



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Logan Ward, Planner

DATE: January 19th, 2021

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Lone Star Estates, located in a portion of the NE1/4, Section 29, T.15N., R.66W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

AVI PC, on behalf of Ms. Ruthanne Hubbard, has submitted a Subdivision Permit and Plat application for Lone Star Estates, located east of the Morningstar Road and US HWY 85 intersection. The application has been submitted to subdivide approximately 76 acres into 12 single-family residential lots.

BACKGROUND

The subject property is unzoned and unplatted, and currently used for agricultural purposes. The surrounding area consists of rural residential and agricultural properties of varying acreage. The North Star Ranch subdivision is west and south of the property, with state land due east across the 100-ft Powerhouse Road easement. The North Country subdivision is northeast, and the Hubbard family ranch is directly north of the site.

Pertinent Regulations

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

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Metro (RM), which is intended for a mix of residential and neighborhood oriented services. The subject property is located outside the PlanCheyenne and zoned boundaries.

Water and sewage disposal will be provided by individual well and septic systems. With an average lot size of 6.39 acres, the minimum requirements for septic system permits are met.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). On December 29th, 2020, Wyoming DEQ issued a “Non-Adverse Recommendation” letter regarding this proposed subdivision.

Access to the subdivision will be primarily from Powderhouse Road which will extend south from the North Country subdivision to McCrae Road, an 80-foot right-of-way. The County Engineer is satisfied with the Traffic Study submitted with this application and has stated that the Final Drainage Study will be required at the time of construction.

Agency review comments were received regarding small wastewater system requirements, proximity to adequate fire suppression facilities and future water supply, road and access issues for phase II, as well as plat exhibit corrections. A revised plat was submitted on December 10th, 2020 and is currently under review by County agencies.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. Neighbor comments were received regarding the proposed lot sizes, a copy of this comment letter is attached.

A public hearing of this application was held on December 10, 2020 by the Laramie County Planning Commission. Public comment was received regarding fencing and the use of the State’s right-of-way easement. The Planning Commission voted 5 – 0 to recommend denial of the application to the Board with the condition that the applicant clarify whether any amendments or agreements are necessary between the State and developer for use of the existing easement. On December 14, 2020, AVI, PC met with the State of Wyoming Surface Leasing Supervisor to confirm the use of the State’s easement. The State confirmed that as long as Powderhouse Road is a dedicated public road, no amendment to the existing easement is necessary.

At the request of the County Attorney, this application was postponed at the January 5, 2021 Board of County Commissioners meeting. The County informed AVI that the easement provided to the County, at this time, is not a dedicated public road. The County is currently waiting for confirmation of the State’s acceptance of the use of the easement (as an access point into the subdivision) with the understanding that the road has not yet been publicly dedicated.

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 Lone Star Estates with the following condition:

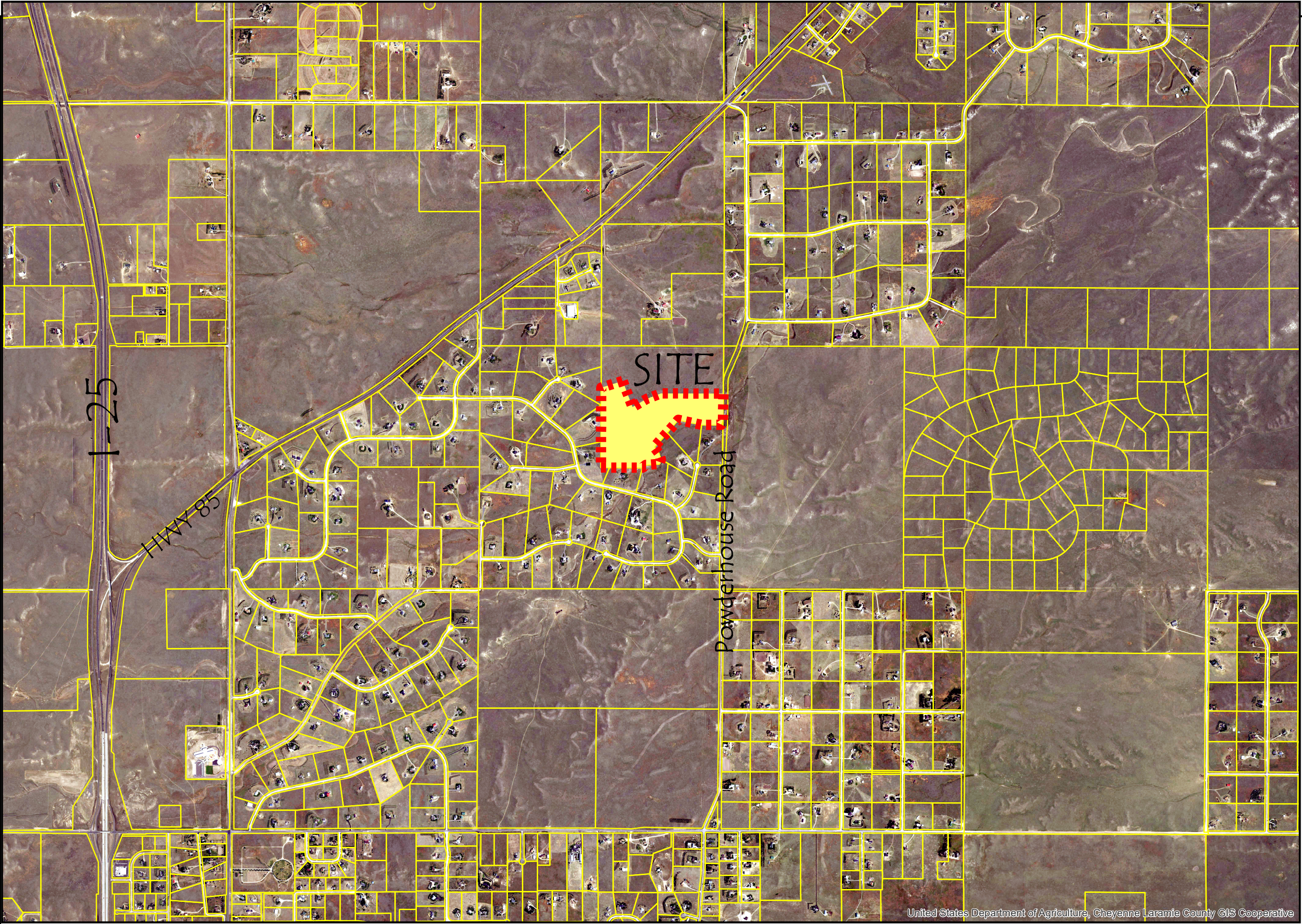
1. All minor corrections including grammatical errors shall be resolved prior to recordation of the final plat.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Lone Star Estates with one condition 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: Agency Comments Report**
- Attachment 5: Neighbor Concern Letter**
- Attachment 7: WYDEQ Letter - December 29th, 2020**
- Attachment 6: Plat**
- Attachment 7: Resolution**



