



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: October 15th, 2019

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Sky Valley Estates, 1st Filing, located in the SE1/4 NW1/4, Section 31, T.15N., R.64W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Catherine K. Loetscher, on behalf of Donald R. & Catherine K. Loetscher Family Living Trust, has submitted a Subdivision Permit and Plat application for Sky Valley Estates, 1st Filing, located off County Road 136, approximately one-half mile north of Aviator Court. The application has been submitted for the purpose of subdividing an approximate 40-acre parcel into five tracts.

BACKGROUND

This proposed subdivision is a 40-acre aliquot part of the current 80-acre parcel owned by the trust. At this time Mr. and Mrs. Loetscher intend to leave the remaining 40 acres undivided, and reside in the single-family residence located on the north half of the 80 acres. A gravel driveway connecting to County Road 136 provides access to the residence.

Pertinent Regulation

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 area this proposed subdivision resides in as Ag & Range Land (AGR). Properties within this area typically are outside of public services, and have lower levels of road access. Agriculture crops and livestock production along with their associated residences are listed as primary uses. The Comprehensive Plan further states that “freestanding residential uses, not associated with agricultural purposes should be discouraged. Some areas with existing development may be appropriate for expansion, identified as rural centers”. Although this subdivision is not within a designated rural center, development has recently been approved to the east and south; primarily the Sky View Estates 1st and 2nd Filing, J-S Ranch Subdivision, and Welder Estates. These subdivisions range in parcel density from 5 to 20 acres.

Neither PlanCheyenne or the Zoned Boundary reach this subject property, and therefore have no regulatory or developmental governance.

The applicant has submitted a letter requesting waivers of traffic and drainage studies, a copy of which is attached. The County Engineer has concurred with this request based on the justification provided in the letter. Agency comments received by the Planning Staff, pertained to clerical corrections, small wastewater systems, tract size, accesses, right-of-ways, and construction of the proposed road. At this time the Applicant intends to resubmit a revised Plat, which will be reviewed by all of the commenting County agencies and Planning Staff.

Per Section 2-1-103(c)(i), “Lot size shall be determined by the requirements of the applicable zone district, where zoning exists, or by the density designations found in the AMEC Memo....and within Zones 2 and 4 to be 5.25 acres gross...”. Based on the Plat, which resides in Zone 2, the proposed Tracts meet this requirement. Due to the density of this plat, it is exempt from a Department of Environmental Quality Chapter 23 Review, per Section 2-1-101(c)(v) and Wyoming State Statute 18-5-306.

As stated above, the Applicants are currently using a gravel driveway connecting to County Road 136. This driveway is within a dedicated right-of-way per the Warranty Deed and Exhibit recorded in 1979 (Bk. 1119, Page 102-103), a copy of which is attached. A Private Road Association Agreement, provided by the Applicant, was recorded in 1988 (Bk. 1258, Pg. 959-970). A copy of the agreement is attached. It is the understanding of the Planning Staff that the Applicant intends to require all future tract owners to fall under this agreement.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. The Planning Staff has received emails from citizens regarding road conditions, increase of traffic, existing traffic, concerns of water quality, risk of fire, oil and gas operations, and property values.

On September 26th, the Planning Commission held a public hearing for this project. During public comment, the Planning Commission received comments and concerns from the attending citizens. The majority of the comments were regarding the conditions of County Road 136, the proximity of the existing private airport and its possible impacts to potential buyers, response times of Emergency Services, impacts to the aquifer, and the lack of comments from Fire District #6.

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 Sky Valley Estates, 1st Filing with the following conditions:

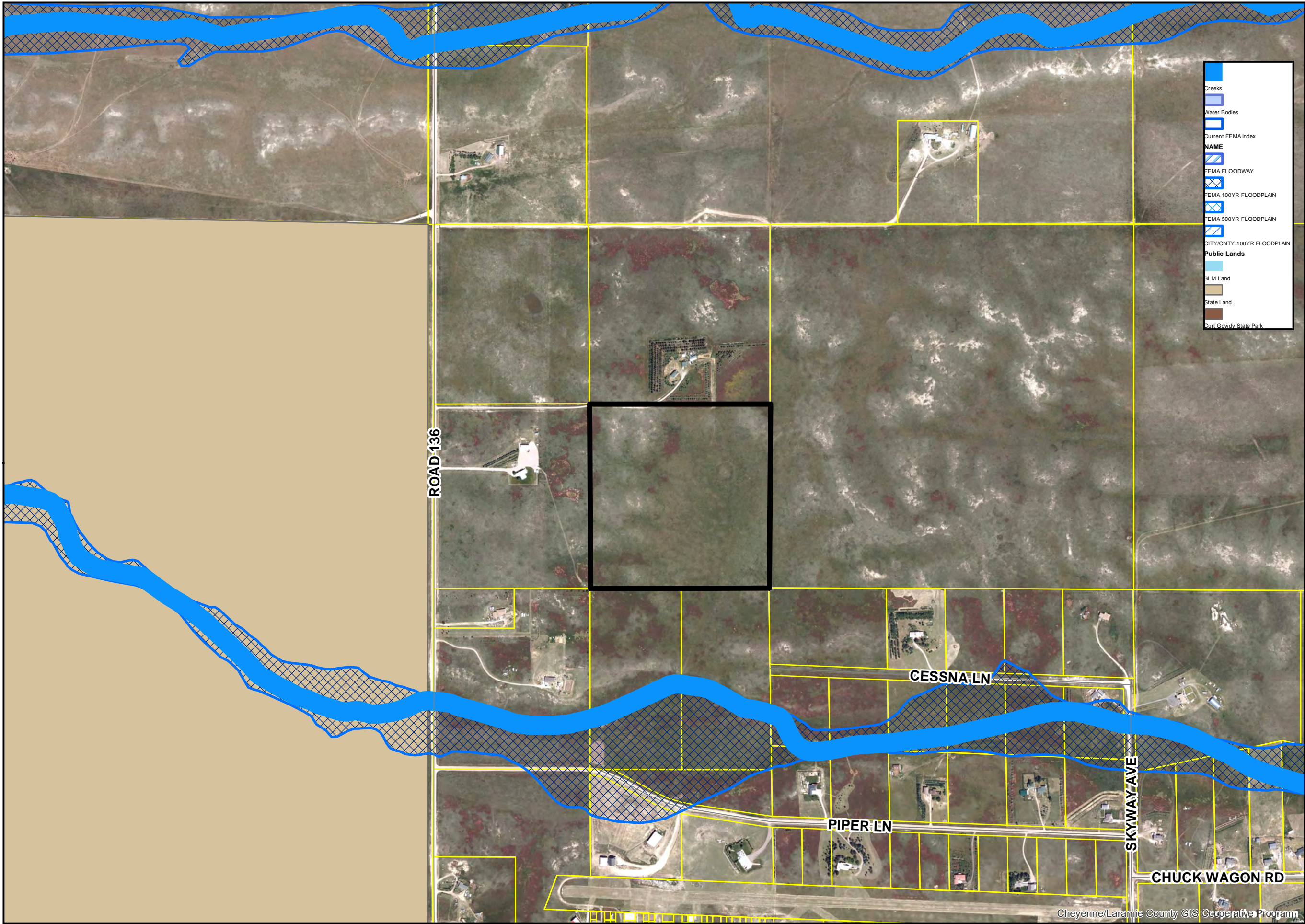
1. The Applicant shall record the “100’ X 40’ ingress/egress easement for Sky Valley Road” as noted on the Plat with Book and Page listed, and provide a copy to the Laramie County Planning and Development Office prior to recordation.
2. The Applicant is required to submit a revised Plat addressing the remaining County Agency Comments prior to recordation.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Sky Valley Estates, 1st Filing with conditions 1 and 2, and adopt the findings of fact a of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: Applicant Project Narrative & Traffic/Drainage Study Waiver Request**
- Attachment 5: Johnson/Glandt Warranty Deed and Right-of-Way Dedication Exhibit**
- Attachment 6: Private Road Association Agreement**
- Attachment 7: Citizen Comments**
- Attachment 8: Agency Comments Report**
- Attachment 9: Applicant Response Letter**
- Attachment 10: Plat – Revised September 12th, 2019**
- Attachment 11: Resolution**



