



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: October 1st, 2019

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for the Di Senso Subdivision, a portion of land in the SE1/4, Section 19, T.14N., R.62W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Dan Cooley of Griz Creek Engineering, LLC, on behalf of Gurnam Singh, has submitted a Subdivision Permit and Plat application for the Di Senso Subdivision, located at 4850 I-80 Service Road, Burns, WY 82053. The application has been submitted for the purpose of subdividing the property into two lots, with the intent of preserving the existing commercial use on Lot 1 and placing a single-family residence on Lot 2.

BACKGROUND

A mixture of commercial uses currently is in operation on the site, which includes a restaurant/convenient store, metal shop, gas pumps, and an open area used for auctions of agricultural products. There are two existing accesses to the site, one off of State Highway 213, and the other from the I-80 Service Road, along with water and septic infrastructure on the site. The surrounding properties are a combination of both residential to the west and agricultural uses to the north and east.

Pertinent Regulations

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

DISCUSSION

The Laramie County Comprehensive Plan identifies the subject property as Urban Rural Interface (URI). Within this designation, higher density residential, intensive commercial, employment centers and industrial uses are indicated. Generally, these uses have access to public water and sewer services, with the intention that service-oriented development may occur over time.

The Rural Centers (RC) overlay designation also covers the subject property. Areas within the Rural Center designation occur where there is limited commercial and public services available to the immediate residents including ranchers and farms. The commercial uses are historically located along crossroads, with grocery services, post offices, schools, and emergency service stations being examples of such commercial uses. It is stated that any future development should consider scale regarding road access, water and sewer services, and to include mitigation methods to lessen impacts to adjacent land owners.

The property lies outside of the PlanCheyenne and Zoned Boundary and therefore do not have any bearing on the discussion of this proposed development.

County Agency review was conducted for this proposed development, with the received comments addressing clerical issues on the plat, parcel sizes not meeting the required minimum area, address conflictions, existing and potential future accesses, and wastewater system permits for future development. Per Section 2-1-103(c)(i), the lot size shall be determined by the density designation found in the AMEC Memo adopted on January 1st, 2019, and within Zone 2 to be 5.25 acres' gross.

A letter requesting waiver of traffic and drainage studies was submitted by the applicant, a copy of which is attached. Per Section 2-1-101(c)(v) of the Laramie County Land Use Regulations, "Subdivisions of five (5) or fewer divisions of land, or subdivisions within a public water/sewer district, are exempt from a Department of Environmental Quality Chapter 23 Review pursuant of W.S. 18-5-306." The County Engineer has concurred with this request based on the justification provided in the waiver request letter.

The Planning Commission held a public hearing for this project on August 22, 2019, postponing the project due to Mr. Cooley recusing himself, and the remaining two Planning Commission members unable to make a quorum and provide a motion on the project. Therefore, Planning Staff postponed the project to the public hearing to the September 12th public hearing. At that hearing the Planning Commission voted (4-0) to recommend approval to the Board with two conditions:

1. The applicant shall provide a revised Plat showing that all proposed Lots meet the required minimum density of areas within Zone 2 designated by the adopted AMEC Memo, prior to the Laramie County Board of Commissioner public hearing on October 1st, 2019.
2. Clerical errors are to be corrected, and a revised Plat shall be submitted to the Planning Staff for review prior to recordation of the Plat.

The applicant has submitted a revised Plat on September 17th, and is currently being reviewed by the Planning Staff and the commenting County agencies. At this time condition one has been met.

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

Staff finds this application is in conformance with the plans and policies of Laramie County.

The attached resolution shall serve as the subdivision permit upon approval by the Board.

RECOMMENDATION and FINDINGS

Based on evidence provided, 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 the Di Senso Subdivision with the following condition:

1. A revised Plat shall be submitted to the Planning Staff for review prior to recordation of the Plat.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for the Di Senso Subdivision with condition 1, and adopt the findings of facts a of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: Traffic and Drainage Waiver Request Letter**
- Attachment 5: Agency Comments Report**
- Attachment 6: Applicant Response Letter – August 12th, 2019**
- Attachment 7: Existing Conditions Map – Revised September 18th, 2019**
- Attachment 8: Plat Map – Revised September 18th, 2019**
- Attachment 9: Resolution**

