



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Associate Planner

DATE: July 6th, 2021

TITLE: PUBLIC HEARING regarding a Zone Change from A2 – Agricultural to AR – Agricultural Residential and a Subdivision Permit & Plat for Roundtop Ranch Estates located in a portion of the W1/2, Section 10, T.14N., R.67W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Lovas Engineering, on behalf of Roundtop Ranch Estates, LLC, has submitted Zone Change and Subdivision Permit & Plat applications for Roundtop Ranch Estates, consisting of one 315-acre parcel. The applications have been submitted to request a zone change from A2 to AR and to replat the parcel into 58 residential-use tracts.

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 subject property is currently undeveloped and assessed as residential vacant land.

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), which is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas.

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. This designation also emphasizes large lot single-family residences allowing for farm animals and clustering being encouraged.

The subject property is bordered by the A2 zone district on the north, and P – Public on the west and exempt property to the south and east, with surrounding uses consisting of agricultural and residential.

As this subdivision proposes more than five lots, a Chapter 23 study has been submitted to the Wyoming Department of Environmental Quality (DEQ) for evaluation. DEQ approval in the form of a “Non-Adverse Recommendation” letter is required prior to recordation of the final plat. On June 18th, 2021, the DEQ submitted a letter to this Board to provide notification of a review extension to July 7th, 2021.

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 corrections to the plat map, the need for a water supply source and drainage easements. The County Engineer has found the Drainage Study and Traffic Study that were submitted to be sufficient for the development. Based on the Traffic Study submitted, a portion of Roundtop Road, running from Rocky Mountain Road to Horse Creek Road, will be required to be paved. Fire District #2 has also determined that a water cistern will not be required for the subdivision. The applicant submitted a revised plat on June 29th to the Planning Office that is currently under review.

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

A public hearing of these applications was held on June 10th, 2021 by the Laramie County Planning Commission. The Planning Commission voted (3-0) to recommend approval of both applications with one recommendation for the Subdivision Permit & Plat.

1. All clerical corrections to the Plat shall be addressed prior to the July 7th BOCC Public Hearing.

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 A2 to AR for the W1/2, Section 10, T.14N., R.67W., 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 Roundtop Ranch Estates with two conditions:

1. All minor, clerical corrections to the Plat shall be addressed prior to recordation.
2. DEQ Approval in the form of a “Non-Adverse Recommendation” letter is required prior to recordation of the plat.

PROPOSED MOTION – ZONE CHANGE

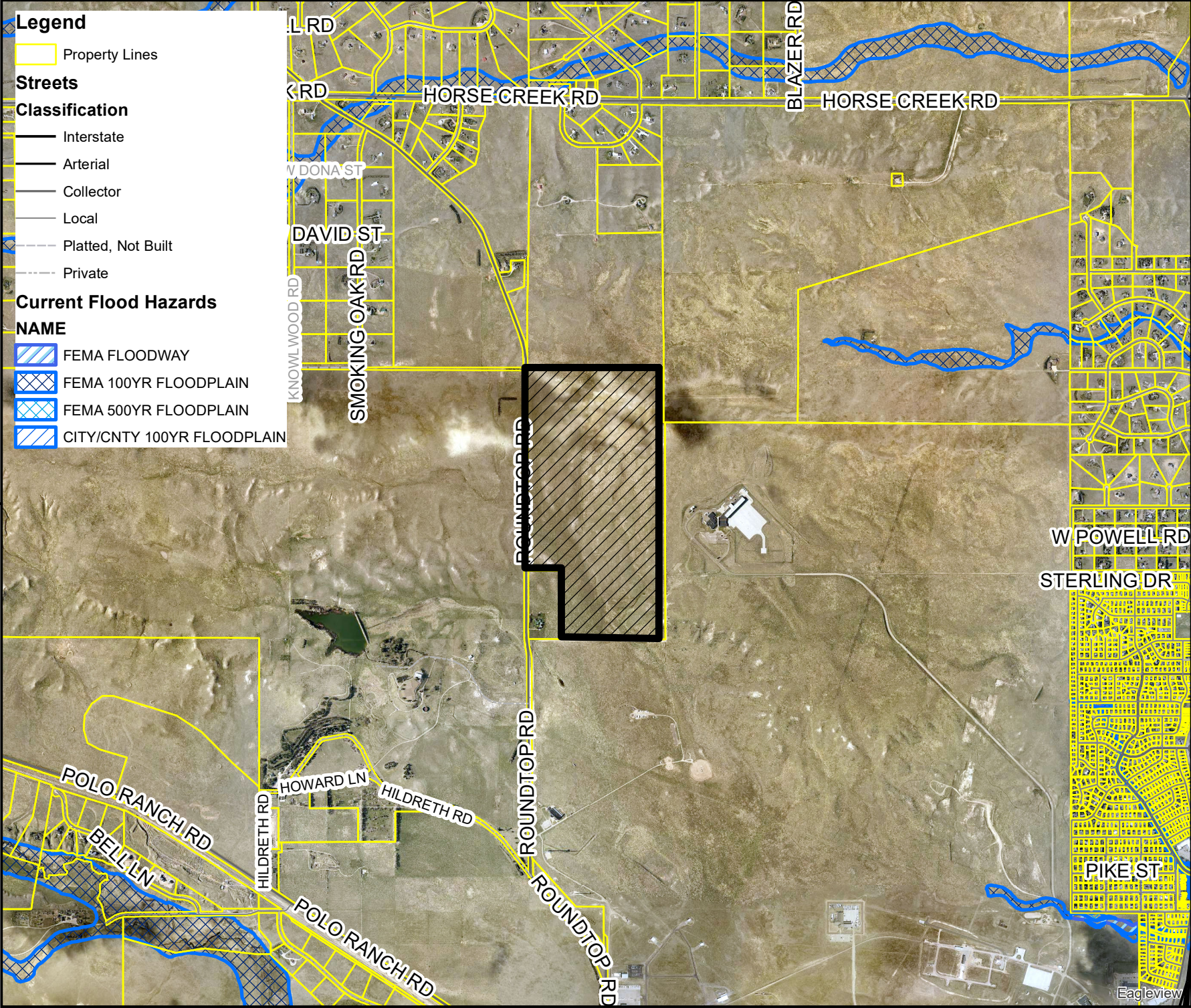
I move to approve the Zone Change from A2 to AR for a portion of the W1/2, Section 10, T.14N., R.67W., of the 6th P.M., Laramie County, WY, and adopt the findings of facts a and b for the *zone change*, as shown in the staff report.