Laramie County, Wyoming



Sky Valley Estates
1st Filing

Subdivision Permit
&
Plat

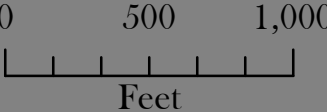
PZ-19-00237

Location Map

LEGEND

- Property Lines
- Subject Property

Printed on August 19th, 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



Sky Valley Estates
1st Filing

Subdivision Permit
&
Plat

PZ-19-00237

Aerial Map

LEGEND

Property Lines

Addresses

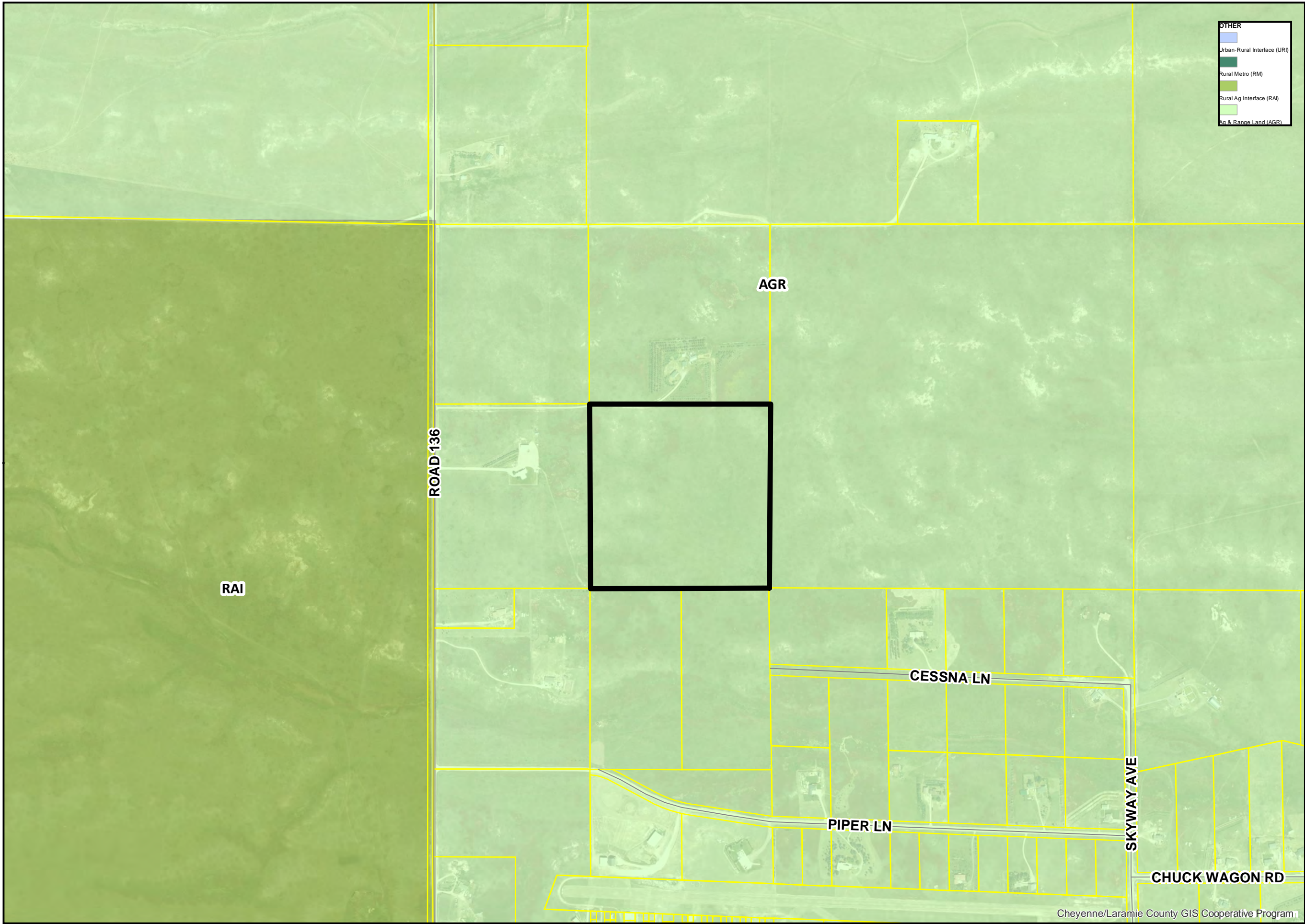
Subject Property

Printed on August 19th, 2019



0 205 410
Feet

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Laramie County, Wyoming



Sky Valley Estates
1st Filing

Subdivision Permit
&
Plat

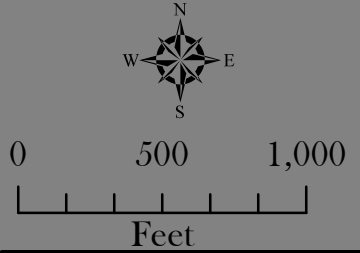
PZ-19-00237

Comprehensive Plan
Map

LEGEND

-  Property Lines
-  Subject Property

Printed on August 19th, 2019



Donald R. and Catherine K. Loetscher
1575 Road 136
Cheyenne, WY 82009

Aug. 4, 2019

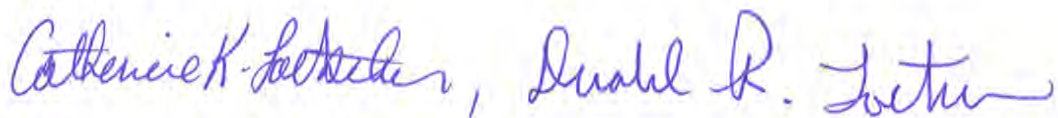
To Whom it May Concern at Laramie County Planning;

Donald and Catherine (Kathy) Loetscher owners of proposed property development, desire to develop 39.74 acres that is currently part of their ranch and home place into a residential subdivision called Valley View Estates. It is currently owned by them with the legal description as follows: SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 15 North, and Range 64 West. This land is zoned agricultural/residential and is deeded separately than their other property and the current house they reside in. They are asking for permission to divide into 5 lots with approximate acreages 7-8 acres each. There is already an easement and current driveway existing to that property corner and will further be developed up to county specifications as the rules say, and will extend onto the property to form access to all the proposed 5 lots. The road will be built in the form or fashion of a cul de sac. The address to this property is currently 1575 Road 136, Cheyenne, WY 82009. New addresses will be added for these additional 5 lots as the perspective owners receive septic permits for their properties. Until that time the lots will be known as Lots 1-5 of Valley View Estates off of County Road 136, Cheyenne WY 82009.

