty & interest)

2018 Legal Records:

Geo Code: 02-14662410000200

Property address: BECKLE

Legal: 14-66: W1/2 NE1/4, N1/2 SE1/4 NE1/4
SEC 24

Note:

Convenience Fees will be applied as follows:

Credit Card Payments - 2.5% of Payment

Visa Debit Card Payments - \$3.95

Echeck Payments - \$1.50

PAYING TAXES

The accuracy of this data is not guaranteed." Web data was last updated 01/24/2019 09:00 AM.

"Send Payments To:

Laramie County Treasurer
P.O. Box 125
Cheyenne, WY 82003
(307) 633-4225"



LARAMIE COUNTY

Shopping Cart: 0 items [\$0.00]



New Search



Detail



Payoff



Help

Parcel Number: 00014006624040

Status: Current

Type: RE

Owner: LAND INVESTMENT LLC

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2018	2017	08/20/2018	\$881.59	1/15/2019 1/15/2019	\$454.49 \$440.79	
2017	2020	08/10/2017	\$780.11	11/8/2017 5/8/2018	\$390.06 \$390.05	
2016	2005	08/12/2016	\$753.31	11/7/2016 5/10/2017	\$376.66 \$376.65	
2015	1999	08/17/2015	\$753.65	11/3/2015 5/6/2016	\$376.83 \$376.82	
2014	1989	08/15/2014	\$736.33	11/7/2014 5/6/2015	\$368.17 \$368.16	
2013	1969	08/26/2013	\$702.24	10/22/2013 5/6/2014	\$351.12 \$351.12	
2012	1996	08/20/2012	\$158.07	11/2/2012 5/6/2013	\$79.04 \$79.03	
2011	1997	08/11/2011	\$146.32	11/7/2011 5/8/2012	\$73.16 \$73.16	
2010	2010	08/17/2010	\$141.24	11/5/2010 5/4/2011	\$70.62 \$70.62	
2009	15925	08/17/2009	\$117.55	11/9/2009 5/6/2010	\$58.78 \$58.77	
2008	15918	04/30/2009	\$102.91	10/21/2008 4/30/2009	\$51.46 \$51.45	
2007	15710	05/02/2008	\$97.09	10/26/2007 5/2/2008	\$48.55 \$48.54	
2006	15935	05/08/2007	\$91.21	11/1/2006 5/8/2007	\$45.61 \$45.60	

The accuracy of this data is not guaranteed." Web data was last updated 01/24/2019 09:00 AM.

"Send Payments To:

Laramie County Treasurer
P.O. Box 125
Cheyenne, WY 82003
(307) 633-4225"

Seth Frentheway

From: Tom Mason <tmason@cheyennecity.org>
Sent: Friday, January 18, 2019 1:13 PM
To: Seth Frentheway; Brad Emmons
Cc: Nancy Trimble; Nancy Olson; Thomas Cobb
Subject: Destin

County Planners:

In our review of Destin Heights under the City Planning Office we recalled that Meadowlark Estates had road reservations at the east end of Lupine and Buttercup. These were put in place at the time so that when the property to the east developed there could be connectivity between the two subdivisions. I attended the City Planning Commission meeting on January 7 to back up and support this condition.

Casey Palma pointed out that this expedited plat had a early review in which this proposed condition could have been asked for at the time. Though this is true I did not either make the meeting or did not think of it at the time, I do not recall. Casey also pointed out that this project had already been reviewed by the County Planning Commission. Because he said that at the City Planning Commission, I did not concern myself with the agenda of the County Planning Commission held on January 10. Then after the fact, I found out that Destin Heights was on the County PC on the 10th. Therefore, I missed another opportunity on the County side to state my reasons for the ROW in Destin Heights to connect to Lupin in Meadowlark Estates.

I wonder if Casey told the County Planning Commission that the City Planning Commission placed a revised condition for Destin Heights to the Lupin Reservation? Based on discussion at the City Planning Commission, the City PC made a condition and I verbally supported it that only Lupin be connected and not both streets (Buttercup).

I am writing this to express support for the ROW to be platted with Destin Heights westward to line-up with the Lupin Reservation so that someday, somehow the subdivisions can be connected.