PROPOSED MOTION – SUBDIVISION PERMIT & PLAT

I move to approve the Subdivision Permit and Plat for Roundtop Ranch Estates 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 6: Combined Agency Comments Report**
- Attachment 7: DEQ Review Extension Letter**
- Attachment 8: Resolution ‘Exhibit A’ - Zone Change Map**
- Attachment 9: Resolution – Zone Change**
- Attachment 10: Plat – Revised June 29th, 2021**
- Attachment 11: Resolution – Subdivision Permit & Plat**



Laramie County, Wyoming



**Roundtop
Ranch
Estates**

**Subdivision
Permit & Plat
and
Zone Change**

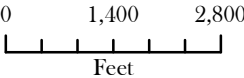
PZ-21-00134(135)

Location Map

**Subject
Property**



May 2021



Legend

Property Lines

Streets

Classification

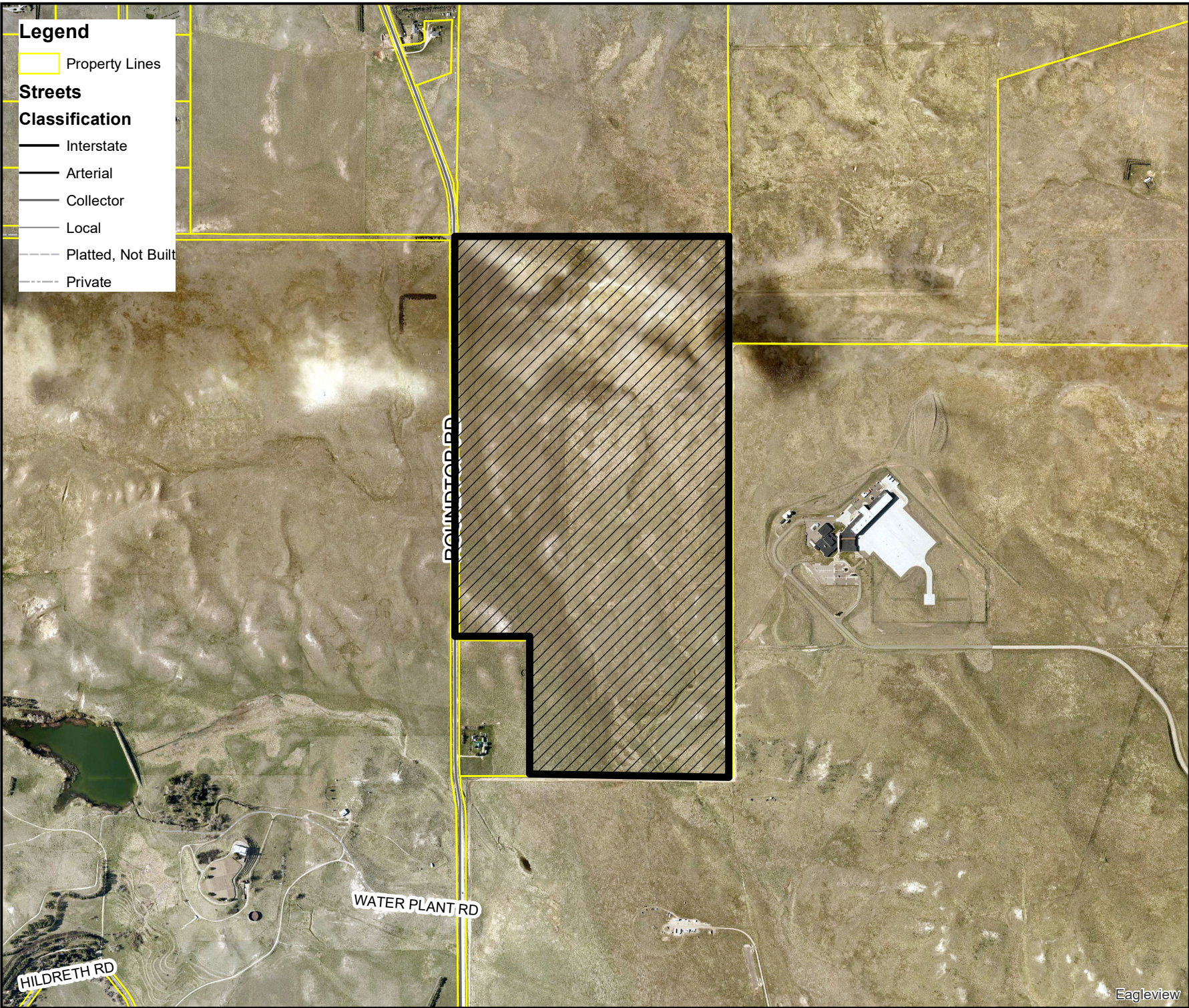
- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

Current Flood Hazards

NAME

- FEMA FLOODWAY
- FEMA 100YR FLOODPLAIN
- FEMA 500YR FLOODPLAIN
- CITY/CNTY 100YR FLOODPLAIN

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.



Legend

Property Lines

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

Laramie County, Wyoming



Roundtop Ranch Estates

Subdivision Permit & Plat and Zone Change

PZ-21-00134(135)