Owners will obtain all permits, pay fees associated with development, obtain plat, extend the road and upgrade the original easement road, and get descriptions of properties as needed to develop and sell these properties. It will be done with the help of the Laramie County Planning personnel and Laramie County Board of Commissioners help to assure it is in compliance with the current rules and done properly.

In regards to the Drainage, Traffic, and Environmental Impact studies, we are requesting that you waive these studies for this proposed property development.

Thank you,



Owners Donald R. and Catherine K. Loetscher

LARAMIE
COUNTY
AUG 16 2019
PLANNING & DEVELOPMENT
OFFICE

Reception No. JANET C. WHITEHEAD, Recorder Filed: A-777

WARRANTY DEED

THIS INDENTURE, made the 22nd day of January, 1979, by and between the Go Forth, Inc., a corporation organized and existing under and by virtue of the laws of the State of Wyoming, and having its principal place of business in the County of Laramie, the GRANTOR, and David C. Johnson and Dan A. Grandt, as tenants in common, whose address is _____, the GRANTEE, WITNESSETH:

That the grantor, for and in consideration of the sum of Ten dollars and other good and valuable considerations Dollars (\$10.00) in hand paid, the receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell, CONVEY AND WARRANT unto the said grantee, all that certain tract, lot, piece, and parcel of land situated in the County of Laramie, State of Wyoming, and described as follows, to-wit:

The West Half of Section 31, Township 15 North, Range 64 West of the 6th P.M., Laramie County, Wyoming, EXCEPT a parcel of land in Lot 4 of the West Half of said Section 31, more particularly described as follows:

Beginning at the Southwest corner of Section 31; thence northerly along the west line of said section, a distance of 660 feet to a point; thence easterly parallel to the south line of said Section 31, a distance of 660 feet to a point; thence southerly, parallel to the west line of said Section 31, a distance of 660 feet to a point; thence westerly, along the south line of said section, a distance of 660 feet to the point of beginning.

Together with the following access easements for the benefit and use of the above described parcel:

An easement on the south forty feet of above described parcel and the west forty feet of above described parcel, being granted for the purposes of access.

An easement for access purposes on the following described parcel: The north 40 feet of Section 6, T.14N., R.64W., 6th P.M., Laramie County, Wyoming; And the West 40 feet of said Section 6, north of County Road Number 36-56; And the east 40 feet of Section 1, T.14N., R.65W., 6th P.M., Laramie County, Wyoming, lying north of County Road Number 36-56.

An easement for access purposes on a portion of Section 31, T.15N., R.64W., 6th P.M., Laramie County, Wyoming, being a strip of land 40 feet in width, east of and adjacent to the following described line:

Beginning at a point on the west line of said Section 31, lying northerly 660 feet from the Southwest corner of said section; thence northerly, along said section line, to the Northwest corner of said section.

WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer, the day and year first above written.



Go Forth, Inc.

By

President, Edward F. Murray, Jr.

Secretary.

THE STATE OF WYOMING,

County of Laramie

On this 22nd day of January, 1979,

Edward F. Murray, Jr.

to me personally known, who, being by me duly sworn, did say that he is the President of Go Forth, Inc.

and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said President acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires on the 24th day of August, A. D. 1981.

Given under my hand and official seal this 22nd day of January, A. D. 1979.



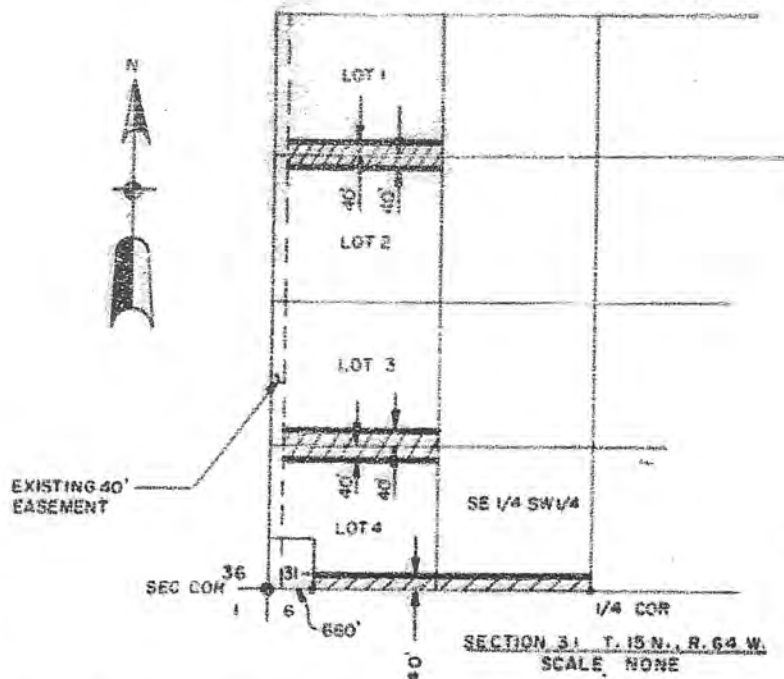
Carolyn C. Wheeler

Notary Public.

RECORDED 1979 JAN 25 1979 AT 4:15 P.M. CLERK R.M.

514718

Reception No. JANET G. WHITEHEAD, Recorder



David C. Johnson and Edna V. Johnson and Dan A. Glandt and Ina E. Glandt, as Owners in fee simple of those strips of land designated by the hatched areas on the Exhibit above, situate in the SE 1/4 of Section 31, Township 15 North, Range 64 West, 6th P.M., do hereby dedicate to the Public forever, a perpetual easement and right of way, to be used exclusively by the Public for purposes of access over and across those strips of land designated by the hatched areas on the Exhibit above.

ACKNOWLEDGMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) ss:

David C. Johnson
Edna V. Johnson
Dan A. Glandt
Ina E. Glandt

The foregoing instrument was acknowledged before me by

David C. Johnson and Edna V. Johnson and Dan A. Glandt and Ina E. Glandt
this 24th day of January, 1979.



Witness my hand and official seal.

Meredith E. Sweeney
Notary Public

Expires: My Commission expires October 22, 1981

BOOK 1119

103

PRIVATE ROAD ASSOCIATION AGREEMENT

AGREEMENT dated this 22nd day of March, 1988
by and between Donald R. Loetscher and Catherine K. Loetscher,
husband and wife (hereinafter "Loetschers"), Larry Roger Galvin,
(hereinafter "Galvin"), James B. Roehr, as to an undivided one-half
and B. Patrick Collins and Marilyn L. Collins, husband and wife, as to
an undivided one-half (hereinafter "Roehr-Collins") and Margaret M.
Sloan (hereinafter "Sloan").

WHEREAS, the parties hereto are the fee owners of certain
contiguous parcels of real property in Laramie County, Wyoming,
more particularly described as follows:

LOETSCHERS:

NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 31, Twsp. 15N, Range 64
W of the 6th Principle Meridian, Laramie
County, Wyoming, consisting of 39.74 acres,
more or less.