Laramie County, Wyoming




LONE STAR ESTATES
Subdivision
Permit & Plat

PZ-20-00302

Location Map

Legend

 Property Lines



PROJECT SITE

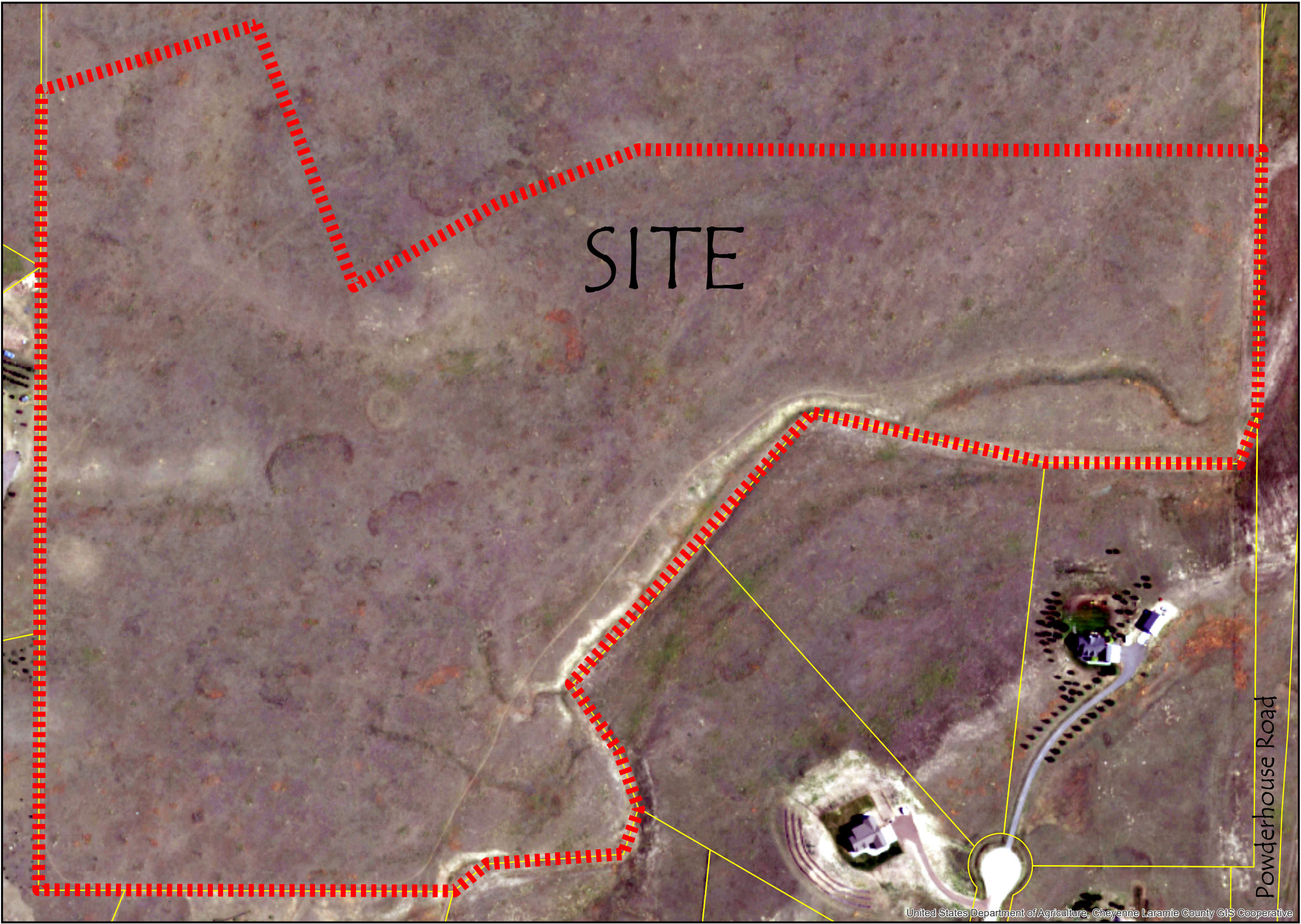
July 30, 2020



0 1,600 3,200
Feet

United States Department of Agriculture, Cheyenne Laramie County GIS Cooperative

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.



Laramie County, Wyoming



LONE STAR ESTATES
Subdivision
Permit & Plat

PZ-20-00302

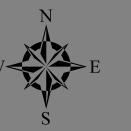
Aerial Map

Legend

 Property Lines

 **PROJECT SITE**

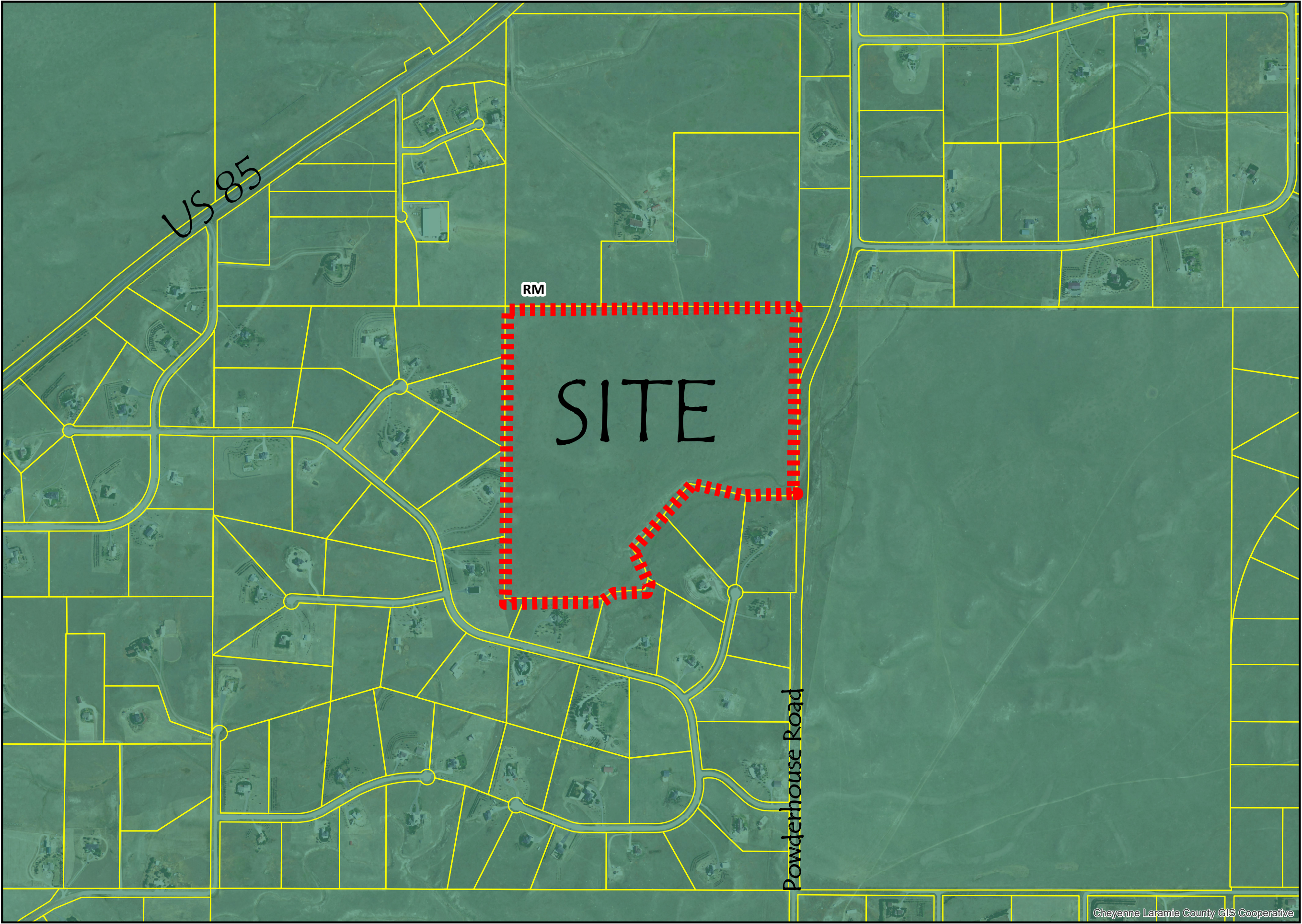
July 30, 2020



0 165 330
Feet

United States Department of Agriculture, Cheyenne Laramie County GIS Cooperative

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Cheyenne Laramie County GIS Cooperative

Laramie County, Wyoming



**LONE STAR ESTATES
Subdivision Permit & Plat**

**PZ-20-00302
Comprehensive
Master Plan Map**

Legend

Property Lines

Future Land Use Overlay Districts

OTHER

Gateway Corridor (GC)

Recreation Hub (REC)

Rural Center (RC)

Future Land Use Districts

OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)



PROJECT SITE

Nov 3, 2020



0 650 1,300
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.

County Assessor: County Assessor, Kaycee Eisele Comments Attached 11/09/2020
For assessment purposes, our office also shows HUBBARD, JAMES G as an owner for assessment. Therefore, JAMES must also have his name and notarized signature on the plat.

Also of note, our office will reach out to AVI for a legal description on the remaining portion of the parcel that is NOT included in this plat.

The parcels are listed as Lots and not Tracts, our office request Block numbers then be assigned.

County Real Estate Office: County Real Estate Office, Laura Pate Comments Attached 11/06/2020

James G Hubbard is still an owner of the property. He needs to sign the plat map and have his signature notarized.

County Engineer: County Engineer, Scott Larson Comments Attached 11/20/2020
Engineer Review

1. The Traffic Study is adequate for Phase I of this development. I am sure the applicant is aware that when Phase II is planned, there will need to be a secondary access in and out of this development.
2. A Final Drainage Study will be required with the construction plans.
3. As indicated in the letter, Powderhouse will need to be designed and constructed per LCLUR from McCrae Road to Ford Road. These construction plans will need to be submitted, reviewed and approved by the County.

Surveyor Review

1. The grammar in the DEDICATION is composed as if there were multiple owners, but it appears that the ownership is just one person / sole owner.
2. There are no Wyoming State Plane field observation coordinates shown on the plat.
3. It appears that the west Right-of-Way boundary of POWDERHOUSE ROAD intersects the east boundary of LOT 1 at the south end of the N00°30'58"E -- 614.46' boundary line. It might help to more clearly define the POWDERHOUS ROAD Right-of-Way at that location.

County Public Works Department: County Public Works Department, David Bumann Comments Attached 11/09/2020

The Traffic Impact Study indicates on page 24 that Lone Star Estates will be served by Laramie County School District bus service. Per statute, schools buses will not be allowed to travel the newly developed McCrae Road nor the Powder House as these will be privately maintained. The County has and will continue to maintain only the Ford/Powder House interface.

Environmental Health: Environmental Health Department, Roy Kroeger Comments
Attached 11/13/2020
Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. A completed soil survey and signed final plat shall be submitted prior to application for any permits.

Fire District No 2: Fire District No. 2, Cooper McCullar Comments Attached
11/12/2020

Due to the fact that the development is smaller than 19 lots, LCFD2 does not request that a cistern is to be installed. If there is future plans to increase the amount of lots, LCFD2 may request a fire water cistern to be installed since the development is greater than 5 miles away from the closest fire station.

Planners: Planners, Paul Whalen Comments Attached 11/20/2020

Note: If additional lots are proposed (Phase II) the subdivision will require a secondary point of access into subdivision.

Wyoming Game & Fish, Wyoming Game and Fish Dept Comments Attached
11/19/2020

The staff of the Wyoming Game and Fish Department (Department) has reviewed the subdivision permit application for Lone Star Estates located in Laramie County. We offer the following comments for your consideration.

This project proposes to subdivide 76.72 acres into 12 lots north of the current Powderhouse Road and south of U.S. Highway 85 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.

NO COMMENT:

WYDOT, Michael Ginther No Comments 11/19/2020;

Combined Communications Center, Chuck Trimble 11/06/2020

High West Energy, David Golden 11/16/2020

Planners, Cambia McCollom 11/05/2020

NO RESPONSE:

County Attorney, Mark Voss;

Wyoming State Engineer's Office, Lisa Lindemann;

Wyoming DEQ, Colin McKee;

US Post Office, Denise Null;

Emergency Management, Matt Butler;

Sheriff's Office, Rae Morgan;
Black Hills Energy, Eric Underhill;
CenturyLink, Darrin Klawon;
County Conservation District, Shaun Kirkwood;
Laramie Co School Dist. No. 1, Chris Hout;
Laramie County Weed & Pest, Brett Nelson;



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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November 19, 2020

WER 4502.172a
Laramie County Planning and Development Office
Lone Star Estates Subdivision Permit Application
PZ-20-00302
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 subdivision permit application for Lone Star Estates located in Laramie County. We offer the following comments for your consideration.

This project proposes to subdivide 76.72 acres into 12 lots north of the current Powderhouse Road and south of U.S. Highway 85 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

Paul Whalen
November 19, 2020
Page 2 of 2 - WER 4502.172a

AL/mc/ct

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

Paul Whalen

From: Planning
Sent: Friday, November 13, 2020 10:15 AM
To: Paul Whalen
Subject: FW: Lone Star Estates

Paul,

Please see the email below regarding Lone Star Estates.

Thank you,
Marissa

From: NeilandDebra [neilanddebraolsen@gmail.com]
Sent: Monday, November 09, 2020 12:04 PM
To: Planning
Subject: Lone Star Estates

Dear Mr. Whalen, Senior Planner for Laramie County,

We recently received a letter from you with regards to the proposed subdivision named Lone Star Estates. We are an adjacent landowner in North Star Ranch, 3rd Filing. At the last public hearing for the proposed Lone Star plat, one of the commissioners commented about the Lone Star lots being smaller than the surrounding area which is North Star Ranch. The adjacent lots in North Star average 9.31 acres per lot and the proposed Lone Star platted lots are 6.24 acres on average. In reviewing the proposed plat, the lots seem unreasonably small for this area. Currently, there are 5 homes of larger size in the North Star Ranch area that will be adjacent to the proposed 12 homes on much smaller lots in Lone Star Estates.

Commissioners, please consider the individual lot size of the proposed Lone Star plat before final approval and possibly make a requirement of a minimum lot size of 8-9 acres per lot. Also, I am enquiring about covenants that will accompany the proposed Lone Star plat. Where can I obtain a copy of the proposed covenants for Lone Star Estates?

Thanks for your consideration of this matter, Debra Olsen

RESPONSE: Project site is in an unzoned area of the county and within AMEC zone 2. Minimum Lot sizes in AMEC zone 2 is 5.25-acres, proposal therefore complies with applicable County land Use Regulations, adjacent lots are 8-10 acres.



Mark Gordon, Governor

Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Todd Parfitt, Director

November 13, 2020

Laramie County Board of Commissioners
309 West 20th Street
Cheyenne, WY 82001

Via Email: office@laramiecountyclerk.com

RE: Lone Star Estates Subdivision – 20-378 Cheyenne, Laramie County

Dear Ms. Montgomery:

The Wyoming Department of Environmental Quality (WDEQ) has received application material related to the Lone Star Estates Subdivision for review of the safety and adequacy of water supply and sewer systems pursuant to W.S. §18-5-306. The application material was received November 13, 2020. As described in the statute, WDEQ has 30 days to respond with comments and recommendations, however, if necessary WDEQ may extend the review period for an additional 30 days. Due to workload, at this time WDEQ is extending the review period. Therefore, WDEQ's recommendations will be provided to the Commission by January 12, 2021.

A copy of the subdivision application package has been provided to the Wyoming State Engineer's Office for their information and advice to the Water Quality Division.

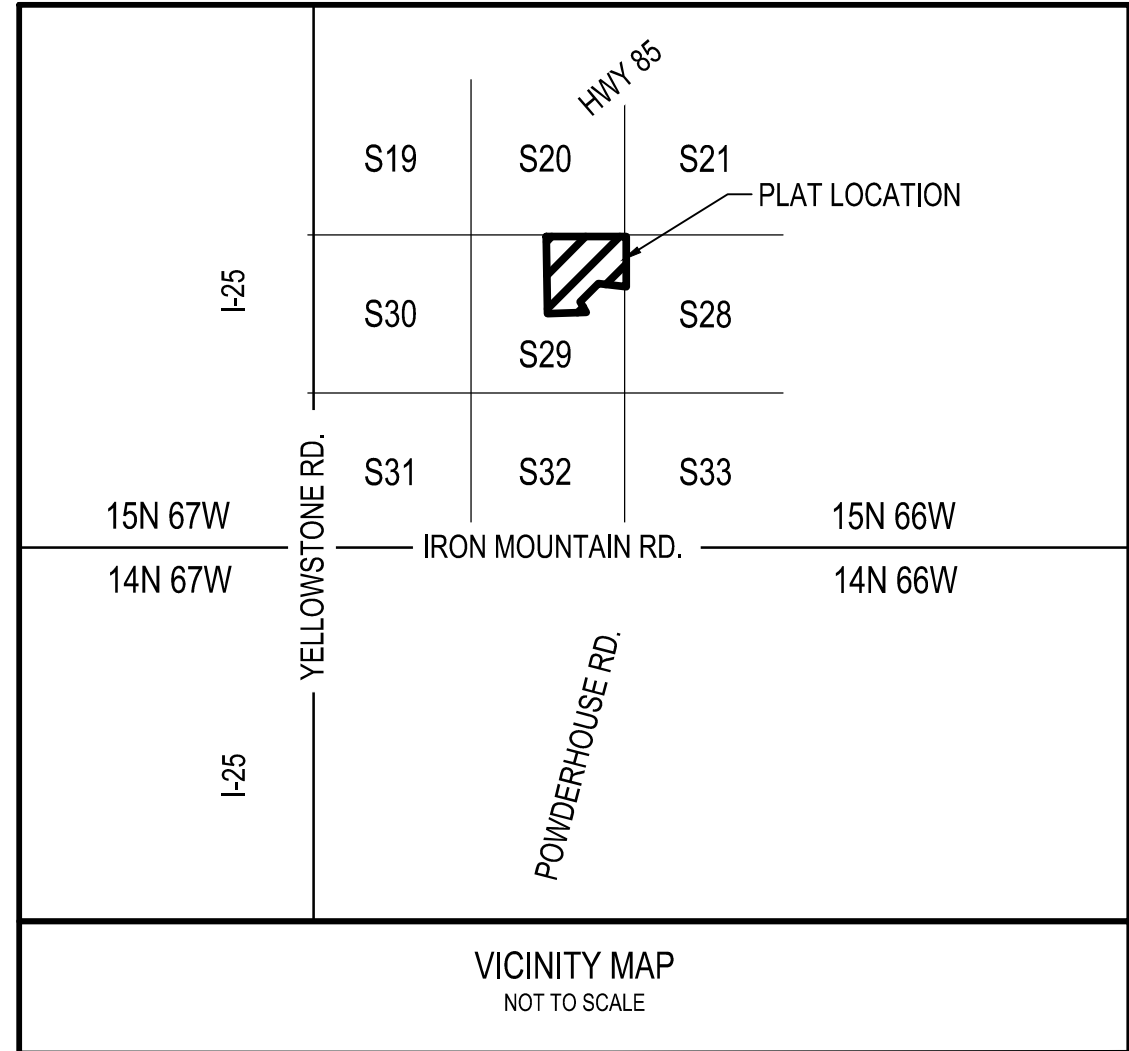
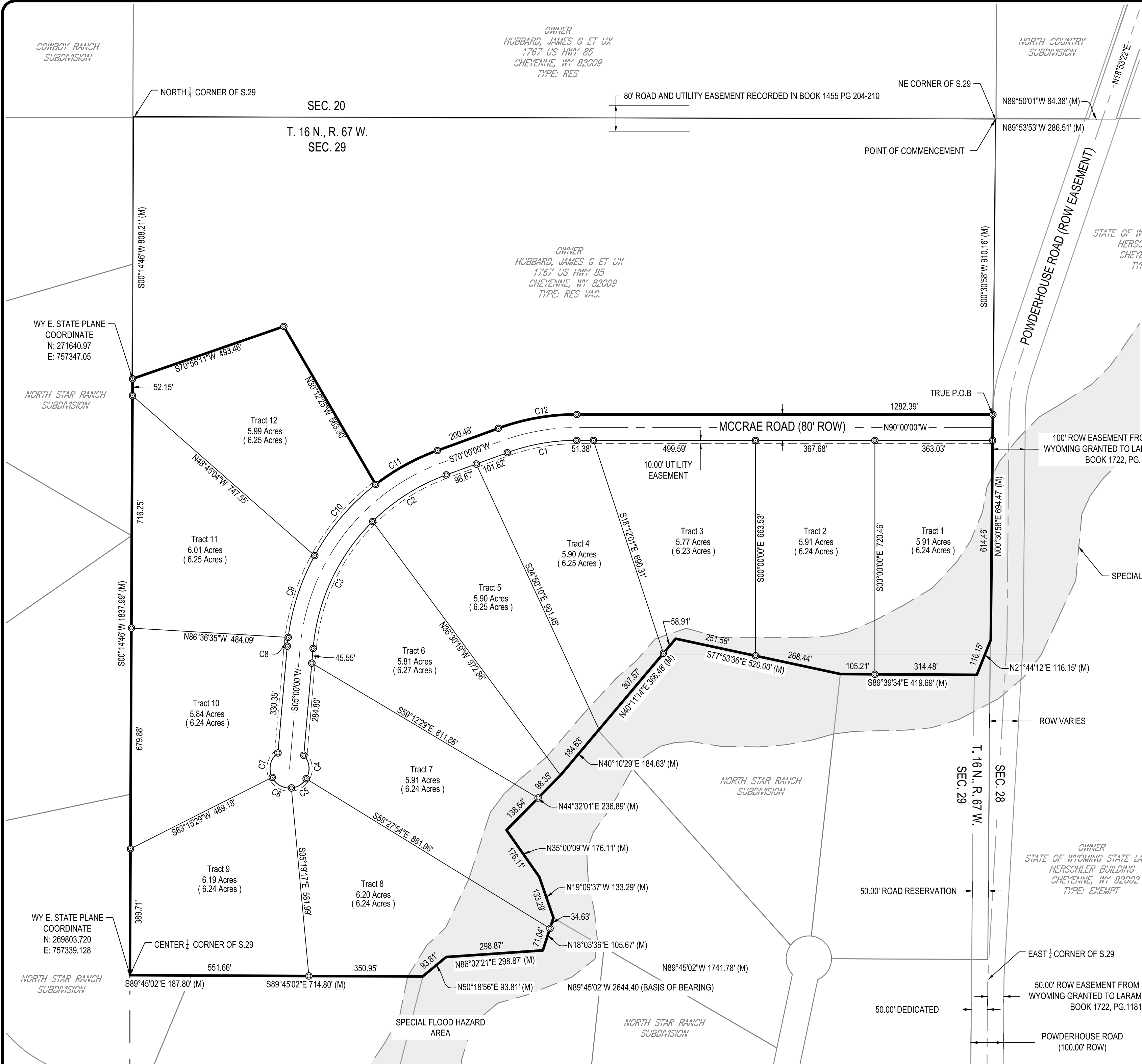
Please do not hesitate to contact me at (307) 777-7088 if you have any questions regarding this subdivision application or WDEQ's subdivision application review process.

Sincerely,

Dennis Lewis, PE
Southeast District Engineer
Water and Wastewater Program, Wyoming Water Quality Division

cc: Ruthanne Hubbard, katiebar21@hotmail.com
John Wetstein, Engineering Associates, John.Wetstein@EAengineers.com
Laramie County Planning & Development, plannig@laramiecounty.com
Markus Malessa, SEO, markus.malessa@wyo.gov

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LEGAL DESCRIPTION

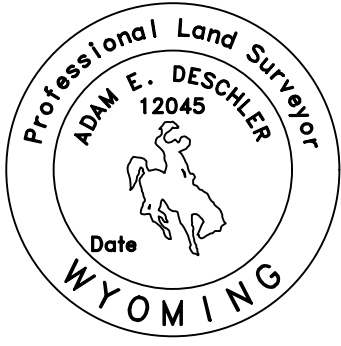
COMMENCING AT AN ALUMINUM CAP FOUND AT THE NORTHEAST CORNER OF SECTION 29; THENCE S00°30'58"W A DISTANCE OF 910.16 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE N80°00'00"W A DISTANCE OF 1282.39 FEET TO A POINT; THENCE ALONG A CURVE CONCAVED TO THE SOUTH, HAVING A RADIUS OF 707.00 FEET, A CENTRAL ANGLE OF 20.00°, CHORD BEARING OF S80°00'00"W, AND A CHORD DISTANCE OF 245.54 FEET; THENCE S70°00'00"W A DISTANCE OF 200.48 FEET TO A POINT; THENCE ALONG A CURVE CONCAVED TO THE SOUTH, HAVING A RADIUS OF 707.00 FEET, A CENTRAL ANGLE OF 17.82°, CHORD BEARING OF S61°11'25"W, AND A CHORD DISTANCE OF 216.55 FEET; THENCE N30°12'25"W A DISTANCE OF 663.30 FEET TO A POINT; THENCE S70°56'11"W A DISTANCE OF 493.46 FEET TO A POINT; THENCE S14°14'46"W A DISTANCE OF 1837.99 FEET TO A POINT; THENCE S89°45'02"E A DISTANCE OF 187.80 FEET TO A POINT; THENCE S89°45'02"E A DISTANCE OF 714.80 FEET TO A POINT; THENCE N50°18'56"E A DISTANCE OF 93.81 FEET TO A POINT; THENCE N86°02'21"E A DISTANCE OF 298.87 FEET TO A POINT; THENCE N18°03'36"W A DISTANCE OF 105.67 FEET; THENCE N19°09'37"W A DISTANCE OF 133.29 FEET TO A POINT; THENCE N35°00'09"W A DISTANCE OF 176.11 FEET TO A POINT; THENCE N44°32'01"E A DISTANCE OF 236.89 FEET TO A POINT; THENCE N40°10'29"E A DISTANCE OF 184.63 FEET TO A POINT; THENCE N40°11'14"E A DISTANCE OF 366.48 FEET TO A POINT; THENCE S77°53'36"W A DISTANCE OF 520.00 FEET TO A POINT; THENCE S89°39'34"E A DISTANCE OF 419.69 FEET TO A POINT; THENCE N21°44'12"E A DISTANCE OF 116.15 FEET TO A POINT; THENCE N00°30'58"E A DISTANCE OF 694.47 FEET BACK TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 76.72 ACRES MORE OR LESS

RIGHT OF WAY DEDICATED WITH THIS PLAT (MCCRae ROAD) - 5.39 ACRES

BASIS OF BEARINGS

CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING BEING MONUMENTED AT THE CENTER QUARTER CORNER AND EAST QUARTER CORNER BY FOUND ALUMINUM CAP AND STONE WITH BEARING N89°45'02"W AT A DISTANCE OF 2644.40 FEET WITH ALL BEARINGS HEREIN RELATIVE THERE TO.