Laramie County, Wyoming



**Di Senso
Subdivision**

**Subdivision
Permit & Plat**

PZ-19-00203

Location Map

 Subject
Property

July 2019




0 600 1,200
Feet

Cheyenne Laramie County GIS Cooperative

Legend





Current Flood Hazards

NAME

 FEMA 100YR FLOODPLAIN

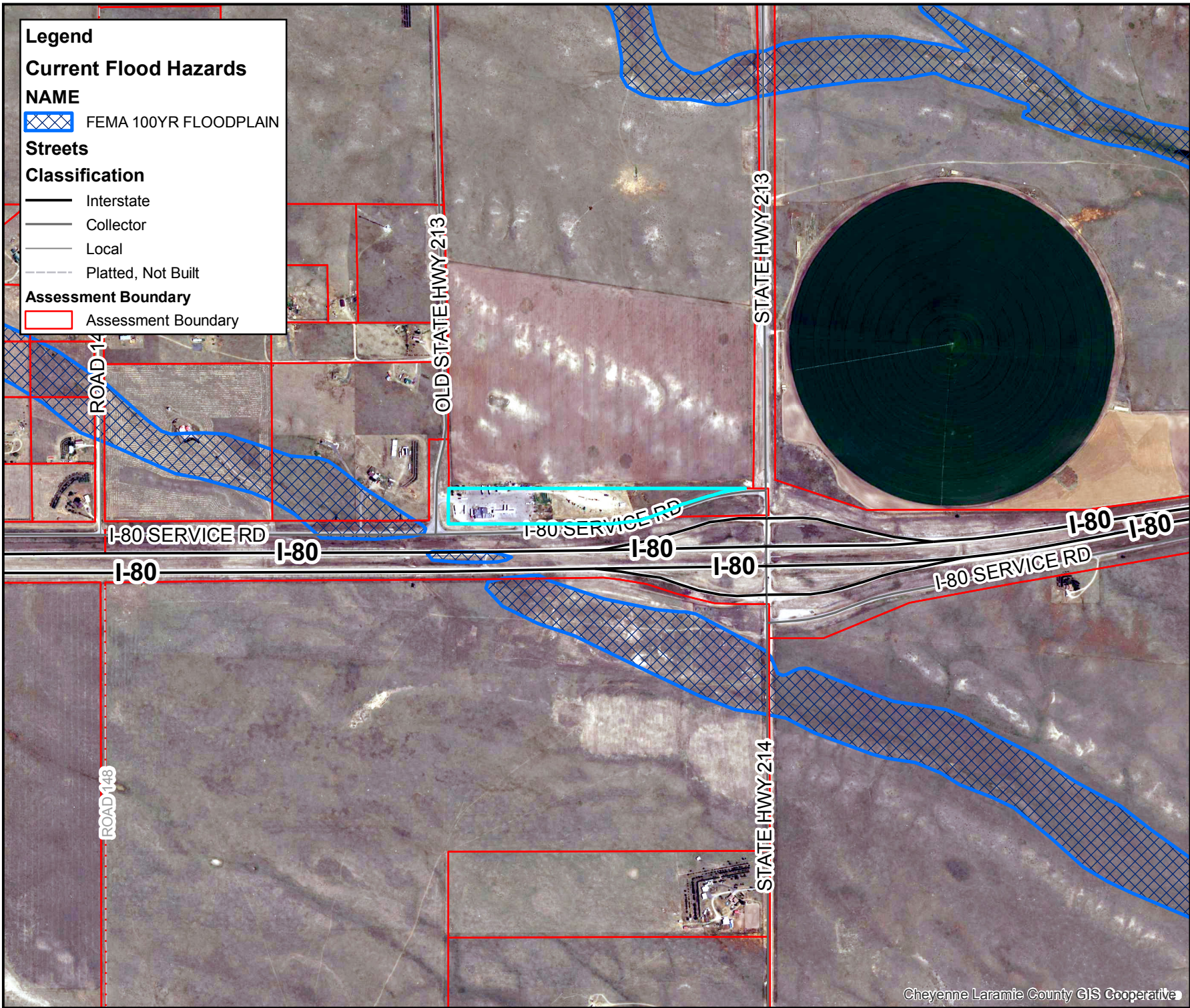
Streets

Classification

-  Interstate
-  Collector
-  Local
-  Platted, Not Built

Assessment Boundary

 Assessment Boundary



Legend

Streets

Classification

— Interstate

— Collector

Assessment Boundary

□ Assessment Boundary

Laramie County, Wyoming



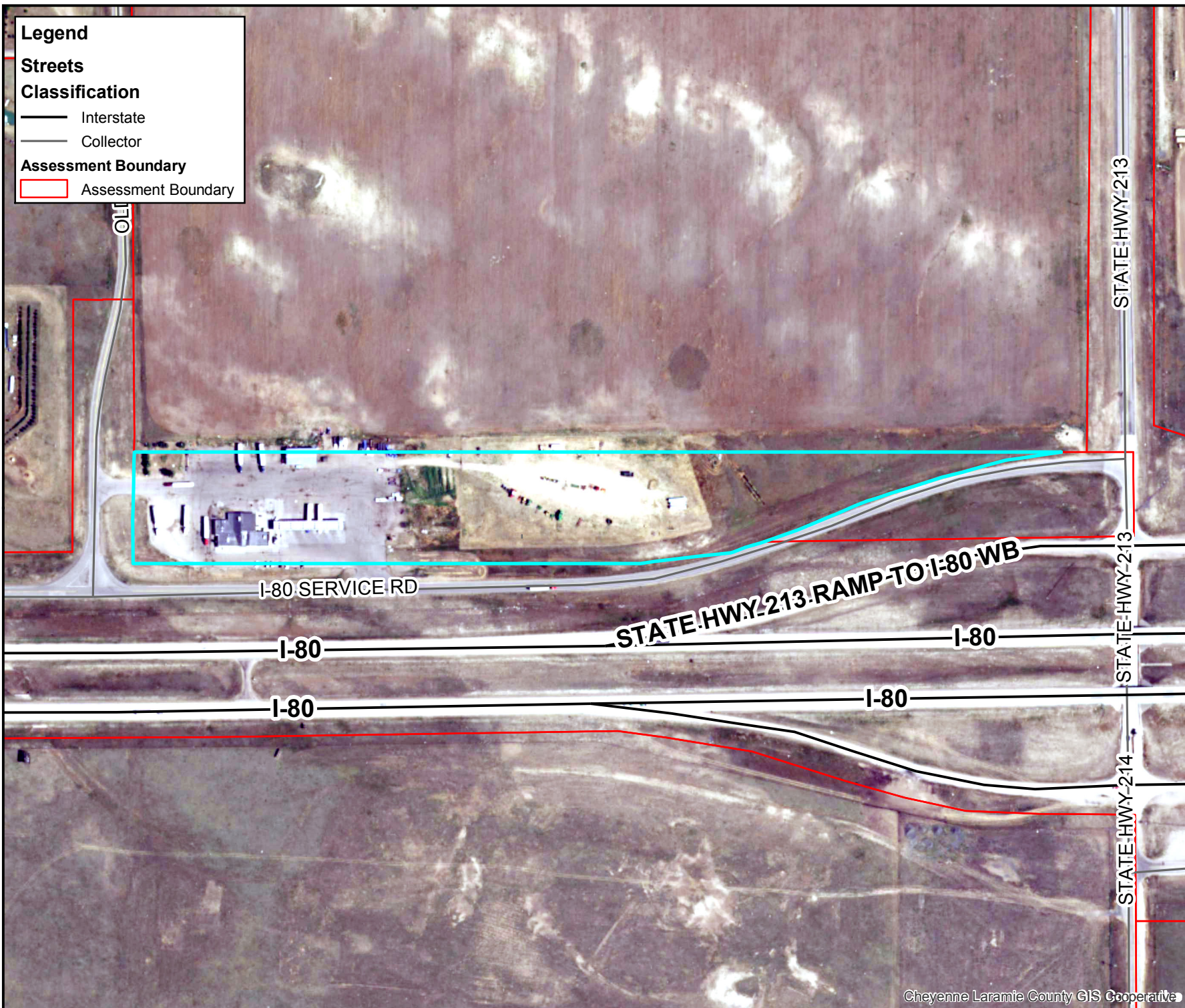
Di Senso Subdivision

Subdivision Permit & Plat

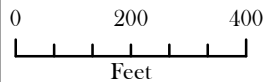
PZ-19-00203

Aerial Map

□ Subject Property



July 2019



Cheyenne Laramie County GIS Cooperative

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



Di Senso
Subdivision

Subdivision
Permit & Plat

PZ-19-00203

Comprehensive Plan
Map

LEGEND

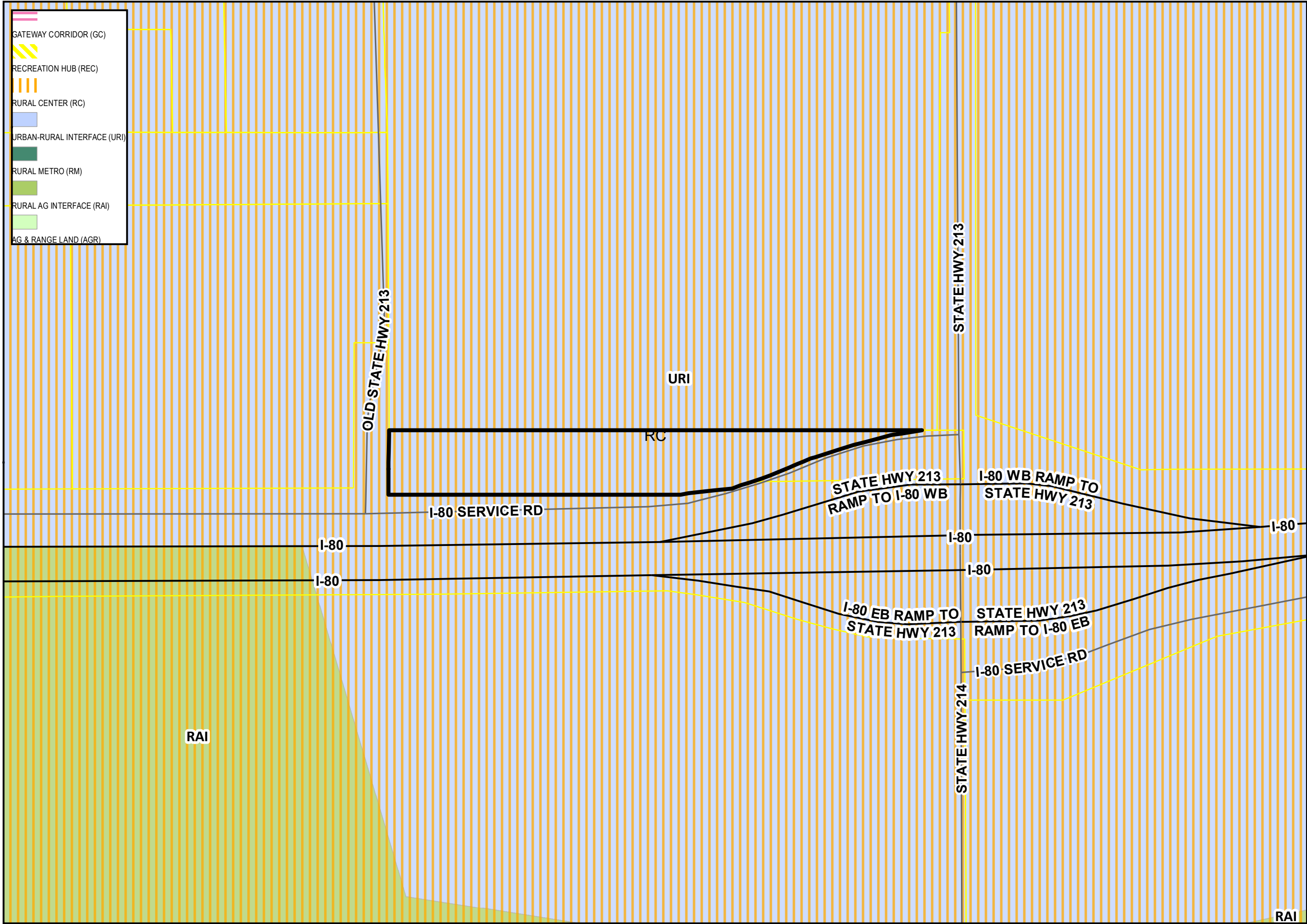
Property Lines

Subject Property

Printed on June 27th, 2019



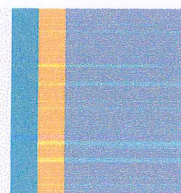
0 345 690
Feet



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.

Dan Cooley, PE,
Griz Creek Engineering LLC

1843 Bluegrass Circle
