



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Joseph M. Scherden, Planning Technician

DATE: July 20, 2021

TITLE: PUBLIC HEARING regarding a Zone Change from A1 – Agricultural & Rural Residential to AR – Agricultural Residential and a Subdivision Permit & Plat for Gleich Tracts located in a portion of SE1/4 Section 4, T.14N., R.66W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Lance Gleich and Mindy Grunewald of 2644 E. Riding Club Road, has submitted Zone Change and Subdivision Permit & Plat applications for Gleich Tracts. The applications have been submitted to request a zone change from A1 to AR and to subdivide one parcel into five, residential-use tracts.

Both applications have been combined into one staff report for ease of presentation and discussion, with separate motions required on the two actions.

BACKGROUND

The subject property is 30 acres of residential land in the A-1 zoned area of the county.

Pertinent Regulations

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

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

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

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI), which is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas.

PlanCheyenne designates this area as Rural Residential (RR). This category, along with the Urban Transition Residential category, provides a gradual transition from the urbanized areas of the Cheyenne Area to the rural areas on the periphery. The Rural Residential category includes a mix of rural and residential uses and is not intended to be an area for intensive future residential development. Single family residences on individual large lots is encouraged, and farm animals and horses are permitted.

The subject property is bordered by properties zoned Agricultural and Rural Residential to the north, south and west, and by Agricultural and Agricultural Residential to the east. The surrounding land uses include residential, residential vacant, and agricultural.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Planning Commission must find at least one of the following:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; or
- ii. That the original zoning classification given to the property was inappropriate or improper; or
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Criteria i. is met by conformance with the Laramie County Comprehensive Plan and PlanCheyenne with the type of development.

Agency review comments were received regarding corrections to the zone change map and general questions. Staff is currently awaiting a response from the applicant to address these comments.

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

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

RECOMMENDATION and FINDINGS

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

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

and that the Board approve a Zone Change from A1 to AR for a portion of the SE1/4 Section 4, T.14N., R.66W., of the 6th P.M., Laramie County, WY.

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

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

and that the Board approve the Subdivision Permit and Plat for Gleich Tracts.

PROPOSED MOTION – ZONE CHANGE

I move to approve the Zone Change from A1 to AR for a portion of the SE1/4 Section 4, T.14N., R.66W., of the 6th P.M., Laramie County, WY, and adopt the findings of facts a and b for the *zone change*, as shown in the staff report.

