



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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### Planning • Building

#### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Marissa Pomerleau, Planning Technician

**DATE:** December 3<sup>rd</sup>, 2019

**TITLE:** PUBLIC HEARING regarding a Zone Change from A2-Agricultural to AR-Agricultural Residential and a Subdivision Permit & Plat for Diamondback Ridge, located in a portion of the SW1/4, Section 3, T. 14 N., R. 66 W., of the 6<sup>th</sup> P.M., Laramie County, WY.

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#### EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of BKRJ, LLC c/o John Watkins, has submitted Zone Change and Subdivision Permit & Plat applications for Diamondback Ridge located at 3420 E. Riding Club Road. The applications have been submitted to request a zone change from A2 - Agricultural to AR – Agricultural Residential and to replat the property into 4 residential-use lots.

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

#### BACKGROUND

The property is currently assessed as agricultural. The single-family residence, located on the northern most portion of the property, is to remain on Tract 4 of the proposed plat.

#### **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 identifies the area as Urban Rural Interface (URI). Properties with uses directed towards community services are encouraged here. The URI land use designation is designed to allow for more intensive land uses as well as a higher level of vehicular access.

PlanCheyenne categorizes this property as Rural Residential (RR). Areas designated as Rural Residential create a smooth adaptation from the urbanized areas of the city to the more rural areas of Laramie County. Depending on water availability and zoning regulations, tract density in the RR designation ranges from 5-10 acres.

The subject property is bordered by the A-1 zone district on the west and south, and A-2 to the east and south with uses ranging from single-family residential to agricultural.

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.

Agency review comments were received regarding clerical corrections, the name of the subdivision, easements, and proposed access on both the zone change and plat maps. The applicant is currently working towards addressing all agency comments.

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

A public hearing of this application was held on November 14<sup>th</sup>, 2019 by the Laramie County Planning Commission. Public comment was received by a surrounding neighbor regarding the proposed access and the wildlife located on the property. The agent for the applicant and Associate Planner were able to address these inquiries at the public hearing. Comments from the Cheyenne MPO were also provided regarding the MPO review of the project. These comments resulted in a recommendation by the Planning Commission for any revised plats to be reviewed by Cheyenne MPO.

On November 21<sup>st</sup>, 2019 the Cheyenne MPO submitted new comments regarding the original plat, a copy of which is attached. A revised plat was submitted on November 21<sup>st</sup>. This plat shows a name change from Diamondback Ranch to Diamondback Ridge, thus addressing an agency comment. This revised plat is currently under review by all pertinent agencies.

Staff finds these 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 A2 to AR for a portion of the SW1/4, Section 3, T. 14 N., R. 66 W., of the 6<sup>th</sup> P.M., Laramie County, WY with the following condition:**

1. All agency comments regarding corrections to the Zone Change – Exhibit ‘A’ map shall be addressed prior to recordation.

**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 Diamondback Ridge with the following conditions:**

1. All agency comments regarding corrections to the Plat shall be addressed prior to recordation.
2. All agency comments regarding Rights-of-Way and access easements shall be addressed prior to recordation.

### **PROPOSED MOTION – ZONE CHANGE**

**I move to approve the Zone Change from A2 to AR for a portion of the SW1/4, Section 3, T. 14 N., R. 66 W., of the 6<sup>th</sup> P.M., Laramie County, WY with one condition, 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 Diamondback Ridge with two 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 7: Combined Agency Comments Report**
- Attachment 8: Plat – Revised, November 21<sup>st</sup>, 2019**
- Attachment 9: Resolution – Zone Change**
- Attachment 10: Resolution ‘Exhibit A’ - Zone Change Map**
- Attachment 11: Resolution – Subdivision Permit**



# Laramie County, Wyoming



Diamondback Ranch

Subdivision Permit  
&  
Plat

PZ-19-00274(275)

