



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: April 16th, 2019

TITLE: Review and action on a Zone Change from A1-Agricultural and Rural Residential to AR- Agricultural Residential, for Tracts 3 & 10, Archer Estates, 2nd Filing, and a Subdivision Permit & Plat for Archer Estates, 6th Filing, a replat of Tracts 3 & 10, Archer Estates, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Diamantina, LLC and Triple Dot Capital Investments LLC, in care of Jack Stadel of Stadel Construction, Inc, has submitted Zone Change and Subdivision Permit & Plat applications for Tracts 3 & 10, Archer Estates, 2nd Filing. The applications have been submitted to request a zone change from Agricultural and Rural Residential (A1) to Agricultural Residential (AR), and to re-plat the two tracts into five single-family residential tracts.

Both applications have been combined into one staff report for ease of presentation and discussion, with separate motions required on the two actions.

BACKGROUND

Both of the discussed tracts are assessed as residential, and at this time have not been developed. The gross acreages of the proposed tracts range from 16.58 to 5.26, meeting the minimum density requirements for groundwater recharge based on the AMEC Memo per Section 2-1-103(c)(i) of the Laramie County Land Use Regulations. The surrounding area consists of single-family residences on tracts with individual water and sewer systems.

Pertinent Regulations

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

Section 4-2-100 of the Laramie County Land Use Regulations governing the AR – Agricultural Residential Zone District.

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

DISCUSSION

The Laramie County Comprehensive Plan designates this area as Rural Metro (RM). This designation generally lies adjacent to areas within the URI – Urban Rural Interface, and includes areas within the MPO boundary. Residences can have private or small, shared septic or sewer systems. The average size of development may range from 2.5 to 5 acres depending on availability of services.

PlanCheyenne designates this area as Rural Residential (RR), which encourages clustered development of single-family residences. This designation states the average density should be 5-10 acres “per unit”. Secondary uses are agricultural or rural in nature, including open spaces and recreation, equestrian uses, etc.

The proposed subdivision lies within the Agricultural and Rural Residential (A1) Zone District. Directly east, Archer Estates, 5th Filing, is zoned Agricultural Residential (AR). Besides two other subdivisions south of the property, which are similar in layout and also zoned AR, the primary zone districts are A1 and Agricultural (A2).

Per Section 2-1-101(c) (vi), subdivisions of five (5) or fewer divisions of land are exempt from a Department of Environmental Quality Chapter 23 Review pursuant to W.S. 18-5-306.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Planning Commission must find at least one of the following:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; or
- ii. That the original zoning classification given to the property was inappropriate or improper; or
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Criteria i. is met by conformance with the Laramie County Comprehensive Plan and PlanCheyenne with the type of development.

On March 28th, the Planning Commission held a public hearing for these proposed projects, in which they unanimously voted (5-0) to approve the Zone Change and Subdivision Permit & Plat with the recommended conditions provided by this Planning Department. There were no comments from any of the attending County residents during the hearing. A revised plat was submitted to County Planning on April 8, 2019, addressing the remaining agency comments, and meeting the required conditions from the Planning Commission. Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received.

The attached resolution for the Subdivision Permit and Plat shall serve as the subdivision permit upon approval by the Board.

Staff finds the applications are consistent with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided for the *zone change* request, staff recommends the Board find that:

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

and that the Board approve the Zone Change from A1 to AR for Tracts 3 & 10, Archer Estates, 2nd Filing with no conditions.

Based on evidence provided for the *subdivision permit & plat*, staff recommends the Board find that:

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

and that the Board approve the Subdivision Permit and Plat for Archer Estates, 6th Filing with no conditions.

PROPOSED MOTION – ZONE CHANGE

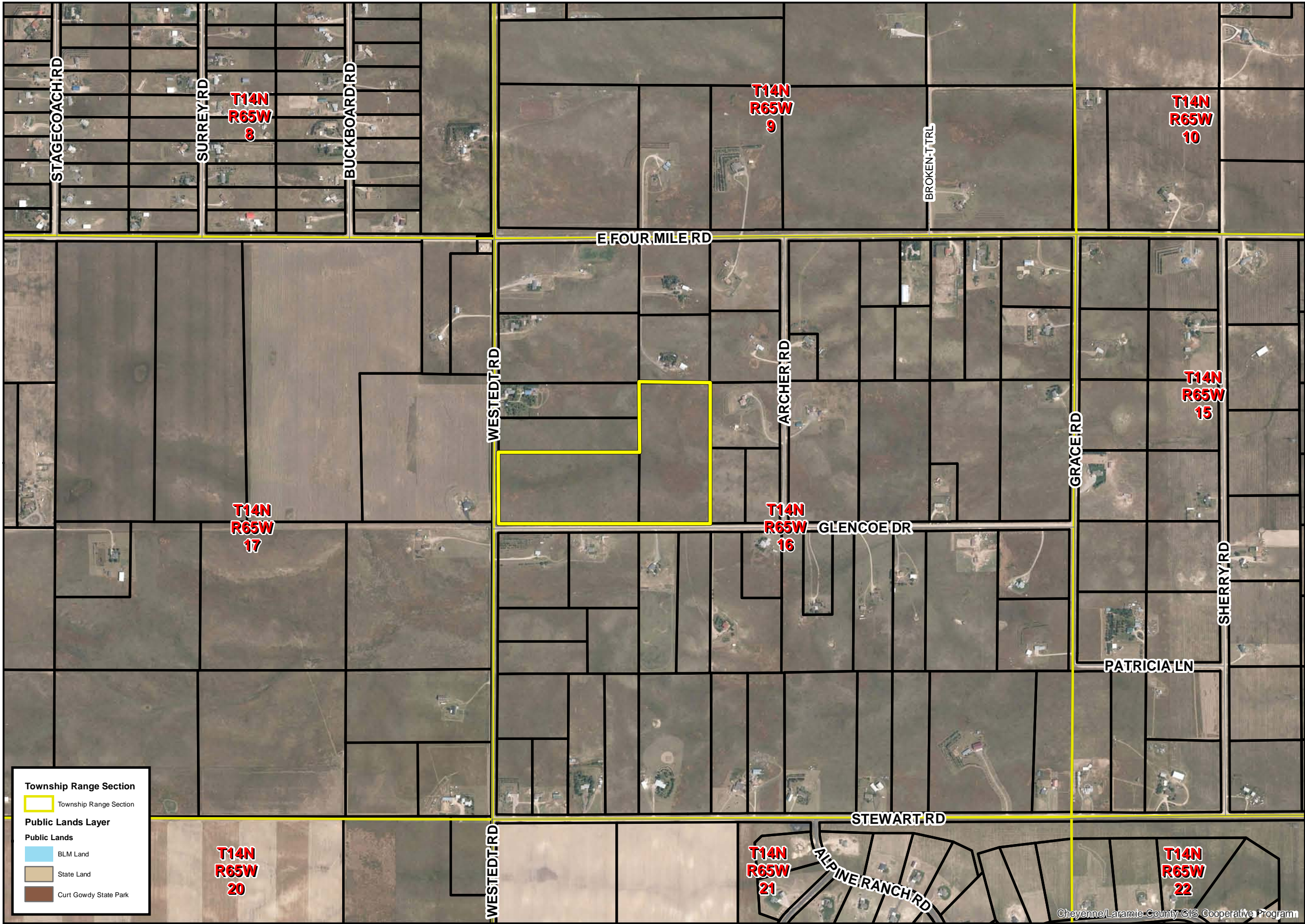
I move to approve the Zone Change from A1 to AR for Tracts 3 & 10, Archer Estates, 2nd Filing with no conditions, and adopt the findings of facts a and b for the *zone change*, as shown in the staff report.