Aerial Map

Subject Property

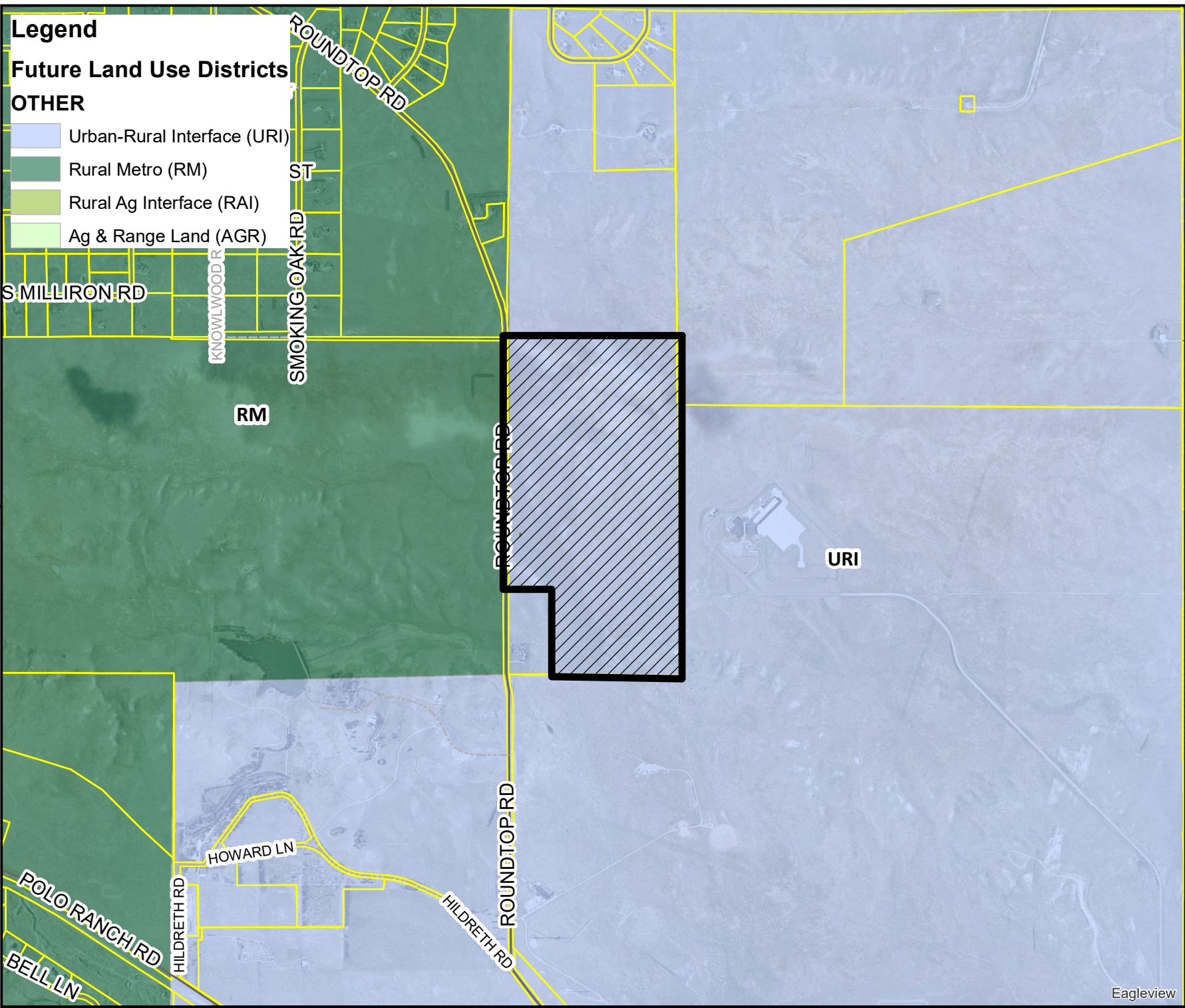
A rectangular box filled with diagonal hatching, used to identify the subject property on the map.

May 2021

A north arrow pointing upwards and a scale bar indicating distances of 0, 700, and 1,400 feet.

0 700 1,400
Feet

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Laramie County, Wyoming



**Roundtop
Ranch
Estates**

**Subdivision
Permit & Plat
and
Zone Change**

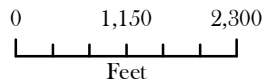
PZ-21-00134(135)

**Comprehensive
Plan Map**

**Subject
Property**



May 2021



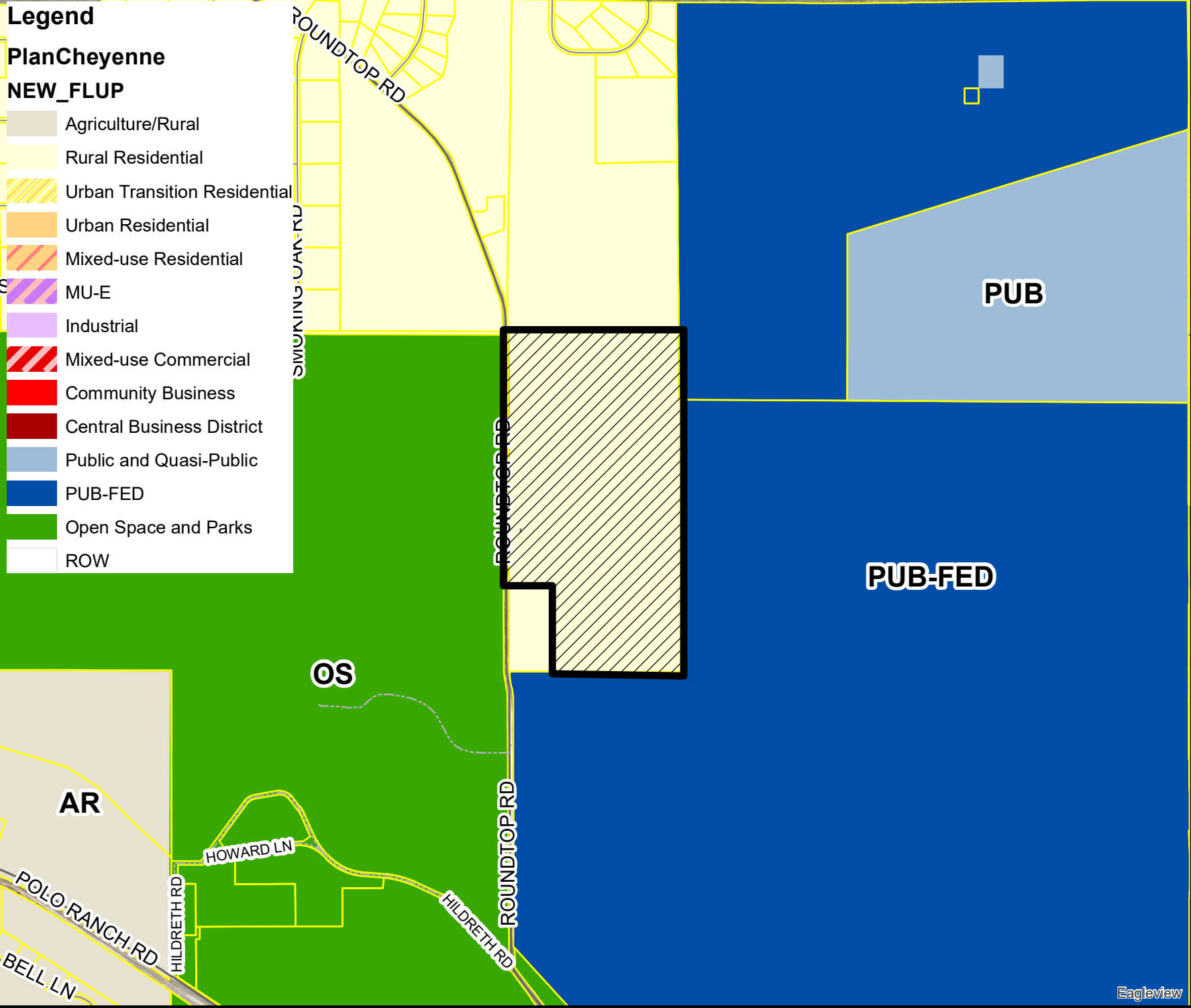
This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability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