Cheyenne, WY. 82009
307-640-1718



June 27, 2019

To whom it concerns;

Please accept this correspondence as documentation requesting a Traffic Study Waiver for the requirements of the 2019 Laramie County Land Use Regulations Section 3-5-105a Traffic Study Waiver Request Criteria.

The site is currently approximately 11.65 acres and is comprised of the Antelope Truck Stop on the western half of the property. The eastern half of the property is currently undeveloped. The propose division of the property would allow a residence to be constructed on the eastern 5.20 acres of the 11.65 acre property. The addition and construction of the new home and proposed new home will have very little to any impact on the current traffic flows to and from the property. The ingress and egress into Antelope Truck Stop will remain unchanged and traffic will flow as always. The residence will have a minimal increase in the amount 2-3 trips per day

Respectfully,

Dan Cooley, PE,
Griz Creek Engineering LLC

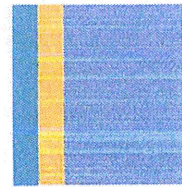
**LARAMIE
COUNTY**

JUL 12 2019

**PLANNING & DEVELOPMENT
OFFICE**



Dan Cooley, PE,
Griz Creek Engineering LLC
1843 Bluegrass Circle
Cheyenne, WY. 82009
307-640-1718



June 27, 2019

To whom it concerns;

Please accept this correspondence as documentation requesting a Drainage Study Waiver for the requirements of the 2019 Laramie County Land Use Regulations Section 3-1-105 Drainage Study Waiver Request Criteria.

The site is currently approximately 11.65 acres and is comprised of the Antelope Truck Stop on the western half of the property. The drainage on the existing truck stop will remain unchanged. The eastern half of the property is currently undeveloped. The propose division of the property would allow a residence to be constructed on the eastern 5.20 acres of the 11.65 acres property. The addition and construction of the new home and proposed new home will have very little to any impact on the current drainage patterns of the existing property. The additional runoff created by the impervious addition of the new home and driveway will be contained onsite by the natural contours of the lot. The construction/addition of the new home will not affect the drainage downstream of the site.

Respectfully,

Dan Cooley, PE,
Griz Creek Engineering LLC

**LARAMIE
COUNTY**

JUL 12 2019

**PLANNING & DEVELOPMENT
OFFICE**



County Real Estate Office: Laura Pate COMMENTS ATTACHED 08/01/2019
Missing the notary acknowledgement for Gurnam Singh.