PROPOSED MOTION – SUBDIVISION PERMIT & PLAT

I move to approve the Subdivision Permit and Plat for Archer Estates, 6th Filing with no conditions, and adopt the findings of fact a for the *subdivision permit & plat*, as shown in the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning Map**
- Attachment 6: Combined Agency Comments Report**
- Attachment 7: Applicant Traffic and Drainage Waiver Request Letter**
- Attachment 8: Applicant CFF Acknowledgement Letter**
- Attachment 9: Warranty Deeds**
- Attachment 10: Existing Conditions Map**
- Attachment 11: Resolution – Zone Change**
- Attachment 12: Resolution ‘Exhibit A’ - Zone Change Map**
- Attachment 13: Resolution – Subdivision Permit & Plat**
- Attachment 14: Plat – Revised April 8, 2019**



Laramie County, Wyoming



Archer Estates
6th Filing

Zone Change
Subdivision Permit & Plat

PZ-19-00035(36)

Location Map

SUBJECT PROPERTY



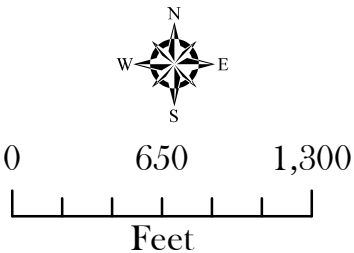
LEGEND

Streets

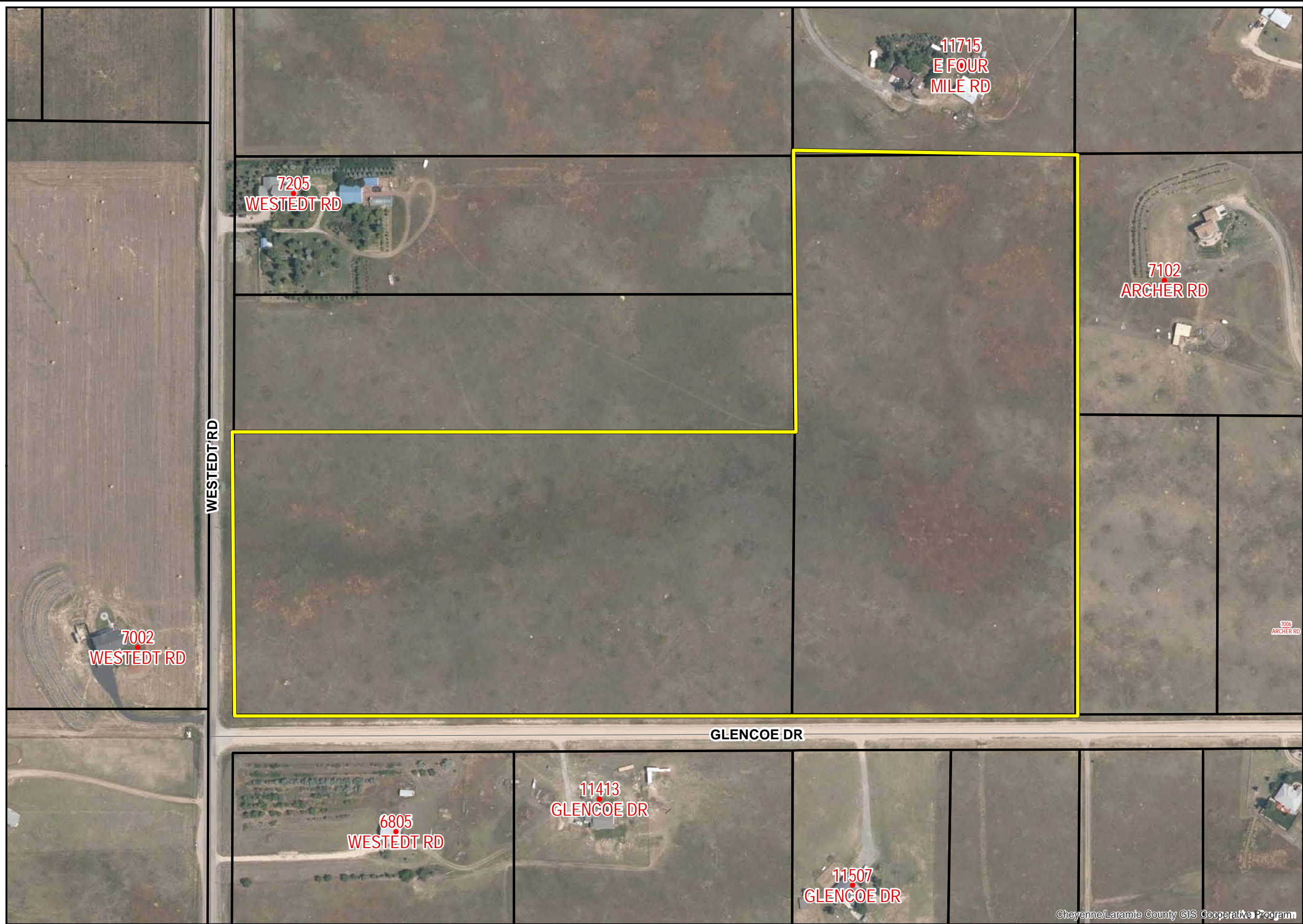
Classification

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

Printed on Feb 25, 2019



This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.



Laramie County, Wyoming



Archer Estates
6th Filing

Zone Change
Subdivision Permit & Plat

PZ-19-00035(36)

Aerial Map

SUBJECT PROPERTY



LEGEND

Streets

Classification

Interstate

Arterial

Collector

Local

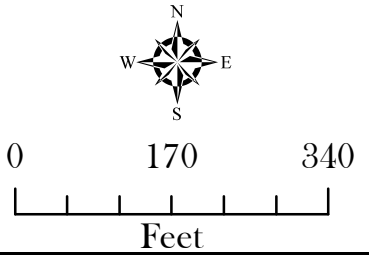
Platted, Not Built

Private

Property Lines

Addresses

Printed on Feb 25, 2019



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Laramie County, Wyoming



Archer Estates
6th Filing

Zone Change
Subdivision Permit & Plat

PZ-19-00035(36)