Legend

PlanCheyenne

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



**Laramie
County,
Wyoming**



**Roundtop
Ranch
Estates**

**Subdivision
Permit & Plat
and
Zone Change**

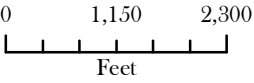
PZ-21-00134(135)

**Plan Cheyenne
Map**

**Subject
Property**

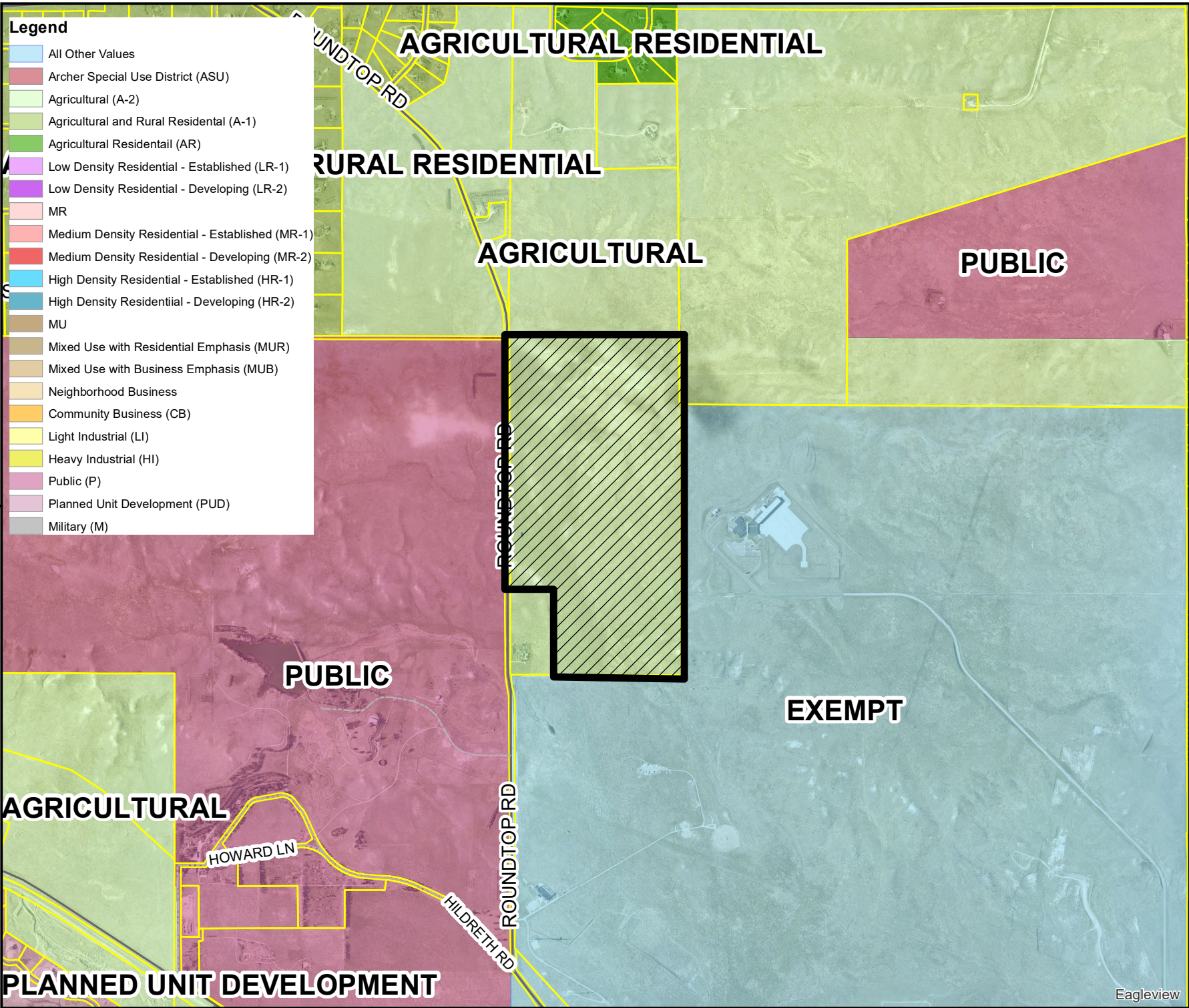


May 2021



Eagleview

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



**Roundtop
Ranch
Estates**

**Subdivision
Permit & Plat
and
Zone Change**

PZ-21-00134(135)

**Current
Zoning Map**

**Subject
Property**



May 2021



0 1,150 2,300
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.

Fire District No 2: Fire District No. 2, Cooper McCullar Comments Attached

05/10/2021

Half of the property falls within the 5 road mile range to the nearest station. The other half of the development is out of the 5 road mile range thus creating the need for a water supply source.

AGENCIES WITH NO COMMENT”

Cheyenne MPO

County Assessor

County Attorney

County Real Estate Office

County Public Works Department

WYDOT

Combined Communications Center

Sheriff's Office

Intraoffice: Planners, Cambia McCollom

Intraoffice: Planners, Marissa Pomerleau

AGENCIES WITH NO RESPONSE:

County Treasurer

Wyoming Game and Fish Dept

Emergency Management

Cheyenne MPO: Cheyenne MPO, Christopher Yaney Comments Attached 05/13/2021

1. Tract 59 shall be extended to the east end of the development and shall be right-of-way of W Riding Club Rd. This roadway W Riding Club Rd shall be built with this development.
2. All three access roadways south of the NW Corner of S.10 along Roundtop Rd shall be shifted south by a length of approximately 650 feet to account for the future W riding Clube extension.
3. Mountain Crest Circle will extend to attach to the future W Riding Club Rd. A turn around for emergency vehicles shall be connected to W Riding Club Rd.
4. A traffic study shall be submitted since this development will be generating approximately 580 trips a day.

