

The Laramie County Land Use Regulations

The owner or applicant shall submit to the Laramie County Planning and Development Office an updated digital shapefile of the approved subdivision boundaries, along with the plat or map of survey, prior to recordation with the Laramie County Clerk. The digital file shall be in spatial reference that integrates with the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) framework. The framework for spatial reference is Wyoming State Plane Coordinates, East Zone, U.S. Survey foot, NAD 1983 (CORS96). The digital file shall be submitted in a format compatible with the CLCCGIS. The preferred electronic format is .shp, however other formats may be accepted with prior approval from the CLCCGIS.

I. Altering of Plat

No changes, erasures, modifications or revisions shall be made on the plat after the approval and execution of signatures by the Planning Commission and the Board of County Commissioners.

m. Vacation

All such vacation instruments shall be approved by the Board for areas outside of the incorporated limits of the city or town. Vacations shall be executed in accordance with W.S. 34-12-106 through 34-12-111.

2-1-102 ADMINISTRATIVE PLATS

a. Intent

Administrative plat procedures are intended to provide expedited review and approval for minor adjustments to legal boundaries and title of property for proper recording. These adjustments have little or no impacts on public facilities and infrastructure and are within ownership patterns or development patterns that have otherwise been determined in accordance with the Laramie County Comprehensive Plan.

b. Applicability

The administrative plat process is applicable for divisions of land in the County that meet the specific eligibility requirements in this section. The application for an administrative plat is initiated by the property owner(s) of all property subject to the application, or the authorized agent of the property owner(s).

i. General Eligibility

All administrative plats shall meet the following threshold eligibility requirements:

- (A) The application involves no adjustments to the layout of existing public streets or public areas, but may involve the addition of right-of-way to existing streets; and,
- (B) The application involves no dedication of new public streets or public areas; and,
- (C) The application involves no new area anticipated for potential dedication as public streets or public area, whether through official plans or by operation of development regulation.

c. Administrative Plat

i. Administrative Plat Revisions

Exhibit A

The Laramie County Land Use Regulations

Revisions to a previously approved plat may be eligible for administrative approval where:

- (A) The revisions are due to field conditions that could not have been reasonably anticipated or discovered at the time of the plat which results in no material change to the application; or,
- (B) The revisions are due to changes in the development program, and these changes will result in no additional lots and will impact public facilities the same or similarly to the previously approved application.

ii. Lot Line Adjustment

Adjustments to previously platted lots may be eligible for administrative approval where:

- (A) The adjustment results in no additional lots.

iii. Simple Plat Subdivision

A simple subdivision of parcels or lots may be eligible for administrative approval where:

- (A) It results in no more than two (2) total lots; and,
- (B) No portion of the new lots or any remaining parcel has been created previously through an administrative approval.

iv. Easement Adjustments

Adjustments or additions of easements may be eligible for administrative approval where:

- (A) The revisions are due to field conditions that could not have been reasonably anticipated or discovered at the time of the final plat which results in no material change to the application; or
- (B) The revisions are due to changes in the development program, and these changes will result in no additional lots and will impact public facilities the same or similarly to the previously approved application.

d. Specific Procedures

An administrative plat has the following specific procedures:

i. Pre-application Conference

Prior to submittal of an application, the applicant shall schedule at least one (1) pre-application meeting with the staff to discuss the eligibility of the application for administrative review and the ability of potential future development on the property to meet the criteria.

ii. Staff Review

Upon submittal of a formal application, staff will conduct an internal review and may forward copies of the application to any pertinent external agencies for review and comment.

- (A) Complete Applications

The Laramie County Land Use Regulations

Within seven (7) days of submittal of the application, staff shall determine whether the application is complete according to official application requirements. Staff shall notify the applicant in writing of any deficiencies in incomplete applications and provide directions and deadlines to cure the deficiencies. Staff shall schedule complete applications for formal internal review subject to the criteria in this section.

(B) Posted Notice

Prior to a final decision, staff shall provide one (1) sign for each road frontage indicating that there is a pending development application. The applicant shall ensure that one (1) sign for each road frontage is posted on the property for at least seven (7) days prior to the decision. When the applicant has made all reasonable and good faith efforts to maintain posted notice, failure of this posted notice shall not be grounds to invalidate the application.

(C) Final Decision

Upon review according to the criteria in this section, and within twenty-one (21) working days of the determination of a complete application, the Director shall take one of the following actions:

- (I) Approve the application; or,
- (I) Deny the application and state the specific reasons for denial.

v. Effect of Decision

The decision of the Director is the final decision and shall be made in writing. Approval of the application shall be valid for one (1) year. If not acted on and recorded within one (1) year, the approval shall be void.

iii. Recording

Following approval of an administrative plat, the Director and the Public Works Director shall sign the plat. The applicant shall then record the plat and other required documents in the office of the County Clerk and be responsible for any associated fees. The applicant shall submit a copy of the recorded plat with any building permit application(s).

e. Review Criteria

Prior to approving an administrative plat, the Director shall find that the application meets all of the following criteria:

- i. The division of land shall be consistent with the Comprehensive Plan; and,
- ii. The division of land shall be consistent with development and ownership patterns in the vicinity, or consistent with any change in development and ownership patterns identified in the Comprehensive Plan or any specific area plans; and,
- iii. All potential development resulting from the application will produce no material and negative impacts on existing and planned public facilities in the area; and,
- iv. All proposed lots shall be buildable lots according to the existing zoning district standards.

2-1-103 SUBDIVISION EXEMPTIONS

To help county residents and governmental agencies process projects that meet the subdivision exemption section of the regulations, the following section outlines the process for ensuring the exemption is in compliance.

- a. Process
 - i. An application for Subdivision Exemption and supporting documents shall be submitted to the Laramie County Planning and Development Office for administrative review and approval.
 - ii. The Planning and Development Office shall review application materials and provide response to the applicant within five (5) working days. Review will consist of the following items:
 - (A) Exemption allowed according to WSS 18-5-303
 - (B) Road names (names not approved through this process may not be accepted by Laramie County Public Works)
 - (C) Map/Record of Survey name
 - iii. The signed application by the Planning and Development Office shall constitute approval of the subdivision exemption and shall accompany the documents for recordation by the Laramie County Clerk's Office.

2-1-104 DEVELOPMENT DESIGN STANDARDS

- a. General
 - i. The purpose of the Subdivision/Development Design Standards is to ensure that the subdivision/development provides basic environmental and design principles necessary for a safe, serviceable, attractive and healthy living environment. These standards are general guidelines and minimum standards for evaluating all plans of proposed subdivisions/developments.
- b. Subdivision Site Considerations
 - ii. Steep or unstable land and areas having inadequate drainage shall not be developed into building lots unless the owner makes adequate provisions (satisfactory to the County) to prevent the same from endangering life, health, or other property.
 - iii. Land subject to flooding, and/or within drainage areas shall be developed in accordance with the provisions of all applicable County, State and Federal regulations.
 - iv. Whenever possible, the development shall designate open space and trail areas that are contiguous with adjacent open space and trails.

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Laramie County Planning & Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
Phone: 307.633.4303

June 14, 2021

AVI

Attn: Bruce Perryman
1103 Old Town Lane, Ste. 101
Cheyenne, WY 82009

Re: Denial of Administrative Plat Application- Park Estates 4th Filing
Project PZ-21-00083

Mr. Perryman,

As you are aware, the application for an administrative plat in regard to the above noted portion of Park Estates 4th Filing, has been in the review and process by our office. After further review, our office has determined that the application, and the project it represents, does not meet criteria as an "administrative exemption" pursuant to LCLUR 2-1-101(d) and 2-1-102. Nor does it meet the requirements for processing as an "administrative plat." The Application for Administrative Plat, is therefore denied.

The basis for this decision includes, but is not limited to, the following:

Subsection (d) allows the Planning and Development director to exempt an owner/applicant from certain requirements in W.S. 18-5-306, including W.S. 18-5-306 (a) (ii) if the project meets certain criteria. The subsection further states that, in such a case, an administrative plat process may be allowed pursuant to these regulations.

Among the criteria which must be met for an Administrative Exemption, and any subsequent referral to the administrative platting process, are that the:

"proposed subdivision meets the density requirements designated in the Laramie County Comprehensive plan and any applicable zoning district, whichever is smaller, ...and any findings from the of the Planning Commission hearing of the Preliminary Development Plan which support the exemption..." LCLUR 2-1-101 (d)(i)(iii)

As to the latter, as the record reveals, there was no hearing of a preliminary development plan before the Planning Commission. The project file contains no evidence of any finding or

decision in regard to an exemption from the preliminary development plan pursuant to LCLUR 2-1-100 (b).

As with the initial decision for this to be treated as an administrative plat, it is unclear when or by whom that decision was made. That subsection, (b), also requires that the project be "in conformance with all requirements of the Laramie County land-use regulations."

The proposed project does not meet the density requirements of the zoning district in which the property lies, that is, zone district "AR." The density requirement in this zone district is a minimum of 5 acres. Park Estates, having been platted in 1977, Lot 5 at 2.05 acres and Lot 6 at 1.75 acres are considered a nonconforming use in regard to density. Should a new lot or lots, be proposed in this same area, as in this project, that nonconforming use ceases to be operative and the land is subject to the existing zoning regulation, which requires a five-acre minimum. The creation of these new tracts would likewise remove the "nonconforming" provisions in the small wastewater regulations as well.

The proposed tracts in this application, per the Revised Plat submitted on 5-11-21, are, 1.11 acres and 2.69 acres.

The project therefore proposes an unlawful subdivision, in the absence of a zone change, under the existing Laramie County land-use regulations. This means that it does not meet the criteria under either subsection (b) or subsection (d) and LCLUR 2-1-100 for an administrative exemption to either the preliminary development plan or the administrative exemption for platting. It should be noted that a zone change application is not considered part of the administrative plat process and is a separate proceeding.

Additionally, the current revised administrative plat states, under the heading, "Vacation Statement": "This plat vacates Tracts 5 and 6 of Park Estates and the easements denoted by the cross-hatch note in the legend, within the bounds of this administrative plat." Vacation of lots in a platted subdivision are governed not only by the LCLUR but also by Wyoming statutes.

In particular, this represents a "partial vacation" pursuant to Wyo. Stat. Ann. § 34-12-106. This statute provides in pertinent part, "No plat or portion thereof for which a subdivision permit has been obtained pursuant to W.S. 18-5-304 shall be vacated as herein provided, without the approval of the county commissioners." Such vacations cannot be granted in the absence of a finding by the governing body that the vacation does not "abridge or destroy any of the rights and privileges of the proprietors in said plat." Id.

The LCLUR subsection immediately preceding the "administrative plats" section of the regulations, at 2-1-101 (m) states:

Vacation

All such vacation instruments shall be approved by the Board for areas outside of the incorporated limits of the city or town. Vacations shall be executed in accordance with W.S. 34-12-106 through 34-12-111.

Administrative plats are processed only at the agency level, and do not go before either the Planning Commission or the Board of County Commissioners. As a result, this vacation of two lots in the Park Estates subdivision would be in violation of the above noted provision and state law. In addition, no process exists pursuant to Title 34 to render the appropriate decision in regard to the potential abridgment or destruction of any rights. As a result, an administrative plat process is inappropriate for such an action.