Location Map

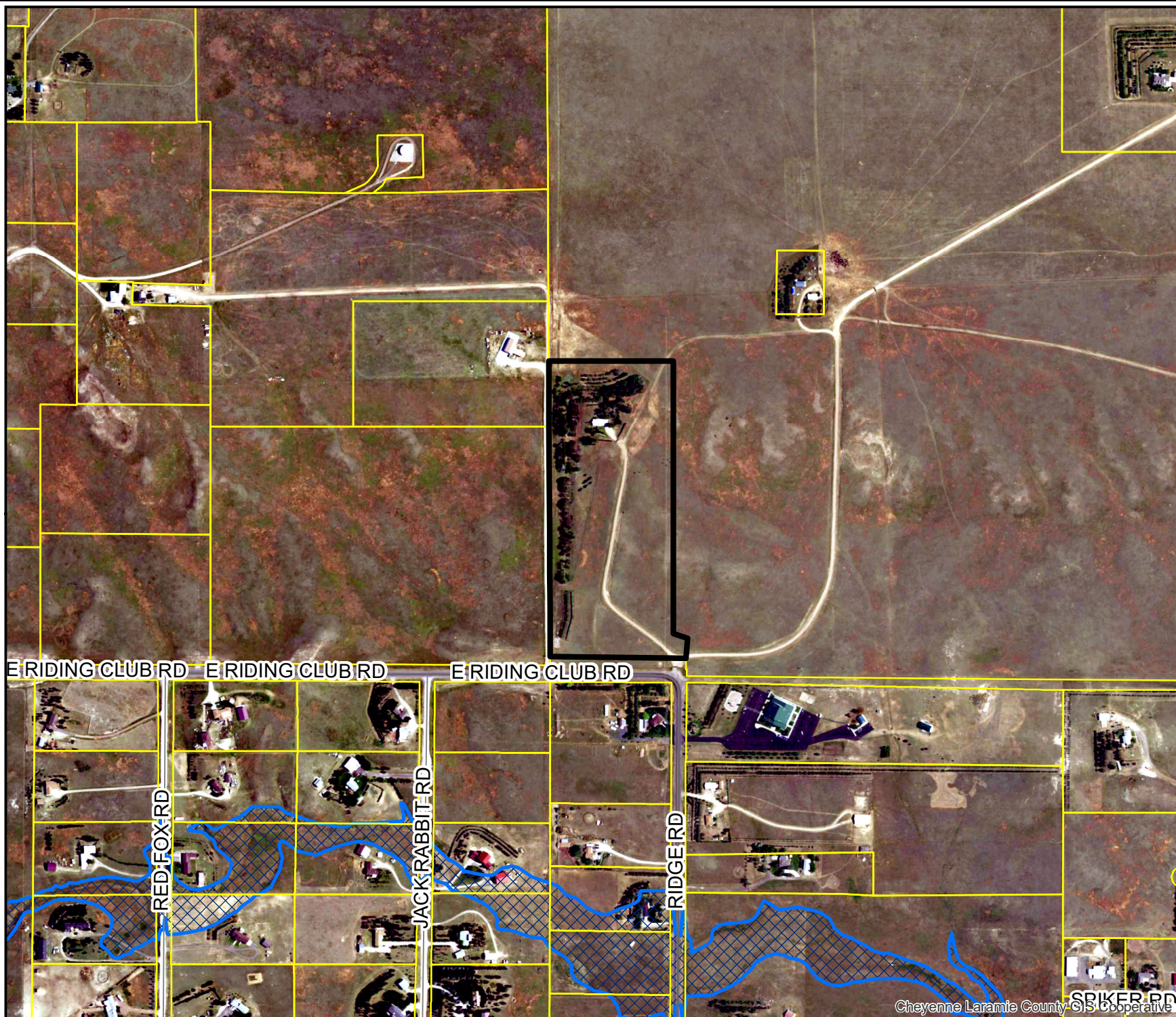
## Legend

- Property Lines
- Streets
- Classification
  - Collector
  - Local
- FEMA 100yr Floodplain
- Subject Property

October 15, 2019



0 400 800  
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.

Cheyenne Laramie County GIS Cooperative



# Laramie County, Wyoming



Diamondback Ranch

Subdivision Permit  
&  
Plat

PZ-19-00274(275)

Aerial Map

## Legend

- Property Lines
- Addresses

Streets

Classification

- Collector
- Local

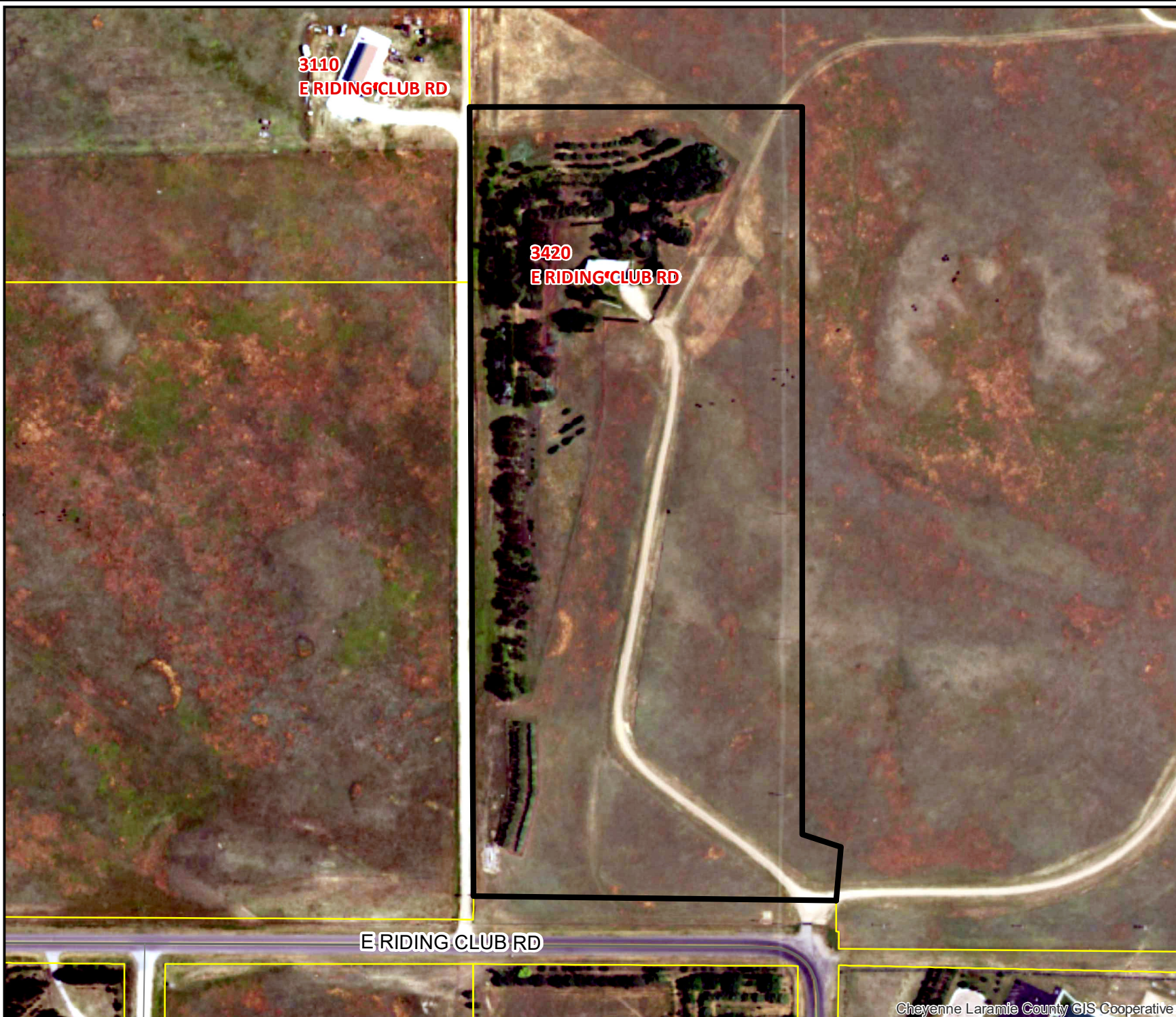
- Subject Property

October 15, 2019



0 150 300  
Feet

Cheyenne Laramie County GIS Cooperative



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# Laramie County, Wyoming




**Diamondback Ranch**

**Subdivision Permit  
&  
Plat**

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**PZ-19-00274(275)**  
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**Comprehensive Plan  
Map**

## Legend


 Property Lines

Streets

Classification

 Collector

 Local

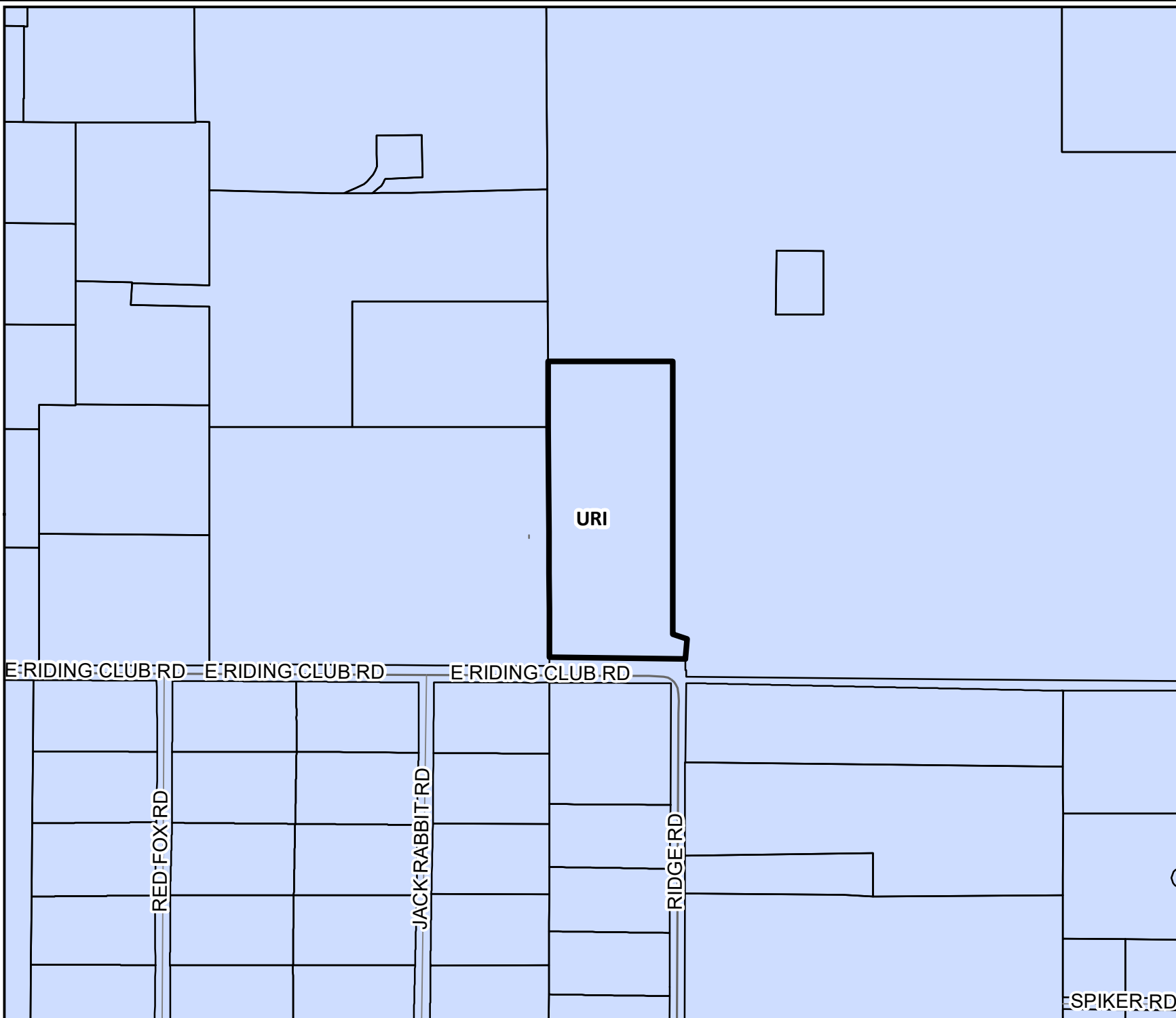
 Subject Property

 Urban-Rural Interface (URI)

October 15, 2019



0 400 800  
Feet



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# Laramie County, Wyoming



**Diamondback Ranch**

**Subdivision Permit  
&  
Plat**

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**PZ-19-00274(275)**  
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**PlanCheyenne Map**

## Legend

Property Lines

Streets

Classification

Collector

Local

Subject Property

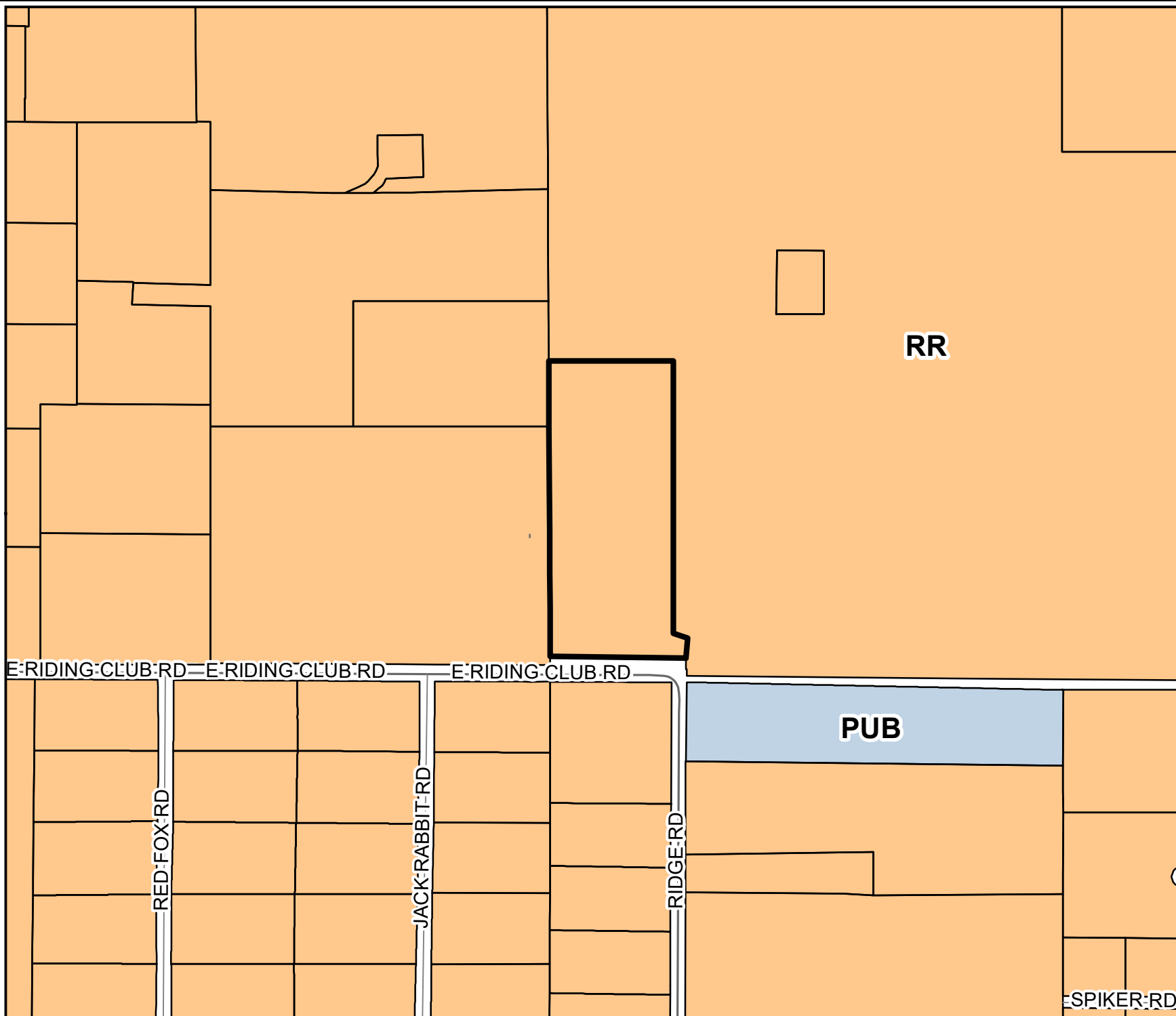
Rural Residential

Public and Quasi-Public

October 15, 2019



0 400 800  
Feet



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# Laramie County, Wyoming



Diamondback Ranch

Subdivision Permit  
&  
Plat

PZ-19-00274(275)

Current Zoning Map

## Legend

Property Lines

Streets

Classification

Collector

Local

Subject Property

October 15, 2019



0 400 800  
Feet

A-1

A-2

Agricultural (A-2)

Agricultural and Rural Residential (A-1)

E RIDING CLUB RD E RIDING CLUB RD E RIDING CLUB RD

RED FOX RD

JACK RABBIT RD

RIDGE RD

SPIKER RD

**County Engineer:** County Engineer, Scott Larson COMMENTS ATTACHED  
10/22/2019

Please see comments from the Subdivision Permit/Plat review for comments that may be applicable to this map as well.

**Fire District No 2:** Fire District No. 2, Jason Caughey COMMENTS ATTACHED  
10/29/2019

1. The access drive way for this development is on a 90 turn where Ridge Road turns into Riding Club Road which will become a high risk of traffic accidents.
2. The easement for the four separate lots creates a challenge for emergency vehicles to enter while the public evacuating their properties. In addition there is no turn around at the end to allow for emergency vehicles to turn around.

**Intraoffice:** Planners, Marissa Pomerleau COMMENTS ATTACHED 10/24/2019

1. Aerial view of the property should be removed.
2. The application and Zone Change Map state that the current zoning is A-1, correct zone is A-2.
3. Please see review for PZ-19-00275 for comments that may also pertain to the Zone Change Map.

**SunCor Pipeline:** SunCor Energy USA Pipeline, Dillon Ohrt COMMENTS ATTACHED  
10/29/2019

Landowner will need to enter into 14-point development agreement prior to approval from Suncor.

**AGENCIES WITH NO COMMENTS:**

Cheyenne MPO  
County Assessor  
County Attorney  
County Real Estate Office  
County Public Works Department  
Intraoffice: Planners, Cambia McCollom

**AGENCIES WITH NO RESPONSE:**

County Treasurer  
County Conservation District  
Wyoming Game & Fish Dept  
Combined Communications Center  
Emergency Management  
Sheriff's Office

Black Hills Energy  
High West Energy  
CenturyLink  
Laramie County Weed & Pest



**County Assessor:** County Assessor, Clarice Blanton COMMENTS ATTACHED  
10/16/2019

No Dedication. We are currently assessing BKRJ LLC for the land proposed as Diamondback Ranch.

Should the parcel labeled 'TRACT 6' be TRACT 1?

Note 6 does not list Tract 3.

**County Engineer:** County Engineer, Scott Larson COMMENTS ATTACHED  
10/22/2019

Engineer Review

1. Within Note 6 there should be a space between "INCLUDINGTRACTS" and it also does not include Tract 3 -- it only says "Tracts 1, 2, & 4" and Tract 3 should be included as well.
2. Does the 20' Easement called out along the west boundary have a specific purpose (i.e., utility easement, drainage easement, access easement, etc.)? Also, since it terminates within Tract 4, can there be a length dimension added to know where exactly that easement terminates?
3. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impacts to both.

Surveyor Review

1. The County Clerk's FILING RECORD block is encumbered with the Surveyor's drawing metadata.
2. NOTE 1, BASIS OF BEARINGS, refers to the "SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30" as the Bearing Base. Should this be Section 3? If not maybe it should also include the Township and Range of the Section 30 referenced.
3. The legal description in the DEDICATION calls out the West boundary of the subdivision as being the "west line of Section 3", however the West 1/4 Corner of Section 3 survey tie to the Northwest corner of the subdivision does not go to the Northwest corner of Tract 4. Is there supposed to be a jog in this area.
4. The Vicinity Map would be easier to read and it would be more useful to the 'lay public' if one were to add some information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.

**Environmental Health:** Environmental Health Department, Roy Kroeger COMMENTS ATTACHED 10/29/2019

Diamondback Ranch will require small wastewater system permits on each tract prior to the start of any construction. A perc test and 10' deep site hole will be required on each tract prior to obtaining the small wastewater system permit. No DEQ Subdivision report is required for this small subdivision.

**Fire District No 2:** Fire District No. 2, Jason Caughey COMMENTS ATTACHED 10/29/2019

1. The access drive way for this development is on a 90 turn where Ridge Road turns into Riding Club Road which will become a high risk of traffic accidents.
2. The easement for the four separate lots creates a challenge for emergency vehicles to enter while the public evacuating their properties. In addition there is no turn around at the end to allow for emergency vehicles to turn around.

**Wyoming Game & Fish Dept:** Wyoming Game & Fish, Meghan Lockwood COMMENTS ATTACHED 10/29/2019  
See attached letter.

**SunCor Pipeline:** SunCor Energy USA Pipeline, Dillon Ohrt COMMENTS ATTACHED 10/15/2019

After review, the plat map will need to be amended to include Suncor's defined easement from:

ORIGINAL EASEMENT: Book 343, Page 117, Reception Number Unknown

AMENDMENT: Book 802, Page 285, Reception Number 54668

Landowner will need to enter into 14-point development agreement prior to approval from Suncor.

**Intraoffice:** Planners, Marissa Pomerleau COMMENTS ATTACHED 10/25/2019

1. In the title's legal, there should be a period after the Township's "north (N)" indication to keep the legal consistent.
2. The "Revised" date needs to be updated with every revision.
3. This proposed subdivision's name is very similar to the already existing Diamond B Ranch subdivision. It is recommended that other names such as Diamondback Hill, Ridge, or Subdivision be considered to avoid confusion.
4. The plat shows a "NEW PUBLIC R/W (RIDGE RD.), is this going to be dedicated as ROW? If so it shall be included in the dedication. Is the 40' access easement recorded? If so a book and page will be required to be noted on the plat. Clarification is needed regarding the proposed new ROW and the existing access easement and how they will both remain on the plat.

**AGENCIES WITH NO COMMENTS:**

Cheyenne MPO

County Attorney

County Real Estate Office

County Public Works Department

Intraoffice: Planners, Cambia McCollom

**AGENCIES WITH NO RESPONSE**

County Treasurer

County Conservation District

Combined Communications Center

Emergency Management

Sheriff's Office

Black Hills Energy

High West Energy

CenturyLink

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

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DIRECTOR  
BRIAN R. NESVIK

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PATRICK CRANK  
RICHARD LADWIG  
MIKE SCHMID

October 23, 2019

WER 4502.155

Laramie County Planning and Development Office

PZ-19-00275

Diamondback Ranch Subdivision

Laramie County

Marissa Pomerleau

Laramie County Planning and Development Office

3966 Archer Parkway

Cheyenne, WY 82009

Dear Ms. Pomerleau,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed PZ-19-00275 - Diamondback Ranch Subdivision located in Laramie County. The proposed subdivision would divide 21.72 acres off East Riding Club Road into 4 lots. We have no terrestrial wildlife or aquatic concerns pertaining to this proposed subdivision.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Mark Conrad, Habitat Protection Biologist, at 307-777-4509.

Sincerely,

Amanda Withroder

Habitat Protection Supervisor

AW/mc/ml

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

**From:** Christopher Yaney [<mailto:cyaney@cheyennecity.org>]

**Sent:** Thursday, November 21, 2019 2:53 PM

**To:** Marissa Pomerleau <[mpomerleau@laramiecounty.com](mailto:mpomerleau@laramiecounty.com)>

**Subject:** Cheyenne MPO comments for PZ-19-00274 (275) : SUBDIVISION PERMIT 3420 E RIDING CLUB RD : Cheyenne MPO  
DIAMONDBACK RANCH SUBDIVISION

1. What will the 4 tracts do with the 65' Ingress/Egress, Drainage & Utility Easement when the future Ridge Road (80' Right-of-Way) is extended north along these 4 tracts? Will they keep using the 65' Ingress/Egress, Drainage & Utility Easement of connect to the future Ridge Road?

If the 4 tracts keep using the 65' Ingress/Egress, Drainage & Utility Easement as joint Ingress/Egress Easement instead of individually connecting to future Ridge Road. These 4 tracts will need to look at only having 1 or 2 access points connecting to the future Ridge Road. Or these 4 tracts will need to keep the Drainage & Utility Easement portion and directly connect each tract to the future Ridge Road. Meeting the access spacing requirements set by Laramie County for a collector street design.

**Christopher T. Yaney**

Senior Planning Technician (Transportation & Modeler)

Cheyenne Metropolitan Planning Organization

Mailing Address – 2101 O'Neil Avenue

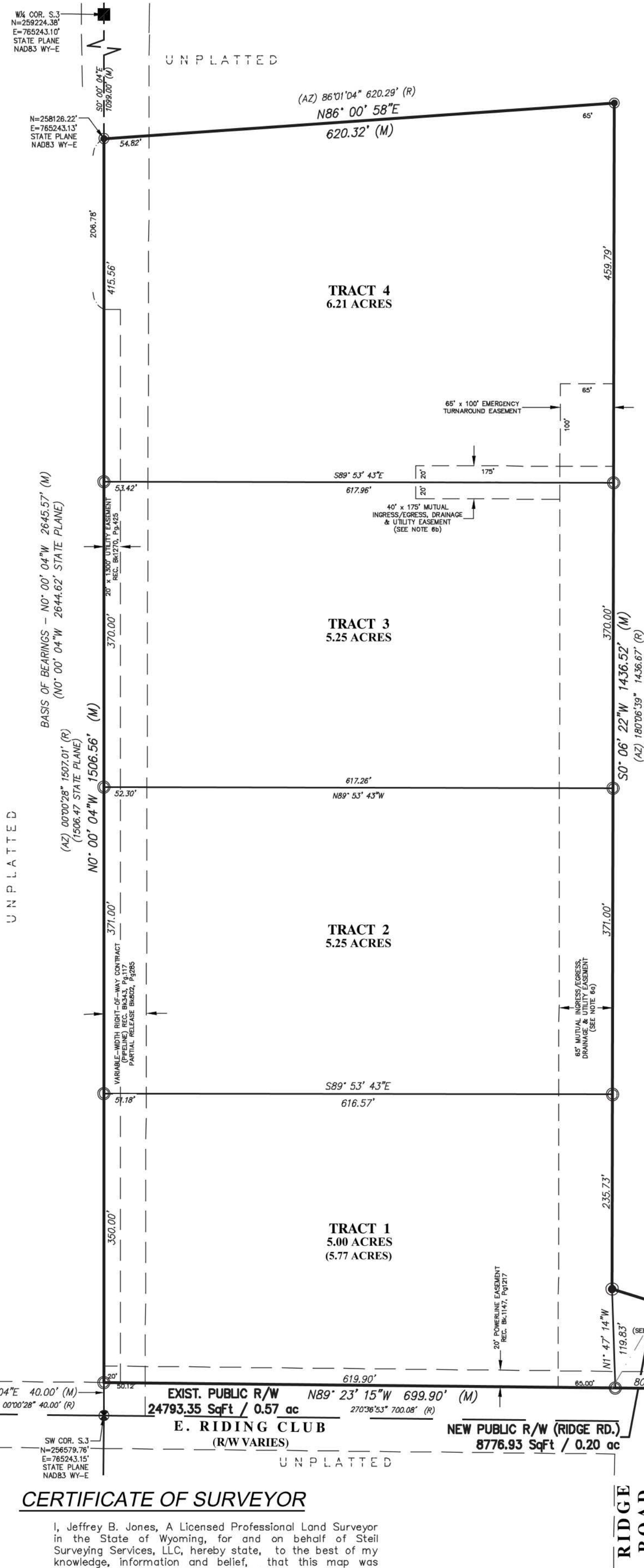
Office Address – 615 West 20<sup>th</sup> Street

Cheyenne, WY 82001

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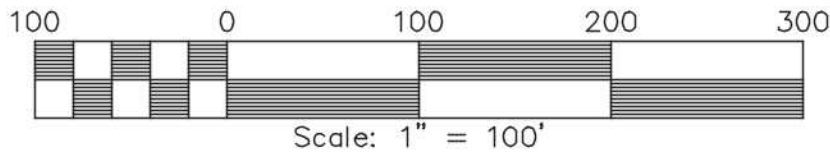


NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/8" x 24" REBAR
- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND 3/4" "WYDOT" ALUMINUM CAP w/APPROPRIATE DATA
- FOUND 2 1/2" ALUMINUM CAP PLS 4828
- FOUND STONE
- DENOTES MEASURED DATA THIS SURVEY
- DENOTES RECORD DATA PER DEED(S)



NOTES

- BASIS OF BEARINGS: WEST LINE OF SOUTHWEST QUARTER OF SECTION 3, BEARING N00° 00' 04"W. DISTANCES ARE GROUND DISTANCES.
- 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".
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR SFHA PER F.I.R.M. PANEL #56021C1120F; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- ( ) ACRES) DENOTES GROSS ACREAGE OF LOT.
- a. "40' INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT" PROVIDED BY AND BETWEEN OWNERS OF LANDS CONTAINED WITHIN SAID SECTION 3, T.14 N., R.66 W., 6th P.M.; INCLUDING TRACTS 1, 2, 3 & 4, THIS PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR MUTUAL INGRESS/EGRESS, SURFACE DRAINAGE, LOCAL UTILITIES SERVICE(S) TO/FROM PUBLIC R/W; INCLUDING EMERGENCY VEHICLE INGRESS/EGRESS FOR RESPONSE & TURNAROUND.  
b. "40' INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT" PROVIDED BY AND BETWEEN OWNERS OF TRACTS 3 & 4, THIS PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR MUTUAL INGRESS/EGRESS, SURFACE DRAINAGE, AND LOCAL UTILITIES SERVICE(S) TO/FROM PUBLIC R/W INCLUDING EMERGENCY VEHICLE INGRESS/EGRESS FOR RESPONSE & TURNAROUND.
- PORTION OF 40' ACCESS EASEMENT/ROADWAY EASEMENT VACATED HEREON BY VIRTUE OF DEDICATION OF PUBLIC RIGHT-OF-WAY.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: BKRJ, LLC, a Wyoming Limited Liability Company, owner in fee simple of that portion of the SW1/4 of Section 3, Township 14 North, Range 66 West, 6th P.M., Laramie County, Wyoming as described in Trustees Deed (Book 2105, Page 409) as being:  
A tract of land situated in a portion of Section 3, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the southwest corner of said Section 3; thence on an azimuth of 00°00'28" (grid azimuth from North, City of Cheyenne Datum) along the west line of said Section 3, a distance of 40.00 feet to the point of beginning; thence continuing 00°00'28", along said west line, a distance of 1507.01 feet; thence 86°01'04", a distance of 620.29 feet; thence 180°06'39", a distance of 1436.67 feet; thence 107°09'01", a distance of 87.92 feet; thence 180°06'47" a distance of 95.00 feet to a point 40.00 feet north of the south line of said Section 3; thence 270°36'53", 40.00 feet north and parallel with said south line, a distance of 700.08 feet to the point of beginning. Containing 21.918 acres more or less. (3420 Riding Club Road).

Has caused the same to be surveyed and platted to be known as DIAMONDBACK RANCH 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 do furthermore dedicate to the public the right-of-way as shown and grant the easements for the purposes indicated hereon.

Bryan W. Woods as Trustee for BKRJ, LLC

ACKNOWLEDGEMENT

STATE OF WYOMING )  
 ) SS  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019 by Bryan W. Woods as Trustee for BKRJ, LLC.

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

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.

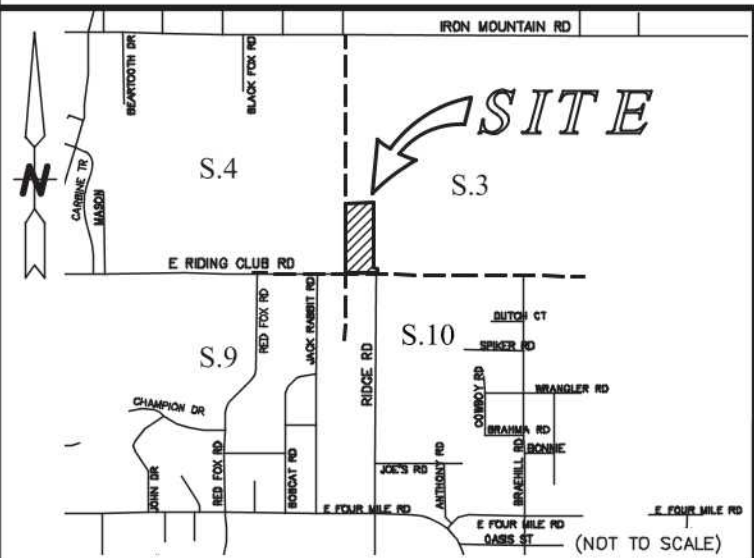
Chairman

ATTEST: \_\_\_\_\_  
County Clerk

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.

VICINITY MAP



\\2019 DWG\\19280 BRKK S3-14-66\\19280 PLAT\\19280 FINAL.dwg

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FILING RECORD

REVISED:  
11/21/2019

DIAMONDBACK  
RIDGE

SITUATED IN THE SW1/4 OF SECTION 3,  
T.14N., R.66W., 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED SEPTEMBER 2019



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

1102 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634.7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322.9789  
www.SteilSurvey.com o info@SteilSurvey.com



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

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM A2 - AGRICULTURAL TO AR – AGRICULTURAL RESIDENTIAL  
FOR A PORTION OF THE SW1/4, SECTION 3, T. 14 N., R. 66 W.,  
OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY.**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners 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 A2 – Agricultural to AR – Agricultural Residential for a portion of the SW1/4, Section 3, T. 14 N., R. 66 W., of the 6<sup>th</sup> P.M., Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map with the following conditions:**

1. All agency comments regarding corrections to the Zone Change – Exhibit ‘A’ map shall be addressed 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

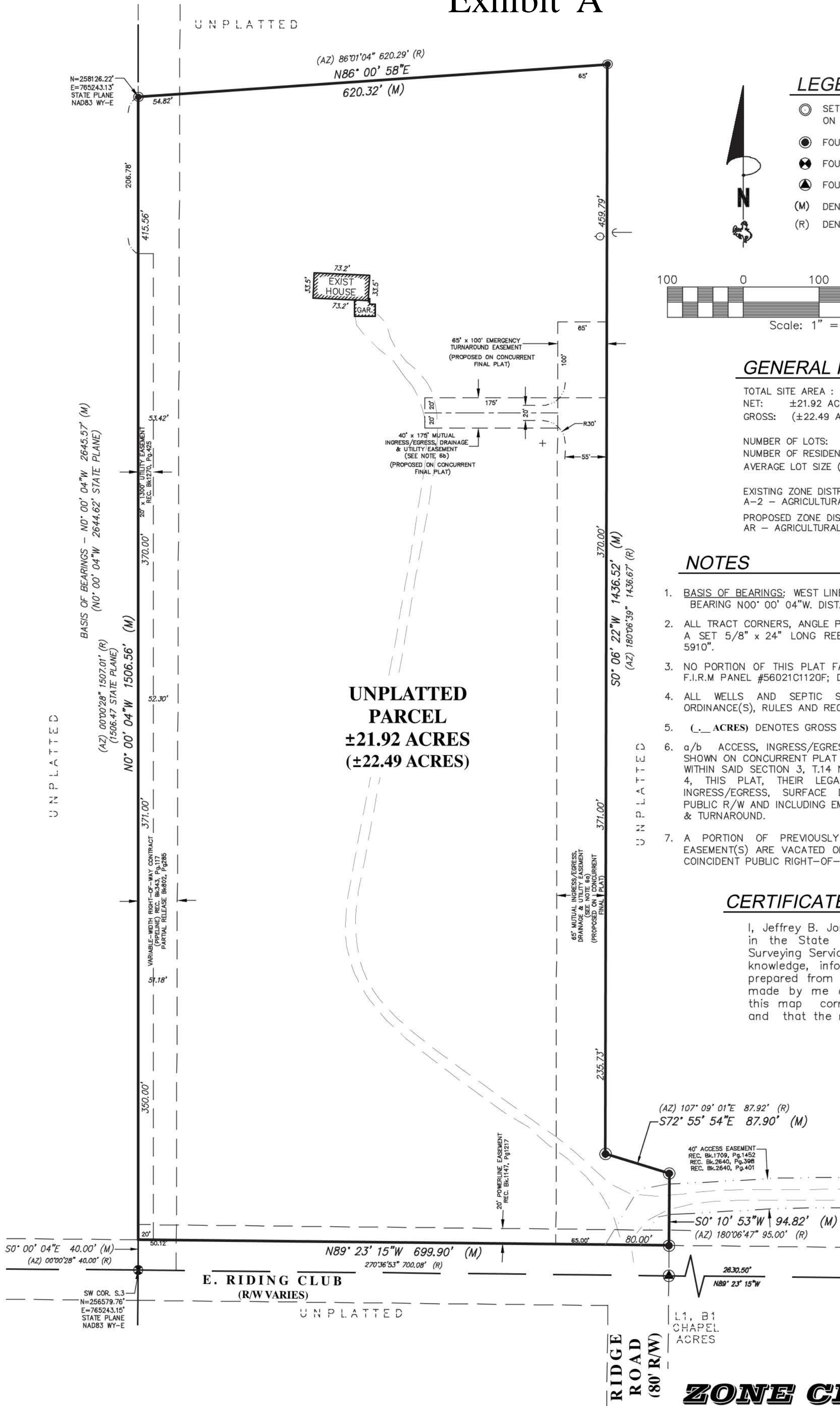
Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney’s Office



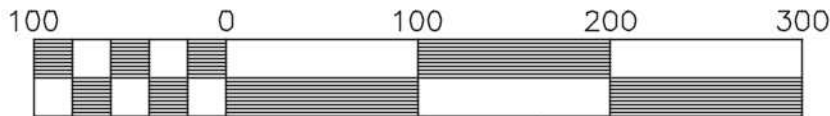
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

Exhibit 'A'



LEGEND

- SET 1 1/4" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/8" x 24" REBAR
- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND 3/4" "WYDOT" ALUMINUM CAP w/APPROPRIATE DATA
- FOUND 2 1/2" ALUMINUM CAP PLS 4828
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA PER DEED(S)



GENERAL INFORMATION

TOTAL SITE AREA :  
NET: ±21.92 ACRES  
GROSS: (±22.49 ACRES)  
  
NUMBER OF LOTS: 4  
NUMBER OF RESIDENTIAL LOTS: 4  
AVERAGE LOT SIZE (DENSITY) : 5.48 ACRES (GROSS)  
  
EXISTING ZONE DISTRICT:  
A-2 - AGRICULTURAL  
PROPOSED ZONE DISTRICT:  
AR - AGRICULTURAL-RESIDENTIAL

NOTES

- BASIS OF BEARINGS: WEST LINE OF SOUTHWEST QUARTER OF SECTION 3, BEARING N00° 00' 04"W. DISTANCES ARE GROUND DISTANCES.
- 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".
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR SFHA PER F.I.R.M PANEL #56021C1120F; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- (. ) ACRES) DENOTES GROSS ACREAGE OF LOT.
- a/b ACCESS, INGRESS/EGRESS, DRAINAGE & UTILITY PROVIDED VIA EASEMENTS SHOWN ON CONCURRENT PLAT MAP; BY & BETWEEN OWNERS OF LANDS CONTAINED WITHIN SAID SECTION 3, T.14 N., R.66 W., 6th P.M.; INCLUDING TRACTS 1, 2, 3 & 4, THIS PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR MUTUAL INGRESS/EGRESS, SURFACE DRAINAGE, LOCAL UTILITIES SERVICE(S) TO/FROM PUBLIC R/W AND INCLUDING EMERGENCY VEHICLE INGRESS/EGRESS FOR RESPONSE & TURNAROUND.
- A PORTION OF PREVIOUSLY RECORDED 40' ACCESS EASEMENT(S)/ROADWAY EASEMENT(S) ARE VACATED ON CONCURRENT PLAT BY VIRTUE OF DEDICATION OF COINCIDENT PUBLIC RIGHT-OF-WAY.

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.

LAND DESCRIPTION

PER TRUSTEES DEED RECORDED 04/09/2009 IN BOOK 2105, PAGE 409:

A tract of land situated in a portion of Section 3, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:  
Commencing at the southwest corner of said Section 3; thence on an azimuth of 00°00'28" (grid azimuth from North, City of Cheyenne Datum) along the west line of said Section 3, a distance of 40.00 feet to the point of beginning; thence continuing 00°00'28", along said west line, a distance of 1507.01 feet; thence 86°01'04", a distance of 620.29 feet; thence 180°06'39", a distance of 1436.67 feet; thence 107°09'01", a distance of 87.92 feet; thence 180°06'47" a distance of 95.00 feet to a point 40.00 feet north of the south line of said Section 3; thence 270°36'53", 40.00 feet north and parallel with said south line, a distance of 700.08 feet to the point of beginning. Containing 21.918 acres more or less. (3420 Riding Club Road).

ZONE CHANGE MAP FOR DIAMONDBACK RIDGE

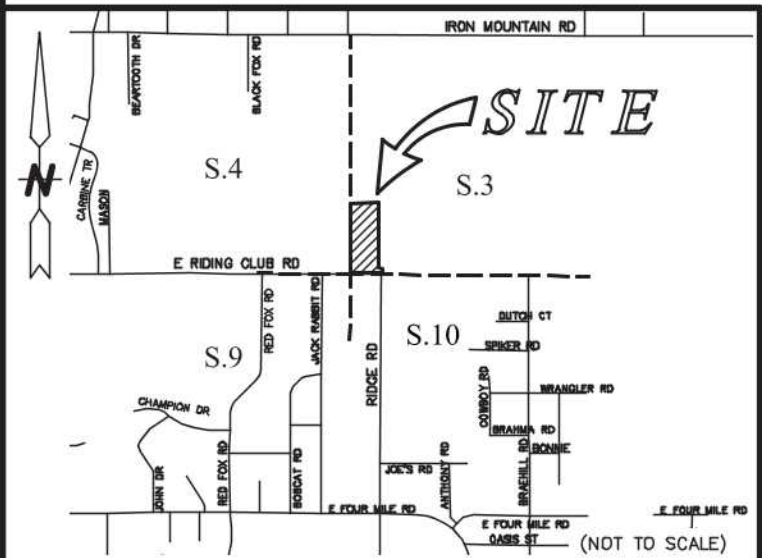
SITUATED IN THE SW 1/4 OF SECTION 3, T.14N., R.66W., 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED SEPTEMBER 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

VICINITY MAP



REVISED: 04/24/19

\\2019 DWG\\19227 WOODS S3-14-66\\19227A PLAT\\19280 FINAL.dwg

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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT  
FOR A PORTION OF THE SW1/4, SECTION 3, T. 14 N., R. 66 W.  
OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS “DIAMONDBACK RANCH”.**

**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 Diamondback Ranch.

**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 Diamondback Ranch with the following conditions:**

1. All agency comments regarding corrections to the Plat shall be addressed prior to recordation.
2. All agency comments regarding Rights-of-Way and access easements shall be addressed 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