County Assessor: County Assessor, Kaycee Eisele Comments Attached 05/06/2021
At the beginning of the legal description, it states "Commencing at an aluminum cap found at the SOUTHEAST corner of section 10". According to the assessor records and for the purposes of your plat, this parcel is starting at the SOUTHWEST corner of section 10, as indicated on the actually map portion of plat.

Robert Chamberlain's signature with printed name must be accompanied by his affiliated title for Roundtop Ranch Estates LLC, as it also should in the notary acknowledgement, which was included on this plat.

County Attorney: County Attorney, Joe Chenchar Comments Attached 05/18/2021

1. In the Dedication, please include the name of the business entity that owns the parcel, which Mr. Chamberlin is the agent of.
2. Note 3 refers to Powderhouse Rd., I do not believe this is applicable to this plat.

County Real Estate Office: County Real Estate Office, Laura Pate Comments Attached 05/11/2021

The deed where they took title has Round Top as two words. Please change the notary acknowledgement, and add Roberts title and the company name after his printed name below where he is to sign.

County Engineer: County Engineer, Scott Larson Comments Attached 05/20/2021
Engineer Review

1. The Drainage Study submitted is adequate for this submittal. A final Drainage Study will be required with the roadway construction plans to address culvert sizing, etc.

2. There is an existing drainage path through the southern portion of the platted area. The engineer needs to evaluate the paths for this drainage and the roadside ditches to determine where drainage easements will be needed to allow the runoff to travel through the various Tracts. The drainage easements need to be included on the plat drawing.
3. Based on the Traffic Study submitted, and previous comments made during the PDP submittal, the developer will be required to pave Roundtop Road from Rocky Mountain Road north to Horse Creek Road since the average daily traffic will far exceed 350 vpd. The paving of the roadway shall meet the current LCLUR. I concur with the findings/conclusions of the Traffic Report.
4. Roadway design plans for all roadways (including the paving of Roundtop Road) shall be submitted for review and approval to the County.
5. There is no note regarding floodplains and referencing the FEMA panel for this area.
6. Note 3 is not applicable to this plat and should be removed.
7. On the north side of the Mountain Crest Circle cul-de-sac, there is a property/ROW line that has an 80' dimension but no bearing is listed.
8. What is the purpose of Tract 59? It is too small for a well and septic. If it is for potential future ROW (since it is shown as 80' wide) it should be platted as ROW now and extend all the way to the east. This would line up nicely with West Riding Club Road if property to the east is ever developed.

Surveyor Review

1. There are no Wyoming State Plane field observation coordinates shown for the Northwest Corner or the West 1/4 Corner of Section 10.
2. In the BASIS OF BEARINGS note, should "SOUTHEAST CORNER" be "SOUTHWEST CORNER" and should the referenced distance be "2654.02" (the actual length of the line referenced between the 2 referenced PLSS corners)?

County Public Works Department: County Public Works Department, Jeremy Fulks
Comments Attached 05/24/2021
For now see County Engineer comments.

Environmental Health: Environmental Health Department, Roy Kroeger Comments
Attached 05/20/2021
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 DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits.

Wyoming Game & Fish Dept: Wyoming Game & Fish, Wyoming Game and Fish Dept
Comments Attached 05/20/2021

Combined Communications Center: Combined Communications Center, Chuck
Trimble Comments Attached 05/10/2021

Proposed "Shadow Mountain RD" should be renamed to avoid confusion with similarly
named roads already in existence - Shadow Mountain Trl and Shadow Mountain Cir.

Intraoffice: Planners, Cambia McCollom Comments Attached 05/07/2021

5/7/2021 : A review of the proposed road names brought up a number that would not be
considered unique from existing or currently/previously proposed roads. Please
consider alternative names for: _Mountain View

Shadow Mountain

Rocky Mountain

Note #3 does not appear to be applicable to this plat.

Building Dept.: Building Dept., Antony Pomerleau Comments Attached 05/11/2021

Fire apparatus access roads shall be designed to meet all applicable sections of the
2018 IFC chapter 5.

Fire District No 2: Fire District No. 2, Cooper McCullar Comments Attached
05/10/2021

Half of the property falls within the 5 road mile range to the nearest station. The other
half of the development is out of the 5 road mile range thus creating the need for a
water supply source.

Intraoffice: Planners, Marissa Pomerleau Comments Attached 05/20/2021

1. Snowy Mountain Circle and Mountain Crest Circle will need to be renamed as
"Circles" are not permitted in road names.

2. The field observation coordinates must reference Wyoming State Plane Coordinate
System, East Zone, US Survey foot, NAD 1983.

3. The correct FEMA Panel must be included on the plat.

4. Note 3 needs to be updated for this plat It appears to be a copy and paste error and
refers to the wrong roads.

5. This property appears to be in the Low hazard level of the CWPP area. A note must
be added with this information.

AGENCIES WITH NO COMMENT:

WYDOT

Sheriff's Office

AGENCIES WITH RESPONSE:

County Treasurer

County Conservation District

Laramie Co School Dist No 1

Wyoming DEQ

US Post Office

Emergency Management

Black Hills Energy

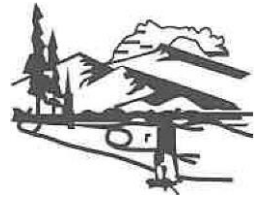
CenturyLink

Laramie County Weed & Pest



Department of Environmental Quality

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



Mark Gordon, Governor

Todd Parfitt, Director

June 18, 2021

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

Via Email: office@laramiecountyclerk.com

RE: Roundtop Ranch Estates Subdivision - 2021-173 Cheyenne, Laramie County

Dear Commissioners:

The Wyoming Department of Environmental Quality (WDEQ) has received application material related to the Roundtop Ranch 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 May 3, 2021. 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. WDEQ's recommendations will be provided to the Commission by June 7, 2021.