The LCLUR was adopted under multiple authorities including those provided in Wyo. Stat. Ann. § 34-12-101 et seq. See, LCLUR 1-1-101. The LCLUR further provides that in the event that conditions imposed by any provision of other regulation or law are more restrictive or impose higher standards or requirements, the more restrictive or higher standards or requirements govern. LCLUR 1-1-103. As the Title 34 requirements in regard to partial vacation are clearly more restrictive and require at a minimum, a public hearing, they would arguably apply in this circumstance.

Under the "review criteria" for an administrative plat in 2-1-102 (e)(iv), an application for an administrative plat must demonstrate that "all proposed lots shall be buildable lots according to the existing zoning district standards." The proposal in this matter, is for the annexation of the smaller of the 2 newly created tracts to be annexed into the City of Cheyenne with the remaining tract at 2.05 acres, remain under Laramie County jurisdiction. Based on both the zone district requirement for density as well as the applicable small wastewater regulations, this would not be a "buildable" lot.

The intent of the administrative plat process is described at 2-1-102 (a):

Administrative plat procedures are intended to provide expedited review and approval for minor adjustments to legal boundaries and title of property for proper recording. These adjustments have little or no impacts on public facilities and infrastructure and are within ownership patterns or development patterns that have otherwise been determined in accordance with the Laramie County Comprehensive Plan.

The application indicates, under, "description of work," that the proposal was for a "lot line adjustment." At a minimum, this is an inaccurate description of the nature of this project. As the above indicates, the process is intended to encompass "minor adjustments" to legal boundaries or lot lines. The standard definition of the word "adjustment" is, "a small alteration or movement made to achieve a desired fit, appearance or result." The proposal vacated two existing lots in a platted subdivision and created two tracts well below the density provided for in the zoning district, leaving one unbuildable lot. The proposal additionally anticipates the annexation of one of those two lots into the City of Cheyenne. This is not a 'minor' adjustment.

The project presents a level of complexity and significant change, as well as being in potential violation of certain aspects of LCLUR regulations and Wyoming law, such that it is inappropriate for consideration as an administrative plat.

Lastly, as noted above, the record is incomplete in regard to the required process. It is unclear from the record available how this matter was designated as appropriate for administrative plat. Under the regulations, the decision to provide the exemptions noted above is made at a "pre-

application" meeting. However, no notes exist of the meeting in this particular matter and the application itself indicates that that meeting took place by phone.

It would appear that that the pre-application meeting referenced in the application was a phone conversation between the Planner ultimately assigned to the project and the Development Director, who, on that occasion, spoke as a representative of the agent for the project, having been recused from the matter in his official capacity. The Public Works Director, designated to step in for the nominal director under such circumstances, was not consulted nor present in this meeting. The records therefore do not contain any supporting evidence as to the circumstances under, or by whom, the decision to exempt this was made.

Recognizing that this denial may have the effect of delaying your project the Department would note that a number of options continue to exist. An application for a conventional subdivision permit can be filed. It would appear that an application for a zone change in the County would be required in order to bring the lots proposed within appropriate density requirements. The issue of provision of potential water and sewer, would of course need to be resolved as well. 2nd, a petition to entirely vacate the 2 lots could be brought. This could be coupled with a subsequent or simultaneous subdivision and zone change of the resulting vacated property. Third, one or both of the lots in Park Estates subdivision could be proposed for annexation by the City. Should that annexation go forward and be completed, the property could be developed under city jurisdiction.

This decision denying the application for an administrative plat by the assigned Development Director is subject to appeal to the Board of County Commissioners, pursuant to section 1-2-102 of the LCLUR.

Sincerely,

A handwritten signature in black ink, appearing to read "Molly Bennett". The signature is fluid and cursive, with the first name "Molly" written in a larger, more prominent script than the last name "Bennett".

Molly Bennett
Planning and Development Director
3966 Archer Pkwy
Cheyenne, WY 82009
307-633-4696
mbennett@laramiecounty.com

OCT 23 1958

3:32 PM

BOOK 042

RECEPTION No.

LESTER R. MOFF, Recorder

Albert P. Bruch and Josephine Bruch, husband and wife,

grantor...S...

for and in consideration of One Dollar and love and affection

EXHIBIT

in hand paid, convey... and warrant... to...

Carla V. Bruch

grantee...

the following described real estate, situated in the County of Laramie

State of Wyoming,

to-wit:

T. 14 N., R. 66 W., 6th P.M.

Sec. 22: S/2SW/4NE/4, N/2NW/4SE/4

containing 40 acres more or less:

subject, however, to all reservations, restrictions, easements and covenants of record, and particularly that certain easement granted by deed of the grantors executed this same day as to the West 40 feet of the SW/4SW/4NE/4 and the West 40 feet of the NW/4NW/4SE/4; and subject to the further restriction that no part of said property shall be used for a junk yard, scrap yard, storage of scrap metal or used car bodies or parts or the commercial production of swine.

And the said grantors hereby covenant with the said grantee

that they are

lawfully seized of said premises; that they are free from encumbrances, and they warrant the title thereto against the lawful claims of all persons whomsoever, except taxes for 1958.



Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 23rd day of October, A. D. 19 58.

Signed, Sealed and Delivered in Presence of

Albert P. Bruch [SEAL]
Josephine Bruch [SEAL]

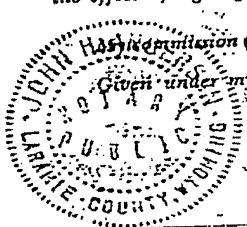
358

BOOK 642

THE STATE OF Wyoming } ss.
 COUNTY OF Laramie

On this 23rd day of October, 1958, before me personally
 appeared Albert P. Bruch and Josephine Bruch, husband and wife.

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged
 that they executed the same as their free act and deed, including the release and waiver of the right of
 homestead, the said wife having been by me fully apprised of her right and
 the effect of signing and acknowledging the said instrument.



My commission (term) expires on the 7th day of September, 1959.
 Given under my hand and notarial seal, this 23rd day of Oct., 1958.

John H. Harrison
 Notary Public



837003

WARRANTY DEED

-10-

State of Wyoming } ss.
 County of Laramie

This instrument was filed for record at
3:30 o'clock P.M., on the 23

day of Oct., and duly recorded in
 A. D., 1958, on Page 357-358
 Book 642

John H. Harrison
 County Clerk and Ex-Officio Registrar of Deeds

By _____
 Deputy.

Fees, \$ _____
 FIRST AMERICAN, WYO.
AT Bruch's
Box 829 Deer
Box 829

WARRANTY DEED

BOOK 642

837804

RECEPTION No.

LESTER R. HOPP, Recorder

Albert P. Bruch and Josephine Bruch, husband and wife,

grantor

for and in consideration of One Dollar and love and affection
in hand paid, convey and warrant to

Charles Gregory Bruch

grantee

the following described real estate, situated in the County of Laramie, State of Wyoming,
to-wit:

T. 14 N., R. 66 W., 6th P.M.,

Sec. 22: S/2NW/4SE/4, N/2SW/4SE/4

containing 40 acres more or less;

subject, however, to all reservations, restrictions, easements and covenants
of record, and particularly that certain easement granted by deed of the grantors
executed this same day as to the West 40 feet of the SW/4NW/4NE/4 and the West
40 feet of the NW/4SW/4SE/4 and the South 30 feet of the NW/4SW/4SE/4; and
subject to the further restriction that no part of said property shall be used for a
junk yard, scrap yard, storage of scrap metal or used car bodies or parts or the
commercial production of swine.

And the said grantors hereby covenant with
the said grantee

that they are
lawfully seized of said premises; that they are free from encumbrances, and they warrant the
title thereto against the lawful claims of all persons whomsoever, except taxes for 1958.

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 23rd day of October, A. D. 1958.

Signed, Sealed and Delivered in Presence of

Albert P. Bruch [SEAL]
Josephine Bruch [SEAL]
[SEAL]

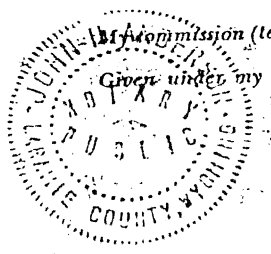
360

BOOK 642

THE STATE OF Wyoming }
COUNTY OF Laramie } ss.

On this 23rd day of October, 1958, before me personally
appeared Albert P. Bruch and Josephine Bruch, husband and wife,

to me known to be the person s. described in and who executed the foregoing instrument, and acknowledged
that they executed the same as their free act and deed, including the release and waiver of the right of
homestead, the said wife having been by me fully apprised of her right s. and
the effect of signing and acknowledging the said instrument.



My Commission (term) expires on the 7th day of September, 1959.
Given under my hand and notarial seal, this 23rd day of Oct., 1958.
John H. Bruch
Notary Public

837004
No.

WARRANTY DEED

[Signature]

-TO-

State of Wyo. }
County of Laramie } ss.

This instrument was filed for record at
3:37 o'clock P. M., on the 23
day of Oct.
A. D., 1958, and duly recorded in
Book 642 on Page 359-360

[Signature]
County Clerk and Ex-Officio Register of Deeds

By _____
Dep'ty.

Fees, \$ _____
Fluor Plg. Co., Cheyenne, Wyo.
AT Bruch
Box 837 RR. 2
City

WARRANTY DEED - Short Form

BOOK 642

RECORDED OCT 25 1958
837005

AT 3:32 P.M. 361

RECEPTION No. LESTER R. GOPP, Recorder

Albert P. Bruch and Josephine Bruch, husband and wife,

, grantor S,

for and in consideration of One Dollar and love and affection

in hand paid, convey and warrant to

Thomas A. Bruch

, grantee,

the following described real estate, situated in the County of Laramie, State of Wyoming,

to-wit:

T. 14 N., R. 66 W., 6th P.M.

Sec. 22: SE/4SE/4

containing 40 acres more or less;

subject, however, to all reservations, restrictions, easements and covenants of record, and particularly that certain easement granted by deed of the grantors executed this same day as to the East 20 feet of said SE/4SE/4; and subject to the further restriction that no part of said property shall be used for a junk yard, scrap yard, storage of scrap metal or used car bodies or parts or the commercial production of swine.

And the said grantors hereby covenant with the said grantee

that they are

lawfully seized of said premises; that they are free from encumbrances, and they warrant the title thereto against the lawful claims of all persons whomsoever, except taxes for 1958.

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 23rd day of October, A. D. 19 58.

Signed, Sealed and Delivered in Presence of

Albert P. Bruch [SEAL]
Josephine Bruch [SEAL]

362

BOOK 642

THE STATE OF Wyoming }
COUNTY OF Laramie } ss.

On this 23rd day of October, 1958, before me personally
appeared Albert P. Bruch and Josephine Bruch, husband and wife,

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged
that they executed the same as their free act and deed, including the release and waiver of the right of
homestead, the said wife having been by me fully apprised of her rights and
the effect of signing and acknowledging the said instrument.

My commission (term) expires on the 7th day of September, 1959

Given under my hand and notarial seal, this 23rd day of Oct., 1958.



John H. Anderson
Notary Public

837005

No.

