



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Marissa Pomerleau, Planning Technician

DATE: October 8th, 2020

TITLE: PUBLIC HEARING AND POSTPONEMENT REQUEST regarding a Subdivision Permit & Plat for Dan-Ali Heights for a portion of the N1/2 SW1/4, Sec. 9, T.14N., R.65W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Monument Home Builders, Inc., on behalf of EJE Enterprises, LLC, has submitted a Subdivision Permit & Plat application for Dan-Ali Heights consisting of 5 tracts located northeast of the intersection of E Four Mile Rd and Westedt Rd.

Through review, it has been determined that a Zone Change application will be required to be submitted and approved prior to approval of the Subdivision Permit & Plat due to the proposed tract sizes not meeting the minimum lot size for the A2 – Agricultural zone district of 20 acres. A zone change application was submitted on September 11th, 2020 and is scheduled for the October 22nd, 2020 Planning Commission.

Therefore, the Applicant and Planning Department request that the Planning Commission move to postpone the Subdivision Permit & Plat application to the October 22nd, 2020 public hearing to allow for both applications to be presented simultaneously.

PROPOSED MOTION – SUBDIVISION PERMIT & PLAT

I move to postpone the Subdivision Permit and Plat for Dan-Ali Heights to the October 22nd, 2020 Planning Commission public hearing.

ATTACHMENTS

Attachment 1: Aerial Map
Attachment 2: Plat

Legend

 Property Lines


Streets

Classification

 Interstate

 Arterial

 Collector

 Local

 Platted, Not Built

 Private

Laramie County, Wyoming



**Dan-Ali
Heights**

**Subdivision
Permit & Plat**

PZ-20-00187

Aerial Map

**Subject
Properties**

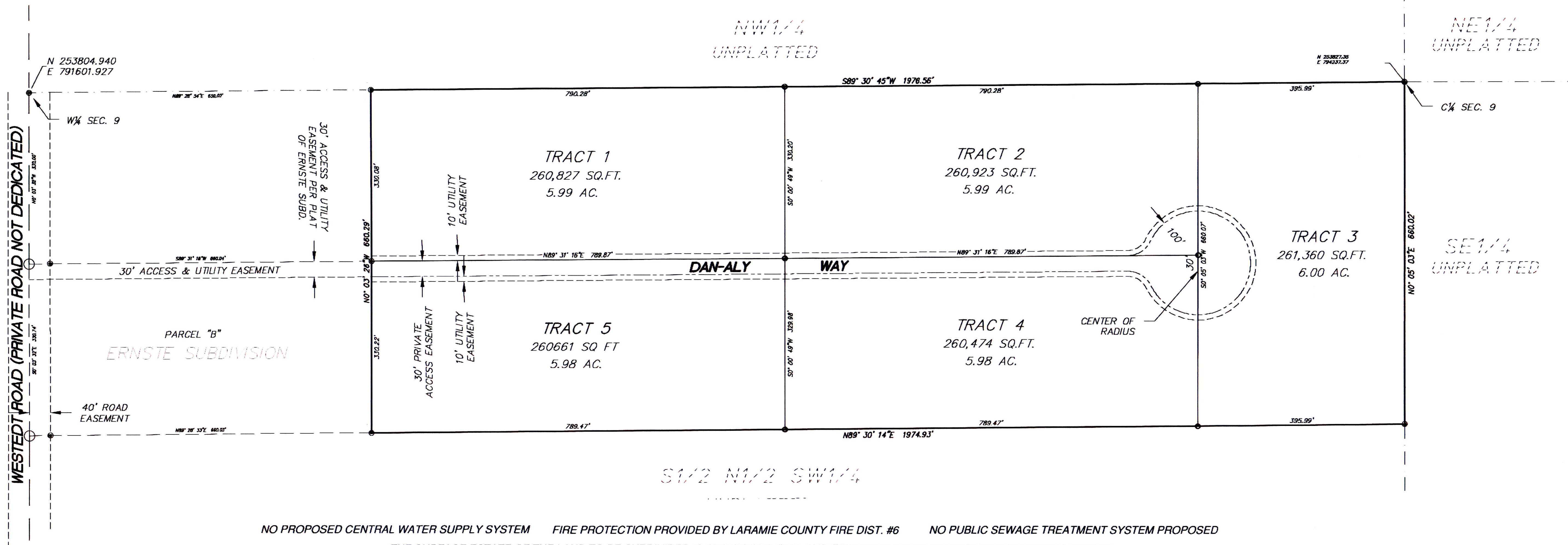


July 2020



0 250 500
Feet

United States Department of Agriculture



ACKNOWLEDGMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS
THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY EDWARD J. ERNSTE, MANAGING MEMBER, EJE ENTERPRISES, A WYOMING LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL PERSONS BY PRESENTS THAT: EJE ENTERPRISES, A WYOMING LIMITED LIABILITY COMPANY, OWNER IN FEE SIMPLE OF PARCEL "A", ERNSTE SUBDIVISION SITUATE IN A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼), SECTION 9, T. 14 N., R. 65 W., 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "DAN-ALY HEIGHTS" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF PARCEL "A", ERNSTE SUBDIVISION.
SAID PARCEL CONTAINS 29.94 ACRES MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "DAN-ALY HEIGHTS", 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.

EDWARD J. ERNSTE, MANAGING MEMBER

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

CHAIRMAN

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2020.

CHAIRMAN

ATTEST: _____
COUNTY CLERK

NOTES

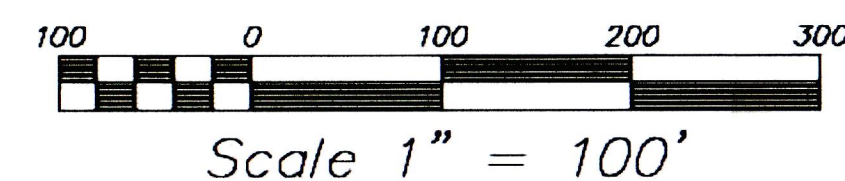
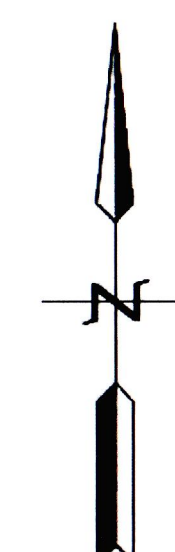
- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE NAD83. ALL DISTANCE AS SHOWN ARE U.S. SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL No. 56021C1110F DATED JANUARY 17, 2007.
- 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

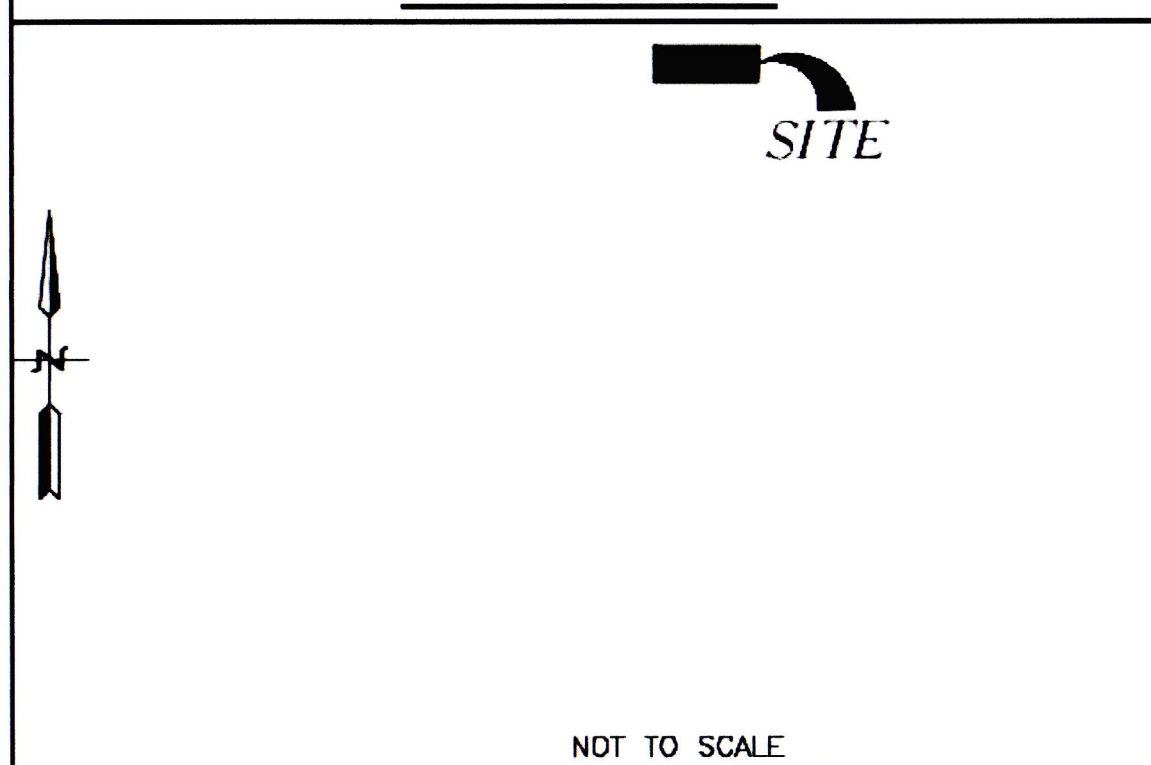
- FOUND 1½" ALUMINUM CAP
- SET #5 X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "PLS 9834"
- ⊕ FOUND #4 REBAR
- FOUND 1" PLASTIC CAP PLS 566
- (R) INDICATES RECORD DATA PER PLAT OF ERNSTE SUBDIVISION.

CERTIFICATE OF SURVEYOR

I COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT OF "DAN-ALY HEIGHTS", 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 2020, 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.



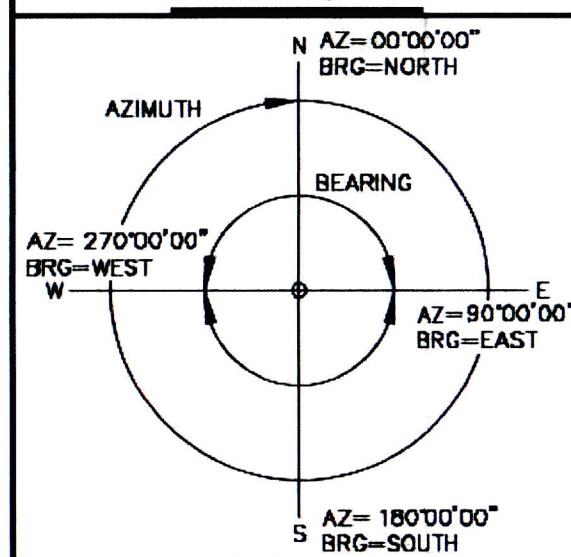
VICINITY MAP



SITE

NOT TO SCALE

AZIMUTH



FILING RECORD

FINAL PLAT
OF
WESTEDT ESTATES

A REPLAT OF
PARCEL "A", ERNSTE SUBDIVISION,
SITUATE IN A PORTION OF
THE NORTH HALF(SW¼) SOUTHWEST QUARTER(SW¼),
SECTION 9, T. 14 N., R. 65 W., 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED JULY 2020

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