CERTIFICATE OF SURVEYOR

I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FILING RECORD

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	218.86	627.00	20.00	S80° 00' 00"W	217.75
C2	270.18	627.00	24.69	S57° 39' 19"W	268.09
C3	441.13	627.00	40.31	S25° 09' 19"W	432.09
C4	78.25	60.00	74.72	N5° 49' 39"W	72.82
C5	55.65	60.00	53.14	N68° 06' 24"E	53.68
C6	71.82	60.00	68.58	S61° 01' 54"E	67.61
C7	83.70	60.00	79.93	S13° 13' 26"W	77.08
C8	27.15	707.00	2.20	N6° 06' 00"E	27.15
C9	266.54	707.00	21.60	N18° 00' 02"E	264.96
C10	290.97	707.00	23.58	N40° 35' 27"E	288.92
C11	217.41	707.00	17.62	S61° 11' 25"W	216.55
C12	246.79	707.00	20.00	S80° 00' 00"W	245.54

LEGEND

- FOUND STONE
- FOUND REBAR
- FOUND ALUM. CAP
- CONTROL POINT
- SET 2" ALUM. CAP AVI PC PLS 12045
- ROW EASEMENT
- SECTION LINE
- QUARTER SECTION LINE
- NEW PARCEL BOUNDARY
- NET AREA
- GROSS AREA
- FEMA ZONE A - 1% CHANCE ANNUAL FLOOD
- CURVE LINE TABLE

5.00 Acres
(5.25 Acres)
CX

NOTES

- SPECIAL FLOOD HAZARD AREAS ARE WITHIN THE PROPOSED SUBDIVISION, FEMA ZONE A 1% CHANCE ANNUAL FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR LARAMIE COUNTY PANEL 1085 OF 1650, MAP NO. 56021C1085F WITH AN EFFECTIVE DATE OF JANUARY 17, 2007.
- FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #2.
- MCCRae ROAD TO BE PUBLIC BUT PRIVATELY MAINTAINED. ROADWAYS WILL BE CONSTRUCTED TO COUNTY STANDARDS. ROADWAYS WILL BE DEDICATED TO THE PUBLIC.
- UTILITY EASEMENTS ARE FOR LOCAL UTILITY COMPANIES.
- THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS. INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED.
- GROSS AREA FOR TRACTS 1-12 ARE CALCULATED USING PERPENDICULAR EXTENSIONS OF LOT CORNERS OR THE RADIUS POINT OF CUL-DE-SACS TO THE CENTERLINE OF ROAD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT MS. RUTHANNE HUBBARD, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "LONE STAR ESTATES" DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HER FREE ACT AND DEED AND IN ACCORDANCE WITH HER DESIRES, DOES HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY SHOWN HEREON AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

RUTHANNE HUBBARD

ACKNOWLEDGEMENTS

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MS. RUTHANNE HUBBARD, THIS ____ DAY OF _____, 2021, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, _____, WYOMING

MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

CHAIR PERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS ____ DAY OF _____, 20__.

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS

COUNTY CLERK

FINAL PLAT FOR LONE STAR ESTATES

FOR A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, T15N, R66W OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING

PREPARED DECEMBER 2020

DATE

REVISION

NO.

PREPARED FOR: NATE REISENDORFER 1767 TORRINGTON HWY CHEYENNE, WY 82009

PROJECT: LONE STAR ESTATES

DRAWING TITLE: FINAL PLAT

PROJECT: \\avi\Logs\AVI 4th - CAD\12045

307.637.6017 1103 OLD TOWN LANE, SUITE 101 CHEYENNE, WY 82009 AVI@AVIPC.COM

DATE: Dec 10, 2020

DRAWN BY: MR.

DESIGNED BY: CSL

CHECKED BY: AED & CSL

JOB NO.: 4404

DRAWING NO. 1 OF 1

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
LOCATED IN A PORTION OF THE NE1/4, SECTION 29, T.15N., R.66W.,
OF THE 6th P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "LONE STAR ESTATES".**

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 "Lone Star Estates" 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.
- b. This application meets the criteria for the Subdivision development Design Standards pursuant to Section 2-1-104 of the Laramie County Land Use Regulations.

And the Board approves the Subdivision Permit and Plat for Lone Star Estates with the following conditions:

1. Evidence of DEQ approval in the form of a "Non-Adverse Recommendation" shall be required prior to final plat recordation.
2. All minor plat corrections including grammatical errors shall be resolved prior to recordation of the final plat.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2021.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office