GALVIN:

Lot 1, located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 31,
Twsp. 15N, Range 64 W of the 6th Principle
Meridian, Laramie County, Wyoming,
consisting of 33.70 acres, more or less.

ROEHR-COLLINS:

Lot 2, located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 31,
Twsp. 15N, Range 64 W of the 6th Principle
Meridian, Laramie County, Wyoming,
consisting of 33.90 acres, more or less.

SLOAN:

68 MAR 29 AM 10 06

LARAMIE COUNTY
CLERK
C. WY.

041868

SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 31, Twsp. 15N, Range 64
W of the 6th Principle Meridian, Laramie
County, Wyoming, consisting of 39.74 acres,
more or less; and

WHEREAS, by document dated January 24, 1979 and recorded upon the Deed records of the Laramie County Clerk and ex-officio Recorder of Deeds at Book 1119, Page 103, the owners of those strips of land designated therein dedicated such lands to the Public forever as a perpetual easement and right of way, a copy of such document being attached hereto as Attachment A and incorporated herein by this reference; and

WHEREAS, the subject of this Agreement is that strip of land located between Lot 1 (Galvin) and Lot 2 (Roehr-Collins), which is Eighty feet (80') in width and approximately One Thousand One Hundred Twenty-Six and Nineteen Hundreths feet (1126.19') in length and runs East and West from the westernmost lot lines of Lots 1 and 2 to the common North-south lot line between the parcels of all parties hereto; and

WHEREAS, it is the desire of the parties hereto to form a private road association to construct and maintain a private road upon the above-described strip of land which is subject to the easement and right-of-way of record and to set forth with formality their agreements and understandings regarding the payment of the costs of construction and maintenance of such road.

NOW, THEREFORE, by and for their mutual covenants and agreements herein contained, the parties agree as follows:

1. Construction Costs. The parties hereto shall each pay an amount equal to Twenty-Five per cent (25%) of the total costs of construction (labor and materials) of the subject road, not to exceed Four Hundred Fifty Dollars (\$450.00 each, upon presentation to them of a final invoice for such costs by Loetschers. It is contemplated that the subject construction shall be completed during the Spring of 1988.

2. Maintenance Costs. At such time as Loetschers commence construction of a residence upon their parcel, they shall assume and

pay all costs of maintenance, or shall perform all required maintenance of the subject road. In the event that any of the remaining parties, or their successor(s) in interest, commence construction of residential structures upon their respective parcels, such party shall, at the time of commencement of such construction, assume and pay a pro-rata share of the total costs of maintenance divided among the owners of the subject parcels who have commenced or completed construction of a residence upon their parcel. In the event that a party hereto, or his or her successor in interest, commences construction of a residence on their lot in such a manner that does not and will not in the future require the use by the occupants of such residence of the subject road, and the owner of such lot verifies that fact to the agents for the Association, such owner shall not be required to contribute a proportional share of the maintenance costs of the road. In the event that the agent for the Association later determines that the occupants of such an exempted lot, or their invitees, are actually using the subject road for any purpose and to any degree, the agent shall send notice to the occupants of such lot of the agent's determination of such use and the occupants of such lot shall be liable for their proportional share of maintenance costs of the road from the period such use commenced.

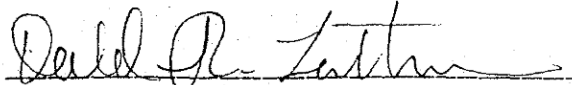
3. Agent for Association. Loetschers are hereby designated as the agents for this Association for the purposes of arranging for the construction of the road and the maintenance thereof and for issuing all invoices to the parties hereto for payment of the costs as set forth above. In the event that the Loetschers are unable or unwilling to act as agent for the Association, or in the event that they convey their lot to a successor in interest, the owners of the four (4) subject parcels shall, by majority vote, select one of the owners to act as successor agent for this Association.

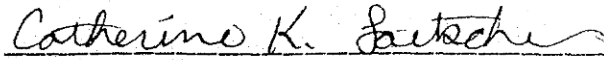
4. Recordation of Agreement. The parties hereto agree that this Agreement shall be recorded upon the Deed records of the above-described parcels; that the obligations and benefits of this Agreement shall bind the parties hereto, their respective heirs,

representatives and assigns and shall run with and encumber the subject parcels into perpetuity.

5. Entire Agreement. This Agreement constitutes the entire agreement of the parties; there are no oral representations relied upon which are not incorporated herein and this Agreement may be modified only in writing, executed by all parties hereto.

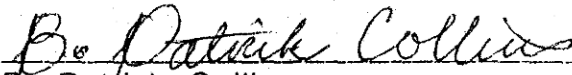
IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

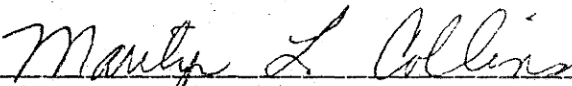

Donald R. Loetscher


Catherine K. Loetscher

Larry Roger Galvin

James B. Roehr


B. Patrick Collins


Marilyn L. Collins

Margaret M. Sloan

STATE OF WYOMING)
COUNTY OF LARAMIE)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Donald R. Loetscher and Catherine K.

Loetscher personally known to me this 28 day of March, 1988



Witness my hand and official seal

[Signature]
Notary Public

My Commission expires:

STATE OF WYOMING)
COUNTY OF LARAMIE)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Larry Roger Galvin, known to me this _____ day of _____, 1988.

Witness my hand and official seal.

Notary Public

STATE OF WYOMING)
COUNTY OF LARAMIE)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Margaret M. Sloan, known to me this _____ day of _____, 1988.

Witness my hand and official seal.

Notary Public

STATE OF _____)
COUNTY OF _____)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by James B. Roehr, known to me this _____ day of _____, 1988.

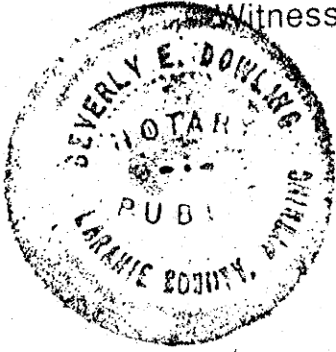
Witness my hand and official seal.

Notary Public

STATE OF _____)
COUNTY OF _____)

The foregoing Agreement was acknowledge, subscribed and sworn to before me by B. Patrick Collins and Marilyn L. Collins this 22nd day of March, 1988.

Witness my hand and official seal.



Beverly E. Dowling
Notary Public *my Commission expires*
11-10-88

representatives and assigns and shall run with and encumber the subject parcels into perpetuity.

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Donald R. Loetscher

Catherine K. Loetscher



Larry Roger Galvin

James B. Roehr

B. Patrick Collins

Marilyn L. Collins

Margaret M. Sloan

STATE OF WYOMING)
COUNTY OF LARAMIE)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Donald R. Loetscher and Catherine K.

Loetscher personally known to me this _____ day of _____, 1988.

Witness my hand and official seal.

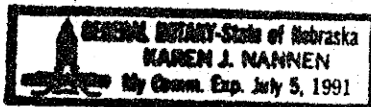
Notary Public

My Commission expires:

STATE OF Nebraska)
COUNTY OF Cedar)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Larry Roger Galvin, known to me this 15th day of March, 1988.