Tom Mason

Director
Cheyenne Metropolitan Planning Organization (MPO)
Mailing Address – 2101 O'Neil Avenue
Office Address – 615 West 20th Street
Cheyenne, WY 82001

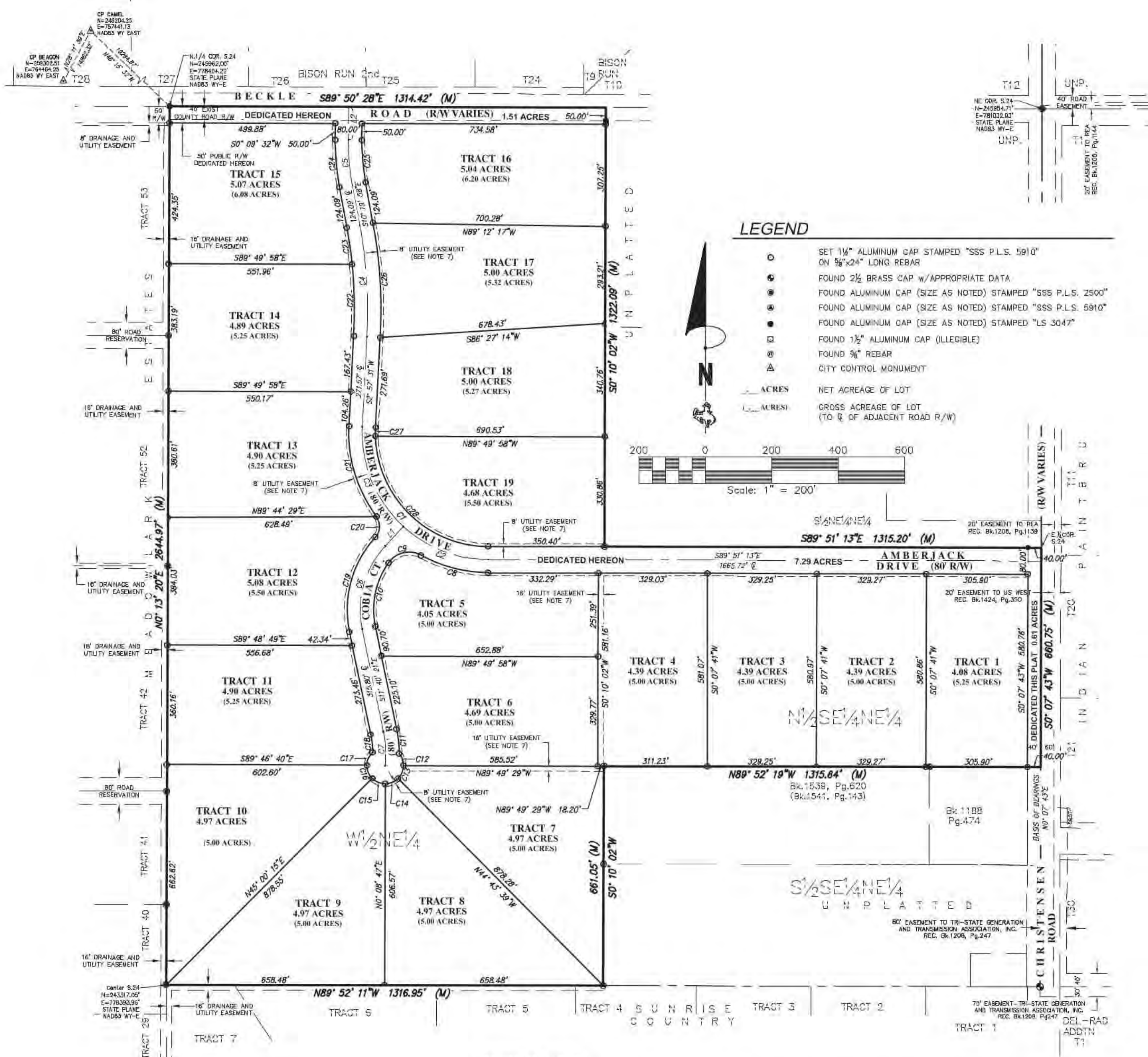
(o) 307-637-6299

www.plancheyenne.org

PUBLIC RECORDS ACT

Email to and from me may constitute a public record and may be subject to disclosure upon request under the Wyoming Public Records Act and similar laws.

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - 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



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: MAX PARTNERS, LLC owner in fee simple of All of the W1/2NE1/4 and the N1/2SE1/4NE1/4 of Section 24, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, Has caused the same to be surveyed and plotted to be known as DESTIN HEIGHTS, and does hereby declare the subdivision of said land as it appears on this subdivision plat, to be their free act and deed and in accordance with their desires and does furthermore dedicate to the public the rights-of way, and grant the easements as shown and described hereon for the purposes indicated.