Comprehensive Plan
Map

SUBJECT PROPERTY



LEGEND

Streets

Classification

Interstate

Arterial

Collector

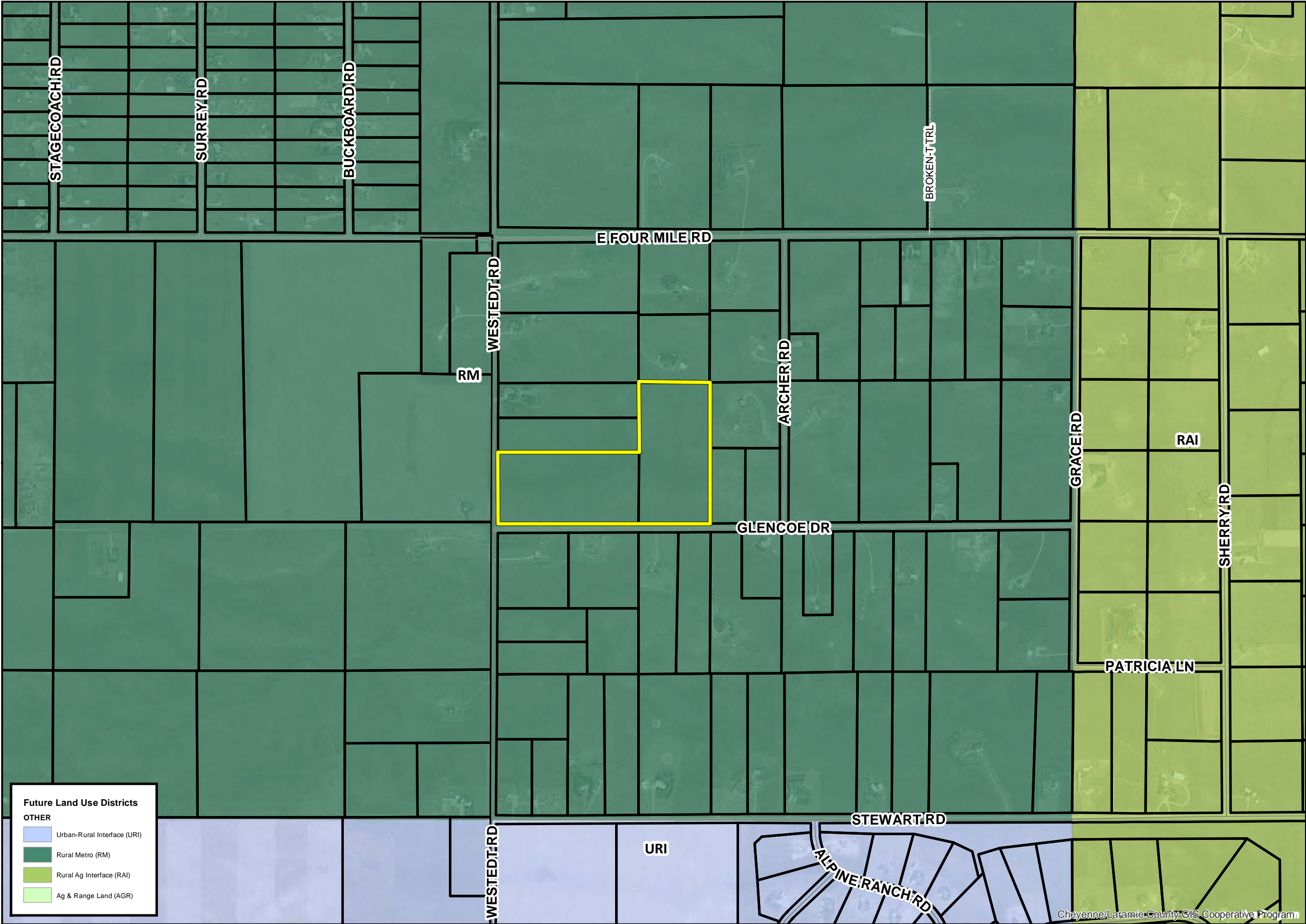
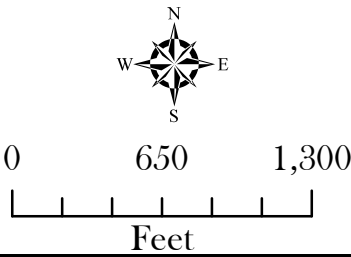
Local

Platted, Not Built

Private

Property Lines

Printed on Feb 25, 2019



Future Land Use Districts

OTHER

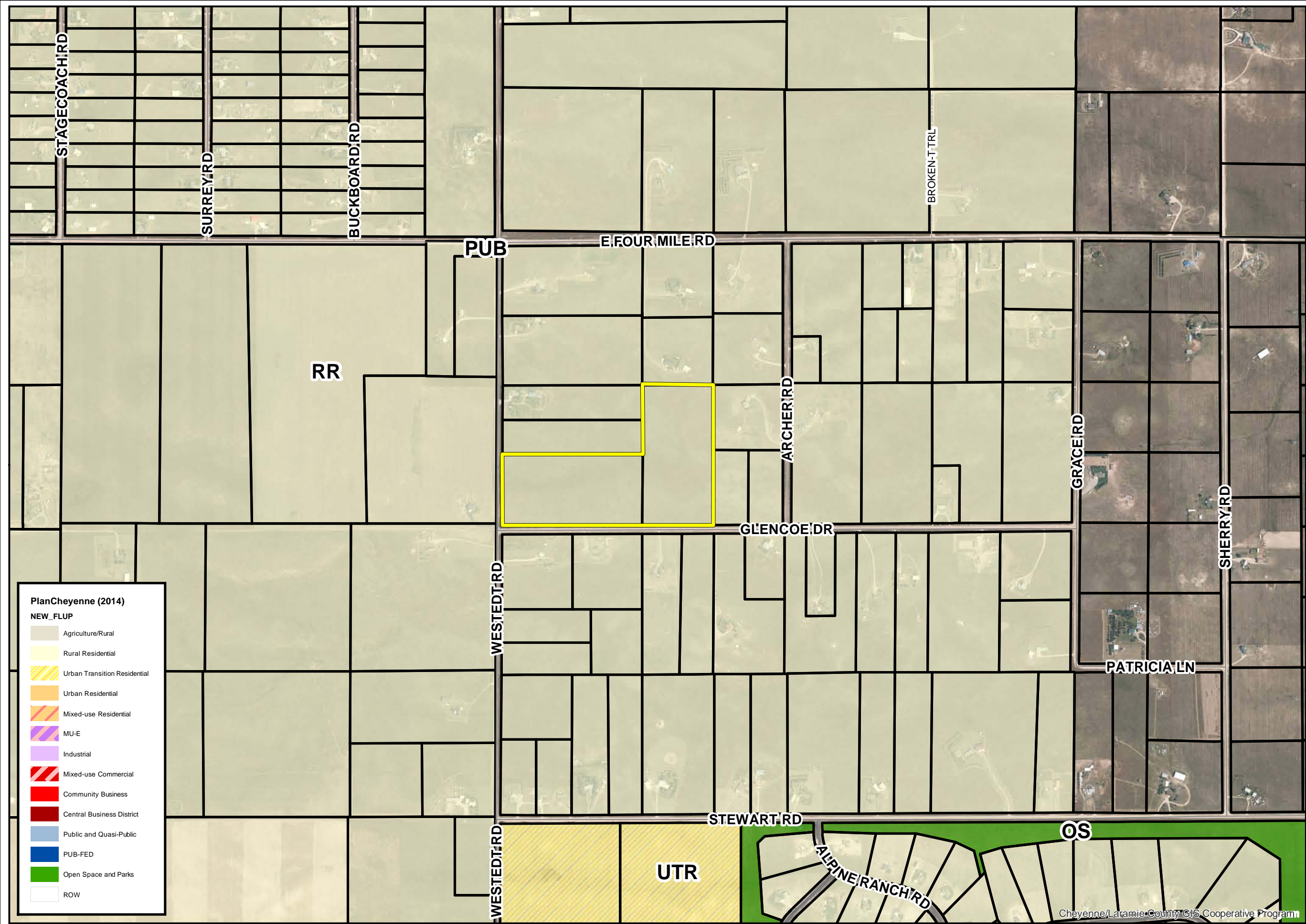
Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)

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Laramie County, Wyoming



Archer Estates
6th Filing

Zone Change
Subdivision Permit & Plat

PZ-19-00035(36)