WARRANTY DEED

[Signature]
Notary Public

-TO-

State of Wyoming }
County of Laramie } ss.

This instrument was filed for record at

3:20 o'clock P. M., on the 23

day of Oct

A. D., 1958, and duly recorded in

Book 642 on Page 361-362

[Signature]

County Clerk and Ex-Officio Registrar of Deeds

By _____ Deputy

Fees, \$ _____

Pleasee Reg. Co., Cheyenne, Wyo.

C. P. Bruch
Box 839 Alt 2
Ely

CORRECTION
WARRANTY DEED—Short Form

BOOK 642

OCT 31 1958 9:35 AM
RECORDED AT REC'D
837775
RECEPTION No. LESTER R. GOTT, Recorder

413

Albert P. Bruch and Josephine Bruch, husband and wife,

, grantor S,

for and in consideration of One Dollar and love and affection XBNMEX

in hand paid, convey and warrant to

Charles Gregory Bruch

, grantee

the following described real estate, situated in the County of Laramie, State of Wyoming,

to-wit: T. 14 N., R. 66 W., 6th E. M.

Sec. 22: S/2NW/4SE/4, N/2SW/4SE/4

containing 40 acres more or less;

subject, however, to all reservations, restrictions, easements and covenants

of record and particularly that certain easement granted by deed of the grantors

executed this same day as to the West 40 feet of the SW/4NW/4SE/4 and the West

40 feet of the NW/4SW/4SE/4 and the South 30 feet of the NW/4SW/4SE/4; and

subject to the further restriction that no part of said property shall be used for a

junk yard, scrap yard, storage of scrap metal or used car bodies or parts or the

commercial production of swine.

The foregoing deed is made for the purpose of correcting error in description of

easement contained in former deed dated October 23, 1958 and recorded

in Book 642, page 359 of the books and records in the office of the County

Clerk of Laramie County, Wyoming.

And the said grantors hereby covenant with

the said grantee

that they are

lawfully seized of said premises; that they are free from encumbrances, and they warrant the

title thereto against the lawful claims of all persons whomsoever, except taxes for 1958.

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 29th day of October, A. D. 1958.

414

THE STATE OF Wyoming }
COUNTY OF Laramie } ss.

On this 29th day of October, 1958, before me personally
appeared Albert P. Bruch and Josephine Bruch, husband and wife,

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged
that they executed the same as their free act and deed, including the release and waiver of the right of
homestead, the said wife having been by me fully apprised of her rights and
the effect of signing and acknowledging the said instrument.

My commission (term) expires on the 31st day of December, 1958

Given with my hand and notarial seal, this 29th day of Oct., 1958.

Wm. Blanton
Notary Public

No. 822775

WARRANTY DEED

—TO—

State of Wyoming } ss.
County of Laramie }

This instrument was filed for record at

9:25 o'clock A.M., on the 31

day of Oct.

A. D., 1958, and duly recorded in

Book 642 on Page 413-414

County Clerk and Ex-Officio Register of Deeds

By

Deputy.

Fees, \$

Placer Reg. Co., Cheyenne, Wyo.

Wm. Blanton

504 W. 20th

City

RECORDED JUL 11 1974 AT 2:37 PM
EXEMPTION NO. 326311 JOHN A. EMMETT, Owner

THE STATE OF WYOMING)
COUNTY OF LARAMIE) ss

PARK ASSOCIATES, A PARTNERSHIP

TO THE PUBLIC:

DATE: June 3, 1974

DECLARATION OF PROTECTIVE
COVENANTS

The undersigned, being the owner in fee simple of the following described property situate in Laramie County, Wyoming, to-wit:

A tract of land situated in the SW1/4, SW1/4, NE1/4, Sec. 22, T. 14 N., R. 66 W. of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

From the true point of beginning the S. 1/4 Sec. Cor. of Sec. 22, bears N. 89°24'34" W., 354.07 ft., and S. 0°32' E., 3283.76 ft.;

Thence S. 0°33'18" E., 401.49 ft. to an iron pipe; thence S. 63°29'05" E., 206.50 ft. to a point; thence S. 75°16'43" E., 185.50 ft. to an iron pipe; thence N. 0°33'16" W., 536.20 ft. to an iron pipe at an intersection with the S. boundary of Dell Range Fifth filing; thence N. 89°24'34" W., on said S. boundary 363.01 ft. to the true point of beginning, containing 3.99 acres more or less; (Tract A)

and

A tract of land situated in the SE1/4, Sec. 22, T. 14 N., R. 66 W., of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

From the true point of beginning the S. 1/4 Sec. Cor. of Sec. 22, bears N. 89°40'17" W., 40.00 ft. and S. 0°32' E., 2466.97 ft.;

Thence S. 0°32'E., 516.51 ft. to a point; thence S. 89°40'17"E., 313.85 Ft. to a point; thence N. 0°32'W., 516.51 ft. to a point; thence N. 89°40'17" W., 313.85 ft. to the true point of beginning, containing 3.72 acres more or less; (Tract G)

and

A parcel of land 300' in width from east to west lying east of, adjacent to a parallel with the east boundary of tract A and a parcel of land 125' from north to south lying south of, adjacent to and parallel with the south boundary of tract G;

does hereby make this Declaration of Protective Covenants applicable to all of the described property.

1. The use of said lands and platted or subdivided portions thereof shall be restricted to a single one or two family dwelling residential use. No structure shall exceed two stories in height and a private garage appurtenant thereto except as is

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, marital status, or national origin are hereby declared to the extent such restrictions violate 42 USC 3604(c).

otherwise herein specifically provided with reference to planned unit development for acreages of not less than 10 acres.

2. Architectural Restrictions: Uniform quality of workmanship and materials, harmony of external design with existing structure, and location with respect to topography and finish grade elevations shall be afforded. All construction shall be new and no buildings or building may be removed from another location to any site within this subdivision. No wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line.

3. Dwelling Quality and Size: No dwelling shall be permitted on any lot in which the ground floor area of the main structure, exclusive of porch and garage shall be less than 1000 square feet or 650 square feet in a story and one-half structure with 1000 square feet of finished living area or 650 square feet in a two story structure with 1000 square feet of finished living area and all structures shall be constructed with a continuous brick, masonry, concrete or comparable building material in the foundation.

4. Building Locations:

(A) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines required by Laramie County Zoning regulations or, if annexed, requirements of the City of Cheyenne, or as may be restricted by any recorded plat which may be filed for a portion of the area described in and covered by these declarations. In any event, no building shall be located on any lot nearer than 25 feet to the front lot line or nearer than 5 feet to any side lot line except as is otherwise herein provided for a planned unit development. Reverse lots shall afford a 25 foot side yard clearance to the street side.

(B) No building shall be located nearer than 5 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line.

(C) For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building.

5. Nuisances: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Occupancy conditions may be considered to be a nuisance to adjacent property in the event that activity adversely affects such adjacent owners resulting from activities of burning, noise, vermin, health hazards, pollution, odors, undesirable animals or their maintenance and insect pests developing as a condition because of the nature of maintenance or care of the property.

6. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage and disposal of such material shall be maintained in a clean and sanitary condition. Removal of such refuse from the premises shall be accomplished at intervals of not less than once each month. No individual water supply system or sewage waste disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with requirements, standards and recommendations of the Wyoming State Department of Public Health and Laramie County Zoning requirements.

7. Maintenance of Surface: Earth or gravel shall not be removed from the surface of the premises except for improvement or levelling on the tract involved. Landfill shall be earth only and shall exclude trash, refuse, junk, construction debris or similar materials. Stable conditions of the soil and vegetation shall not be destructively destroyed or disturbed nor shall the surface drainage patterns be changed except in a fully engineered manner which will provide adequate recognition of soil conservation requirements. All damage to soil and vegetation shall be immediately restored to a stable condition.

8. Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, except that during the period of construction of a permanent residence on the premises that there may be erection of temporary facilities. Such facilities shall be limited to a single period of six months beginning with the first day of erection, on-site location, or the exterior storage of materials to be utilized for permanent facility construction and ending with final removal and cleanup of all such temporary facilities.

9. Parking of Non-operative Vehicles and Facilities: Parking of trailer-campers, truck-campers, bus-campers and otherwise large vehicles such as stock trucks and trailers shall be limited to a period of 72 hours, when parked on the street in front of a residence or on the parking area between the front building line and the street.

The parking of boats and trailers on the street or on any parking area between the front building line of a residence and a street shall be of a temporary nature and not to be left parked in such a location for storage from one season to another or while not in seasonal use.

Vehicles which are not in running condition or are in a state of disrepair shall not be parked on the street in front of a residence or on the front driveway or on any parking area between the front building line of any residence and the street for a period or more than 24 hours at any one time or as a repeated matter of practice.

Autos, trucks, trailers and other similar vehicles shall, under no circumstances, be parked or stored outside of closed buildings either in front of the lot or upon any portion thereof unless such vehicles are either in closed buildings or carry current Wyoming vehicle registration. Similarly, construction equipment, farm implements, industrial equipment and machinery or salvage items or their components shall not be stored in any event outside of closed buildings.

10. Signs: No sign of any kind shall be displayed to the public view on any lot except one sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

11. - NONE -

12. Livestock and Poultry: Commercial animal husbandry shall not be practiced in any form. Any domestic animals and household pets owned by occupants or owners of any portions of said lands, shall be kept confined within owned or occupied premises. No more than three dogs or three cats or a total of three of either of such animals shall be kept and maintained as part of any single household within this area. Litters of any of the foregoing animals may be maintained only until the age of three (3) months in reached at which time disposition must be made of the excess.

No swine shall be permitted hereon, except one pig as a 4-H project, with such latter right to continue only so long as a general subdivision of the described tract has not been accomplished.

The possession of animals other than small household pets such as cats and dogs shall be restricted to acreages in excess of five acres and provided that in such cases of the larger animals such as cows and horses that such animals shall be annually restricted to periods of grazing upon the premises of not more than one animal unit month for each acre included within the owned tract whether or not supplementary feeding is afforded, and further provided that in no event shall any grazing by any animals be permitted which shall be in violation of prior paragraphs of these declarations regarding maintenance of stable condition of the soil and vegetation and avoidance of the creation of nuisances.

13. Subdivision Limitation and Planned Unit Development: Unless annexed to the City of Cheyenne, no portions of the described lands shall be used, developed, platted or subdivided into land area units of less than 1-3/4 net acres per single or duplex residential unit except that parcels of land of ten acres or more as a consolidated acreage may be platted into multifamily highrise or reduced acreage single dwelling lots or tracts in the event that approval therefore is obtained under Laramie County Zoning regulations from the Laramie County Planning Board or similar governmental agencies with designated authority for determining land usage in this area.

Under no circumstances will the land for mobile home or trailer park development use be permitted.

14. Term: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

15. Enforcement: In the event that any person shall violate any of these covenants, it shall be lawful for any owner of any lot or lots in the area or adjacent to the area to maintain an action in law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages, and in addition, to recover from the party so violating such protective covenants reasonable attorney's fees required in the proceedings either to enjoin violation or for the recovery of the damages.

16. It is further understood and agreed that the owner of Tract A, their successors and assigns, will hold harmless from and prevent the drainage of any sewage disposal systems to lands lying to the south or west.