MAX PARTNERS, LLC

by: Steven W. Prescott as Registered Agent

ACKNOWLEDGEMENT

STATE OF WYOMING }
COUNTY OF LARAMIE } SS
The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by Steven W. Prescott as Registered Agent for Max Partners, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

NOTES

- 1) BASIS OF BEARINGS - EAST LINE OF SECTION 24, HAVING A BEARING OF N.000°43'E
- 2) ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/8"x24" REBAR.
- 3) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No. 56021C1111F & 56021C1112F, DATED JANUARY 17, 2007.
- 4) WATER SERVICE TO EACH LOT TO BE PROVIDED BY INDIVIDUAL WELLS. ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 5) SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT. NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 6) ACCESS TO ALL LOTS CREATED HEREON SHALL BE FROM INTERNAL RIGHTS-OF-WAY ONLY. NO INDIVIDUAL TRACT ACCESS(ES) SHALL BE ALLOWED ONTO CHRISTENSEN OR BECKLE ROADS.
- 7) *UTILITY EASEMENT(S) DESIGNATED HEREON GRANTED TO FRANCHISED UTILITY(IES) PROVIDERS, THEIR LEGAL SUCCESSIONS AND/OR ASSIGNS, FOR INSTALLATION OF LOCAL UTILITY SERVICE LINES TO SERVE THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY.

CITY APPROVALS

Approved by the City of Cheyenne Planning Commission this ____ day of _____, 2019.

Planning & Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this ____ day of _____, 2019.

Mayor City Clerk

APPROVALS

Approved by the Laramie County Planning Commission this ____ day of _____, 2019.

Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of _____, 2019.

Chairman County Clerk

FILING RECORD

REVISED: 1/14/2019
S24-14-66\17372 FINAL L19 FINAL.dwg

CERTIFICATE OF SURVEYOR

I, Jaffrey B. Jones, Registered 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.

DESTIN HEIGHTS

BEING ALL OF THE
W1/2NE1/4, N1/2SE1/4NE1/4 OF SECTION 24,
TOWNSHIP 14N., RANGE 66W. OF THE 6TH P.M.
LARAMIE COUNTY, WYOMING
PREPARED NOVEMBER 2018