County Engineer: Scott Larson COMMENTS ATTACHED 07/29/2019

Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study based on the information provided in the request.
2. Note 1 on the Plat drawing is missing the Site Combination Factor.
3. There is no Acknowledgement for Gurnam Singh.
4. It would be helpful if the Legend included designation/definition of the various line types used on the Plat.

Surveyor Review

1. Gurnam Singh is shown as the sole owner, therefore in the last paragraph of the DEDICATION, have should be has, do should be does, their should be his (twice) and do should be does.
2. There are no Wyoming State Plane Coordinate field observation coordinates shown on the plat.
3. There are some distance differences that are not shown on the plat. There are some distances included in the legal description of the DEDICATION that are different than the plat distances, but not shown on the plat.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED
07/23/2019

Laramie County Small Wastewater System Regulations

Any small wastewater system shall be designed by a Wyoming Licensed Professional Engineer.

Any development on tract 2 shall obtain a commercial small wastewater system permit prior to start of any construction.

The lot split appears to be in the vicinity of the commercial wastewater system for tract one and care needs to be taken to assure that the small wastewater system is completely within the boundaries of tract 1.

WYDOT: Randy Griesbach COMMENTS ATTACHED 07/31/2019

It appears from the drainage and traffic waiver request letter that access will be from the existing access point to the Antelope Truck Stop. If this is not the case, WYDOT needs to be contacted, Mike Ginther 307-745-2100.

The combined factor should be put in where the X's are in the note.

Planners: Bryan Nicholas COMMENTS ATTACHED 08/06/2019

1. The acreage should show both net and gross if the net acreage will be under the required 5.25 acres based on the AMEC Memo for areas in Zone 2.
2. Symbols along the south portion of the plat are shown but not referred to in the legend. Please remove or add.

3. It appears on the Assessors Map that the parcel adjacent along the east boundary is owned by the State Highway Commission, this should be shown on the plat instead of being labeled "I-80 Service Road".

Building Dept.: Antony Pomerleau COMMENTS ATTACHED 08/01/2019
ALL PERTINENT BUILDING PERMITS WILL BE REQUIRED AT TIME OF DEVELOPMENT.

Planners: Cambia McCollom COMMENTS ATTACHED 07/24/2019

Some of our records show that there are currently 3 addresses located on the property in question. They are 4850 I-80 Service RD (Commercial Use), 4852 I-80 Service RD (Commercial Use) and 1105 State Hwy 213 (Multi Unit Residential Use). Is this still the case and will the Subdivision effect their use?

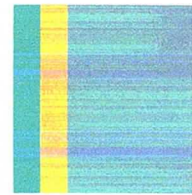
AGENCIES WITH NO COMMENTS

County Assessor, County Public Works Department, Sheriff's Office.

AGENCIES WITH NO RESPONSE

County Attorney, County Treasurer, County Conservation District, Wyoming State Engineer's Office, Wyoming DEQ, US Post Office, Combined Communications Center, Emergency Management, Fire District No. 6, High West Energy, RT Communications, Town of Burns, Laramie County Weed & Pest.

Dan Cooley, PE
Griz Creek Engineering LLC
1843 Bluegrass Circle
Cheyenne, WY. 82009
307-640-1718



August 13, 2019

To: Bryan Nichols, Associate Planner
From: Dan Cooley, Griz Creek Engineering; Gurnam Singh, Antelope Truck Stop
RE: responses to subdivision review comments

Please accept this correspondence as documentation of the proposed responses to the comments received for the Di Senso Subdivision Permit and Plat application. PZ-19-00203.

County Real Estate Office: The notary acknowledgement for Gurnam Singh will be added to the plat.

County Engineer: The comments (2-7) by the county engineer will be addressed on the plat prior to recordation.

Environmental Health: The proposed new wastewater system will be a residential system and entirely contained on the proposed new lot 2. The commercial system for the existing lot and truck stop will be contained entirely on proposed lot 1. The proper permits shall be obtained prior to construction on lot 2.

WYDOT: Access will be from the I-80 service road. The necessary permits will be obtained from WYDOT.

Planners: The proposed lot 2 size shall be increased to meet the minimum recommendation of the AMEC memo.

A legend will be added to the plat prior to recordation.

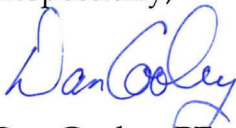


The ownership of the adjacent lot shall be corrected on the plat prior to recordation.

The 3 addresses at the current existing location will remain. The subdivision will not affect their use.

Building Dept: All necessary building permits will be obtained prior to construction on the proposed new lot 2.

Respectfully,

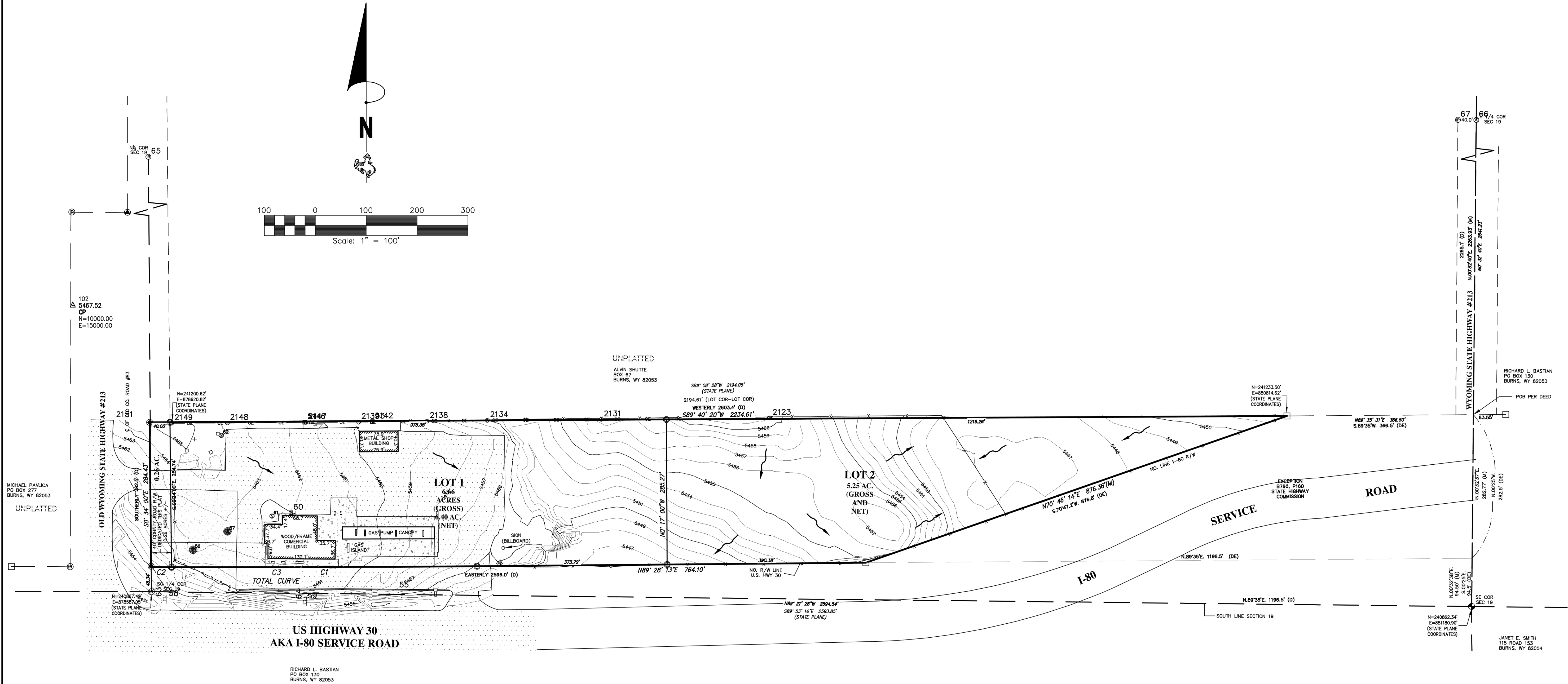


Dan Cooley, PE

Griz Creek Engineering LLC



NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #6
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



NOTES

- BASIS OF BEARINGS: SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 30 BEING S89° 13' 53"W. DISTANCES ARE GROUND DISTANCES. (WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, ARE SHOWN)
- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910 ON A 3/4" X 24" LONG REBAR.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL #56021C0625F, DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.

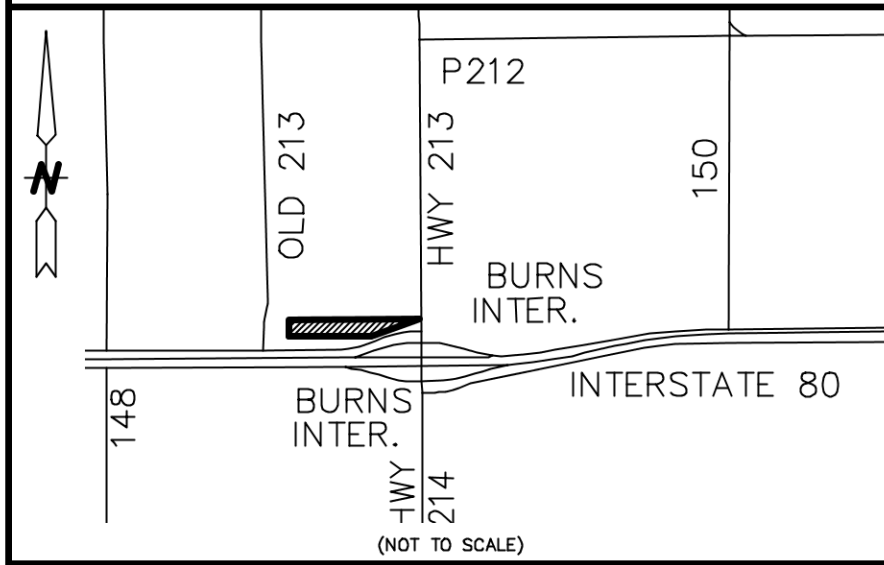
GENERAL INFORMATION

TOTAL SITE AREA : 11.912 ACRES (GROSS)
11.652 ACRES (NET)