Witness my hand and official seal.



Karen J. Nannen
Notary Public

STATE OF WYOMING)
COUNTY OF LARAMIE)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Margaret M. Sloan, known to me this _____ day of _____, 1988.

Witness my hand and official seal.

Notary Public

STATE OF _____)
COUNTY OF _____)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by James B. Roehr, known to me this _____ day of _____, 1988.

Witness my hand and official seal.

Notary Public

STATE OF _____)
COUNTY OF _____)

The foregoing Agreement was acknowledge, subscribed and sworn to before me by B. Patrick Collins and Marilyn L. Collins this _____ day of _____, 1988.

representatives and assigns and shall run with and encumber the subject parcels into perpetuity.

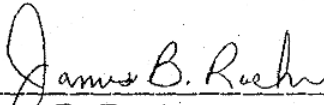
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Donald R. Loetscher

Catherine K. Loetscher

Larry Roger Galvin



James B. Roehr

B. Patrick Collins

Marilyn L. Collins

Margaret M. Sloan

STATE OF WYOMING)
COUNTY OF LARAMIE)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Donald R. Loetscher and Catherine K.

Loetscher personally known to me this _____ day of _____, 1988.

Witness my hand and official seal.

Notary Public

My Commission expires:

STATE OF WYOMING)
COUNTY OF LARAMIE)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Larry Roger Galvin, known to me this _____ day of _____, 1988.

Witness my hand and official seal.

Notary Public

STATE OF WYOMING)
COUNTY OF LARAMIE)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Margaret M. Sloan, known to me this _____ day of _____, 1988.

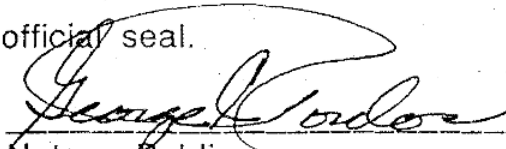
Witness my hand and official seal.

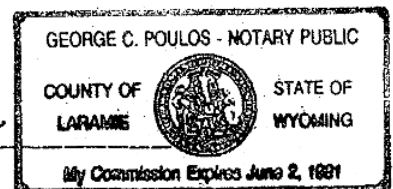
Notary Public

STATE OF)
COUNTY OF)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by James B. Roehr, known to me this 17TH day of MARCH, 1988.

Witness my hand and official seal.


Notary Public



STATE OF)
COUNTY OF)

The foregoing Agreement was acknowledge, subscribed and sworn to before me by B. Patrick Collins and Marilyn L. Collins this _____ day of _____, 1988.

representatives and assigns and shall run with and encumber the subject parcels into perpetuity.

5. Entire Agreement. This Agreement constitutes the entire agreement of the parties; there are no oral representations relied upon which are not incorporated herein and this Agreement may be modified only in writing, executed by all parties hereto.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Donald R. Loetscher

Catherine K. Loetscher

Larry Roger Galvin

James B. Roehr

B. Patrick Collins

Marilyn L. Collins

Margaret M Sloan
Margaret M. Sloan

STATE OF WYOMING)
COUNTY OF LARAMIE)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Donald R. Loetscher and Catherine K.

Loetscher personally known to me this _____ day of _____, 1988.

Witness my hand and official seal.

Notary Public

My Commission expires:

STATE OF WYOMING)
COUNTY OF LARAMIE)

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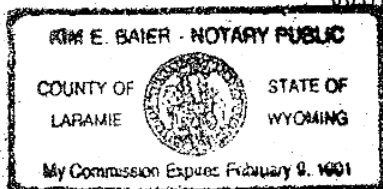
Witness my hand and official seal.

Notary Public

STATE OF WYOMING)
COUNTY OF LARAMIE)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by Margaret M. Sloan, known to me this _____ day of _____, 1988.

Witness my hand and official seal.



Kim E. Baier

Notary Public

STATE OF _____)
COUNTY OF _____)

The foregoing Agreement was acknowledged, subscribed and sworn to before me by James B. Roehr, known to me this _____ day of _____, 1988.

Witness my hand and official seal.

Notary Public

STATE OF _____)
COUNTY OF _____)

The foregoing Agreement was acknowledge, subscribed and sworn to before me by B. Patrick Collins and Marilyn L. Collins this _____ day of _____, 1988.

From: [rayhawver](#)
To: [Bryan Nicholas](#)
Subject: Project number pz-19-00237 subdivision on rd 136
Date: Tuesday, September 17, 2019 9:06:55 PM

In reference to project number pz-19-00237 subdivision on road 136.

This proposed subdivision project plans to subdivide a 40 acre parcel into 5 - 8 acre lots. On a second 40 acre parcel with an existing home the plan is to offer the option of purchasing the entire 40 acre parcel with the home or a 5 acre lot that the home presently sits on and then divide the remaining land into 4 more lots. This project could allow the possibility of 9 more homes and one existing home on a total of 80 acres. That would mean a possibility of 9 septic systems in an 80 acre area. To me that means that 9 additional septic systems will be leaching into the ground and into the water table below. The water from the wells in the area has already changed over the past 25 years.

This project could possibly add 9 additional water wells in a nearby 80 acre area. My concern is how long will it be before the water table for existing wells drops low enough that the homeowners in the area will need to have either their existing wells drilled deeper or new wells drilled, this would be an added unnecessary expense to each homeowner affected by this.

The proposed subdivision could possibly add up to 18 more vehicles traveling on this section of road 136 north of road 215. There is only one entry / exit to the proposed location of the subdivision. That entry / exit at this time is nothing more than a one lane gravel driveway. Road 136 is already poorly maintained and narrow. The road is rough with rutts, potholes and severely washboard in multiple places and the amount of dust kicked up by vehicles does at times make it nearly impossible to see the road or other vehicles. In some areas on this section of road 136 the road base is non existant on the road surface. When it rains those areas of the road become slippery and can send a vehicle sideways or even into the ditch. This is particularly dangerous with the existing amount of traffic on this section of road and with the possible addition 18 more vehicles traveling on the road daily it would be only a matter of time before there would be a serious accident. There is a school bus that does travel this section of road and I have heard it chattering along the rough areas as well as found it stuck along the road due to snow and melting snow. There is no crown in the road for rain or melting snow to drain off therefore causing water to puddle in the road and any existing ruts and potholes to become worse. Adding more traffic to this will only make what is already bad even worse.

Railroad road AKA road 215 is paved but is not withstanding the constant beating of the semi truck tankers traveling to and from the oil wells in the area. Railroad road has been patched in several spots and in some cases the repairs are not holding up or actually making the road worse.

This proposed project may bring the electrical supply lines closer to their capacity. With that we already will sometimes loose power during high winds and storms. With the possibility of 9 additional more homes drawing power from the lines the outages could be more frequent and may take longer and be more costly to repair.

Emergency services are located in Cheyenne which means response time is about 30 minutes for any emergencies. Recently a house in this area had a fire which had consumed a fair part of the structure before any fire crews arrived at the scene and the house was a total loss. With up to 10 houses in close proximity adding to that the wind blowing across the prairie it is possible for a fire to jump from one building to another before any fire fighting equipment with crews could arrive to extinguish the fire. There is a volunteer fire department located in

Hillsdale that is over 6 miles away but again they are volunteers and may not be available in a time of need

I can only see this subdivision project causing a negative impact on a deteriorating environment and infrastructure as well as costing the the county a substantial amount of money to support the additional amount of proposed homes and causing the homeowners in the area unnecessary out of pocket expenses.

Ray Hawver
1545 county rd 136
Cheyenne Wy. 82009
307-630-3565

Sent from my Verizon, Samsung Galaxy Tablet

From: [Robin Arquilla](#)
To: [Bryan Nicholas](#)
Subject: pz-19-00237
Date: Tuesday, September 17, 2019 9:39:11 AM

My address is below. I'm at the north end of Road 136. 2.8 miles north of Railroad Rd. I have no problem with folks sub-dividing their property. It is there property. I have 100 acres, split into two parcels. 20 acre with home barn etc, and 80 acres fenced with two pastures. We have no covenants, not HOA, thank goodness. That is one of the main reasons I purchased the property in the 90s.

I was not notified last fall when EOG put a 12 well pad 250' from my fence, 1500 feet from my home.

I spoke to commissioner Troy Thompson, and he said that I should be happy for my neighbor Rod Sharp that he benefited from his mineral rights. I asked Thompson, what about the \$79K decrease in my property value? He said he hadn't thought of that and walked off.

In addition, Commissioner Buck Holmes sells water to the oil company.

I do not see how any of the commissioners could or would stop land owners doing what they want or need to do.

I support folks who decide to subdivide. It's not my property. No one aided me when the oil companies moved all around me. To each their own. You do what you need to do.

If commissioners are concerned about water, then don't sell it to oil companies. Enough said.

Robin Arquilla

--

Robin D Arquilla * 1705 Rd 136 * Cheyenne * Wyoming * 82009
Ranch: 307-635-1962 * Cell: 307-214-4469
robinarquilla@gmail.com

From: [Christina Keil](#)
To: [Bryan Nicholas](#)
Subject: Subdivision Projects
Date: Tuesday, September 17, 2019 8:31:12 AM

RE: Project #pz-1900137 & #pz-19-00237

This is outrageous, we all moved out here to not be in the city or in a subdivision. You are pushing people further and further away from Cheyenne by doing this. I am totally against these projects and do not see any reason for it at all. the county cant even keep up with maintenance on the roads as it is. what are the roads going to be like if there is more traffic. I am out where I am for no traffic and no more people.

Thank you.

--

~Christina

From: [Darrell Riley](#)
To: [Bryan Nicholas](#)
Subject: project pz-19-00237 subdivision on 136
Date: Wednesday, September 18, 2019 9:02:20 PM

County road 136 north of railroad road (215) is already one of the most dangerous roads in Laramie County. It has lots of steep hills and is very rough from lack of maintenance. It was never designed or built to handle the oil field traffic that it has today. The counties answer was to put up an oil field speed limit sign which doesn't work. I myself have had a few close calls with these vehicles as they come over the hill in the middle of the road. Everyone tries to avoid the rough spots in the road so tend to drive towards the middle where its smother. This is a REAL SAFETY HAZARD. When it rains or snows on this road it turns into slick mud, like there's no road base to it. In the winter road 136 drifts like crazy and sometimes people just leave there stuck vehicles in the road making it very difficult for others to get through. I had another close call after a snow storm coming over a hill and there is Kathy Loetscher stuck right in the middle of the road. Just a few years ago a lady out for a walk was hit by a vehicle coming over a hill killing her. In June of this year a mother and her son rolled a 4 wheeler on one of these step hills and had to be flown by flight for life to the hospital.

Kathy Loetscher herself has informed me that she also plans to subdivide the 40 acres that their house sits on now. So what we really are talking about is 10 houses on 80 acres not 5 houses on 40. We need to be addressing the whole situation. There will be 10 houses in this subdivision. Has Kathy informed planning and development what her full intentions are ??? Now back to the roads, doubling the traffic on this road is CRAZY !!!!! I hope the county really takes their time and thinks, is this subdivision really worth more people getting injured or killed over? Because it will happen and then who is going to be held responsible the county? the Loetschers? Not the Loetschers, they are leaving and not thinking twice on how this subdivision impacts the community.

I also think that there should be some studies done on our water table to see how this subdivision is going to effect it. We need to take into account that there is already going to be 19 houses built on Chuck Wagon which is right beside us. Who is going to responsible when those of us who have lived out here for years and years have to drill deeper wells? The county?? The Loetschers?? Not the Loetschers, they're GONE.

Darrell Riley
1563 county road 136
25 year resident

County Real Estate Office: Laura Pate COMMENTS ATTACHED 08/27/2019
Where Donald & Catherine sign it needs to be typed that they are the trustees of the trust, with the full name of the trust.

County Engineer: Scott Larson COMMENTS ATTACHED 09/05/2019
Engineer Review

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study for this development.
2. It would be very helpful if the Legend included the various line types used and their designation/description.
3. Valley View Road will need to be designed and constructed to current County Road requirements. The design plans shall be submitted to the County for review and approval prior to any work being performed.

Surveyor Review

1. Part the label of the dimension of the East boundary of Tract 2 overlaps the 16' Easement boundary line.
2. The West boundary of the subdivision and the sum of the West boundaries of Tracts 4 & 5 don't match by 0.18 foot.
3. There are several easements that accumulate at the Northwest corner of the subdivision and it is a little difficult to clearly identify where some of them intersect the boundary. Maybe a little additional dimensioning would clear it up.
4. The Vicinity Map would be easier to interpret if one were to add some information such as the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.
5. Is the 100' X 40' INGRESS/EGRESS EASEMENT located in the area of the Northwest corner of the subdivision part of Book 1259, Pages 959-960? If it is not part of that easement, we will need the Register's book and page number.

County Public Works Department: David Bumann COMMENTS ATTACHED 08/29/2019

Sky valley road should be built to County standards.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED 09/03/2019

Laramie Co Small Wastewater System Regulations

A small wastewater system permit will be required on each tract.

Each tract will require a perc test and a 10' deep site hole prior to application for a small wastewater system permit.

A copy of the signed final plat shall be on file with Environmental Health prior to application for any permits through this office.

Wyoming Game & Fish: Meghan Lockwood COMMENTS ATTACHED 08/28/2019
See attachment.

Planners: Bryan Nicholas COMMENTS ATTACHED 09/03/2019

1. The proposed subdivision lies outside of the Zoned Boundary.
2. Per the AMEC Recharge Zone Map, the parcel is in Zone 2 requiring a minimum of 5 acres. Minimum acreage of 5.25 acres is required of all septic systems, all proposed Tracts exceed these minimum requirements.
4. It is recommended that the Gross and Net acreages, taking the easement into account, should be shown on the plat.
- 5.

County Assessor: Clarice Blanton COMMENTS ATTACHED 08/26/2019

Outside of the proposed development, there is an 80' private road noted as Sky Valley Road. Is this road being dedicated to the public?

AGENCIES WITH NO COMMENTS:

Laramie Co School Dist. No. 1

AGENCIES WITH NO RESPONSE:

County Treasurer, County Conservation District, Wyoming State Engineer's Office Wyoming DEQ, US Post Office, Combined Communications Center, Emergency Management, Fire District No. 6, Sheriff's Office, High West Energy, CenturyLink South Cheyenne Water & Sewer, Kaiser-Frontier Midstream, Laramie County Weed & Pest.



WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

wgfd.wyo.gov

GOVERNOR
MARK GORDON

DIRECTOR
BRIAN R. NESVIK

COMMISSIONERS
DAVID RAE – President
PETER J. DUBE – Vice President
RALPH BROKAW
GAY LYNN BYRD
PATRICK CRANK
RICHARD LADWIG
MIKE SCHMID

August 28, 2019

WER 4502.152
Laramie County Planning and Development Office
PZ-19-00237
Sky Valley Estates, 1st Filing
Laramie County

Bryan Nicholas
Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, WY 82009

Dear Mr. Nicholas,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed PZ-19-00237 - Sky Valley Estates, 1st Filing located in Laramie County. We offer the following comments for your consideration.

Terrestrial Considerations:

To decrease impacts and minimize fragmentation across the landscape, the Department recommends lots are not fenced. If the developer requires fencing, we recommend a 4-wire barbed fence with a smooth bottom wire 18" off the ground to allow big game passage. Additional recommendations by subject are described below.

Habitat Alteration: No filling, excavating, dredging, mining, drilling, or removing of topsoil, sand, gravel, rock, or other minerals should be done except when associated with approved development plans.

Non-native Plants: Introduction of non-native shrubs and trees should be restricted to those species that are the least palatable to browsing wildlife animals and pose little risk of spreading to adjacent areas (e.g., Russian olive should never be planted). The developer should consult with local wildlife biologist when planning landscaping.

Bird Nesting/Perching Habitat: Nesting and perching areas for raptors and some cavity nesting birds should be maintained and human disturbance minimized during incubation and rearing time frames. Developments should be located to protect unique physical or vegetative features that provides important nesting habitat. Home construction should be discouraged in these areas.

Bryan Nicholas
August 28, 2019
Page 2 of 3 – WER 4502.152

Damage/Feeding: It is likely that wildlife may damage ornamental shrubs, trees, homes and fences. The land purchaser accepts this risk factor. The Department will not accept compensation claims for damages caused by wildlife to ornamentals, homes and fences. Supplemental feeding of ungulates or carnivores is not recommended.

Pets: Domestic pets, especially dogs and cats, should be restrained and prevented from roaming at large. Unrestrained pets can harass and kill small and large birds and mammals.

Roads: Construct the minimum standard and number of roads needed to serve the proposed subdivision. Roads should be constructed to avoid watercourses, wetlands and other important wildlife habitats.

Habitat Enhancement: Enhancements can improve the existing wildlife habitat and provide enjoyment for wildlife enthusiasts within the community. Enhancements should be planned thoroughly and thoughtfully prior to any construction. The developer and/or homeowners association should review the plan before approval. We will assist developers or homeowners in designing habitat enhancements.

Off-road Vehicles: Restricted use of off-road vehicles should be considered. Off-road vehicles include all-wheel drives, motorcycles, all-terrain vehicles, and snowmobiles.

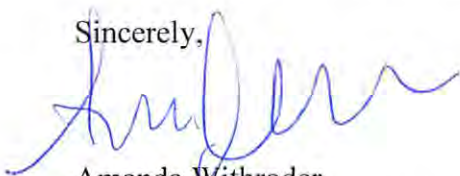
Wildlife Movement: Developers should preserve wildlife movement by maintaining areas of undeveloped open or wooded habitat and reducing the density of dwellings or through cluster development with undeveloped land between clusters. Preserving opportunities for wildlife to move through or around developments, and protecting sensitive areas, will help to reduce many land use conflicts.

Aquatic Considerations:

We have no aquatic concerns pertaining to this 1st Filing application.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Karen Rogers, Habitat Protection Analyst, at 307-777-5003.

Sincerely,



Amanda Withroder
Habitat Protection Supervisor

Bryan Nicholas
August 28, 2019
Page 3 of 3 – WER 4502.152

AW/kr/ml

cc: U.S. Fish and Wildlife Service
Embere Hall, Wyoming Game and Fish Department
Bobby Compton, Wyoming Game and Fish Department
Chris Wichmann, Wyoming Department of Agriculture, Cheyenne

County Real Estate Office: Laura Pate COMMENTS ATTACHED 08/27/2019
Where Donald & Catherine sign it needs to be typed that they are the trustees of the trust, with the full name of the trust. ✓ Fixed by surveyor Cotton Jones

County Engineer: Scott Larson COMMENTS ATTACHED 09/05/2019

Engineer Review

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study for this development. ✓
2. It would be very helpful if the Legend included the various line types used and their designation/description. ✓ Fixed by surveyor Cotton Jones
3. Valley View Road will need to be designed and constructed to current County Road requirements. The design plans shall be submitted to the County for review and approval prior to any work being performed. ✓ Yes, that will be done

Surveyor Review

1. Part the label of the dimension of the East boundary of Tract 2 overlaps the 16' Easement boundary line. ✓ Fixed by surveyor Cotton Jones
2. The West boundary of the subdivision and the sum of the West boundaries of Tracts 4 & 5 don't match by 0.18 foot. ✓ Fixed by surveyor Cotton Jones
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4. The Vicinity Map would be easier to interpret if one were to add some information such as the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section. ✓ Fixed by surveyor Cotton Jones
5. Is the 100' X 40' INGRESS/EGRESS EASEMENT located in the area of the Northwest corner of the subdivision part of Book 1259, Pages 959-960? If it is not part of that easement, we will need the Register's book and page number. We recently found a filed title that makes an ingress/egress not needed. The road called Sky Valley Road is already titled as "Dedicated to the Public". The ingr/egress portion of plat map will be removed from the plat in the revision stage.

County Public Works Department: David Bumann COMMENTS ATTACHED 08/29/2019

Sky valley road should be built to County standards. ✓ Yes, that will be done

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED

09/03/2019 ✓ Yes, all this will be done at said time building occurs
Laramie Co Small Wastewater System Regulations ✓

A small wastewater system permit will be required on each tract. ✓

Each tract will require a perc test and a 10' deep site hole prior to application for a small wastewater system permit. ✓

A copy of the signed final plat shall be on file with Environmental Health prior to application for any permits through this office. ✓ Yes it will be done

Wyoming Game & Fish: Meghan Lockwood COMMENTS ATTACHED 08/28/2019

See attachment. ✓ Attachment was viewed and we will comply with suggestions as noted.

Planners: Bryan Nicholas COMMENTS ATTACHED 09/03/2019

1. The proposed subdivision lies outside of the Zoned Boundary. ✓
2. Per the AMEC Recharge Zone Map, the parcel is in Zone 2 requiring a minimum of 5 acres. Minimum acreage of 5.25 acres is required of all septic systems, all proposed Tracts exceed these minimum requirements. ✓
4. It is recommended that the Gross and Net acreages, taking the easement into account, should be shown on the plat. ✓ Fixed by surveyor Cotton Jones
- 5.

County Assessor: Clarice Blanton COMMENTS ATTACHED 08/26/2019

Outside of the proposed development, there is an 80' private road noted as Sky Valley Road. Is this road being dedicated to the public?