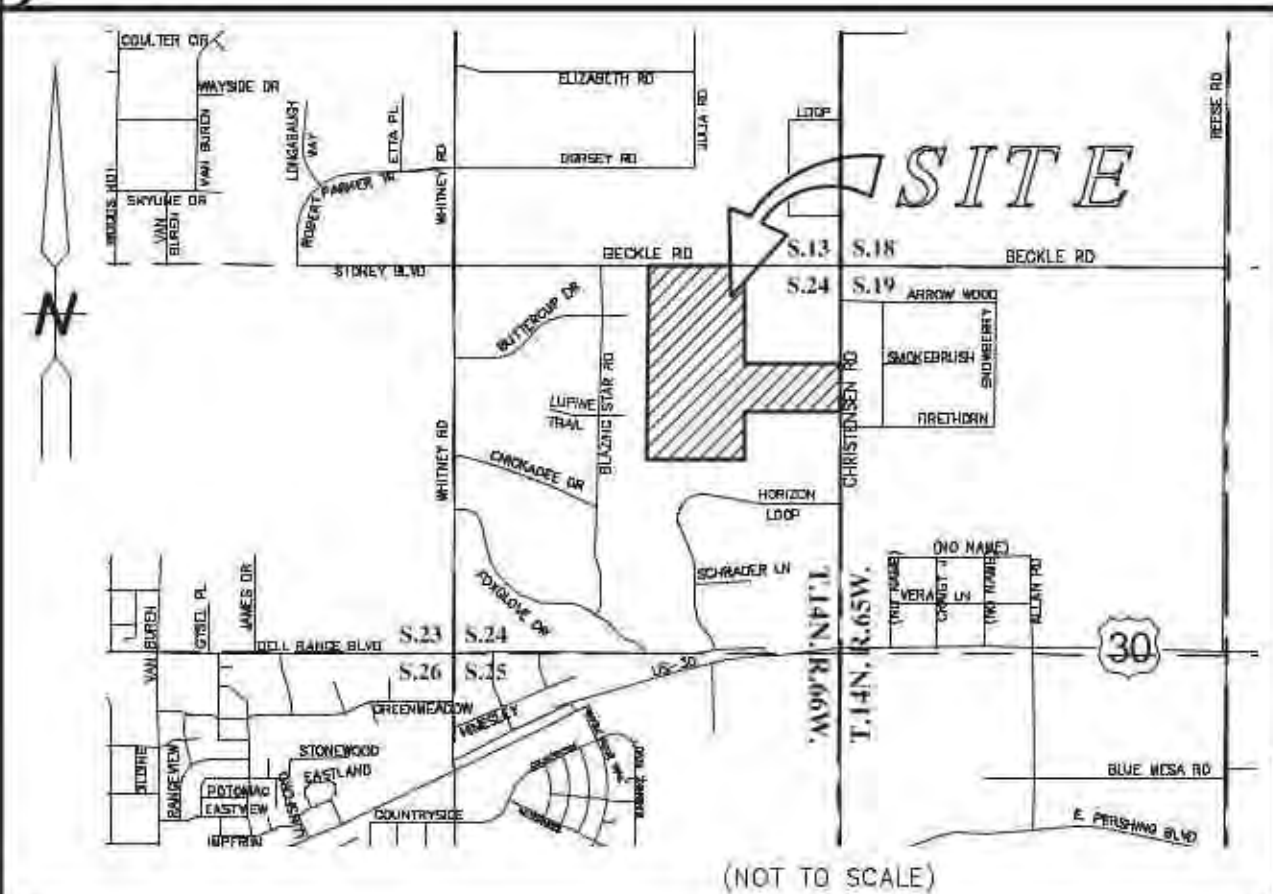


STELL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.StellSurvey.com • info@StellSurvey.com

TRACT CURVE TABLES				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C8	28° 52' 33"	418.39'	S75° 28' 40"E	206.63'
C9	83° 20' 53"	75.00'	S77° 17' 10"W	99.73'
C10	47° 29' 59"	243.78'	N11° 53' 44"E	198.08'
C11	11° 27' 58"	370.00'	N5° 56' 22"W	73.92'
C12	40° 42' 58"	65.00'	N20° 10' 57"W	38.27'
C13	40° 05' 50"	65.00'	N22° 43' 26"E	42.18'
C14	44° 52' 28"	65.00'	N67° 42' 34"E	41.88'
C15	44° 51' 28"	65.00'	S67° 25' 29"E	41.97'
C16	45° 15' 05"	65.00'	S22° 23' 13"E	42.29'
C17	45° 43' 15"	65.00'	S23° 04' 57"W	42.73'
C18	10° 39' 47"	280.00'	S6° 20' 38"E	53.89'
C19	54° 10' 34"	325.00'	S19° 24' 58"W	285.98'
C20	79° 05' 47"	48.85'	S2° 57' 00"W	61.85'
C21	39° 33' 00"	430.00'	S16° 48' 59"E	284.19'
C22	8° 46' 04"	1413.21'	S1° 25' 32"E	216.05'
C23	4° 31' 24"	1413.21'	S8° 04' 18"E	111.54'
C24	10° 29' 30"	780.00'	S3° 05' 13"E	142.63'
C25	10° 29' 30"	700.00'	N8° 05' 13"W	128.00'
C26	13° 17' 28"	1493.21'	N3° 41' 14"W	346.81'
C28	88° 32' 31"	340.00'	N45° 36' 06"W	474.68'

ROAD CENTERLINE CURVE TABLES				
AMBER JACK DRIVE (80' R/W)				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	92° 48' 44"	380.00'	S43° 26' 51"E	556.43'
C2	42° 20' 47"	380.00'	S68° 40' 50"E	274.80'
C3	50° 27' 57"	380.00'	S22° 16' 38"E	323.86'
C4	13° 17' 28"	1453.21'	S3° 41' 14"E	336.36'
C5	10° 29' 30"	740.00'	S5° 05' 13"E	135.31'
COBIA COURT (80' R/W)				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C6	54° 10' 34"	285.00'	S19° 24' 58"W	258.55'
C7	17° 39' 32"	330.00'	S2° 50' 35"E	101.31'
ROAD CENTERLINE LINE TABLES				
AMBER JACK DRIVE		COBIA COURT		
LINE #	BEARING	LENGTH	LINE #	BEARING
L8	S0° 58' 32"W	100.00'	L1	S47° 30' 12"W

VICINITY MAP



(NOT TO SCALE)

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
DESTIN HEIGHTS, FOR A PORTION OF SECTION 24, T.14N., R.66W.,
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 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, the application is in conformance with the AR – Agricultural Residential zone district; and

WHEREAS, this resolution is the subdivision permit for Destin Heights.

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

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-100 of the Laramie County Land Uses Regulations governing the AR – Agricultural Residential zone district.

And the Board approves the Subdivision Permit and Plat for Destin Heights with the following conditions:

1. Road construction standards shall be submitted and approved by the County Engineer and Public Works.
2. A private road maintenance agreement shall be approved by County Public Works and the County Engineer prior to plat recordation.
3. Proof of DEQ approval, in the form of a “Non-Adverse Recommendation”, shall be provided prior to plat recordation.
4. Work out Lupine Trail connection with government agencies and modify plat to meet agreement.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2019.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney