



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Paul Whalen, AICP, Senior Planner

DATE: October 6, 2020

TITLE: PUBLIC HEARING regarding a Zone Change, and a Subdivision Permit & Plat for Stadel Subdivision, situated in a Portion of the NE¼ SE¼, Section 17, Township 14 North, Range 65 West, of the 6th P.M. Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services LLC, on behalf of Triple Dot Development LLC, has submitted Zone Change and Subdivision Permit & Plat applications for Stadel Subdivision, a 39.89-acre site located southwest of the Westedt and Glencoe Road intersection. The applications have been submitted to request a zone change from A-2 to AR, and to replat the property into five residential lots. The subdivision proposes a 5.25-acre lot for the existing residence and (4) residential lots averaging 8.66-acres.

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 addressed as 6950 Westedt Road has been an agricultural operation since the 1930s. It consists of a residence and agricultural-use buildings. The residence will become Tract 1 totaling 5.25-acres, with Tracts 2, 3, 4 & 5 platted as 5.25, 7.38 and 11.00-acre properties respectively.

Pertinent Regulations

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

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

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

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Metro (RM), which is generally located outside the Urban Interface of Cheyenne, and is intended to accommodate uses consistent with the PlanCheyenne vision. These areas are likely to develop on private, or small, shared water and septic and/or sewer systems. However, land uses and development of a similar character and density is encouraged in those areas in close proximity to the MPO boundaries.

PlanCheyenne designates this area as Rural Residential (RR), which serves as a transitional zone between the urbanized areas of Cheyenne to the rural neighborhoods on the periphery. Emphasis is on large lot single-family residences allowing for farm animals. Clustering is encouraged. Intensive residential developments are not appropriate.

The subject property is bordered by the A-2 Agricultural density zone district on the west, north and south, with A-1 and AR – Agricultural Rural and Agricultural Residential density zone districts on the east and south. Land uses ranging from large-lot single residential to agricultural operations to oil and gas well sites surround the site. A change in zone from A-2 to AR for the existing residence at 6950 Westedt Road would allow for the reduced lot size.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to approve this zone change, the Board 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. meets the LCLUR criteria by conformance with the Laramie County Comprehensive Plan and PlanCheyenne with this type of development.

Agency review comments were received regarding minor corrections to the plat map. A condition for approval has been added to the motion to address any remaining issues.

The Planning Commission voted 4-0 to recommend approval at the September 10, 2020 public hearing.

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

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

RECOMMENDATION and FINDINGS

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

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

and that the Board approve the Zone Change from A-2 to AR for a Portion of the NE¼ SE¼ , Section 17, Township 14 North, Range 65 West of the 6th P.M. Laramie County, WY with no conditions.

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

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

and that the Board approve the Subdivision Permit and Plat for Stadel Subdivision with one condition.

1. All agency comments regarding corrections to the plat exhibit are to be resolved prior to recordation of the final plat.

PROPOSED MOTION – ZONE CHANGE

I move to approve the Zone Change from A-2 to AR for a Portion of the NE¼ SE¼, Section 17, Township 14 N, Range 65 West of the 6th P.M. Laramie County, WY with no conditions, and adopt the findings of facts a and b for the *zone change*, as shown in the staff report.

PROPOSED MOTION – SUBDIVISION PERMIT & PLAT

I move to approve the Subdivision Permit and Plat for Stadel Subdivision, with one condition, and adopt the findings of fact a for the *subdivision permit & plat*, as shown in the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning Map**
- Attachment 6: Combined Agency Comments Report**
- Attachment 7: Existing Conditions Map**
- Attachment 8: Resolution – Zone Change**
- Attachment 9: Resolution ‘Exhibit A’ - Zone Change Map – Revised Sept 15, 2020**
- Attachment 10: Resolution – Subdivision Permit & Plat**
- Attachment 11: Plat – Revised Sept 15, 2020**

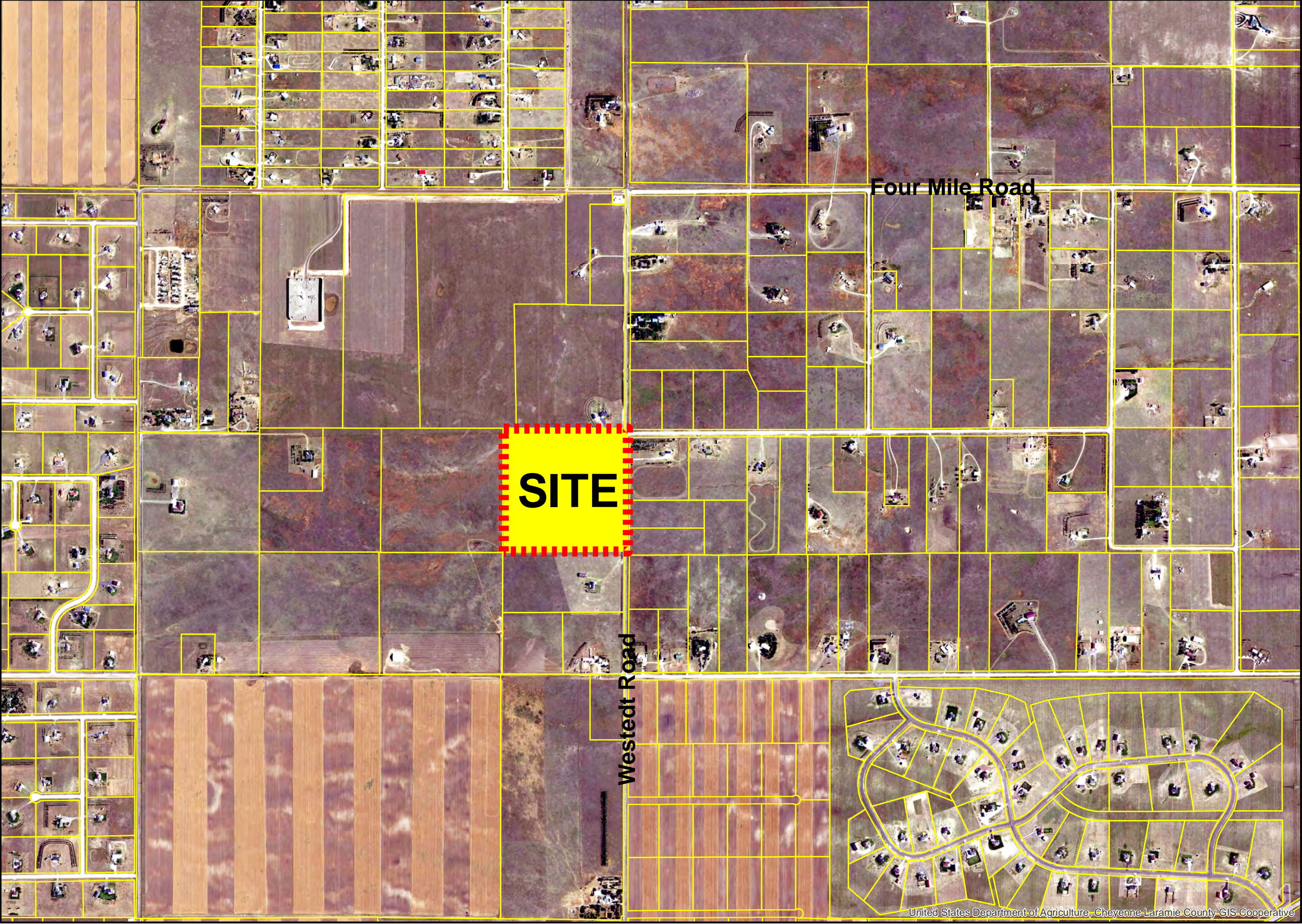
Laramie
County,
Wyoming



STADEL SUBDIVISION
Zone Change &
Subdivision Permit-Plat

PZ-20-00201(202)

Location Map



Legend

Property Lines

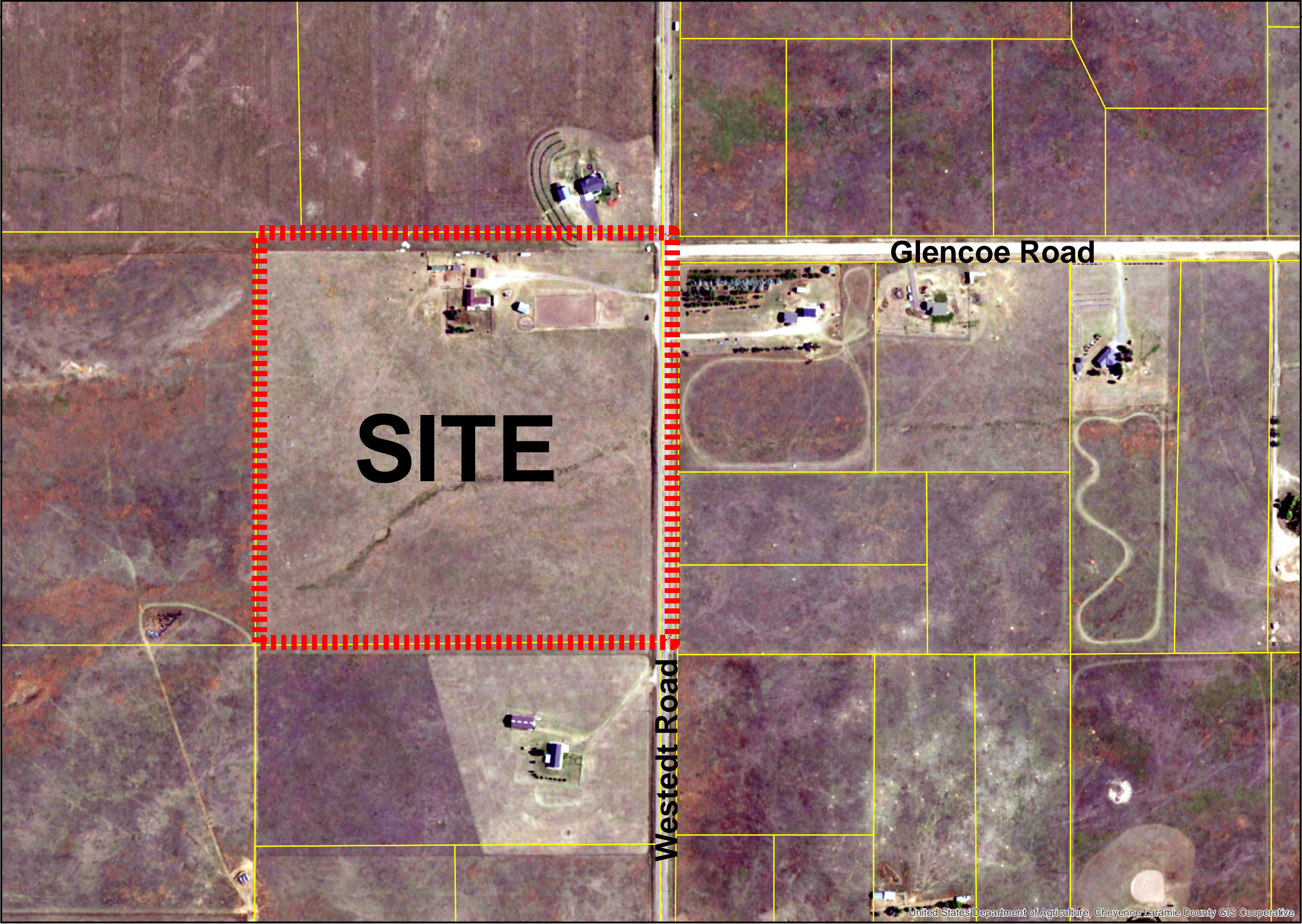
PROJECT SITE

August 3, 2020

0 800 1,600

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.



Laramie County, Wyoming




STADEL SUBDIVISION
Zone Change &
Subdivision Permit-Plat

PZ-20-00201(202)

Aerial Map

Legend

 Property Lines

 **PROJECT SITE**

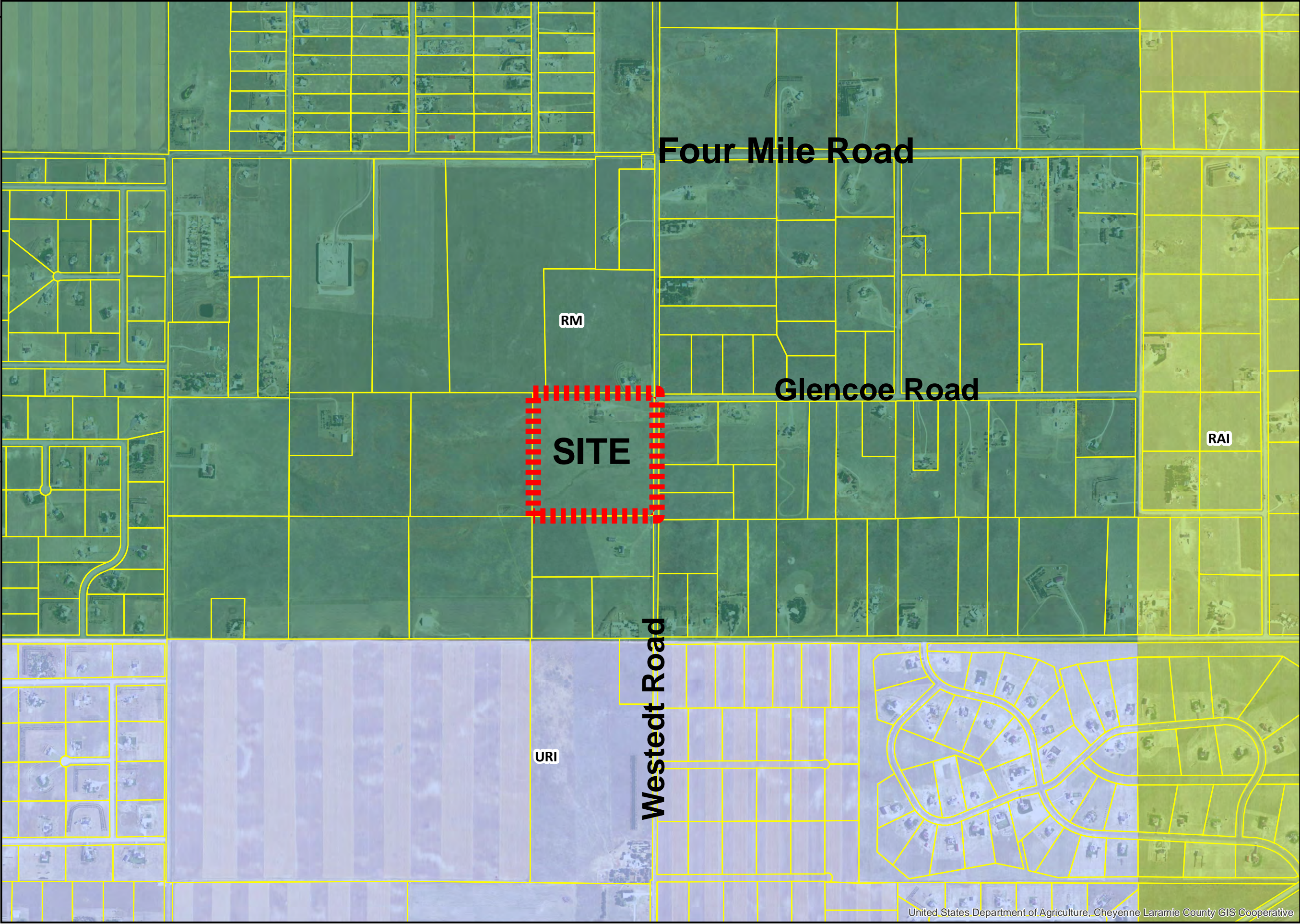
August 3, 2020



0 250 500
Feet

United States Department of Agriculture, Cheyenne Laramie County GIS Cooperative

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Laramie County, Wyoming



STADEL SUBDIVISION
Zone Change &
Subdivision Permit-Plat

PZ-20-00201(202)

Comprehensive Plan Map

Legend

Property Lines

Future Land Use Districts

OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)



PROJECT SITE

August 3, 2020



0 800 1,600
Feet

United States Department of Agriculture, Cheyenne Laramie County GIS Cooperative

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Laramie County, Wyoming



STADEL SUBDIVISION
Zone Change &
Subdivision Permit-Plat

PZ-20-00201(202)

PlanCheyenne Map

Legend

Property Lines

PlanCheyenne (2014)

NEW_FLUP

Agriculture/Rural

Rural Residential

Urban Transition Residential

Urban Residential

Mixed-use Residential

MU-E

Industrial

Mixed-use Commercial

Community Business

Central Business District

Public and Quasi-Public

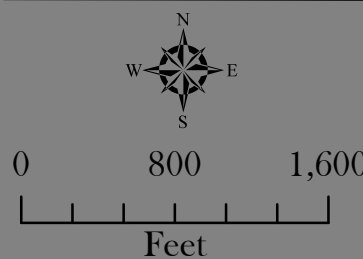
PUB-FED

Open Space and Parks

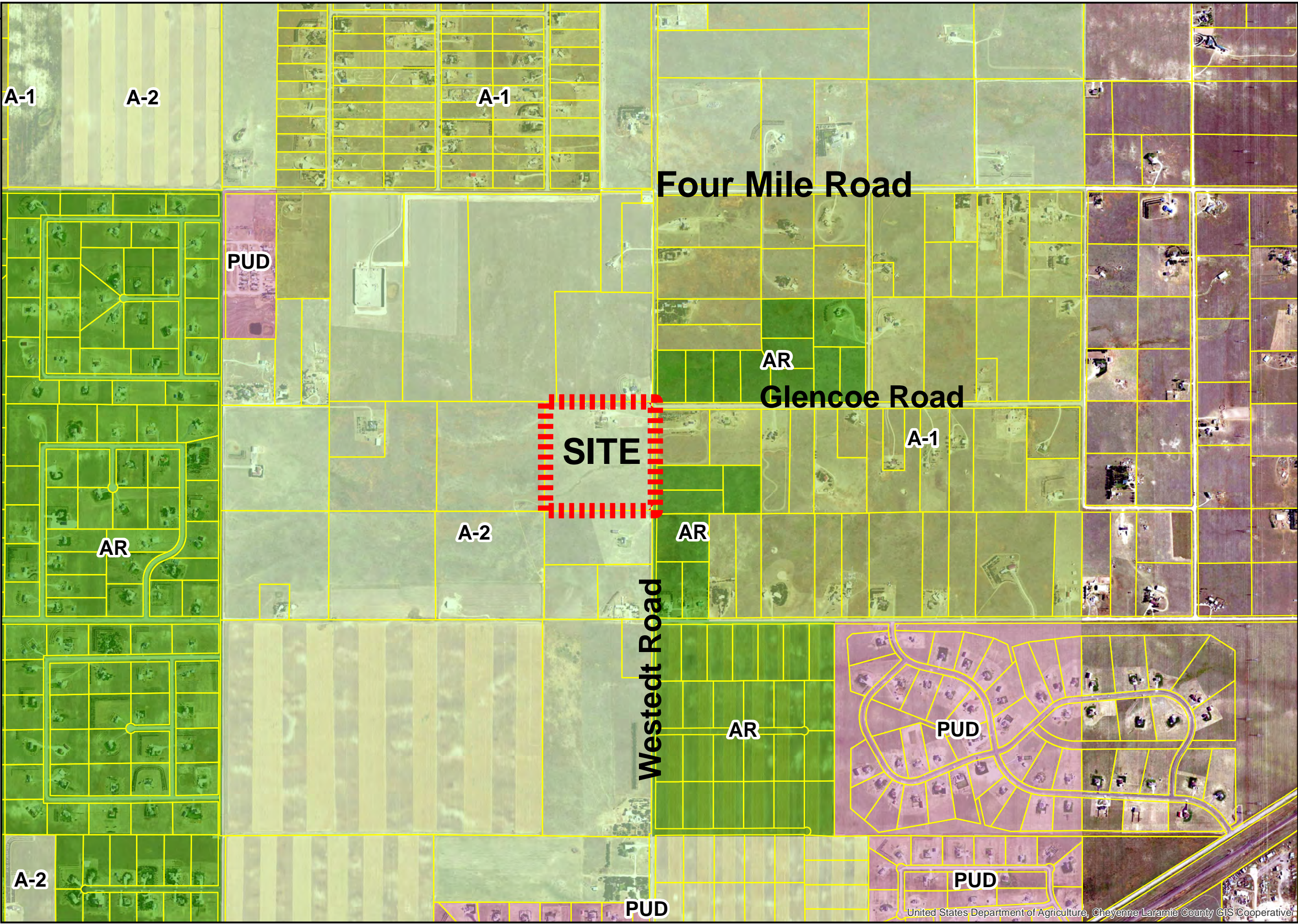
ROW

 **PROJECT SITE**

August 3, 2020



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Laramie County, Wyoming



STADEL SUBDIVISION Zone Change & Subdivision Permit-Plat

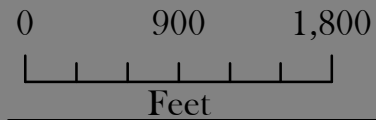
PZ-20-00201(202)

Zoning District Map

- Legend**
- Property Lines
 - All Other Values
 - Archer Special Use District (ASU)
 - Agricultural (A-2)
 - Agricultural and Rural Residential (A-1)
 - Agricultural Residential (AR)
 - Low Density Residential - Established (LR-1)
 - Low Density Residential - Developing (LR-2)
 - MR
 - Medium Density Residential - Established (MR-1)
 - Medium Density Residential - Developing (MR-2)
 - High Density Residential - Established (HR-1)
 - High Density Residential - Developing (HR-2)
 - MU
 - Mixed Use with Residential Emphasis (MUR)
 - Mixed Use with Business Emphasis (MUB)
 - Neighborhood Business
 - Community Business (CB)
 - Light Industrial (LI)
 - Heavy Industrial (HI)
 - Public (P)
 - Planned Unit Development (PUD)
 - Military (M)

PROJECT SITE

August 3, 2020



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Cheyenne MPO: Cheyenne MPO, Christopher Yaney Comments Attached 08/19/2020

1. Would like to see 40' R/W across Tract 1 and Tract 3 for future Glencoe Dr extension.
2. Please show 40' Public right-of-way easement as dedicated right-of-way along Westedt Rd.
3. Stadel Rd need to be shown as (Private), not (60' R/W).
4. There is a watershed that is just south of Stadel Rd. Please make sure that the culvert is not covered during construction of Stadel Rd (private roadway).
5. The Traffic and Trip Generation rates seem low. Please use a rate of 9.95 or 10 in your calc. for average daily trips.

Intraoffice: Planners, Paul Whalen Comments Attached 08/14/2020**PLANNER COMMENTS:**

1. Please provide adjacent property zoning on the exhibit;
2. Please provide adjacent landowner and land use information on the exhibit;
3. Please coordinate the Westedt Road ROW with the Sullivan Subdivision Plat, and the submitted Stadel Subdivision Permit and Plat exhibit as the ROW is identified as 80-ft on those documents, whereas this exhibit calls out 60-ft ROW;

NO COMMENT:

WYDOT, Randy Griesbach, 08/10/2020

County Assessor, Kaycee Eisele, 08/05/2020

County Engineer, Scott Larson, 08/18/2020

County Public Works Department, David Bumann, 08/06/2020

Combined Communications Center, Chuck Trimble, 08/04/2020

Fire District No. 2, Cooper McCullar, 08/04/2020;

Sheriff's Office, Rae Morgan, 08/11/2020;

Planners, Cambia McCollom, 08/05/2020;

Laramie Co School Dist. No. 1, Chris Hout;

NO RESPONSE:

Wyoming DEQ, Colin McKee;

Emergency Management, Matt Butler;

High West Energy, David Golden;

County Attorney, Mark Voss;

County Real Estate Office, Laura Pate;

Laramie County Weed & Pest, Brett Nelson;

CenturyLink, Darrin Klawon;

Laramie Co School Dist. No. 2, [No Reviewer];

Environmental Health Department, Roy Kroeger;

Wyoming State Engineer's Office, Lisa Lindemann;

County Treasurer, Trudy Eisele;

County Conservation District, Shaun Kirkwood;

County Engineer: County Engineer, Scott Larson Comments Attached 08/18/2020
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study given the proposed development will have a negligible impact on both.

1. The Plat map labels "Stadel Road (60' R/W)" however, the notes and labeling indicate it is an 85' easement and not 60'. The label should also remove the "R/W" label since it is not a public right-of-way and it is an easement. The road can still be labeled as Stadel Road though.

2. The plat drawings also labels Westedt Road as have a "(60' R/W)" but it measures 80' and I believe it is an 80' right-of-way.

3. Per Note 5, at the end of the easement there shall be an emergency turnaround meeting the requirements of the IFC. It is strongly suggested that the easement shown include the turnaround area (i.e., hammerhead, cul-de-sac, etc.) so that a property owner cannot alter the turnaround area and infringe on the area needed for the turnaround.

Surveyor Review

1. In the last line of the DEDICATION, "doe sfurthermore" should be "does furthermore".

2. There are no Wyoming State Plane field observation coordinates shown on the plat.

3. There appear to be some extra dimensions along the south boundaries of Tracts 4 and 5, 661.46' shown 4 times does not match the total outside boundary dimension of 1322.92'.

4. The 545.59' and the 330.73' as shown on the north boundary of Tract 4 when added to the 661.46' as shown on the north boundary of Tract 5, does not match the 545.59' as shown on the south boundary of Tract 3 and the 777.09' as shown on the South boundary of Tract 2 added together.

5. 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.

County Public Works Department: County Public Works Department, David Bumann Comments Attached 08/12/2020

Since Stadel road will be a private ingress/egress easement, I would suggest eliminating the 60' R/W reference on the plat as the 85' easement references legal access.

Intraoffice: Planners, Paul Whalen Comments Attached 08/18/2020

PLANNER COMMENTS:

1. Why does Stadel Road extend all the way across the property? wouldn't it be more cost effective to extend Stadel Road to Tract 3 with a cul de sac? or,

2. Consider extending Glencoe Drive with a 40-ft ROW or easement, with access to the Tracts from Glencoe Drive...

3. Please coordinate this plat with the Sullivan and Archer Subdivision plat exhibits, as it

appears there is an existing 40-ft public ROW dedicated to the County that now appears within and part of Tract 1, 2 and Tract 5 property lines.

4. Please provide information about how each tract will be served for water and sewer, central water and sewer is not proposed however, Section 2-1-101-e-xiii also requires a statement describing the type of sewage disposal and type of water supply to serve the subdivision/tracts.

Intraoffice: Planners, Cambia McCollom Comments Attached 08/05/2020
Stadel RD appears to be a unique name.

Wyoming Game & Fish Dept: Wyoming Game & Fish, Wyoming Game and Fish Dept
Comments Attached 08/06/2020
WGFD comment letter emailed to Paul Whalen.
No comments regarding wildlife or habitat.

NO COMMENT:

Combined Communications Center, Chuck Trimble No Comments 08/04/2020;
Sheriff's Office, Rae Morgan No Comments 08/11/2020;
County Assessor, Kaycee Eisele No Comments 08/11/2020;
County Real Estate Office, Laura Pate No Comments 08/06/2020;
WYDOT, Randy Griesbach No Comments 08/10/2020;
Laramie Co School Dist. No. 1, Chris Hout No Comments 08/05/2020;

NO RESPONSE:

Wyoming DEQ, Colin McKee;
Emergency Management, Matt Butler;
High West Energy, David Golden;
US Post Office, Denise Null;
CenturyLink, Darrin Klawon;
Fire District No. 2, Cooper McCullar;
Laramie County Weed & Pest, Brett Nelson;
Cheyenne MPO, Christopher Yaney;
County Attorney, Mark Voss;
County Treasurer, Trudy Eisele;
County Conservation District, Shaun Kirkwood;
Laramie Co School Dist. No. 2;
Environmental Health Department, Roy Kroeger;
Wyoming State Engineer's Office, Lisa Lindemann;



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

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PATRICK CRANK – Vice President
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RICHARD LADWIG
DAVID RAE
MIKE SCHMID

August 6, 2020

WER 4502.173
Laramie County Planning and Development Office
PZ-20-00202
Stadel Subdivision
Laramie County

Paul Whalen
Senior Planner
Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, WY 82009
pwhalen@laramiecounty.com

Dear Mr. Whalen,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed PZ-20-00202 Stadel Subdivision located in Laramie County. We offer the following comments for your consideration.

This project proposes to subdivide 39.89 acres off Westedt Road into 5 tracts in an area of existing subdivisions. We have no wildlife or habitat concerns with 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 Losch
Habitat Protection Supervisor

AL/mc/ct

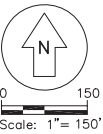
Paul Whalen
August 6, 2020
Page 2 of 2 - WER 4502.173

cc: U.S. Fish and Wildlife Service
Martin Hicks, Wyoming Game and Fish Department
Embere Hall, Wyoming Game and Fish Department
Chris Wichmann, Wyoming Department of Agriculture

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

LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾" x 24" REBAR
- FOUND ALUMINUM CAP LS 3047
- SET ¾" x 24" LONG REBAR WITH 2½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- ⊙ FOUND ½" IRON PIPE
- ⊙ FOUND ALUMINUM CAP PELS 558
- ⊙ FOUND 3½" ALUMINUM CAP PELS 9329
- ⊙ EXISTING WELL
- ⊙ EXISTING SEPTIC MANHOLE
- ⊙ EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINES
- x— EXISTING FENCE LINE
- ▨ EXISTING BITUMINOUS SURFACE
- ▨ EXISTING CONCRETE SURFACE
- ▨ EXISTING GRAVEL SURFACE



LAND DESCRIPTION

All of the NE¼SE¼ of Section 17,
T.14 N., R.65 W., 6th P.M.,
Laramie County, Wyoming

OWNER:

Triple Dot Development, LLC

GENERAL INFORMATION

TOTAL SITE AREA : 39.89 ACRES (NET/GROSS)

NUMBER OF TRACTS: 5
NUMBER OF EXISTING RESIDENTIAL: 1
NUMBER OF ADDTL. RESIDENTIAL TRACTS: 4

AVERAGE TRACT SIZE (DENSITY) : 7.98 ACRES

EXISTING ZONE DISTRICT: A-2 AGRICULTURAL
PROPOSED ZONE DISTRICT: AR AGRICULTURAL-RESIDENTIAL

NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES.
SITE COMBINATION FACTOR = 0.999674536
2. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" x 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS PLS 5910". UNLESS NOTED OTHERWISE.
3. EXISTING EASEMENTS OF RECORD APPLYING TO THE LANDS CONTAINED WITHIN THIS REPLAT REMAIN IN FULL FORCE.
4. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #56021C1120F; DATED JANUARY 17, 2007.
5. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
6. "85' MUTUAL INGRESS/ EGRESS, UTILITY, DRAINAGE, & EMERGENCY ACCESS AND TURNAROUND EASEMENT" SHOWN HEREON PROVIDED BY AND BETWEEN THE OWNER(S) OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED. TERMINUS OF CONSTRUCTION SHALL INCLUDE AN EMERGENCY TURNAROUND MEETING THE REQUIREMENTS AND SPECIFICATIONS OF APPENDIX D OF THE INTERNATIONAL FIRE CODE (IFC) AS ADOPTED.
7. ROAD NAME "STADEL ROAD" NOT DEDICATED AS PUBLIC R/W - NAME PROVIDED FOR ADDRESSING PURPOSES ONLY.

CERTIFICATE OF SURVEYOR

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

PRELIMINARY DEVELOPMENT PLAN FOR STADEL SUBDIVISION

A SUBDIVISION OF
ALL OF THE NE¼SE¼, SECTION 17,
T.14N., R.65W. OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED JULY, 2020



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

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

www.SteilSurvey.com ◻ info@SteilSurvey.com

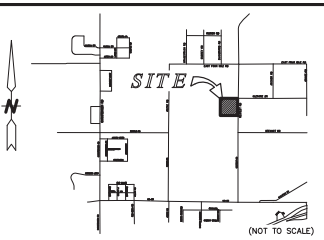
REVISED: 7/31/2020

ADEL S17-14-65 BNDY\2020204 S17-14-65 FINAL-1stFILING.dwg

VACATION STATEMENT

THIS PLAT DOES NOT PROPOSE TO VACATE ANY
EASEMENT OR RIGHT-OF-WAY OF RECORD

VICINITY MAP



RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM A-2 - AGRICULTURAL TO AR – AGRICULTURAL RESIDENTIAL DENSITY
FOR A PORTION OF THE NE¼ SE¼, SECTION 17, TOWNSHIP 14 NORTH, RANGE
65 WEST OF THE 6th 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 2011 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 2020 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 2020 Laramie County Land Use Regulations.

And the Board approves a Zone Change from A-2 – Agricultural to AR -- Agricultural Residential Density for a portion of the NE¼ SE¼ , Section 17, Township 14 North, Range 65 West of the 6th P.M., Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2020.

LARAMIE COUNTY BOARD OF COMMISSIONERS

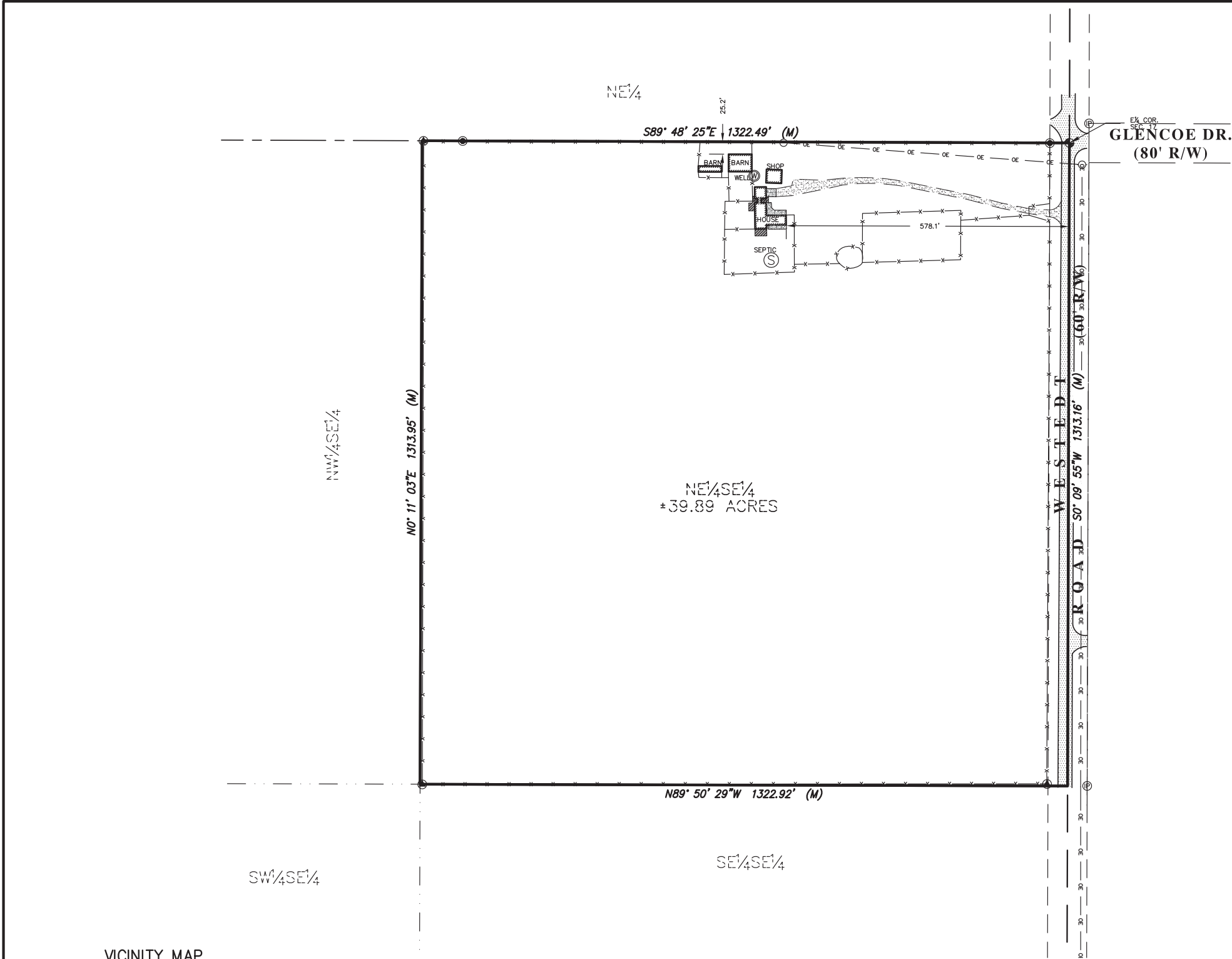
Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney



LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾" x 24" REBAR
- FOUND ALUMINUM CAP LS 3047
- SET ¾" X 24" LONG REBAR WITH 2½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
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- Ⓜ EXISTING WELL
- Ⓢ EXISTING SEPTIC MANHOLE
- EXISTING UTILITY POLE
- OE— EXISTING OVERHEAD ELECTRIC LINES
- X— EXISTING FENCE LINE
- [Pattern] EXISTING BITUMINOUS SURFACE
- [Pattern] EXISTING CONCRETE SURFACE
- [Pattern] EXISTING GRAVEL SURFACE



0 150
Scale: 1" = 150'

LAND DESCRIPTION

All of the NE¼SE¼ of Section 17,
T.14 N., R.65 W., 6th P.M.,
Laramie County, Wyoming

OWNER:
Triple Dot Development, LLC

GENERAL INFORMATION

TOTAL SITE AREA : 39.89 ACRES (NET/GROSS)
EXISTING ZONE DISTRICT: A-2 AGRICULTURAL
PROPOSED ZONE DISTRICT: AR AGRICULTURAL-RESIDENTIAL

CERTIFICATE OF SURVEYOR

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

ZONE CHANGE MAP

FOR
A PARCEL OF LAND TBKA STADEL SUBDIVISION

THE NE¼SE¼, SECTION 17,
T.14N., R.65W. OF THE 6TH P.M.,,
LARAMIE COUNTY, WYOMING

PREPARED JULY 2020

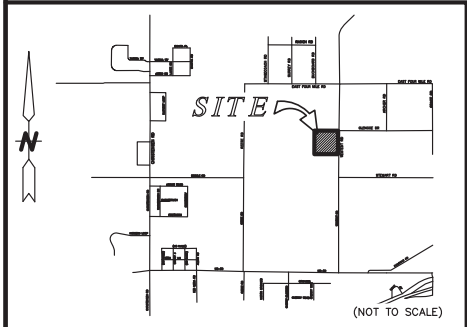


EXHIBIT "A":

REVISED: 7/31/2020
2020204 S17-14-65 FINAL-1ST FILING.DWG
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STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789
www.SteilSurvey.com ○ info@SteilSurvey.com

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
STADEL SUBDIVISION, LOCATED ON A PORTION OF THE NE¼ SE¼, SECTION
17, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6th 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 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 Stadel Subdivision.

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

The Laramie County Board of Commissioners finds that:

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

And the Board approves the Subdivision Permit and Plat for Stadel Subdivision.