PROPOSED MOTION – SUBDIVISION PERMIT & PLAT

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

ATTACHMENTS

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

Laramie County, Wyoming



Gleich Tracts

Zone Change &
Subdivision Permit
and Plat

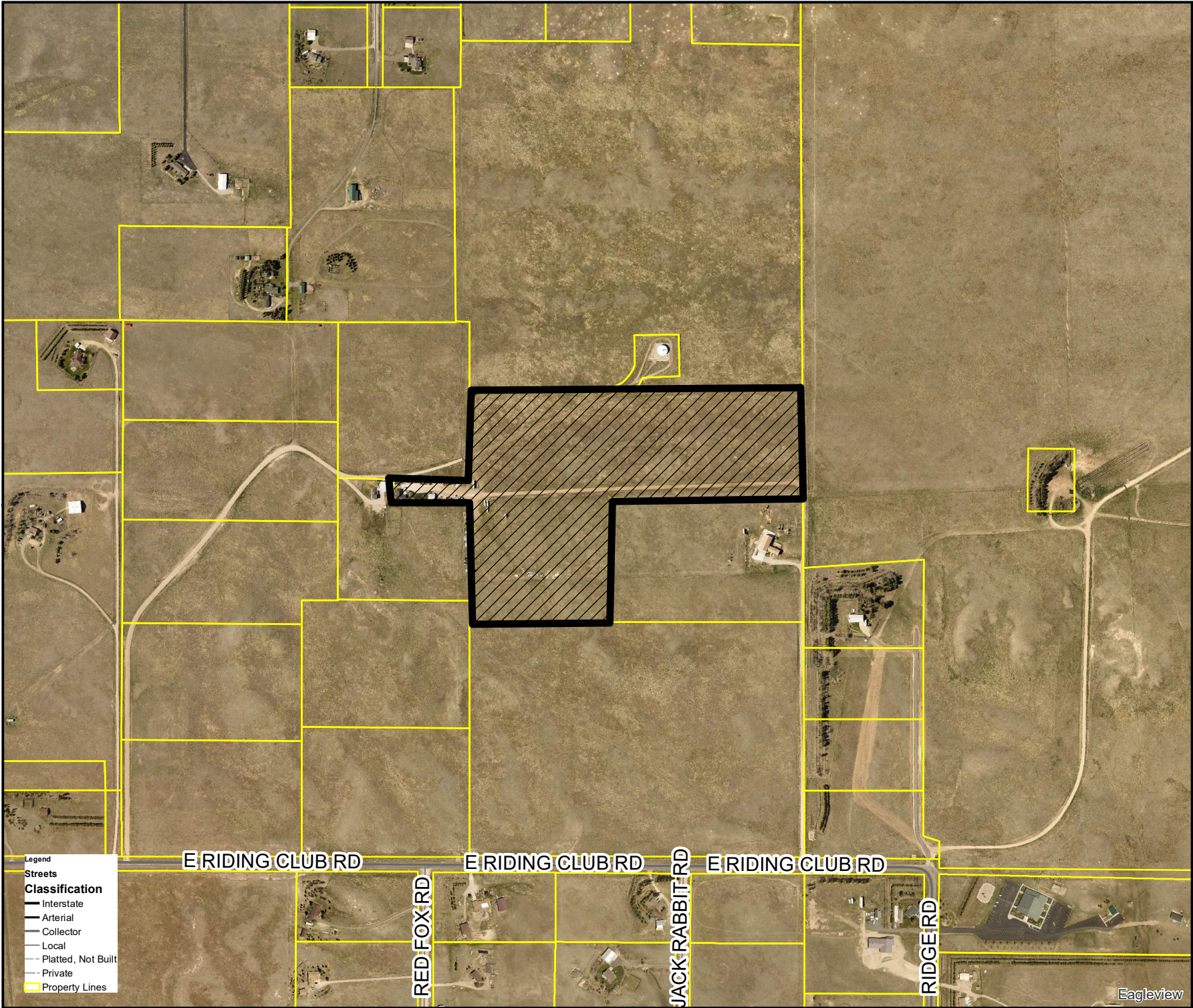
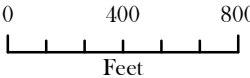
PZ-21-00162(63)

Location
Map

Subject
Property



May 2021



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

Laramie County, Wyoming



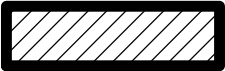
Gleich Tracts

**Zone Change &
Subdivision Permit
and Plat**

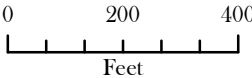
PZ-21-00162(63)