PlanCheyenne Map

SUBJECT PROPERTY



LEGEND

Streets

Classification

Interstate

Arterial

Collector

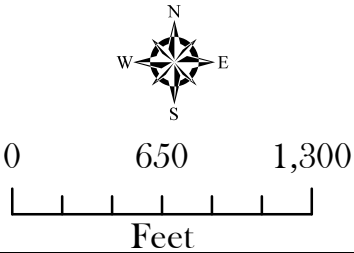
Local

Platted, Not Built

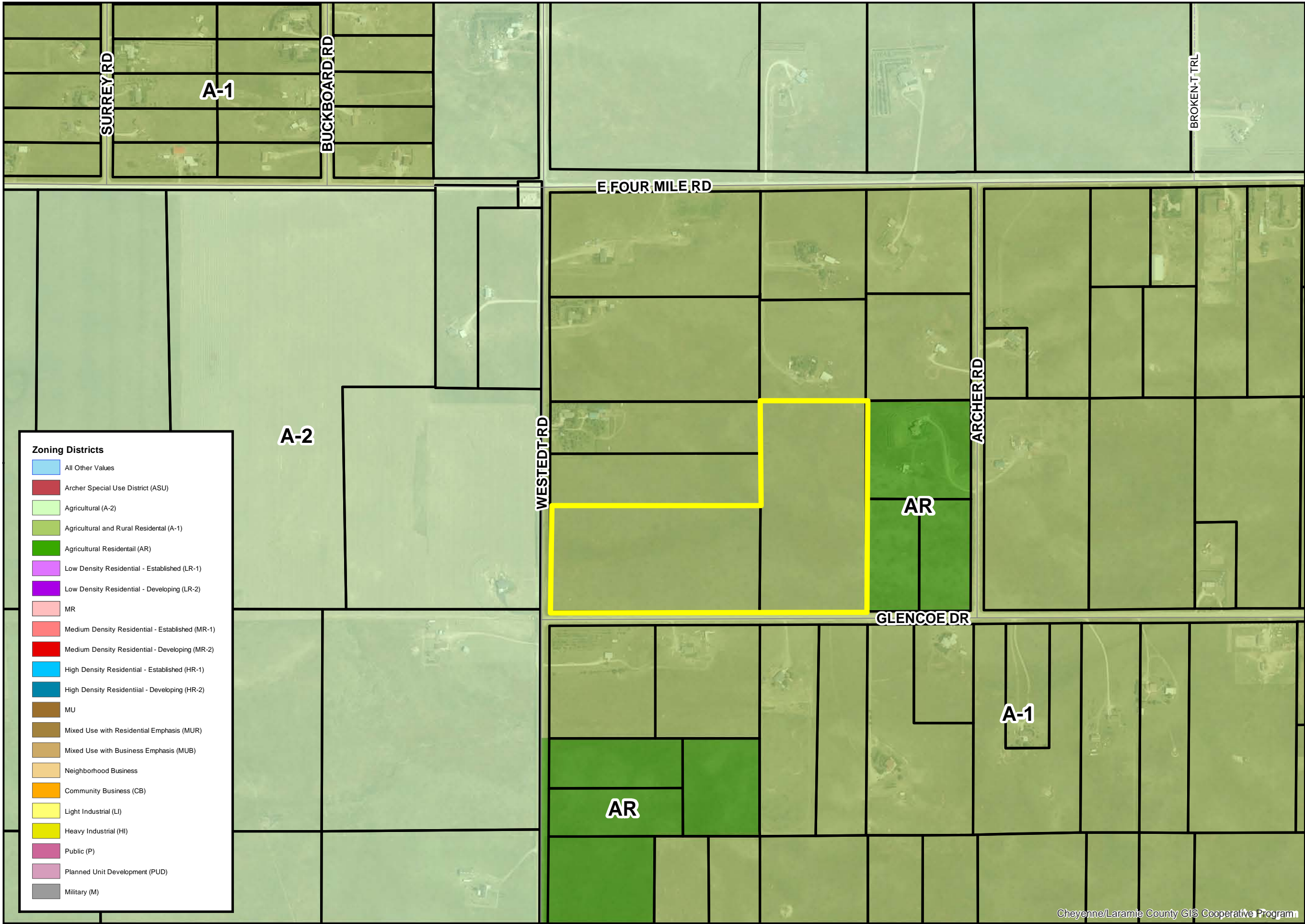
Private

Property Lines

Printed on Feb 25, 2019



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Laramie County, Wyoming



Archer Estates
6th Filing

Zone Change
Subdivision Permit & Plat

PZ-19-00035(36)

Current Zoning Map

SUBJECT PROPERTY



LEGEND

Streets

Classification

Interstate

Arterial

Collector

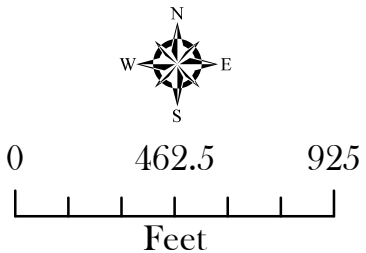
Local

Platted, Not Built

Private

Property Lines

Printed on Feb 25, 2019



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County Engineer: Scott Larson COMMENTS ATTACHED 03/08/2019

Under General Information on the Zone Change map, it indicates there are 5 lots, but the Zone Change map only shows 2 Tracts. This was more than likely copied from the plat map, but isn't applicable for the Zone Change Map unless all 5 tracts are shown.

Planners: Bryan Nicholas COMMENTS ATTACHED 03/08/2019

1. Per Section LCLUR 2-1-103(c)(i), Tract 2 is not in conformance for lot size.
2. Uses and zoning of adjacent properties need to be shown on the Zone Change Map.
3. Existing or proposed entrances need to be shown on the map.
4. The fence line separating Tracts 3 and 10 needs to be replaced with a property line showing bearing and distance.
5. The fence line shown on the project property boundary should be removed.

Planners: Cambia McCollom COMMENTS ATTACHED 03/01/2019

The legal description on the applications and maps are inconsistent. Will all of Tract 3 be included in this PUD?

AGENCIES WITH NO COMMENTS

County Assessor
County Public Works Department
Environmental Health Department
Sheriff's Office

AGENCIES WITH NO RESPONSE

Cheyenne MPO
County Real Estate Office
County Treasurer
County Conservation District
Wyoming State Engineer's Office
US Post Office
Combined Communications Center
Emergency Management
Fire District No. 2
High West Energy
CenturyLink
Kaiser-Frontier Midstream



Steil Surveying Services

Professional Land Surveyors & Development Specialists

February 14, 2019

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

InRe: Request for waiver of the Traffic Study & Drainage Report requirements for a Final Plat, to be known as ARCHER ESTATES, 6th FILING, a replat of Tracts 3 & 10, Archer Estates, 2nd Filing, Laramie County, WY (±37.34 acres)

Steil Surveying Services, agent for the owners, intends to plat the above-noted property into five single-family residential tracts. The plat is accompanied by a Zone Change to AR – Agricultural Residential.

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study, Drainage Report, and GESC Permit pursuant to Sections 2-1-100.b, 3-1-105, and 3-5-105 of the Laramie County Land Use Regulations.

No portion of the proposed subdivision falls within a FEMA 100-year Special Flood Hazard Area per F.I.R.M PANEL No. 56021C1120F; dated January 17, and given the lack of existing drainage/flood problems in the area and the minimal scope of proposed development, we are requesting a waiver from any detailed drainage study.

The proposed final plat proposes a “40' INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT” at the east edge of the plat, allowing shared access to/from Glencoe Drive. Preliminary traffic generation numbers are as follows:

TRAFFIC AND TRIP GENERATION BY USE

SINGLE-FAMILY RURAL RESIDENTIAL

AVERAGE DAILY TRIPS

Proposed residential 5 Units x 6 ADT = 30 AVERAGE DAILY TRIPS (ADT)

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

Proposed residential 5 Units x 1.6/Unit = 8 PEAK HOUR TRIPS

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

Please contact us with any questions or concerns.

Sincerely,

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

LARAMIE
COUNTY

FEB 15 2019

PLANNING & DEVELOPMENT
OFFICE



Steil Surveying Services

Professional Land Surveyors & Development Specialists

February 14, 2019

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

**InRe: Community Facility Fees for a Final Plat, to be known as ARCHER ESTATES, 6th FILING,
a replat of Tracts 3 & 10, Archer Estates, 2nd Filing, Laramie County, WY (±37.34 acres)**

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner intends to pay the appropriate Community Facility Fee(s) at the appropriate time to the proper authority, pursuant to §§1-1-106 of the Laramie County Land Use Regulations.