NUMBER OF TRACTS: 2
NUMBER OF RESIDENTIAL TRACTS: 0
AVERAGE TRACT SIZE (DENSITY) : 5.785 ACRES (GROSS)

ZONE DISTRICT:
N/A - OUTSIDE ZONED BOUNDARY

VICINITY MAP



FILING RECORD

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	0° 30' 11"	68345.20'	N89° 50' 56"E	600.23'	600.23'
C2	0° 02' 01"	68345.20'	S89° 52' 58"E	40.00'	40.00'

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

LEGEND

- FOUND SHIP SPIKE
- SET 3/4" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND 1 1/2" ALUMINUM CAP STAMPED " P.L.S. 566"
- FOUND W.D.O.T. R/W MONUMENT
- SET 3/4" X 24" LONG REBAR WITH 2 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500" AND APPROPRIATE DATA
- MEASURED DATA THIS SURVEY
- DATA PER DEEDS OF RECORD
- FOUND 3/8" REBAR
- FOUND 1/2" IRON PIPE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Gurnam Singh, owner in fee simple of a tract of land situated in the Southeast Quarter of the (SE 1/4), Section 19, Township 14 North, Range 62 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

A tract of land in the SE 1/4 of Section 19, Township 14 North, Range 62 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows (as per deed recorded in Book 2035, Page 1518):

Beginning at a point on the east line of said Section 19, a distance of 2264.1 feet south of the E 1/4 corner of said Section 19; thence westerly parallel to and 282.5 feet distance north from the north right of way line of the Lincoln Highway, thence west, a distance of 2603.4 feet to a point on the center line of County Road #83; thence southerly along the center line of said County Road, a distance of 282.5 feet to a point on the north right of way line of the Lincoln Highway, thence easterly along the north right of way line of the Lincoln Highway, a distance of 2596.0 feet to a point on the east line of said Section 19; thence northerly along the east line of said Section 19, a distance of 282.5 feet to the point of beginning EXCEPTING however a tract of land conveyed to The State Highway Commission of Wyoming by Warranty Deed recorded in Book 787, Page 160, described as follows: all that portion of the SE 1/4 of Section 19, Township 14 North, Range 62 West of the 6th P.M., Laramie County, Wyoming; being more particularly described by metes and bounds, as follows: Beginning at a point on the east boundary of said SE 1/4 from which the southeast corner thereof bears S.0°25'E., a distance of 94.5 feet, said point also being on the northerly boundary of presently existing U.S. Highway 30; thence N.0°25'W. along said east boundary a distance of 282.5 feet; thence S.89°35'W., a distance of 366.5 feet thence S.70°47.2'W., a distance of 876.8 feet, more or less, to a point on the northerly boundary of presently existing U.S. Highway 30; thence N.89°35'E., along said northerly boundary a distance of 1,196.5 feet, more or less, to the point of beginning. Containing 11.79 acres more or less.

Has caused the same to be surveyed, platted and known as DI SENSO SUBDIVISION, and does hereby declare the subdivision of said land as it appears on this plat, to be his free act and deed and in accordance with his desires, and does hereby grant the easements for the purposes indicated hereon and does hereby grant the road shown to the public.

Gurnam Singh

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.

EXISTING CONDITIONS MAP FOR DI SENSO SUBDIVISION

A TRACT OF LAND SITUATED IN A PORTION OF THE THE SE 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 62 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED APRIL, 2019