Due to the increase in current work load currently we are extending this review period to for the DEQ recommendation to July 7, 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: Robert Chamberlin, President Roundtop Ranch Estates, LLC, robert.chamberlin@live.com
John Wetstein, PE/PG, Engineering Associates, john.wetstein@eaengineers.com
Markus Malessa, SEO, markus.malessa@wyo.gov

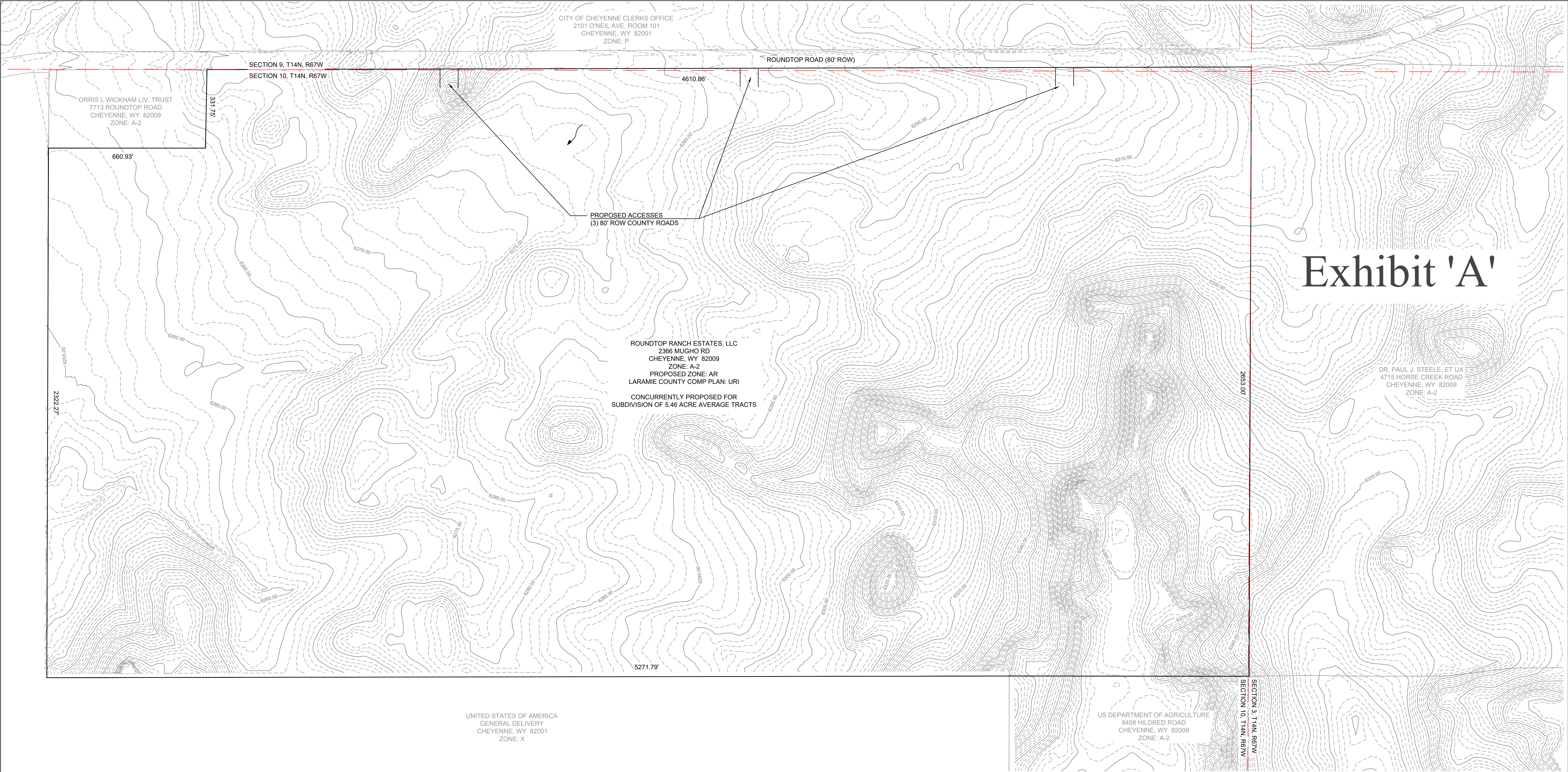
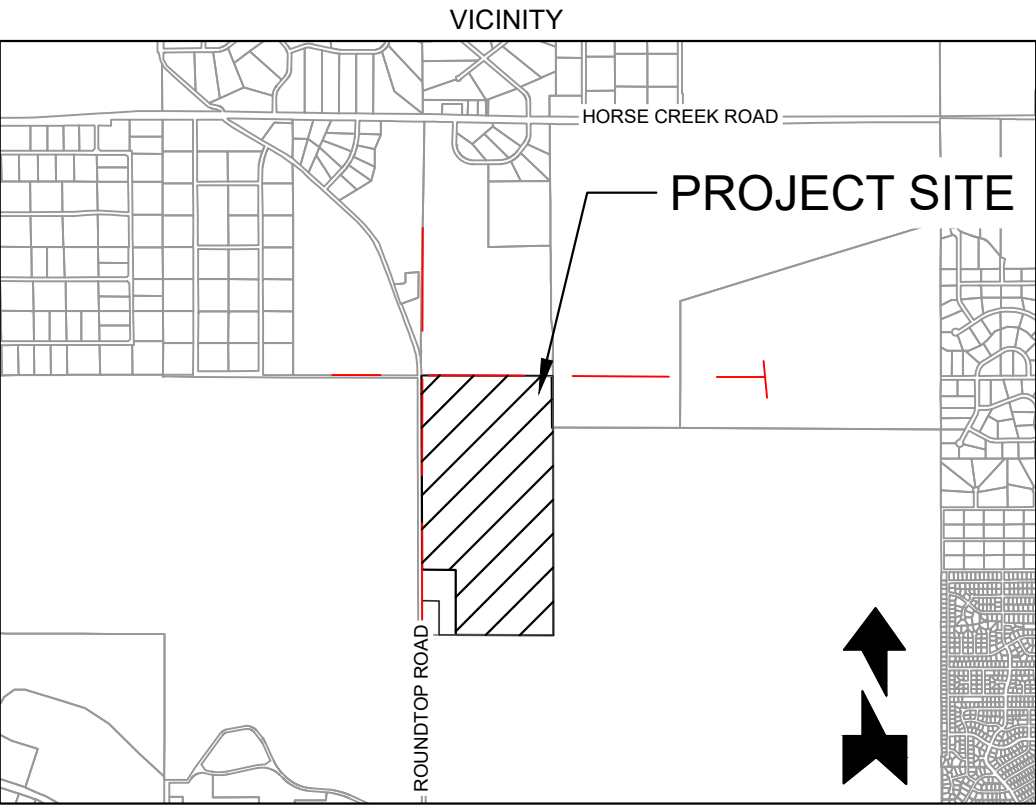