Thank you.

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

**LARAMIE
COUNTY**

FEB 15 2019

**PLANNING & DEVELOPMENT
OFFICE**

Diamantina Warranty deed

*Richardsons Properties, LLC, a Wyoming limited liability company, erroneously known as,

WARRANTY DEED

* **RICHARDSON PROPERTIES, LLC, ~~AN ADMINISTRATIVELY DISSOLVED WYOMING LIMITED LIABILITY COMPANY~~** (the "Grantor"), having its principal place of business in Laramie County in the State of Wyoming, for and in consideration of the sum of Ten Dollars (\$10) in hand paid and other good and valuable consideration, does hereby GRANT, CONVEY AND WARRANT unto **DIAMANTINA, LLC, A WYOMING LIMITED LIABILITY COMPANY** (the "Grantee"), having its principal place of business in Laramie County in the State of Wyoming, all of the following described real estate situate in Laramie County, Wyoming, to wit:

Tract 10, Archer Estates - 2nd Filing, according to the official plat filed for record in Laramie County, Wyoming.

TOGETHER WITH all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, TO HAVE AND TO HOLD the herein-described property unto the Grantee, and the Grantee's successors and assigns, in fee simple, forever, as sole owner, SUBJECT TO all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignment, deeds, and other conveyances or transfers of record of all or any part of the mineral estate and all ad valorem property taxes levied upon the subject property from and after the date hereof.

AND the Grantor, for itself and for its successors, assigns and personal representatives, covenants that at the time of the making and delivery of this Warranty Deed it was lawfully seized of an indefeasible estate in fee simple in and to the premises herein described and had good right and power to convey the same; that the same were then free from all encumbrances, and that it warrants to the Grantee, and the Grantee's successors and assigns, the quiet and peaceful possession of such premises, and will defend the title thereto against all persons who may lawfully claim the same.

AS WITNESS the hand of the duly authorized agent of the Grantor on this 11 day of January, 2018.

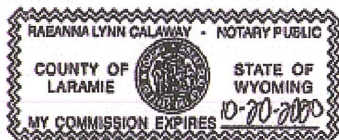
* **RICHARDSON PROPERTIES, LLC, ~~AN ADMINISTRATIVELY DISSOLVED WYOMING LIMITED LIABILITY COMPANY~~**

By:

Randy Richardson
Managing Member
An Authorized Agent

STATE OF WYOMING
COUNTY OF LARAMIE

This instrument was acknowledged before me on this 11 day of January, 2019, by RANDY RICHARDSON the Managing Member and a duly authorized agent of **RICHARDSON PROPERTIES, LLC, ~~AN ADMINISTRATIVELY DISSOLVED WYOMING LIMITED LIABILITY COMPANY~~**.



Raeanna Lynn Calaway
Notary Public

My Commission Expires: Oct 20 2020



RECP #: 745587
RECORDED 1/11/2019 AT 3:49 PM BK# 2608 PG# 931
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

ST-18L057LA

LARAMIE
COUNTY

FEB 15 2019

PLANNING & DEVELOPMENT

Page 1

1/10/2019



RECP #: 747721

RECORDED 2/21/2019 AT 3:35 PM BK# 2612 PG# 493

Debra K. Lee, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1

WARRANTY DEED

JOHN K. WILKINSON (the "Grantor"), residing in Laramie County in the State of Wyoming, for and in consideration of the sum of Ten Dollars (\$10) in hand paid and other good and valuable consideration, does hereby GRANT, CONVEY AND WARRANT unto **TRIPLE DOT DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY** (the "Grantee"), whose principal place of business is in Laramie County in the State of Wyoming, all of the following described real estate situate in Laramie County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

Tract 3, Archer Estates, 2nd Filing, according to the official plat filed for record in Laramie County.

TOGETHER WITH all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, TO HAVE AND TO HOLD the herein-described property unto the Grantee, and the Grantee's successors and assigns, in fee simple, forever, as sole owner, SUBJECT TO all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignment, deeds, and other conveyances or transfers of record of all or any part of the mineral estate and all ad valorem property taxes levied upon the subject property from and after the date hereof.

AND the Grantor, for the Grantor and for the Grantor's successors and personal representatives, covenants that at the time of the making and delivery of this Warranty Deed the Grantor was lawfully seized of an indefeasible estate in fee simple in and to the premises herein described and had good right and power to convey the same; that the same were then free from all encumbrances; and that the Grantor warrants to the Grantee, and the Grantee's successors and assigns, the quiet and peaceful possession of such premises, and will defend the title thereto against all persons who may lawfully claim the same.

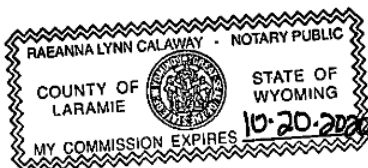
AS WITNESS my hand on this 15 day of Feb, 2019.

John K. Wilkinson

John K. Wilkinson

STATE OF WYOMING
COUNTY OF LARAMIE

This instrument was acknowledged before me on this 15 day of Feb, 2019, by John K. Wilkinson.