Yes, this road is already deeded and plated and recorded as such at the time of this property was originally being sub-divided in 1979. It will remain so if approved. It is documented in Laramie County Records on Book 1119, page 102

AGENCIES WITH NO COMMENTS:

Laramie Co School Dist. No. 1 This land does fall in LCSD #2, not #1

AGENCIES WITH NO RESPONSE:

County Treasurer, County Conservation District, Wyoming State Engineer's Office Wyoming DEQ, US Post Office, Combined Communications Center, Emergency Management, Fire District No. 6, Sheriff's Office, High West Energy, CenturyLink South Cheyenne Water & Sewer, Kaiser-Frontier Midstream, Laramie County Weed & Pest.

I have contacted High West Energy personell Tim Lang at tlang@highwestenergy.com and he wants to look at the Plat which I am emailing to him today, Sept. 17th, 2019. He will be the contact for further comments on putting ground easements on this property for electricity.

I will also be contacting Century Link to make sure they are aware of the easment the surveyor wants to put in for them will work.



WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

wgfd.wyo.gov

GOVERNOR
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August 28, 2019

WER 4502.152
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PZ-19-00237
Sky Valley Estates, 1st Filing
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Bryan Nicholas
Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, WY 82009

Dear Mr. Nicholas,

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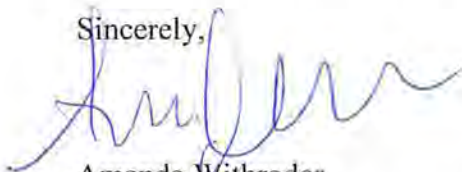
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Thank you for the opportunity to comment. If you have any questions or concerns please contact Karen Rogers, Habitat Protection Analyst, at 307-777-5003.

Sincerely,



Amanda Withroder
Habitat Protection Supervisor

Bryan Nicholas
August 28, 2019
Page 3 of 3 – WER 4502.152

AW/kr/ml

cc: U.S. Fish and Wildlife Service
Embere Hall, Wyoming Game and Fish Department
Bobby Compton, Wyoming Game and Fish Department
Chris Wichmann, Wyoming Department of Agriculture, Cheyenne

COUNTY ROAD 136 (80' RW)

SECTION 36 T. 15 N. R. 65 W.
SECTION 37 T. 15 N. R. 64 W.

GOV'T LOT 1

SKY VALLEY ROAD

GOV'T LOT 2

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	45° 01' 08"	101.16'	79.48'	N64° 29' 39" W	77.45'

DEDICATION

KNOW ALL PERSONS BY PRESENTS THAT: DONALD R. LOETSCHER AND CATHERINE K. LOETSCHER, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, UNDER THE DONALD R. AND CATHERINE K. LOETSCHER FAMILY LIVING TRUST DATED JULY 3, 2013, OWNERS IN FEE SIMPLE OF A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER (SE¼) NORTHWEST QUARTER (NW¼), SECTION 31, T. 15 N., R. 64 W., 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "SKY VALLEY ESTATES" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE SOUTHEAST QUARTER (SE¼) NORTHWEST QUARTER (NW¼), SECTION 31, T. 15 N., R. 64 W., 6TH P.M., LARAMIE COUNTY, WYOMING.

SAID PARCEL CONTAINS 39.74 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "SKY VALLEY ESTATES", DOES HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE ROADS AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

DONALD R. LOETSCHER

CATHERINE K. LOETSCHER

TRUSTEE OF THE DONALD R. AND
CATHERINE K. LOETSCHER
FAMILY LIVING TRUST DATED JULY 3, 2013.

TRUSTEE OF THE DONALD R. AND
CATHERINE K. LOETSCHER
FAMILY LIVING TRUST DATED JULY 3, 2013.

ACKNOWLEDGMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY DONALD R. LOETSCHER AND CATHERINE K. LOETSCHER, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, UNDER THE DONALD R. AND CATHERINE K. LOETSCHER FAMILY LIVING TRUST DATED JULY 3, 2013.

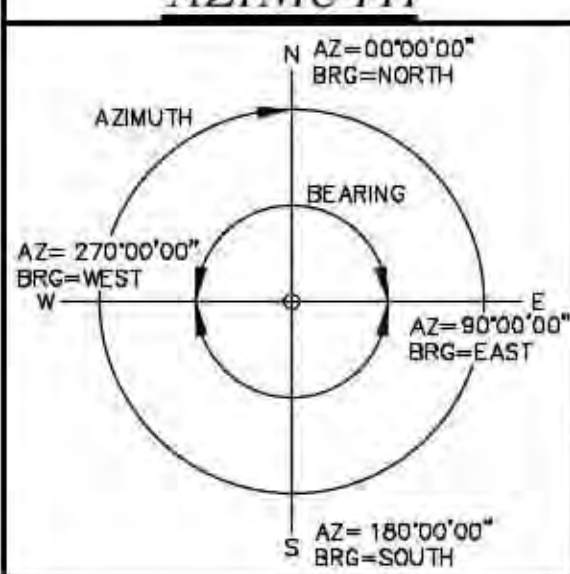
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES _____

VICINITY MAP



AZIMUTH



FILING RECORD

CERTIFICATE OF SURVEYOR

I, COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT OF "SKY VALLEY ESTATES" WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JULY 2019, THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.



Scale 1" = 100'

REV. 09/09/19

NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE NAD83. ALL DISTANCE AS SHOWN ARE U.S. SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL No. 56021C1130F DATED JANUARY 17, 2007.
- 3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP ON #5 X 24" REBAR STAMPED "P.L.S. 9834 AND APPROPRIATE DATA.
- 4.) NET ACREAGE IS THE GROSS AREA LESS THE ACREAGE CONTAINED WITHIN THE INGRESS/EGRESS ACCESS EASEMENT.

LEGEND

- FOUND 1½" ALUMINUM CAP
- SET #5 X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "P.L.S. 9834"
- ⊗ FOUND #4 REBAR
- (R) INDICATES RECORD DATA PER RECORD OF SURVEY BY ED C. FRY, PE & LS 662 DATED MARCH 29, 1979 RECORD IN BOOK 1119, PAGE 103 IN THE LARAMIE COUNTY CLERK'S OFFICE.

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2019.

CHAIRMAN

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2019.

CHAIRMAN

ATTEST: _____
COUNTY CLERK

FINAL PLAT OF SKY VALLEY ESTATES

SITUATE IN THE
SOUTHEAST QUARTER NORTHWEST QUARTER,
SECTION 31, T. 15 N., R. 64 W., 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED AUGUST 2019

JONES LAND SURVEYING, INC.
Licensed In:
WY, CO, MT, SD,
ND, ID, UT, NV
6750 Soy Kally Rd., Cheyenne, WY
82009 Ph: 307-637-7107
Cell: 307-630-8550
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RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT LOCATED IN
THE SE1/4 NW1/4, SECTION 31, T. 15 N., R. 64 W., OF THE 6TH P.M.,
LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS “SKY VALLEY ESTATES, 1ST FILING”.**

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 Sky Valley Estates, 1st 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 Sky Valley Estates, 1st Filing with the following conditions:

1. The Applicant shall record the “100’ X 40’ ingress/egress easement for Sky Valley Road” as noted on the Plat with Book and Page listed, and provide a copy to the Laramie County Planning and Development Office prior to recordation.
2. The Applicant is required to submit a revised Plat addressing the remaining County Agency Comments prior to recordation.

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:



Laramie County Attorney’s Office