Exhibit 'A'

- LEGEND**
- PROPOSED PARCEL BOUNDARY
 - MAJOR CONTOURS
 - MINOR CONTOURS
 - SECTION LINES


- NOTES:**
1. ROUNDTOP RANCH ESTATES CONTAINS 315.00 ACRES ±
 2. CONTOURS SHOWN ARE CHEYENNE/LARAMIE COUNTY GIS PROGRAM AERIAL MAPPING (LIDAR) - VERTICAL DATUM: NAVD88
 3. CURRENT ZONE: A-2 PROPOSED ZONE: AR

- SUMMARY TABLE**
- TOTAL AREA = 315.00 ACRES ±



OWNER:
ROUNDTOP RANCH ESTATES, LLC
MR. ROBERT CHAMBERLIN
2366 MUGHO ROAD, CHEYENNE, WY. 82009

ENGINEER:
LOVAS ENGINEERING, INC.
CHRISTOFER S. LOVAS, PE
1869 GRIZZLY GULCH, CHEYENNE, WY 82009



**ZONE CHANGE MAP
FOR
ROUNDTOP RANCH ESTATES**

FOR A PORTION OF THE WEST ½ SECTION 10, T14N, R67W OF THE 6TH
PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING

PREPARED APRIL 2021
BY
LOVAS ENGINEERING, INC.

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM A2 – AGRICULTURAL TO AR – AGRICULTURAL RESIDENTIAL
FOR A PORTION OF THE W1/2 SECTION 10, T.14N., R.67W.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 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 W1/2 Section 10, T.14N., R.67W., 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

_____, 2021.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

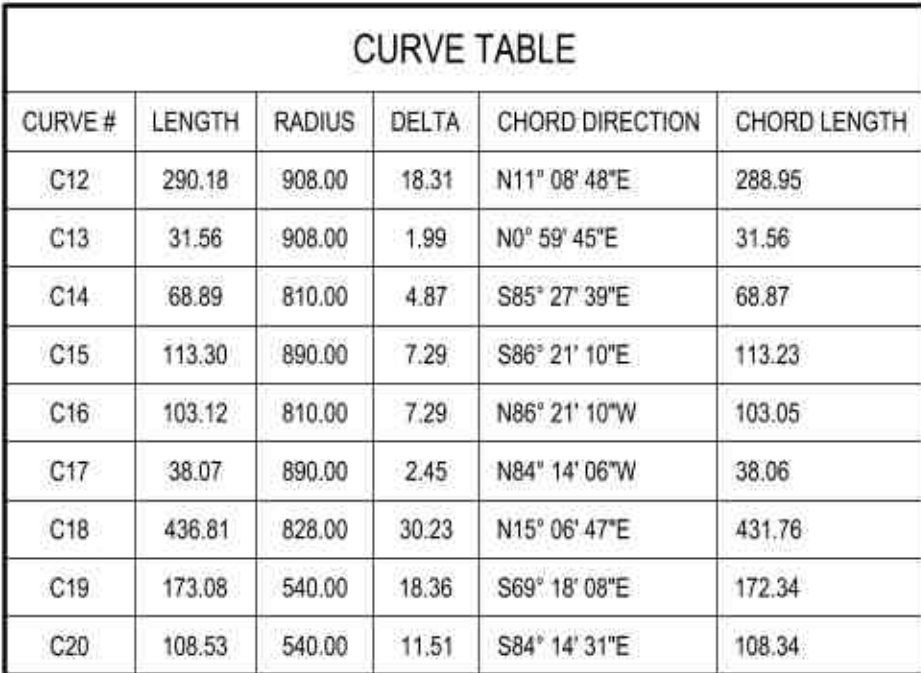
Debra K. Lee, Laramie County Clerk










Reviewed and approved as to form:



Laramie County Attorney's Office

US DEPARTMENT OF AGRICULTURE
8408 HILOED ROAD
CHEYENNE WY 82009



- | | |
|---|-----------------------------------|
|  | FOUND STONE |
|  | FOUND REBAR |
|  | FOUND ALUM. CAP |
|  | FOUND BRASS CAP |
|  | SET 2" ALUM. CAP AVI PC PLS 12045 |
|  | SECTION LINE |
|  | QUARTER SECTION LINE |
|  | NEW PARCEL BOUNDARY |
|  | ADJACENT PROPERTY LINE |
| 5.00 Acres | NET AREA |
| (5.25 Acres) | GROSS AREA |
| CX | CURVE LINE TABLE |

COMMENCING AT AN ALUMINUM CAP FOUND AT THE SOUTHWEST CORNER OF SECTION 10; THENCE S89°46'18"E AT A DISTANCE OF 331.75 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE N00°08'40"W AT A DISTANCE OF 660.93 FEET TO A POINT; THENCE N89°44'47"W AT A DISTANCE OF 331.75 FEET TO A POINT; THENCE N00°08'38"W AT A DISTANCE OF 1983.24 FEET; THENCE N00°07'32"W AT A DISTANCE OF 2636.91 FEET TO A FOUND ALUMINUM CAP AT THE NORTHWEST CORNER OF SECTION 10; THENCE S89°34'04"E AT A DISTANCE OF 2563.00 FEET TO A FOUND ALUMINUM CAP AT THE NORTH E CORNER OF SECTION 10; THENCE S00°08'49"E AT A DISTANCE OF 5251.79 FEET TO A FOUND ALUMINUM CAP AT THE SOUTH E CORNER OF SECTION 10; THENCE N89°46'18"W AT A DISTANCE OF 2322.27 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 316.40 ACRES MORE OR LESS

RIGHT OF WAY DEDICATED WITH THIS PLAT - 23.75 ACRES

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING BEING MONUMENTED AT THE SOUTH QUARTER CORNER AND THE SOUTH EAST CORNER BY FOUND IRON RODS WITH BEARING N89°46'18"W AT A DISTANCE OF 2654.02 FEET WITH ALL BEARINGS HEREIN RELATIVE THERE TO.

KNOW ALL MEN BY THESE PRESENTS: THAT ROUND TOP RANCH ESTATES LLC, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "ROUNDTOP RANCH ESTATES" DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS 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.