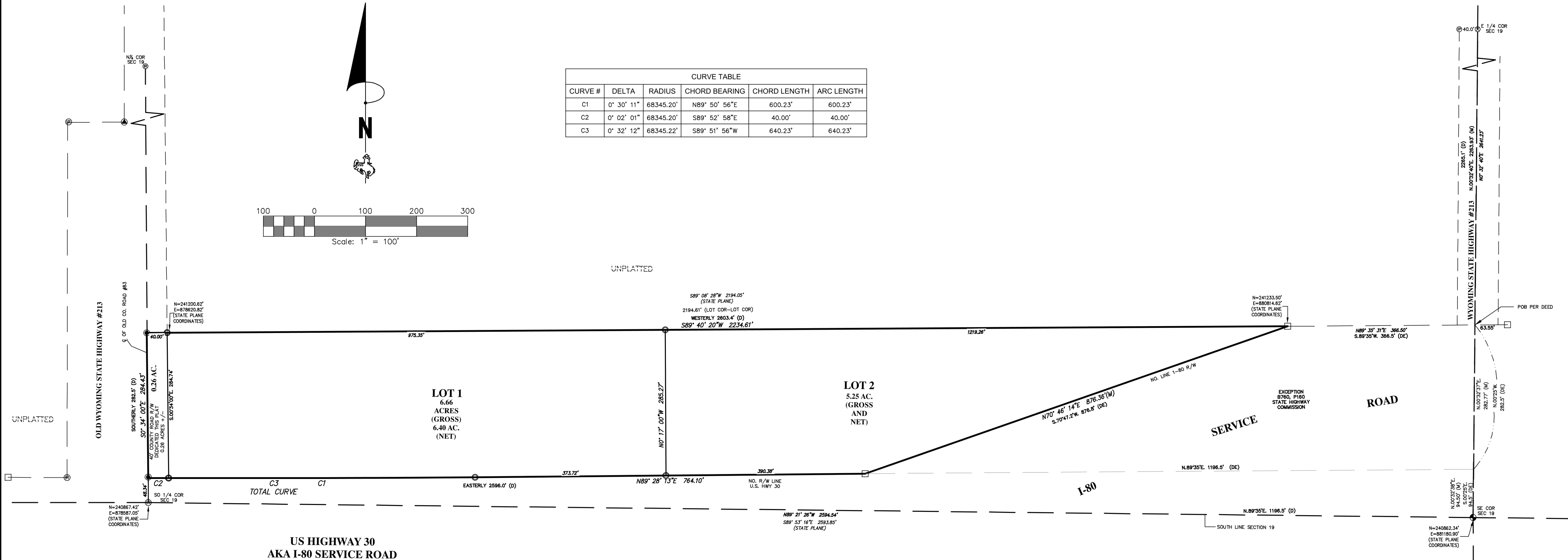


STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS

1102 W. 19th ST. CHEYENNE, WY. 82001 (307)634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 (307)322-9789

20190603\19129\19129 MU FINAL PLAT.DWG

□ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM □ NO PROPOSED CENTRALIZED SEWAGE SYSTEM □ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #6 □
□ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE □



NOTES

1. BASIS OF BEARINGS: 1/4TH LINE OF SOUTHEAST QUARTER OF SECTION 30 BEING 58° 13' 53"W. DISTANCES ARE GROUND DISTANCES.
(WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, ARE SHOWN)
2. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLL 5910 ON A 3/4"x24" LONG REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL #65021C0625F; DATED JANUARY 17, 2007.
4. ALL WELLS AND SPECIAL SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.

LEGEND

- O SET $\frac{5}{8}$ " X 24" LONG REBAR WITH 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "P.L.S. 566"
- ▣ FOUND W.D.O.T. R/W MONUMENT
- FOUND 2 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 2500" AND APPROPRIATE DATA
- (M) MEASURED DATA THIS SURVEY
- (D) DATA PER DEED
- (DE) DATA PER DEED EXCEPTION
- FOUND $\frac{5}{8}$ " REBAR
- FOUND $\frac{1}{2}$ " IRON PIPE

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

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Gurnam Singh, owner in fee simple of a tract of land situated in the Southeast Quarter of the (SE¼), Section 19, Township 14 North, Range 62 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

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Has caused the same to be surveyed, platted and known as DI SENSO SUBDIVISION, and does hereby declare the subdivision of said land as it appears on this plat, to be his free act and deed and in accordance with his desires, and does hereby grant the easements for the purposes indicated hereon and does hereby grant the road shown to the public.

Gurnam Singh

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by GURNAM SINGH.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

REVISED: 9/10/2019
19129 FINAL PLAT.DWG

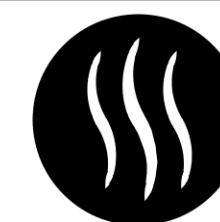
CERTIFICATE OF SURVEYOR

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.

DI SENSO SUBDIVISION

A TRACT OF LAND SITUATED IN A PORTION OF
THE THE SE¼ OF SECTION 19, TOWNSHIP 14
NORTH, RANGE 62 WEST OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED APRIL, 2019



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS

1102 W. 19th ST. CHEYENNE, WY. 82001 (307)634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 (307)322-9789

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RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
A PORTION OF LAND IN THE SE1/4, SECTION 19, T. 14 N., R. 62 W.,
OF THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS 'DI SENSO SUBDIVISION'**

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, this resolution is the subdivision permit for Di Senso Subdivision.

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 Di Senso Subdivision with the following condition:

1. A revised Plat shall be submitted to the Planning Staff for review prior to recordation of the Plat.

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:

 FOR

Mark T. Voss, Laramie County Attorney