**PRESENTED, READ AND ADOPTED THIS _____ DAY OF
_____, 2020.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

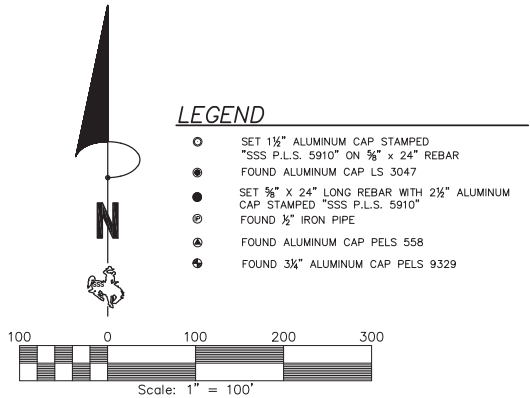
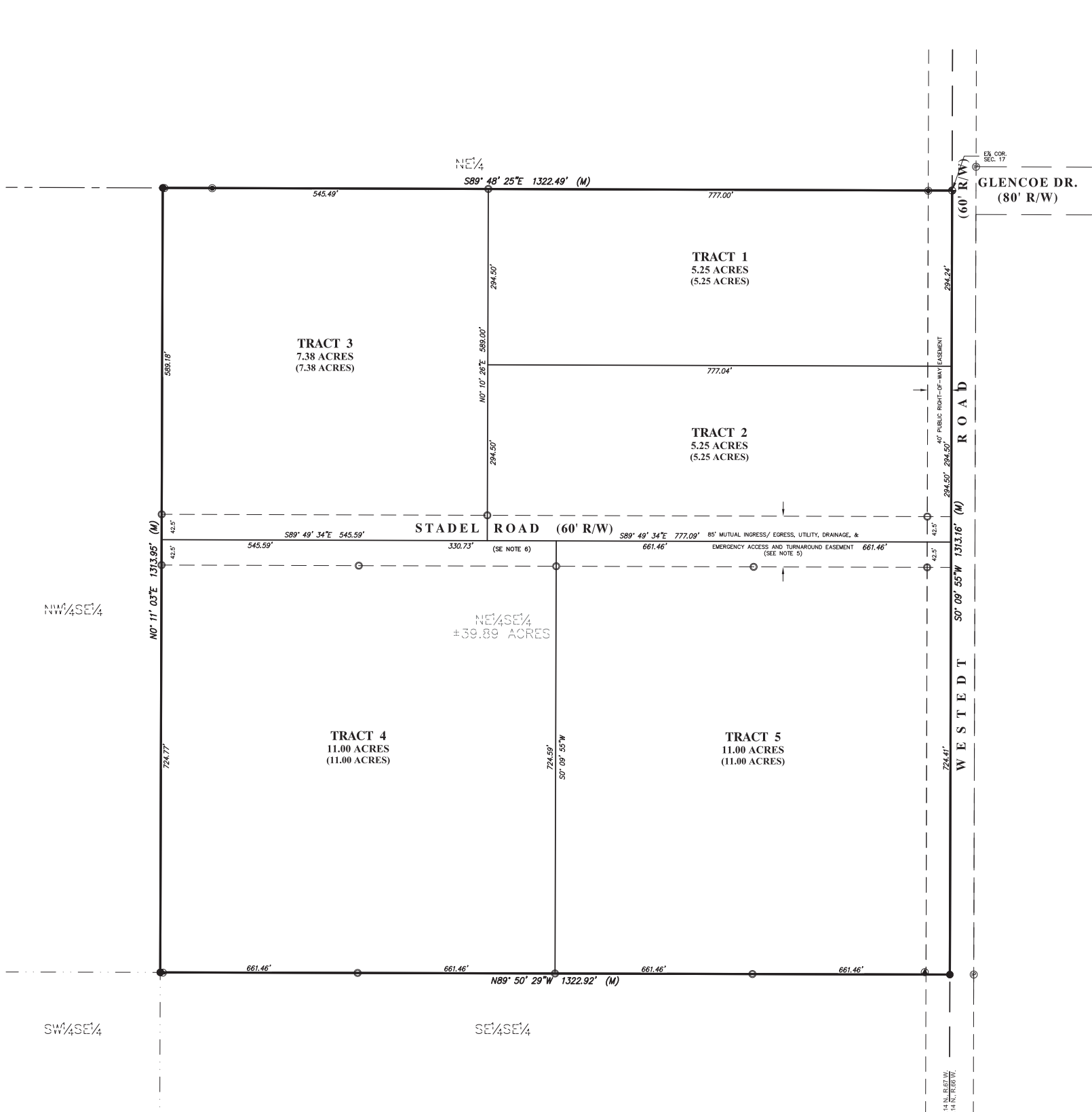
Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Triple Dot Development, LLC, a Wyoming Limited Liability Company, owner in fee simple of the NE 1/4 SE 1/4 of Section 17, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming;

Has caused the same to be surveyed and platted to be known as STADEL SUBDIVISION, and 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 doe furthermore grant the easements as shown for the purposes indicated.

Jack Stadel as Registered Agent
for Triple Dot Development, LLC

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of ____, 2020
by Jack Stadel as Registered Agent for Triple Dot Development, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBINATION FACTOR = 0.999674536
- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910 ON A 3/8"x24" REBAR.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEARSFHA 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.
- "85' MUTUAL INGRESS/ EGRESS, UTILITY, DRAINAGE, & EMERGENCY ACCESS AND TURNAROUND EASEMENT" SHOWN HEREON PROVIDED BY AND BETWEEN THE OWNER(S) OF LANDS CONTAINED WITHIN THIS REPLAT; THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED. TERMINUS OF CONSTRUCTION SHALL INCLUDE AN EMERGENCY TURNAROUND MEETING THE REQUIREMENTS AND SPECIFICATIONS OF APPENDIX D OF THE INTERNATIONAL FIRE CODE (IFC) AS ADOPTED.
- ROAD NAME "STADEL ROAD" NOT DEDICATED AS PUBLIC R/W - NAME PROVIDED FOR ADDRESSING PURPOSES ONLY.
- FURTHER SUBDIVISION OF THE LANDS CONTAINED WITHIN THIS REPLAT WILL REQUIRE A FULL SUBDIVISION PERMIT AND PLAT AND NON-ADVERSE RECOMMENDATION FROM THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY (WYDEQ).

CERTIFICATE OF SURVEYOR

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

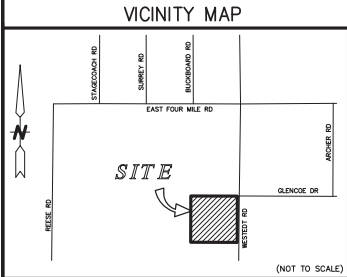
STADEL SUBDIVISION

A SUBDIVISION OF
ALL OF THE NE 1/4 SE 1/4, SECTION 17,
T.14N., R.65W. OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED JULY, 2020



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FILING RECORD

APPROVALS

Approved by the Laramie County Planning Commission this ____ day of ____, 2020.

Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of ____, 2020.

Chairman ATTEST: County Clerk