ROBERT CHAMBERLIN, PRESIDENT
ROUND TOP RANCH ESTATES, LLC

ACKNOWLEDGEMENTS

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT CHAMBERLIN, PRESIDENT OF ROUND TOP RANCH ESTATES, LLC, 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 _____

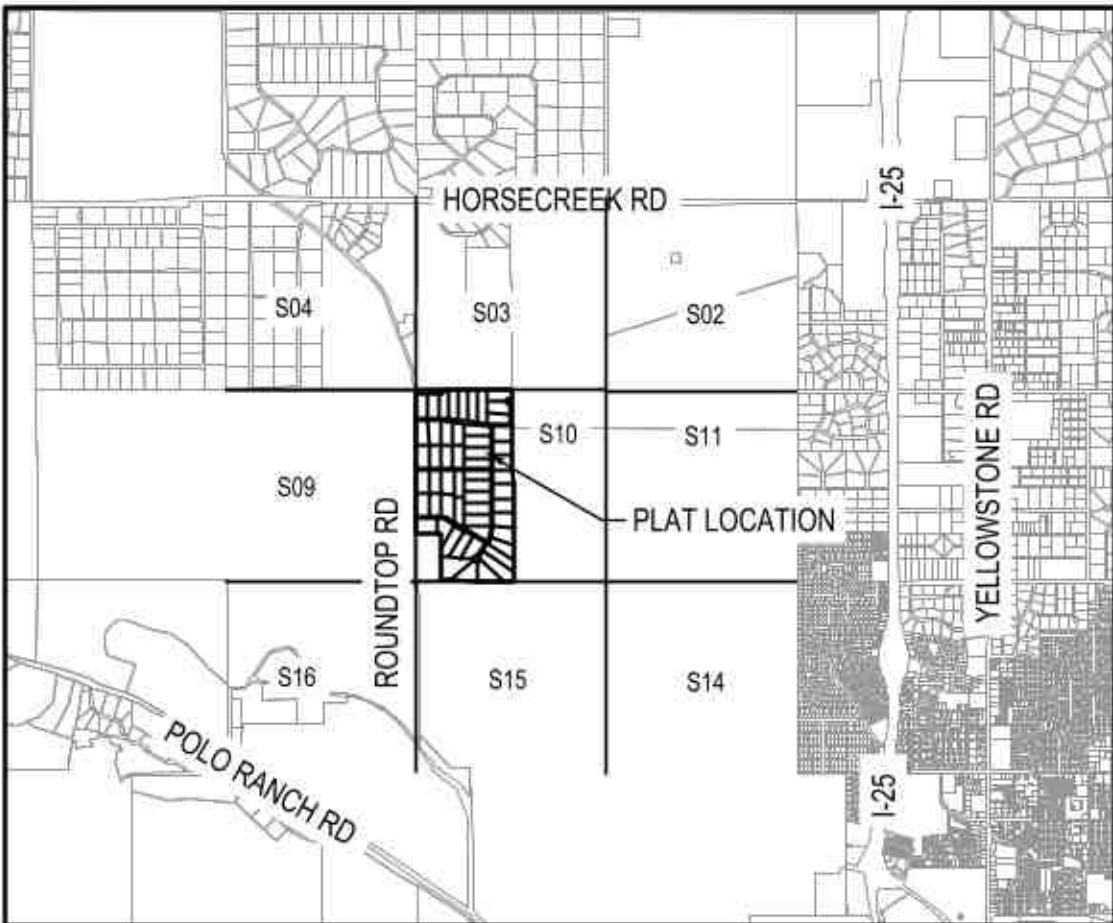
I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE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

FILING RECORD



NOTES

1. FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #2.
2. ALL ROADS TO BE PUBLIC BUT PRIVATELY MAINTAINED. ROADWAYS WILL BE CONSTRUCTED TO COUNTY STANDARDS. ROADWAYS WILL BE DEDICATED TO THE PUBLIC. **NO PUBLIC MAINTENANCE OF STREETS OR ROADS**
3. THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS. INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED. **NO CENTRALIZED SEWAGE SYSTEM**
4. GROSS AREA SHOWN FOR TRACTS 1-58 ARE CALCULATED BY EXTENDING SIDE LOT LINES FROM THE EDGE OF THE RIGHT OF WAY TO A PERPENDICULAR INTERSECTION WITH THE CENTERLINE OF THE ROAD. GROSS AREAS ADJACENT TO CUL-DE-SAC AREAS ARE CALCULATED BY EXTENDING LOT LINES FROM THE EDGE OF THE RIGHT OF WAY TO THE RADIUS POINT OF THE CUL-DE-SAC.
5. THERE ARE NO SPECIAL FLOOD HAZARDS WITHIN THE PROPOSED SUBDIVISION. THE SUBDIVISION IS LABELED AS ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR LARAMIE COUNTY PANEL 1059 OF 1650. MAP NO. 56021C1059F WITH AN EFFECTIVE DATE OF JANUARY 17, 2007.
6. ROUNDTOP RANCH ESTATES IS LOCATED ADJACENT TO LOW HAZARD LEVEL, CWPP AREAS DESCRIBED IN THE CHEYENNE / LARAMIE COUNTY CWPP PG 63.



VICINITY MAP
NOT TO SCALE

**FINAL PLAT
FOR
ROUNDTOP RANCH
ESTATES**

FOR A PORTION OF THE WEST $\frac{1}{2}$ SECTION 10, T14N, R67W OF
THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING

PREPARED JUNE 2021

[illegible]

PREPARED FOR:
ROUND TOP RANCH ESTATE, LLC
2366 MUGHO ROAD
CHEYENNE, WY 82009

ROUNDTOP RANCH ESTATES

DRAWING TITLE:



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

DATE: Jun 28, 2021

DRAWN BY:	MR
DESIGNED BY:	

MR
CHECKED BY:

ICB NO.:

4500

DRAWING NO. 1 OF 1

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
A PORTION OF THE W1/2 SECTION 10, T.14N., R.67W.,
OF THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "ROUNDTOP RANCH 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 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 Roundtop Ranch Estates.

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 Roundtop Ranch Estates with two conditions:

1. All minor, clerical corrections to the Plat shall be addressed prior to recordation.
2. DEQ Approval in the form of a "Non-Adverse Recommendation" letter is required prior to recordation of the 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