17. Severability: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DATED this 11 day of June, 1974.

PARK ASSOCIATES, A PARTNERSHIP

By Francis Ferguson

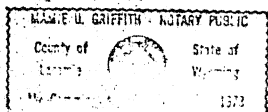
STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me by Francis Ferguson, Managing Partner, of Park Associates, a Partnership, this 11 day of June, 1974.

Witness my hand and official seal.

Margie U. Griffith
Notary Public

My commission expires:



Application Submittal Package



Administrative Plat Application

Laramie County Planning and Development Office
3966 Archer Pkwy
Cheyenne, WY 82009

Phone: 307-633-4303
Fax: 307-633-4616
planning@laramiecounty.com

INCOMPLETE APPLICATIONS CAN NOT BE ACCEPTED

Pre-Application Meeting Date <u>2/4/21 (PHONE)</u>		
Project Name <u>PARK ESTATES, FOURTH FILING</u>	Plat: Required	Exempt

OWNER INFORMATION Please attach a separate sheet if there are additional property owners

Name <u>TL PROVISION, LLC</u>		Phone <u>307-637-2323</u>	
Address <u>2010 WARREN AVE</u>	City <u>CHEYENNE</u>	State <u>WY</u>	Zip Code <u>82001</u>
Email <u>STEVE@MELCHLAW.COM</u>			

APPLICANT INFORMATION

Name <u>AVI P.C.</u>		Phone <u>307-637-6017</u>	
Address <u>1103 OLD TOWN LN</u>	City <u>CHEYENNE</u>	State <u>WY</u>	Zip Code <u>82009</u>
Email <u>AVI@AVIPC.COM</u>			

LOCATION INFORMATION

Legal Description <u>PARK ESTATES TRACTS 1 AND 2</u>	
Site Address or Site Location Description (If Address is Unavailable) <u>5318 BRAEHILL RD / PARKHILL RD CHEYENNE WY 82009</u>	
Description of Work <u>LOT LINE ADJUSTMENT</u>	
Current Zoning <u>A1</u>	Current Land Use <u>RESIDENTIAL/VACANT LAND</u>

DEVELOPMENT INFORMATION

Total Acres to be Subdivided <u>3.8</u>	Number of Lots/Tracts <u>2</u>
Community Facility Fee Acreage	
Required Documents Plat, legal description, or map of survey Community facility fee letter Digital copy of all files (to include shapefiles of plat) Project Narrative Warranty Deed	

I hereby certify that I have familiarized myself with the rules and regulations with respect to the filing of this application and that the foregoing statements and answers contained on the application and in required documents are true and accurate to the best of my knowledge. The undersigned do hereby agree to pay all fees associated with this application. The undersigned do hereby acknowledge, understand and assure compliance with W.S. Title 18, Chapter 5, Article 3. The undersigned hereby acknowledges, agrees and understands that any Administrative Exemption that is granted by the Planning and Development Director of Laramie County from the requirements found in W.S. 18-5-306 for the purpose of submitting a Subdivision Permit for approval by Laramie County may be subject to further requirements, review, consideration and approval by the governing body of any city or town located within one-mile of the property for which an Administrative Exemption is being sought. The Laramie County Planning and Development Department suggests that each applicant meet with all city or towns within one mile of the property under consideration prior to any formal submittal of a Subdivision Permit or Administrative Exemption.

Signature of Owner <u>[Signature]</u>	Date <u>3/24/21</u>
Printed Name <u>Charrah M. Melchior</u>	
Signature of Applicant <u>[Signature]</u>	Date <u>3/25/21</u>
Printed Name <u>CONNOR KOCH</u>	



LARAMIE COUNTY PLANNING & DEVELOPMENT OFFICE

3966 ARCHER PKWY, CHEYENNE, WY 82009

PHONE: 307-633-4303 FAX: 307-633-4616



ADMINISTRATIVE PLAT CHECKLIST

NAME OF PROJECT: PARK ESTATES, 4TH FILING

Required Documents:

- ☒ Copy of Pre-Application Meeting Notes. - 2/4/21 PHONE
- ☒ Completed Application Form (original).
- ☒ A check payable to Laramie County Treasurer for the required application fees.
- ☒ Proof of ownership/Warranty Deed - CAN PROVIDE IF NEEDED
- ☒ Community Facility Fee Acknowledgement letter
- ☒ Digital shapefile of the plat or map of survey, if applicable.
- ☐ Any supplemental information required from the Pre-Application Meeting or PDP (i.e.: traffic, drainage, easements).
- ☒ Plat

The following shall be provided on the plat:

- The proposed name of the subdivision/development shall be placed in the lower right hand corner of the plat. The name shall not duplicate or resemble the name of an existing subdivision/development, either in spelling or pronunciation. Additional filings of the same plat shall have the same name and a filing number.
- The title shall indicate the tract or parcel of land of which the subdivision/development is a part, including the section, township and range from the sixth principal meridian, county (or counties) and state (or states).
- Space shall be provided and designated for a filing record by the Laramie County Clerk's Office.

Logan Ward, AICP, Planner
214 W. Lincolnway, Suite 22
Cheyenne, WY 82009

March 31, 2021
4425

RE: Park Estates, 4th Filing - Project Narrative

Dear Ms. Ward,

AVI, pc on behalf of TL Provision, LLC is seeking a recommendation of approval for the Administrative Plat of Park Estates, 4th Filing. The intent of this Administrative Plat is to create a parcel (Tract 1) that can be annexed into the City. There is an existing home on existing Tract 5 of Park Estates and Tract 6 is a vacant residential lot.

Please feel free to contact our office with any questions regarding Administrative Plat application.

Respectfully Submitted,



Connor Koch

A.V.I. PROFESSIONAL CORPORATION

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Logan Ward, AICP, Planner
214 W. Lincolnway, Suite 22
Cheyenne, WY 82001

March 31, 2021
2-4425.21

RE: Park Estates, 4th Filing Administrative Plat - Drainage Study and Traffic Waiver Request

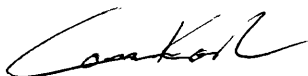
Dear Ms. Ward,

We would like to request a waiver for providing a Drainage Plan at this time. The intent of this project is to annex Tract 1 of Park Estates 4th Filing to the City and that Tract will be developed for twin homes. Tract 2 is to remain a county parcel at this time. As the project progresses through the City process, a drainage plan will be submitted to them as required.

We would also like to request the traffic study waiver at this time as previously mentioned Tract 1 is intended to be annexed to the City and Tract 2 is to remain a county parcel at this time. As the project progresses through the City process a detailed Traffic Study if required will be provided.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Respectfully Submitted,



Connor Koch

A.V.I. PROFESSIONAL CORPORATION

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Park Estates 4th Filing Subdivision Community
Facility Fees

March 18, 2021

Page 1 of 1

2-4425

Logan Ward, Planner
Laramie County Planning and Development
3931 Archer Parkway
Cheyenne, WY 82009

March 18, 2021
2-4425

RE: Park Estates 4th Filing Subdivision Community Facility Fees

Dear Logan,

The owner and applicant are aware the community facility fees will be due prior to recording.

If you have any questions or require additional information, please feel free to contact me directly.

Respectfully Submitted

Bruce Perryman, PE/PLS

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QUITCLAIM DEED

Darold Stephen Melchior, a married person, and **Charah Marie Melchior**, as wife, (the "Grantors"), residing in Laramie County, State of Wyoming, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, hereby **CONVEY and QUITCLAIM** unto **TL PROVISION, LLC** (the "Grantee"), all of Grantors' right, title, interest and claim in and to the following described real estate and improvements thereto situated in Laramie County, Wyoming, whose street address is: 5318 **BRAEHILL RD (Deed: 2697 WD 2285, 09/30/2020), Cheyenne, Wyoming 82009**, as Grantors may have or ought to have, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

**PARK ESTATES: TRACT 5, LESS (.03 AC, BK 1147 PG 1339) A PARCEL
DESC AS: BEG AT THE NORTHEAST COR OF TR 5; TH S.0 DEG 17'44"E,
ALONG THE EAST LINE OF SAID TR 5, 30.35'; TH S.0 DEG 19'57"E,
40.67'; TH N.28 DEG 21'14"W, 63.56'; TH N.0 DEG 17'44"W, 15'; TH N.89
DEG 42'16"E, 30' TO THE POB.,**

TOGETHER WITH all right, privileges, appurtenances, and hereditaments thereto appertaining, AND expressly including all after-acquired title thereto.

SUBJECT TO all reservations, easements, covenants, conditions, and restrictions of record.

TO HAVE AND TO HOLD the herein-described property unto the Grantee, and the Grantee's heirs and assigns, as sole owner, to their own proper use forever, so that neither Grantor nor any other person in the Grantors' name or behalf shall or will hereafter claim or demand any right, title or interest to the subject property or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

AS WITNESSED by my hand on this 12th day of March, 2021.



Darold Stephen Melchior

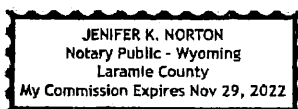


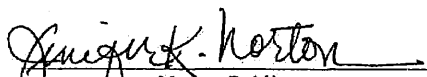
Charah Marie Melchior

State of Wyoming)
) ss
County of Laramie)

The forgoing Quitclaim Deed was signed and acknowledged before me by **Darold Stephen Melchior and Charah Marie Melchior**, Grantors, who personally appeared before me and are personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument on this 12th day of March, 2021.

WITNESS my hand and official seal.





Notary Public

My Commission Expires: 11-29-2022



RECP #: 804633
RECORDED 3/18/2021 AT 1:51 PM BK# 2724 PG# 2530
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1



File No.: 4521-3593553 (BM)

WARRANTY DEED

Daniel Weston LaCombe, grantor(s) of **Laramie** County, State of **WY**, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Darold Stephen Melchior and Charah Marie Melchior, husband and wife, grantee(s),

whose address is: **9615 Wayne Road, Cheyenne, WY 82009** of **Laramie** County and State of **WY**, the following described real estate, situate in **Laramie** County and State of **Wyoming**, to wit:

Lot 6, Park Estates, according to the official plat filed for record on May 13, 1975 in Plat Cabinet 3, Slot 200, Records of Laramie County, Wyoming.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

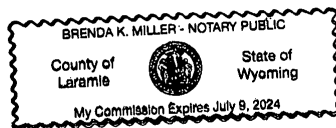
Witness my hand(s) this 26 day of October, 2020.

Daniel Weston LaCombe

State of **Wyoming**

County of **Laramie**

This instrument was acknowledged before me on this 26 day of October, 2020, by **Daniel Weston LaCombe**.


Notary Public

My commission expires: 7/9/2024



A COMMUNITY OF CHOICE

Planning and Development Department
2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001
(Phone) 307-637-6282 (Fax) 307-637-6366

LETTER OF AUTHORIZATION

I am/we are the legal owner(s) of the property being considered under this application, hereby described as:

Park Estates, 4th Filing

and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in the following applications (list all application types):

- | | | |
|---------------------|----------------------|---------------------------------|
| 1. <u>Plats</u> | 3. <u>Annexation</u> | 5. <u>Zone Change</u> |
| 2. <u>Site Plan</u> | 4. <u>Easements</u> | 6. <u>Construction Drawings</u> |

I am/we are the legal owner(s) of said property; have read this "Letter of Authorization" and know the contents thereof; and so hereby certify under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

OWNER(S) OF RECORD (All owners of record must sign; provide extra sheets if necessary):

D. Stephen Melchoir
Print Name

[Signature]
Signature

3/22/2021
Date

Print Name

Signature

Date

I/we grant permission to City staff and officials to enter the property to conduct inspections or site visits necessary for review of the project. I/we certify, under penalty of perjury, authorize the following people or persons to act as agent for of the subject application(s) and to perform all acts for development on my/our property.

This authorization is valid for: ☐ 1 year; ☐ 2 years; ☒ Other 5 years (Must select one)

APPLICANT(S) (LLCs, Corporations and Partnerships shall identify an officer as the primary contact):

TL Provision LLC
Print Name

[Signature]
Signature

3/22/2021
Date

Print Name

Signature

Date

AGENT(S):

AVIpc - Connor Koch
Print Name

[Signature]
Signature

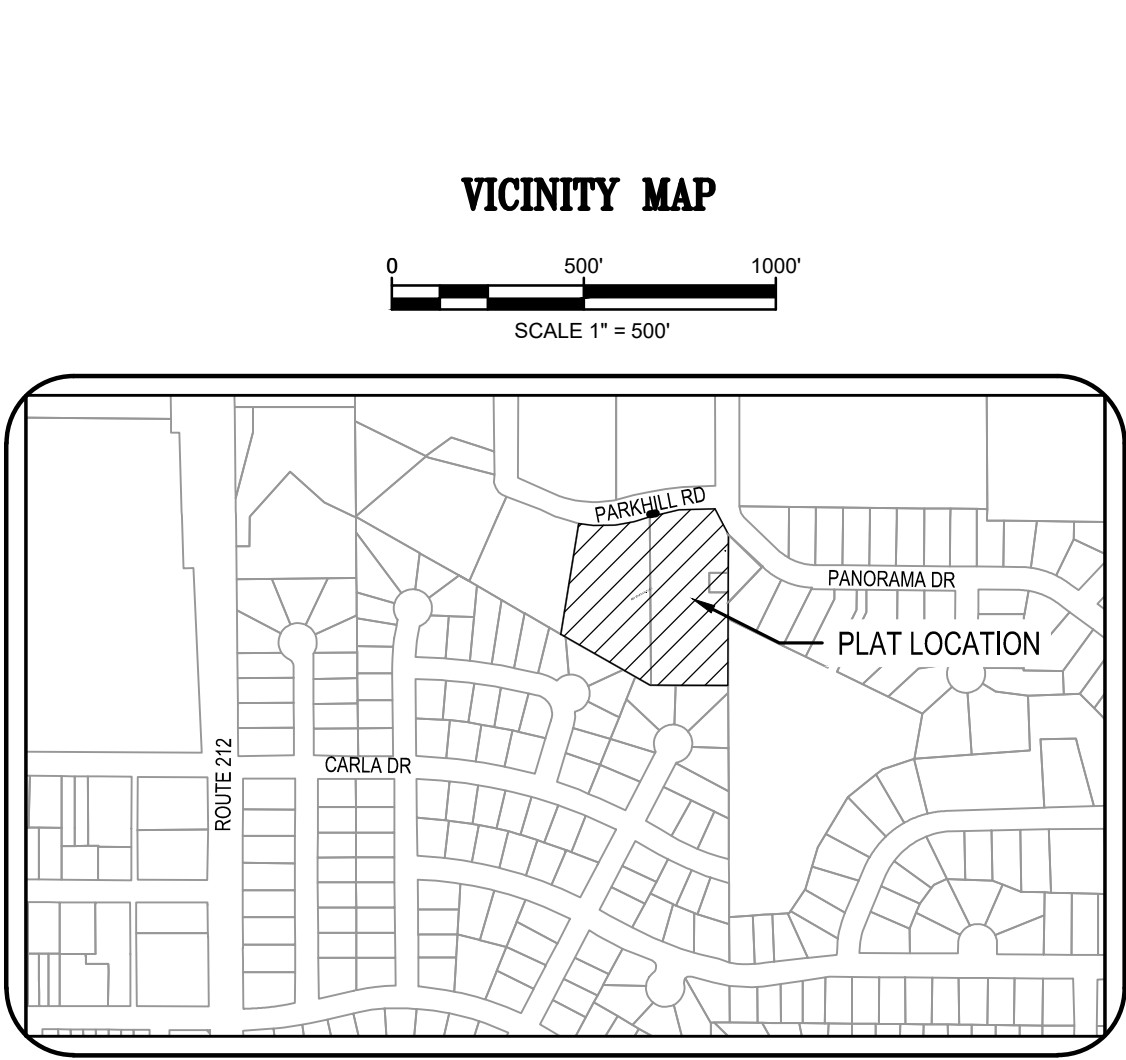
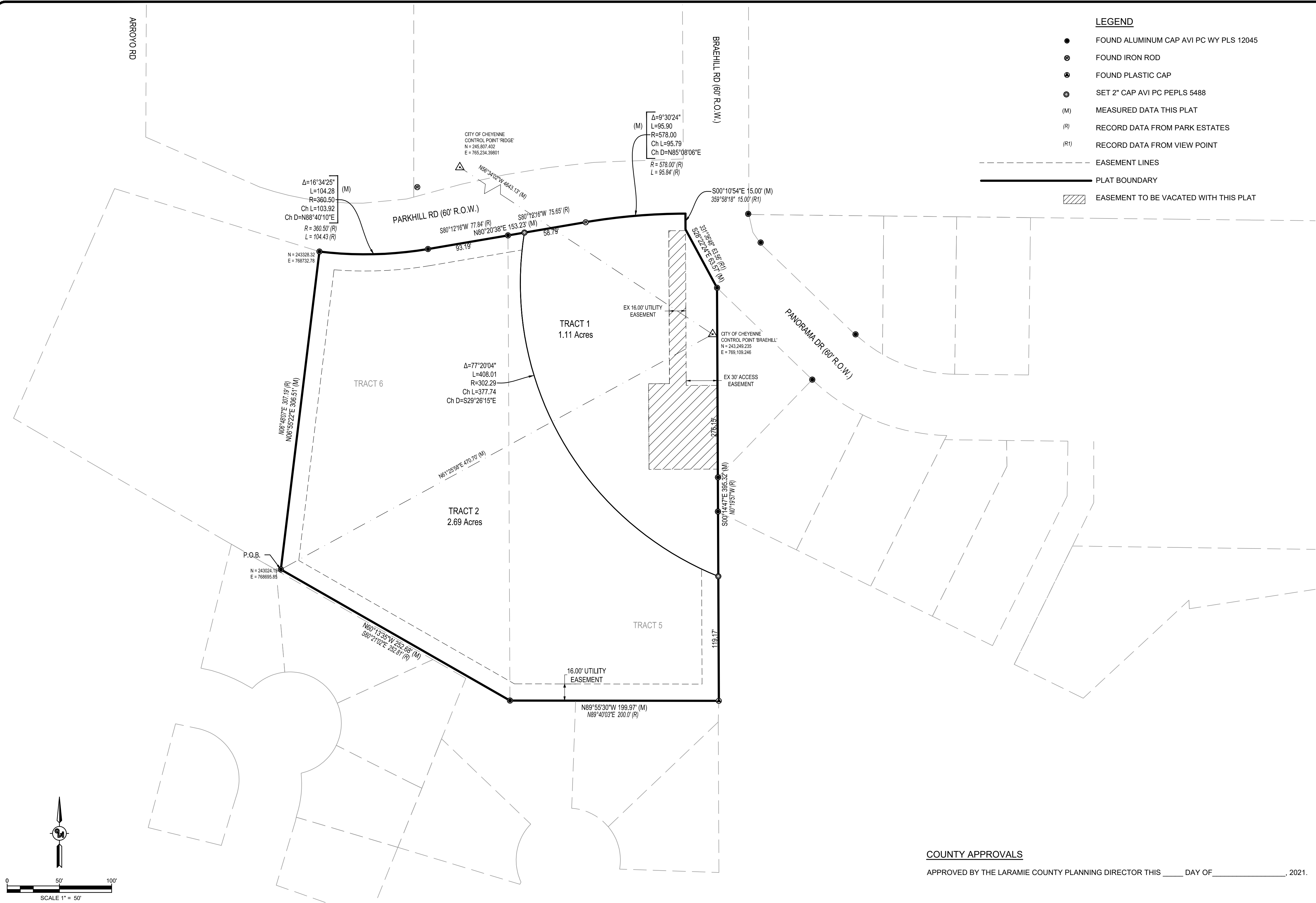
3/23/21
Date

AVIpc - Bruce Perryman
Print Name

[Signature]
Signature

3/23/21
Date

H:\425_Melchior_Townhome_Planning\ADMIN PLAT\admin plat.dwg May 10, 2021 1:32pm dach



NOTES:

- A 5/8" REBAR 24" LONG WITH A 2" ALUMINUM CAP STAMPED AVI PC PLS 5488 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
- NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1092 OF 1650. MAP NO. 56021C1092F WITH AN EFFECTIVE DATE OF JANUARY 17, 2007 AND A REVISION DATE OF APRIL 14, 2011.
- UPON ANNEXATION OF TRACT 1, FIRE PROTECTION WILL BE PROVIDED BY CITY OF CHEYENNE FIRE DEPARTMENT. TRACT 2 IS SERVED BY LARAMIE COUNTY FD #2.
- WATER AND SEWER SERVICE TO BE PROVIDED FOR TRACT 1 BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES.
- THERE IS NO INTENTION OF DEVELOPING TRACT 2 WITHOUT PUBLIC SEWER. IF TRACT 2 IS DEVELOPED IN THE FUTURE, WATER AND SEWER WILL CONNECT TO CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES MAINS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TL PROVISION, LLC WITH D. STEPHEN MELCHIOR AS ACTING MANAGING MEMBER, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS REPLAT OF "PARK ESTATES, FOURTH FILING", DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

TL PROVISION, LLC
D. STEPHEN MELCHIOR, MANAGING MEMBER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
JSS
COUNTY OF LARAMIE)

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS ____ DAY OF ____, 2021, BY D. STEPHEN MELCHIOR, MANAGING MEMBER OF TL PROVISION, LLC, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES: ____

LEGEND

- FOUND ALUMINUM CAP AVI PC WY PLS 12045
- ⊙ FOUND IRON ROD
- ⊙ FOUND PLASTIC CAP
- ⊙ SET 2" CAP AVI PC PEPLS 5488
- (M) MEASURED DATA THIS PLAT
- (R) RECORD DATA FROM PARK ESTATES
- (R1) RECORD DATA FROM VIEW POINT
- EASEMENT LINES
- PLAT BOUNDARY
- ▨ EASEMENT TO BE VACATED WITH THIS PLAT

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING BEING A REPLAT OF TRACTS 5 AND 6 OF PARK ESTATES, AND A PORTION OF THE NORTHWEST ONE-QUARTER, SOUTHEAST ONE-QUARTER OF SECTION 22 DESCRIBED IN BOOK 1147 PAGE 1339 OF LARAMIE COUNTY RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 6, THENCE ALONG WEST PROPERTY LINE OF SAID TRACT 6 N06°55'22"E A DISTANCE OF 306.51 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF PARKHILL ROAD AND THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 360.50, A CHORD BEARING OF N88°40'10"E, A CHORD DISTANCE OF 103.92 FEET AND A CENTRAL ANGLE OF 16°34'25", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 104.28 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: N80°20'38"E AT A DISTANCE OF 153.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 578.00, A CHORD BEARING OF N85°08'06"E, A CHORD DISTANCE OF 95.79 FEET AND A CENTRAL ANGLE OF 9°30'24", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.90 FEET TO A POINT OF NON-TANGENCY AND A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF PANORAMA DRIVE; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: S00°10'54"E A DISTANCE OF 15.00 FEET TO A POINT; THENCE S28°22'24"E A DISTANCE OF 63.57 FEET TO A POINT ON THE EAST PROPERTY LINE OF TRACT 5; THENCE ALONG SAID EAST PROPERTY LINE OF TRACT 5 S00°14'47"E A DISTANCE OF 395.32 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF TRACT 5; THENCE ALONG SAID SOUTHERLY PROPERTY LINE OF TRACT 5 N89°55'30"W A DISTANCE OF 199.97 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF TRACT 6; THENCE ALONG SAID SOUTHERLY PROPERTY LINE OF TRACT 6 N60°13'35"W AT A DISTANCE OF 252.68 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 3.8 ACRES MORE OR LESS.

VACATION STATEMENT

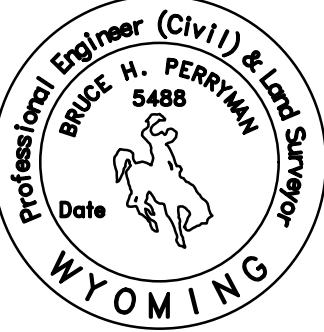
THIS PLAT VACATES TRACTS 5 AND 6 OF PARK ESTATES, AND THE EASEMENTS AS DENOTED BY THE CROSS-HATCH NOTE IN THE LEGEND, WITHIN THE BOUNDS OF THIS ADMINISTRATIVE PLAT.

BASIS OF BEARINGS:

GROUND COORDINATES SHOWN ARE BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901 WY E TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999660036.
EXAMPLE POB
GROUND NORTHING = 143106.80
GROUND EASTING = 568957.27
STATE PLANE N = (143106.80+100000)*SF = 243024.15
STATE PLANE E = (568957.27+200000)*SF = 768695.85
ORIGINAL FIELD SURVEY BY: AVI PC SEPTEMBER 2020

CERTIFICATE OF SURVEYOR

I, BRUCE H. PERRYMAN, A PROFESSIONAL ENGINEER AND LAND SURVEYOR REGISTERED 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.



COUNTY APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING DIRECTOR THIS ____ DAY OF ____, 2021.

PLANNING DIRECTOR, LARAMIE COUNTY, WYOMING

APPROVED BY THE DIRECTOR OF LARAMIE COUNTY PUBLIC WORKS

THIS ____ DAY OF ____, 2021.

DIRECTOR OF PUBLIC WORKS, LARAMIE COUNTY, WYOMING

ACKNOWLEDGEMENTS

STATE OF WYOMING)
JSS
COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2021, BY ____ AND ____ ON BEHALF OF LARAMIE COUNTY, WYOMING.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES: ____

FILING RECORD

ADMINISTRATIVE PLAT FOR PARK ESTATES, 4TH FILING

BEING A REPLAT OF TRACTS 5 AND 6 OF
PARK ESTATES AND A PORTION OF THE NORTHWEST ONE-QUARTER,
SOUTHEAST ONE-QUARTER OF SECTION 22 DESCRIBED IN BOOK 1147
PAGE 1339 OF LARAMIE COUNTY RECORDS, BEING SITUATED IN THE
EAST ONE-HALF OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
LARAMIE COUNTY, WYOMING
PREPARED MARCH 2021

DATE	REVISION	NO.

PREPARED FOR:	TL PROVISION, LLC. 2010 WARREN AVE CHEYENNE, WY 82001
---------------	---

PROJECT:	PARK ESTATES, 4TH FILING
DRAWING TITLE:	ADMINISTRATIVE PLAT

avi 40th Year
ENGINEERING
PLANNING
SURVEYING
PC 4016-010
307.637.6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE:	May 10, 2021
DRAWN BY:	CK
DESIGNED BY:	BP
CHECKED BY:	BP

JOB NO.:	4425
----------	------

DRAWING NO.	1 OF 1
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Application Review

Planners: Planners, Logan Graves Comments Attached 04/16/2021

While the previously approved plat meets the eligibility for administrative approval in that it does not result in the creation of more than two total lots, Tract 2 does not meet the minimum area requirement for the AR zone district which is 5 acres. Per 4-2-100(c)1, the minimum lot area may be reduced subject to a review and approval from WYDEQ if the property is served by an approved central water distribution system, and/or sewer collection and treatment system. Note 4 says Tract 2 will be serviced by individual well and septic systems. Please advise the County what your plans are for sewer for Tract 2.

Cheyenne Planning: Cheyenne Development Services, Seth Lloyd Comments Attached 04/08/2021

1. Official City Comment Letter attached.
2. BOPU comments attached.
3. Tract 1 is proposed to be annexed into City limits (See City Project UDC-21-00129). This is required prior to BOPU servicing this parcel. Please note that Community Facility Fees will be due upon annexation (UDC 4.2.5.b). Approval of this plat by the County should not be construed as future approvals or development assumptions for any lands annexed into the City. If possible, recommend coordinating the signing and recording of this plat to be after City Council approval of the annexation, put prior to the recording of the annexation.
4. Proposed Tracts do not appear to meet County minimums.
5. Upon annexation, Tract 1 would likely be served by Cheyenne's fire department, not Laramie County FD#2.

County Assessor: County Assessor, Kaycee Eisele Comments Attached 03/30/2021
We also show that account number R51983 is included in this area.**County Engineer:** County Engineer, Scott Larson Comments Attached 04/12/2021
Engineer Review

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study given the proposed action would have insignificant impact on both.
2. There is a dimension and label "EX 16.00' UTILITY EASEMENT" that is shown to the left of the label for the existing 30' access easement that is to be vacated that does not appear to be attached to anything and does not appear to be needed.
3. Is there an existing outside water and sanitary user agreement in place for Tract 1 with the City and BOPU? If there is no existing agreement to tie into City water and sanitary sewer, the plat should not be approved and recorded until such time there is

acceptance by the City to serve Tract 1.

4. Is Tract 2 (2.69 acres) large enough to provide both well and septic system per current requirements (Laramie County Environmental Health Dept.)? It is my understanding that the minimum is 5 acres to have both well and septic on one lot.

5. Per the requirements, a copy of the pre-application meeting minutes need to be included with this submittal.

Surveyor Review

1. To be grammatically consistent, it seems like "DO" should be "DOES" in the third line of the DEDICATION.

2. There isn't any mention of EASEMENTS in the DEDICATION.

3. The VACATION STATEMENT states "THIS PLAT VACATES TRACTS 5 AND 6 OF PARK ESTATES, AND THE EASEMENTS AS DENOTED WITHIN THE BOUNDS OF THIS ADMINISTRATIVE PLAT". I assume the only easement being VACATED is the EASEMENT which is referenced by the cross-hatch identified in the LEGEND. Maybe the EASEMENT to be vacated could be clarified by slightly modifying the VACATION STATEMENT as follows: "AND THE EASEMENTS AS DENOTED BY THE CROSS-HATCH NOTE IN THE LEGEND, WITHIN THE BOUNDS OF THIS ADMINISTRATIVE PLAT".

County Real Estate Office: County Real Estate Office, Laura Pate Comments
Attached 03/30/2021

If you are re-plating all of tract 5 as the title block states then Chism Homes Inc was deeded a M&B ptn of that lot in 1980 and they need to be listed as owners of that property and included on the Plat.

By looking at the GIS map it looks like there is a portion that is T-R-S included in the replat. Darold Stephen Melchior and Charah Marie Melchlor own this portion and they would need to be listed as property owners on the Plat.

Both would need signature and notary blocks.

Title Block of the plat needs to be amended to "AND" township range and section instead of just "IN" T-R-S.

Environmental Health: Environmental Health Department, Roy Kroeger Comments
Attached 04/12/2021
Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

201 FACILITIES MANAGEMENT PLAN

Comments:

PROPERTY IS IN THE 201 AND IS CONTIGUOUS TO THE CITY; NEWLY PLATTED TRACTS ARE LESS THAN THE MINIMUM OF 5 ACRES. TRACT 2 MUST CONNECT TO CITY SEWER ALONG WITH TRACT 1.

Intraoffice: Planners, Cambia McCollom Comments Attached 04/05/2021

Does this request qualify for the Administrative Plat process? It is 3 separate parcels. One is unplatted, and the others are Tract 5 & Tract 6 of Park Estates 1st Filing. The documentation on the proposed plat as well as the application create the illusion that the unplatted portion is part of Tract 5.

Wyoming Game & Fish Dept: Wyoming Game & Fish, Wyoming Game and Fish Dept Comments Attached 03/30/2021

No Comments

AGENCIES WITH NO COMMENT:

Building Dept.

Cheyenne MPO

Combined Communications Center

Fire District No 2

High West Energy

Laramie Co School Dist No 1

AGENCIES WITH NO RESPONSE:

Black Hills Energy

CenturyLink

County Attorney

County Conservation District

County Public Works Department

Emergency Management

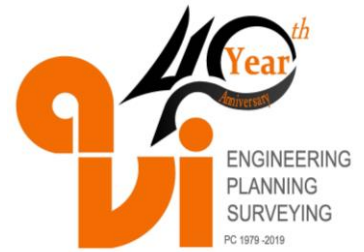
Laramie County Weed & Pest

US Post Office

WYDOT

County Attorney: County Attorney, Joe Chenchar Comments Attached 06/28/2021

County Attorney comments provided by Mark Voss under separate cover.



Logan Ward, AICP, Planner
Laramie County Public Works
3966 Archer Pkwy
Cheyenne, WY 82009

April 27, 2021
2-4225.21

RE: REVIEW COMMENTS – PZ-21-00083 Park Estates 4th Filing Administrative Plat

Dear Ms. Ward,

Attached for your review is a resubmittal of the Administrative Plat for the above referenced project. This letter is in response to the County's comments (dated 4/16/2021) on the original administrative plat submittal. The County's review comments are listed below with AVI's response or solution in *red*.

Planners: Planners, Logan Graves Comments Attached 04/16/2021

While the plat meets the eligibility for administrative approval in that it does not result in the creation of more than two total lots, Tract 2 does not meet the minimum area requirement for the AR zone district which is 5 acres. Per 4-2-100(c)1, the minimum lot area may be reduced subject to a review and approval from WYDEQ if the property is served by an approved central water distribution system, and/or sewer collection and treatment system. Note 4 says Tract 2 will be serviced by individual well and septic systems. Please advise the County as to what your plans are for sewer for Tract 2.