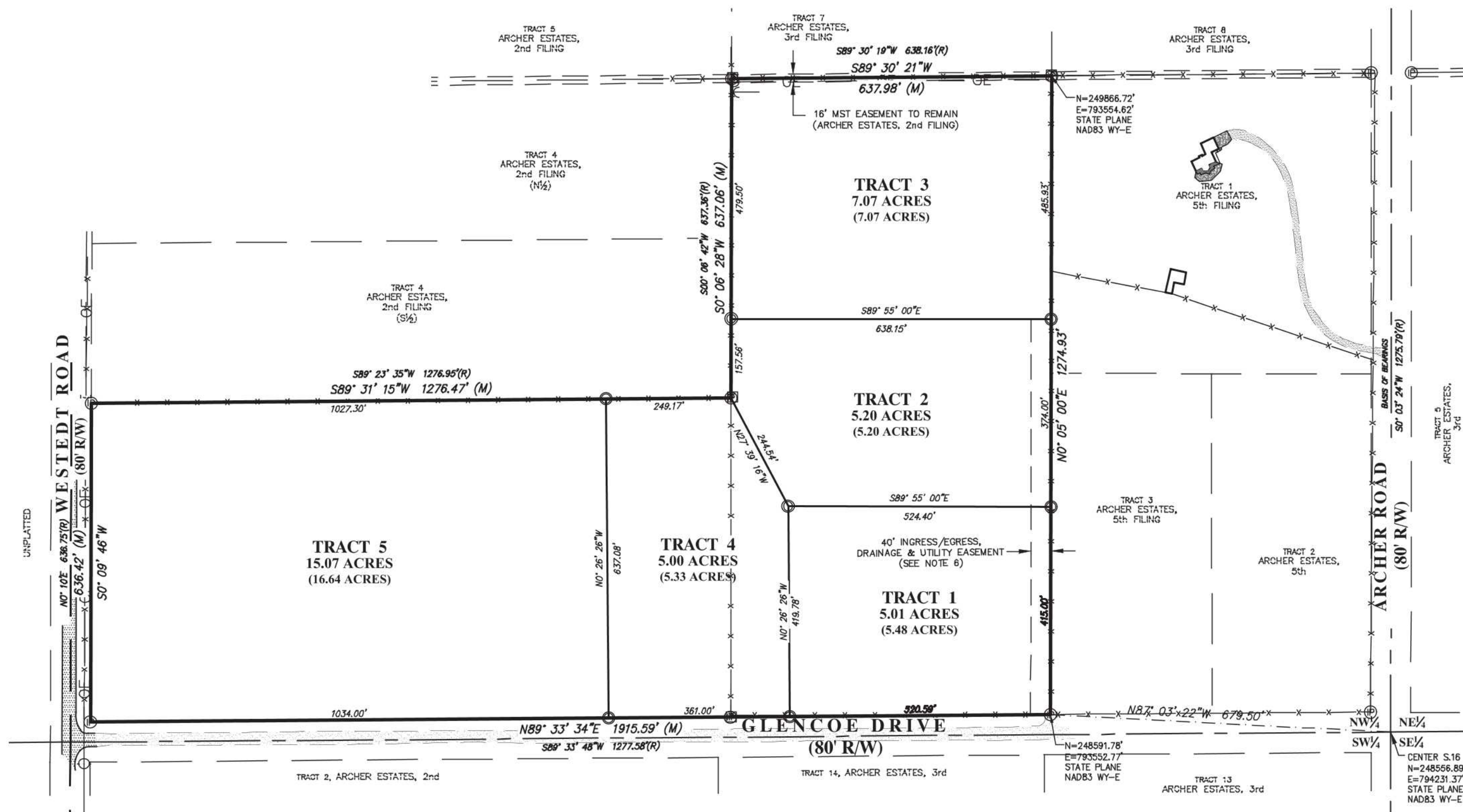


Raeanna Lynn Calaway

Notary Public

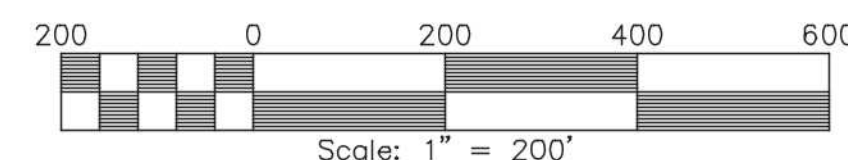
My Commission Expires:

Oct 20 2020



LEGEND

- Ⓜ FOUND 1½" IRON PIPE
- Ⓢ SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝" x 24" REBAR.
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING UTILITY POLE
- OE— EXISTING OVERHEAD ELECTRIC LINES
- X— EXISTING FENCE LINE
- [Pattern] EXISTING BITUMINOUS SURFACE
- [Pattern] EXISTING CONCRETE SURFACE
- [Pattern] EXISTING GRAVEL SURFACE



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT:
John K Wilkinson, ET UX, owner in fee simple of Tract 3, Archer Estates, 2nd Filing Laramie County, Wyoming;

AND

Diamantina, LLC, owner in fee simple of Tract 10, Archer Estates, 2nd Filing Laramie County, Wyoming;

Have caused the same to be surveyed, vacated, and re-platted to be known as ARCHER ESTATES, 6th 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 grant the easements for the purposes indicated hereon.

John K. Wilkinson

Mary H. Williams as Registered Agent
for Diamantina, LLC

GENERAL INFORMATION

TOTAL SITE AREA :
NET: ±37.34 ACRES
GROSS: (±39.72 ACRES)
(INCLUDES ½ OF ADJACENT ROAD R/W)

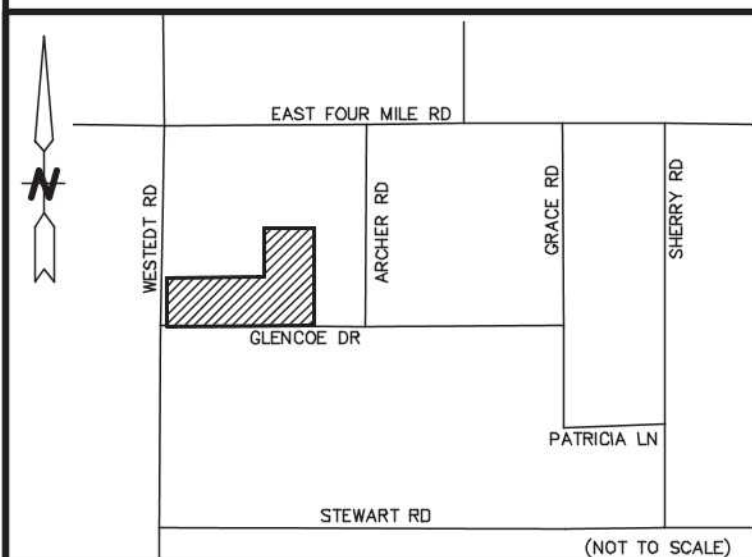
NUMBER OF LOTS: 5
NUMBER OF RESIDENTIAL LOTS: 5
AVERAGE LOT SIZE (DENSITY) : 7.94 ACRES (GROSS)

EXISTING ZONE DISTRICT:
A-1 - AGRICULTURAL
PROPOSED ZONE DISTRICT:
AR - AGRICULTURAL-RESIDENTIAL

NOTES

- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" x 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS PLS 5910". UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M PANEL #56021C1120F; DATED JANUARY 17, 2007.
- BASIS OF BEARINGS - GRID BEARINGS ESTABLISHED BY GPS (GLOBAL POSITIONING SYSTEM), BASED ON THE EAST LINE OF TRACT 9, ARCHER ESTATES, 2nd FILING BETWEEN FOUND MONUMENTS AS SHOWN.
SITE COMBINATION FACTOR : 0.999675466
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- (.) ACRES) DENOTES GROSS ACREAGE OF LOT (TO ¼ OF ADJACENT RIGHT-OF-WAY).
- "40' INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT" PROVIDED BY AND BETWEEN OWNERS OF TRACTS 1, 2, & 3, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR MUTUAL INGRESS/EGRESS AND UTILITIES SERVICE(S) TO/FROM GLENCOE DRIVE R/W.

VICINITY MAP



CERTIFICATE OF SURVEYOR

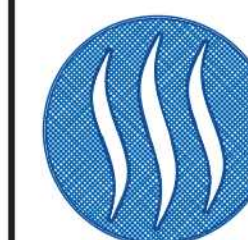
I, Jeffrey B. Jones, A Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct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

EXISTING CONDITIONS MAP for ARCHER ESTATES 6th FILING

A REPLAT OF TRACTS 3 & 10, ARCHER ESTATES, 2nd FILING

SITUATED IN THE NW¼ OF SECTION 16,
T.14N, R.65W., 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED JANUARY 2019



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

REVISED: 02/15/19

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© COPYRIGHT 2019 STEIL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM A1 – AGRICULTURAL AND RURAL RESIDENTIAL TO
AR - AGRICULTURAL RESIDENTIAL FOR TRACTS 3 & 10, ARCHER ESTATES,
2ND 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 previously adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

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

The Laramie County Board of Commissioners finds that:

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from A1 – Agricultural and Rural Residential to AR – Agricultural Residential for Tracts 3 & 10, Archer Estates, 2nd Filing, Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2019.



LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

ATTEST:

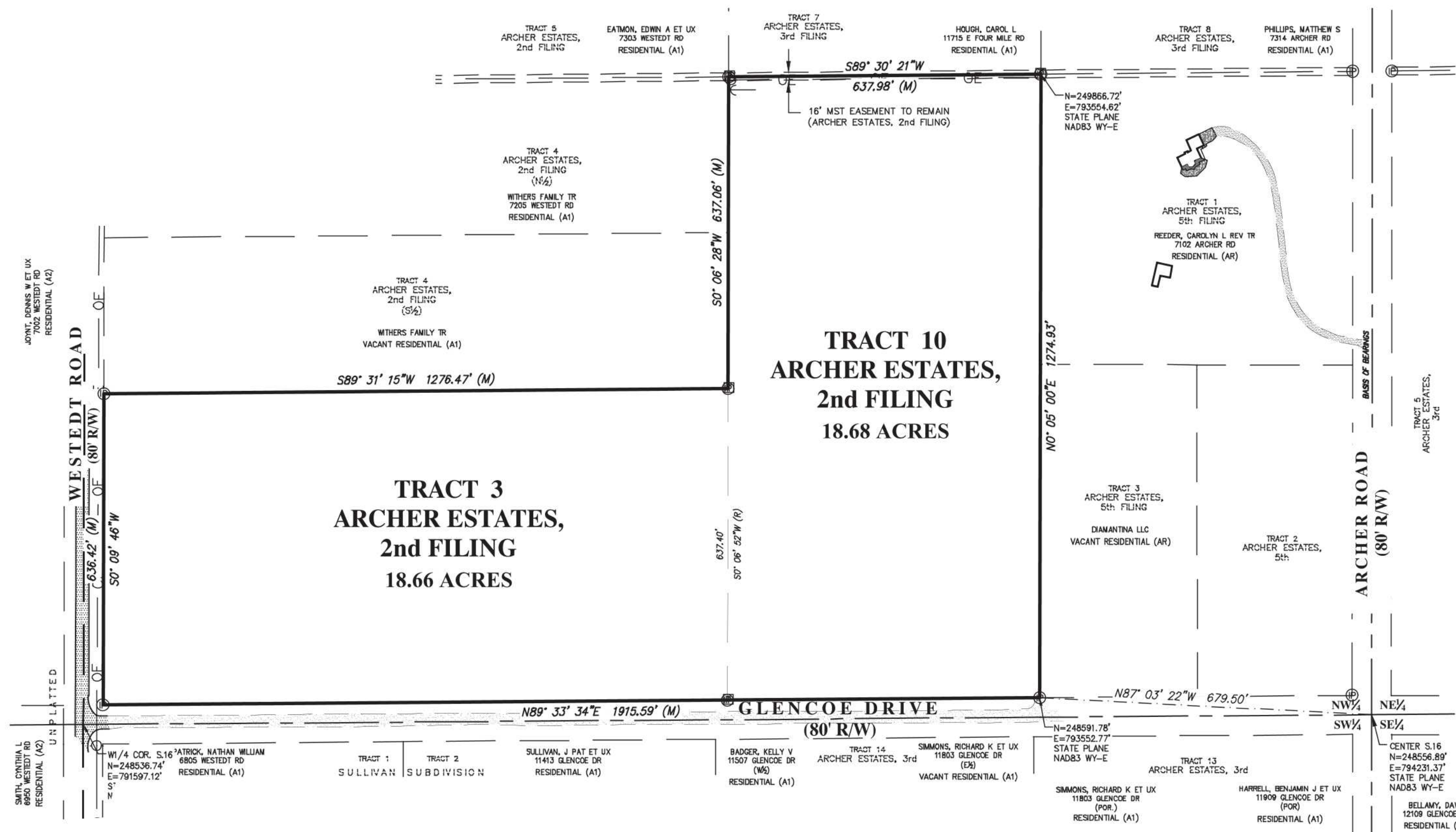
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

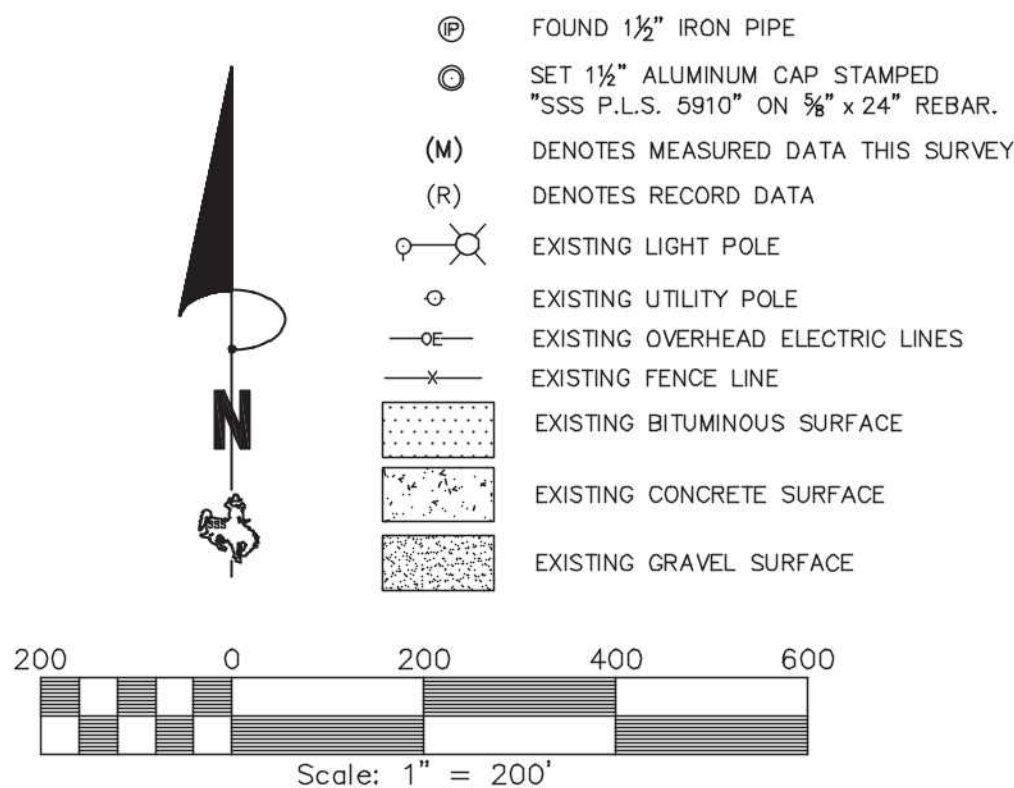
 

Mark T. Voss, Laramie County Attorney

EXHIBIT 'A'



LEGEND



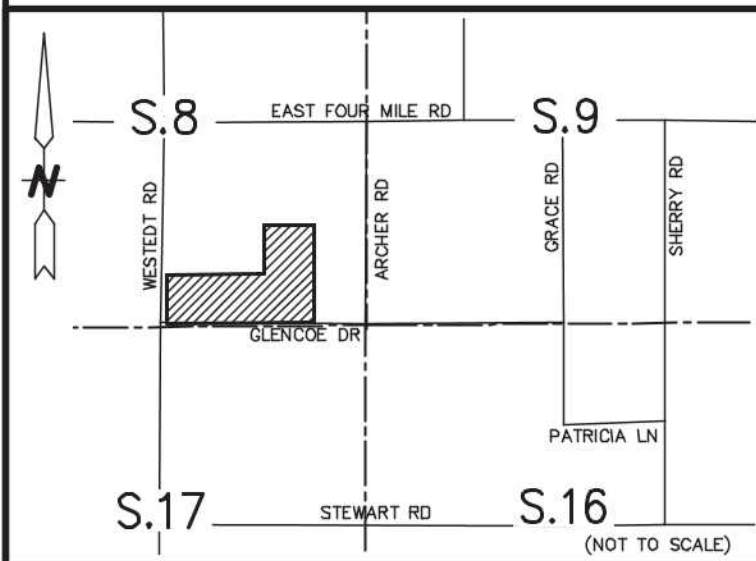
CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Licensed 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.

NOTES

- NO PORTION OF THE PROPERTY FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL #56021C1120F; DATED JANUARY 17, 2007.
- BASIS OF BEARINGS - GRID BEARINGS ESTABLISHED BY GPS (GLOBAL POSITIONING SYSTEM), BASED ON THE EAST LINE OF TRACT 9, ARCHER ESTATES, 2nd FILING BETWEEN FOUND MONUMENTS AS SHOWN.
SITE COMBINATION FACTOR : 0.999675466
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- SITE CURRENTLY DOES NOT HAVE ANY ACCESSES ONTO ADJACENT RIGHTS-OF-WAY; ANY PROPOSED ENTRANCES TO THE SITE WILL REQUIRE PROPER PERMITTING AND APPROVALS.