There are currently no plans to develop on tract 2 and no plans for sewer on tract 2. The comment in Note 4 will be removed on plat. Tract 2 was also replatted larger than it previously was.

Cheyenne Planning: Cheyenne Development Services, Seth Lloyd Comments

Attached 04/08/2021

1. Official City Comment Letter attached.
2. BOPU comments attached.
3. Tract 1 is proposed to be annexed into City limits (See City Project UDC-21-00129). This is required prior to BOPU servicing this parcel. Please note that Community Facility Fees will be due upon annexation (UDC 4.2.5.b). Approval of this plat by the County should not be construed as future approvals or development assumptions for any lands annexed into the City. If possible, recommend coordinating the signing and recording of this plat to be after City Council approval of the annexation, put prior to the recording of the annexation. *Comment noted*
4. Proposed Tracts do not appear to meet County minimums.

Tract 1 was proposed to be annexed to the city and there are currently no plans to develop Tract 2.

5. Upon annexation, Tract 1 would likely be served by Cheyenne's fire department, not Laramie County FD#2. *Noted/fixed*

County Assessor: County Assessor, Kaycee Eisele Comments Attached 03/30/2021

We also show that account number R51983 is included in this area.

County Engineer: County Engineer, Scott Larson Comments Attached 04/12/2021

Engineer Review

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study given the proposed action would have insignificant impact on both.

Noted, drainage study provided for preliminary plat.

2. There is a dimension and label "EX 16.00' UTILITY EASEMENT" that is shown to the left of the label for the existing 30' access easement that is to be vacated that does not appear to be attached to anything and does not appear to be needed. **Error noted/fixed**

3. Is there an existing outside water and sanitary user agreement in place for Tract 1 with the City and BOPU? If there is no existing agreement to tie into City water and sanitary sewer, the plat should not be approved and recorded until such time there is acceptance by the City to serve Tract 1.

Tract 1 served by existing water and sewer on Panorama Drive/Braehill Road. BOPU ability to serve clearance form attached.

4. Is Tract 2 (2.69 acres) large enough to provide both well and septic system per current requirements (Laramie County Environmental Health Dept.)? It is my understanding that the minimum is 5 acres to have both well and septic on one lot.

There are currently no plans to develop on tract 2. Tract 2 was replatted larger than it previously was.

5. Per the requirements, a copy of the pre-application meeting minutes need to be included with this submittal. **Pre-application meeting was held via phone call. In-person meeting was not held at that time.**

Surveyor Review

1. To be grammatically consistent, it seems like "DO" should be "DOES" in the third line

of the DEDICATION. **Error noted/fixed**

2. There isn't any mention of EASEMENTS in the DEDICATION. **Noted**

3. The VACATION STATEMENT states "THIS PLAT VACATES TRACTS 5 AND 6 OF PARK ESTATES, AND THE EASEMENTS AS DENOTED WITHIN THE BOUNDS OF THIS ADMINISTRATIVE PLAT". I assume the only easement being VACATED is the EASEMENT which is referenced by the cross-hatch identified in the LEGEND. Maybe the EASEMENT to be vacated could be clarified by slightly modifying the VACATION STATEMENT as follows: "AND THE EASEMENTS AS DENOTED BY THE CROSS-HATCH NOTE IN THE LEGEND, WITHIN THE BOUNDS OF THIS ADMINISTRATIVE PLAT".

Comment noted/fixed

County Real Estate Office: County Real Estate Office, Laura Pate Comments

Attached 03/30/2021

If you are re-plating all of tract 5 as the title block states then Chism Homes Inc was deeded a M&B ptn of that lot in 1980 and they need to be listed as owners of that property and included on the Plat.

This is not supported by title work provided for Tract 5.

By looking at the GIS map it looks like there is a portion that is T-R-S included in the replat. Darold Stephen Melchior and Charah Marie Melchior own this portion and they would need to be listed as property owners on the Plat. **Noted**

Both would need signature and notary blocks.

Title Block of the plat needs to be amended to "AND" township range and section instead of just "IN" T-R S.

Environmental Health: Environmental Health Department, Roy Kroeger Comments

Attached 04/12/2021

Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

201 FACILITIES MANAGEMENT PLAN Comments:

PROPERTY IS IN THE 201 AND IS CONTIGUOUS TO THE CITY; NEWLY PLATTED TRACTS ARE LESS THAN THE MINIMUM OF 5 ACRES. TRACT 2 MUST CONNECT TO CITY SEWER ALONG WITH TRACT 1.

Comments to be removed after phone call with Roy.

Intraoffice: Planners, Cambia McCollom Comments Attached 04/05/2021

Does this request qualify for the Administrative Plat process? It is 3 separate parcels. One is unplatted, and the others are Tract 5 & Tract 6 of Park Estates 1st Filing. The documentation on the proposed plat as well as the application create the illusion that the unplatted portion is part of Tract 5.

Yes. See Logan comments.

Should you need any additional information or have any questions please contact us.

Respectfully Submitted

AVI PROFESSIONAL CORPORATION



Connor Koch

Cc:

h:\4425_melchior townhome\planning\corres\4425 county comments 4 27 2021.docx

PZ-21-00083

Park Estates, 4th Filing

Administrative Plat

2nd Review

Cheyenne Planning: Cheyenne Development Services, Seth Lloyd Comments
Attached 05/05/2021

It appears all comments/concerns submitted with my previous review(s) have been addressed or acknowledged. No further comments on revised submittal.

County Assessor: County Assessor, Kaycee Eisele No Comments 05/03/2021
No Comments

County Engineer: County Engineer, Scott Larson Comments Attached 05/06/2021
The plat notes indicate the source of water, sanitary sewer and fire protection that will serve Tract 1, but it also needs to include the source of water, sanitary sewer and fire protection that will serve Tract 2 since it appears it will be different.

County Public Works Department: County Public Works Department, Jeremy Fulks
Comments Attached 05/05/2021

Add note "nothing impeding drainage flow within a tract or easement is on plan."

Add note "Drainage thru and around the property is the responsibility of the property owner"

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

The Deed for Tract 5 states that it is LESS a M&B ptn of .03 Acres. Please add "Less Portion" of tract 5 and describe it in the Legal Description.

Missing Notary Statement for County Approvals

There was a deed in 1980 book 1147 page 1339 where a M&B ptn of tract 5 was broken off. This portion is owned by Chism HOmes Inc. Either Chism Homes Inc needs to sign the plat as land owner or the legal description needs to reflect that it is not all of Tract 5.

Still missing notary acknowledgement for County Approvers.

Environmental Health: Environmental Health Department, Roy Kroeger Comments
Attached 05/03/2021
Laramie County Small Wastewater System Regulations

Please add a comment #5 under notes saying that “there is no intention of developing Tract 2 without public sewer”

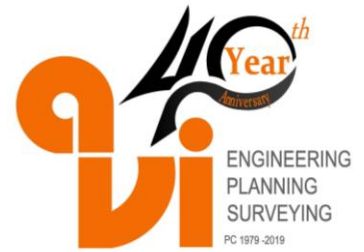
The comment needs to be added to the “Admin plat REVISED 04.27.21”

Intraoffice: Planners, Cambia McCollom Comments Attached 05/07/2021
The Legal Description and Title Block both make it sound like this is a replat of Tract 5 & Tract 6 only. It also includes a portion of land that was NEVER included in Tract 5, and should be recognized as it’s own unique unit in the descriptions and that it is being combined with Tract 5 & Tract 6.

Planners: Planners, Logan Graves Comments Attached 05/07/2021
Please state on plat the source of water and sewer for Tract 2.

County Public Works Department: County Public Works Department, Molly Bennett
Comments Attached 05/19/2021
I have concerns about this plat. the size requirements are not met for the left over lot.

County Real Estate Office: County Real Estate Office, Laura Pate No Response
05/18/2021
No Comments



Logan Ward, AICP, Planner
Laramie County Public Works
3966 Archer Pkwy
Cheyenne, WY 82009

May 10, 2021
2-4225.21

RE: REVIEW COMMENTS – PZ-21-00083 Park Estates 4th Filing Administrative Plat

Dear Ms. Ward,

Attached for your review is a resubmittal of the Administrative Plat for the above referenced project. This letter is in response to the County's comments (dated 5/07/2021) on the administrative plat revised 4/27/21 submittal. The County's review comments are listed below with AVI's response or solution in **red**.

County Engineer: County Engineer, Scott Larson Comments Attached 05/06/2021

The plat notes indicate the source of water, sanitary sewer and fire protection that will serve Tract 1, but it also needs to include the source of water, sanitary sewer and fire protection that will serve Tract 2 since it appears it will be different. **Noted and revised on admin plat.**

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

The Deed for Tract 5 states that it is LESS a M&B ptn of .03 Acres. Please add "Less Portion" of tract 5 and describe it in the Legal Description. Missing Notary Statement for County Approvals **Noted and fixed.**

Environmental Health: Environmental Health Department, Roy Kroeger Comments Attached 05/03/2021
Laramie County Small Wastewater System Regulations Please add a comment #5 under notes saying that "there is no intention of developing Tract 2 without public sewer" **Added**

The comment needs to be added to the "Admin plat REVISED 04.27.21"



Planners: Planners, Logan Graves Comments Attached 05/07/2021
Please state on plat the source of water and sewer for Tract 2. **Added.**

Should you need any additional information or have any questions please contact us.

Respectfully Submitted
AVI PROFESSIONAL CORPORATION

Connor Koch

Cc:

h:\4425_melchior townhome\planning\corres\4425 county comments 5 10 2021.docx

Public Notice





LARAMIE COUNTY
NOTICE OF DEVELOPMENT ACTION
307-633-4303

PROPOSED ACTION FOR THIS LOCATION:

PROJECT NAME Park Estates 4th Filing PZ # P22-00083

☐ Public Hearings: All meetings take place @ 3:30 pm at 310 W 18th St., Room 310

Planning Commission Date: N/A

County Commissioners Anticipated Date: N/A

☒ Other Action: Administrative Review



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

March 30th, 2021

Dear Adjacent Landowner,

This letter is to inform you that AVI PC, on behalf of TL Provision, LLC, has submitted an application for approval of an Administrative Plat for Park Estates, 4th Filing for the following location:

Tract 5 & 6, Park Estates, Laramie County, WY
Located: at 5318 Braehill Road, Cheyenne, WY

The purpose of the application is a lot line adjustment of the two lots, with the existing residential use to remain.

The Laramie County Planning Office will be accepting public comment through April 10th, 2021. Please email all comments to planning@laramiecounty.com

More information regarding the above mentioned project is also available online. All projects currently under review by the Laramie County Planning Department are accessible to the public through the Department's online Citizen Access database. You can navigate to Citizen Access via the "Citizen Access – Project or Permit Information" Quick Link on the Planning Department website at www.laramiecountyplanning.com. The project number for this project is **PZ-21-00083**. A search tutorial is provided or you may call the Planning Department for assistance.

Please contact the Laramie County Planning and Development Office if you have any questions.