VICINITY MAP



ZONE CHANGE MAP
for
TRACTS 3 & 10
ARCHER ESTATES
2nd FILING

SITUATED IN THE NW¼ OF SECTION 16,
T.14N, R.65W., 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED JANUARY 2019



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

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
ARCHER ESTATES, 6TH FILING, A REPLAT OF TRACTS 3 & 10, ARCHER
ESTATES, 2ND 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 previously adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the subdivision permit for Archer Estates, 6th Filing.

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

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

And the Board approves the Subdivision Permit and Plat for Archer Estates, 6th Filing.

**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

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

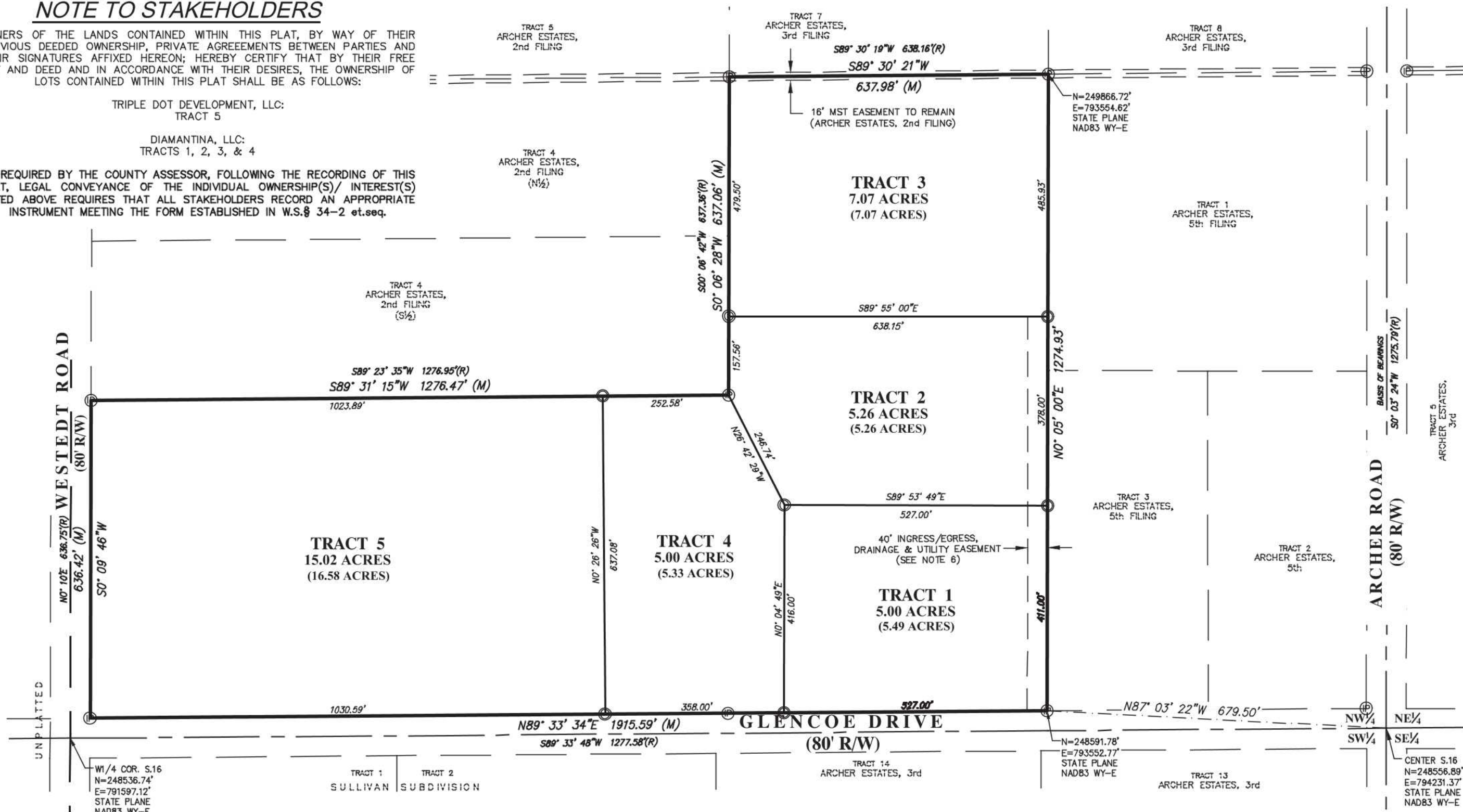
NOTE TO STAKEHOLDERS

OWNERS OF THE LANDS CONTAINED WITHIN THIS PLAT, BY WAY OF THEIR PREVIOUS DEEDED OWNERSHIP, PRIVATE AGREEMENTS BETWEEN PARTIES AND THEIR SIGNATURES AFFIXED HEREON; HEREBY CERTIFY THAT BY THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, THE OWNERSHIP OF LOTS CONTAINED WITHIN THIS PLAT SHALL BE AS FOLLOWS:

TRIPLE DOT DEVELOPMENT, LLC:
TRACT 5

DIAMANTINA, LLC:
TRACTS 1, 2, 3, & 4

AS REQUIRED BY THE COUNTY ASSESSOR, FOLLOWING THE RECORDING OF THIS PLAT, LEGAL CONVEYANCE OF THE INDIVIDUAL OWNERSHIP(S)/ INTEREST(S) NOTED ABOVE REQUIRES THAT ALL STAKEHOLDERS RECORD AN APPROPRIATE INSTRUMENT MEETING THE FORM ESTABLISHED IN W.S. § 34-2 et seq.



LEGEND

- FOUND 1 1/2" IRON PIPE
- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/8" x 24" REBAR.
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA PER ARCHER ESTATES 2ND

NOTES

- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910". UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M PANEL #56021C1120F; DATED JANUARY 17, 2007.
- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.999675466.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- (... ACRES) DENOTES GROSS ACREAGE OF LOT (TO CL OF ADJACENT RIGHT-OF-WAY).
- "40' INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT" PROVIDED BY AND BETWEEN OWNERS OF TRACTS 1, 2, & 3, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR MUTUAL INGRESS/EGRESS AND UTILITIES SERVICE(S) TO/FROM GLENCOE DRIVE R/W.

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

ATTEST:

County Clerk

REVISED: 04/08/19

ARCHER\19080 T10 ArcherEst2ndREPLAT_FINAL.dwg

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DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT:
Triple Dot Development, LLC, a Wyoming Limited Liability Company, owner in fee simple of All of Tract 3, Archer Estates, 2nd Filing Laramie County, Wyoming;
AND

Diamantina, LLC, owner in fee simple of All of Tract 10, Archer Estates, 2nd Filing Laramie County, Wyoming;

Have caused the same to be surveyed, vacated, and re-platted to be known as ARCHER ESTATES, 6th 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 grant the easements for the purposes indicated hereon.

Jack Stadel as Registered Agent
for Triple Dot Development, LLC

Mary H. Williams as Registered Agent
for Diamantina, LLC

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by Mary H. Williams as Registered Agent for Diamantina, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by Jack Stadel as Registered Agent for Triple Dot Development, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Licensed 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.

ARCHER ESTATES

6th FILING

A REPLAT OF TRACTS 3 & 10, ARCHER ESTATES, 2nd FILING

SITUATED IN THE NW 1/4 OF SECTION 16,
T.14N, R.65W., 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED JANUARY 2019



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