Sincerely,

Logan Graves
Planner

Enclosure: Location Map and Plat

NAME	PROJECT #	ADDRESS	CITY, STATE ZIP
ALDEN, SCOTT H ET UX	PZ-21-00083	4201 CLARK ST	CHEYENNE, WY 82009
BARNES, BRADLEY A ET UX	PZ-21-00083	5410 BRAEHILL RD	CHEYENNE, WY 82009
BATES, GAVYN	PZ-21-00083	4106 CLARK ST	CHEYENNE, WY 82009
DESCHNER, JENELLE M	PZ-21-00083	5114 GRIFFITH AVE	CHEYENNE, WY 82009
INGLEBY, ROBERT E	PZ-21-00083	5105 PANORAMA DR	CHEYENNE, WY 82009
LARSON, KAREN RUTH	PZ-21-00083	4201 PARKHILL RD	CHEYENNE, WY 82009
MELCHIOR, DAROLD STEPHEN ET UX	PZ-21-00083	9615 WAYNE RD	CHEYENNE, WY 82009
PALLUCK, EDWARD L ET UX	PZ-21-00083	4214 PARKHILL RD	CHEYENNE, WY 82009
PAUL, KENNETH L ET UX	PZ-21-00083	5116 GRIFFITH AVE	CHEYENNE, WY 82009
RAILE, APRIL AMANDA ET VIR	PZ-21-00083	5112 GRIFFITH AVE	CHEYENNE, WY 82009
TROYER, LAWRENCE R	PZ-21-00083	4202 CLARK ST	CHEYENNE, WY 82009
WESTBROOK, JASON A ET UX	PZ-21-00083	4110 CLARK ST	CHEYENNE, WY 82009
WOOD, JOHANNA	PZ-21-00083	4108 CLARK ST	CHEYENNE, WY 82009
COX, MARVIN ET UX	PZ-21-00083	5280 PANORAMA DR	CHEYENNE, WY 82009
GIRMUS, RANDALL C ET UX	PZ-21-00083	5290 PANORAMA DR	CHEYENNE, WY 82009
LA COMBE, DANIEL W	PZ-21-00083	614 W 21ST ST	CHEYENNE, WY 82001
LONGSTAFF, THOMAS W ET UX C/O HOFFMAN, KATHLEEN C	PZ-21-00083	PO BOX 21103	CHEYENNE, WY 82003
MARTINEZ, MATTHEW ET UX	PZ-21-00083	5115 GRIFFITH AVE	CHEYENNE, WY 82009

7017 2400 0000 2500 7595

7017 2400 0000 2500 7588

7017 2400 0000 2500 7571

7017 2400 0000 2501 0052

7017 2400 0000 2500 7960

7017 2400 0000 2500 7977

7017 2400 0000 2500 7984

7017 2400 0000 2500 7991

7017 2400 0000 2500 8004

7017 2400 0000 2500 8011

7017 2400 0000 2500 8028

7017 2400 0000 2500 8035

7017 2400 0000 2500 8042

7017 2400 0000 2500 8059

7017 2400 0000 2500 8066

7017 2400 0000 2500 8073

7017 2400 0000 2500 8080

7017 2400 0000 2500 8097

MOORE, DEANA A

PZ-21-00083 5299 PANORAMA DR

CHEYENNE, WY 82009

7017 2400 0000 2500 8103

PZ-21-00083 Park Estates, Fourth Filing
Administrative Plat

Sent: 20
Cost @ \$4.05 ea.: 81.00

Sent On:
By:

~~3/26/2020~~
~~WHP~~

3/30/21
LG

To Publish by Thursday, April 1, 2021

AVI PC, on behalf of TL Provision, LLC, has submitted an application for approval of an Administrative Plat for Park Estates, Fourth Filing for the following location: Tract 5 less a portion and Tract 6, Park Estates, and a portion of the NW1/4 SE1/4 Sec. 22, T.14N., R.66W., of the 6th P.M., Laramie County, WY. The application has been submitted for the purpose of adjusting the lot line between the two lots. The Laramie County Planning Office will be accepting public comment through April 11th, 2021. For information, contact the Laramie County Planning and Development Office at (307) 633-4303.

APG MEDIA OF THE ROCKIES
PO BOX 1800
IDAHO FALLS ID 83403
(307)633-3110
Fax (307)633-3191

ORDER CONFIRMATION

Salesperson: FLORENCE ENGEL

Printed at 03/30/21 12:07 by fenge-cy

Acct #: 80041

Ad #: 210117

Status: New

LARAMIE COUNTY PLANNING
ATTENTION REBEKAH MERWIN
3966 ARCHER PARKWAY
CHEYENNE WY 82009

Start: 04/01/2021 Stop: 04/01/2021
Times Ord: 1 Times Run: ***
WCLEG 1.00 X 2.84 Words: 106
Total WCLEG 2.84
Class: C9000 LEGALS
Rate: WTLEG Cost: 42.85
Affidavits: 1

Contact: REBEKAH MERWIN
Phone: (307)775-7449
Fax#:
Email: fengel@wyomingnews.com
Agency:

Ad Descrpt: PZ-21-00083
Given by: *
P.O. #:
Created: fenge 03/30/21 12:05
Last Changed: fenge 03/30/21 12:07

PUB ZONE EDT TP RUN DATES
WTE A 95 S 04/01

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

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Legal Notice

AVI PC, on behalf of TL Provision, LLC, has submitted an application for approval of an Administrative Plat for Park Estates, Fourth Filing for the following location: Tract 5 less a portion and Tract 6, Park Estates, and a portion of the NW1/4 SE1/4 Sec. 22, T.14N., R.66W., of the 6th P.M., Laramie County, WY. The application has been submitted for the purpose of adjusting the lot line between the two lots. The Laramie County Planning Office will be accepting public comment through April 11th, 2021. For information, contact the Laramie County Planning and Development Office at (307) 633-4303.
April 1, 2021
NO. 210117

WYOMING TRIBUNE EAGLE
 PO BOX 1800
 IDAHO FALLS ID 83403
 (307) 634-3361

1 Memo Bill Period 03/2021		2 Advertiser/Client Name LARAMIE COUNTY PLANNING	
23 Total Amount Due 42.85		3 Terms of Payment	
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 03/30/21	6 Billed Account Number 80041	7 Advertiser/Client Number 80041

Advertising Memo Bill

8 Billed Account Name and Address LARAMIE COUNTY PLANNING ATTENTION REBEKAH MERWIN 3966 ARCHER PARKWAY CHEYENNE WY 82009		PO BOX 1800 IDAHO FALLS ID 83403 Ad #: 210117
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Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
04/01/21	210117 WTLEG CENTR	PZ-21-00083 LEGAL NOTICE AVI PC, O 04/01 WTE CENTERED LINES	1.0X 2.84 2.84	1 15.00 .25	42.85	42.85

**LARAMIE
 COUNTY
 MAY 12 2021
 PLANNING & DEVELOPMENT
 OFFICE**

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		42.85

WYOMING TRIBUNE EAGLE
 (307) 634-3361

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice	25 Billing Period	6 Billed Account Number	7 Advertiser/Client Number	2 Advertiser/Client Name
210117	03/2021	80041	80041	LARAMIE COUNTY PLANNING

From:
Wyoming Tribune Eagle
702 W. Lincolnway
Cheyenne, WY 82001

Affidavit of Publication

Description of advertisement:
PZ-21-00083
Published: 04/01/2021
Legal publication number: 210117

THE STATE OF WYOMING) ss.
County of Laramie

I, Laurence McDonald, do
solemnly swear that I am the Publisher's Agent of
the **Wyoming Tribune Eagle**, a newspaper of
general circulation published in the **County of
Laramie, State of Wyoming**; that the notice, of
which the attached is a true copy, was published
in said newspaper for One publications, the
first having been made on the 1st day of
April, 2021, and the last publication
having been made on the 1st day of April,
2021; that said notice was published in the
regular and entire issue of said newspaper during
the period and times of publication aforesaid and
that the notice was published in the newspaper
proper, and not in a supplement.

Publication fees: \$42.85

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April 1, 2021
NO. 210117

Subscribed and sworn to before me,

this Lot

Day of April, 20 21

My commission expires: 10/28/23



Lashain Hernandez
Notary Public

Public Comment

Public Comment – Karen Larson 4/01/21

Karen Larson [krlarson2010@charter.net]

   [Actions](#)

To: [Planning](#)

Thursday, April 01, 2021 5:42 PM

- Retention Policy: 2 Year Delete Inbox (2 Years) Expires: 4/1/2023
- You replied on 4/2/2021 9:37 AM.

Hi, as owner of Park Estates Tract 7 and 4201 Parkhill Road, I have reviewed on line the documents for this project. I am asking for more detail as to the intent of the project. It appears to be a zone change, possibly annexation, and lot line change. Please explain what this will mean to this property and adjacent home owners. Is this to annex into the city? And what are the lot line changes for-is it to make 2 lots into one? Just wondering and didn't really get an understanding from the online attachments.

Thank you

Karen Larson
Property Owner

FW: Project Number PZ-21-00083

Planning <planning@laramiecounty.com>

Tue 4/6/2021 9:34 AM

To: Ward, Logan <WardL@AyresAssociates.com>

Hey Logan,

Please see the public comment email below regarding PZ-21-00083.

Thanks,

Marissa Pomerleau, Planner

Laramie County Planning & Development

| Direct Line: (307)633-4618 |
3966 Archer Pkwy., Cheyenne, WY 82009

From: Lori Barnes [lbarnes0119@yahoo.com]

Sent: Tuesday, April 06, 2021 9:14 AM

To: Planning

Subject: Project Number PZ-21-00083

I'm the owner of Park Estates Track 4 located at 5410 Braehill Road. Requesting the intent of the development project. Is the intent of the zone change to change single family to multi family housing? How will this effect property value? The annexation into the city along with the obstruction of the city view, traffic and parking is a concern.

Thank You
Lori Barnes
Property Owner

PZ-21-00083 Public Comment

Public Comments for Park Estates:

3/31/21: Dena Moore (307-421-7708)

Phone call with Dena. She voiced concerns about drainage and the water table. She mentioned that some of the neighbors' wells in the area have been low and drying up and is concerned about there being enough water.

4/2/21: Karen Larson

Doesn't know if the application meetings the intent of the covenants for the subdivision. Is concerned about the drainage. Comment letter attached to project.

4/6/21: Lori Barnes, 4510 Braehill Road (lbarnes0119@yahoo.com)

Question about the multi-family proposal. Has concerns about what the multi-family units will do to her property value. Does like that the proposal will obstruct her and her neighbors' views of the city. Has concerns about traffic and parking.

4/7/21: Greg Smith (307-214-2856)

Phone call with Greg. He received the notice letter and wanted to know more about the application and what they are proposing.

4/7/21: Nichole Claussen (307-214-1551)

Phone call with Nichole. She received the notice letter and wanted to know more about the application and what they are proposing.

4/7/21: Kate Hossman (307-631-2213)

Phone call with Kate. She received the notice letter and wanted to know more about the application and what they are proposing.

4/7/21: Davy Goff (406-403-3076)

Phone call with Kate. She received the notice letter and wanted to know more about the application and what they are proposing.

4/7/21: Randy Grimus (rgrimus58@gmail.com)

Phone call with Randy. He received the notice letter and wanted to know more about the application and what they are proposing.