**Aerial
Map**

**Subject
Property**

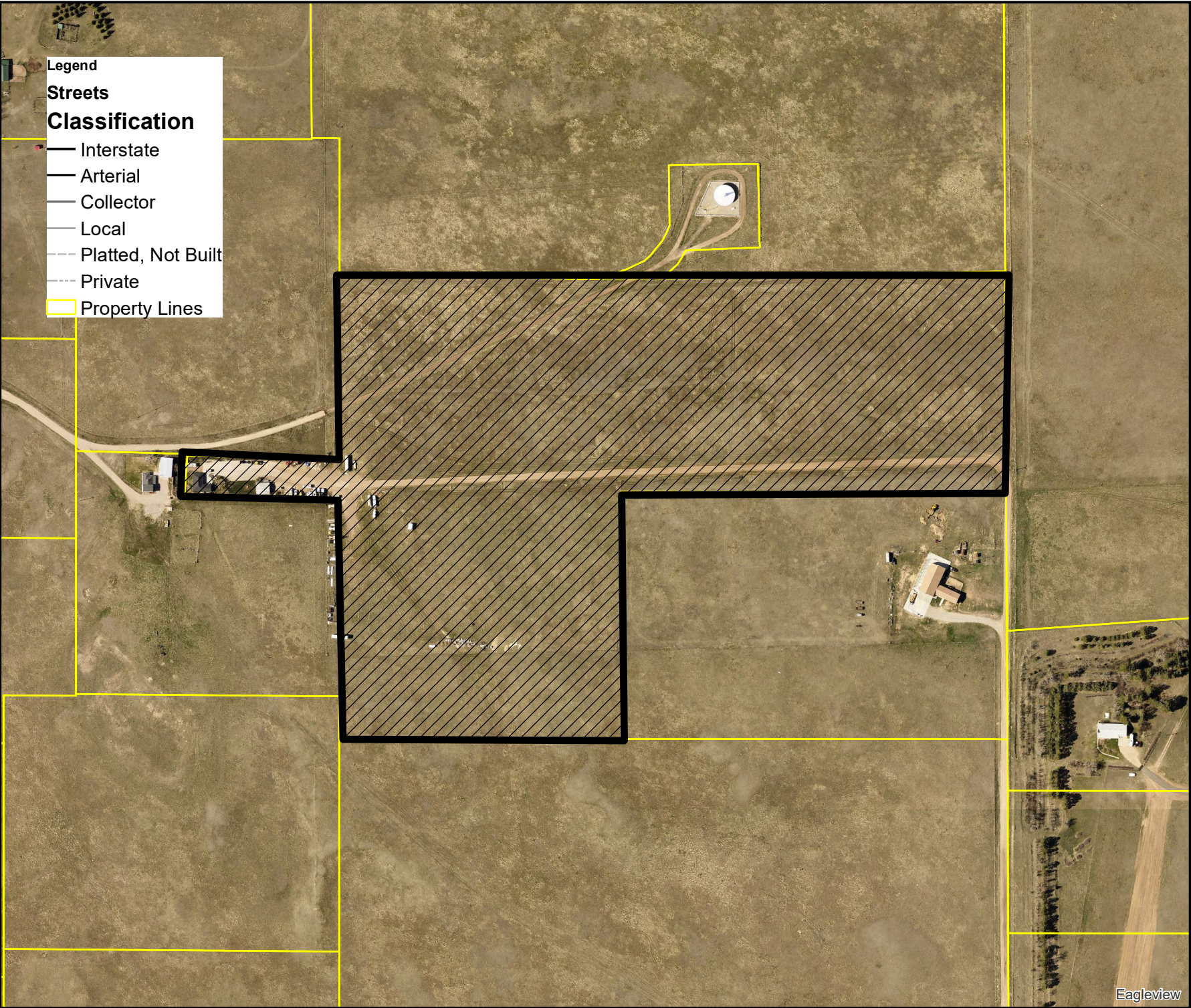


May 2021



Eagleview

- Legend**
- Streets**
- Classification**
- Interstate
 - Arterial
 - Collector
 - Local
 - - - Platted, Not Built
 - - - Private
 - Property Lines



Laramie
County,
Wyoming



Gleich Tracts

Zone Change &
Subdivision Permit
and Plat

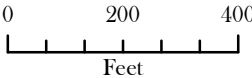
PZ-21-00162(63)

Comprehensive
Plan Map

Subject
Property



May 2021



Eagleview

Legend

Streets

Classification

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

Future Land Use Districts

OTHER

- Urban-Rural Interface (URI)
- Rural Metro (RM)
- Rural Ag Interface (RAI)
- Ag & Range Land (AGR)



Laramie County, Wyoming



Gleich Tracts

Zone Change &
Subdivision Permit
and Plat

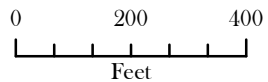
PZ-21-00162(63)

PlanCheyenne
Map

Subject
Property



May 2021



Eagleview

- Legend**
- Streets**
- Classification**
- Interstate
 - Arterial
 - Collector
 - Local
 - Platted, Not Built
 - Private
 - Property Lines
- PlanCheyenne**
- NEW_FLUP**
- Agriculture/Rural
 - Rural Residential
 - Urban Transition Residential
 - Urban Residential
 - Mixed-use Residential
 - MU-E
 - Industrial
 - Mixed-use Commercial
 - Community Business
 - Central Business District
 - Public and Quasi-Public
 - PUB-FED
 - Open Space and Parks
 - ROW

RR

Laramie County, Wyoming



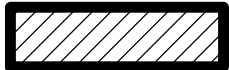
Gleich Tracts

Zone Change &
Subdivision Permit
and Plat

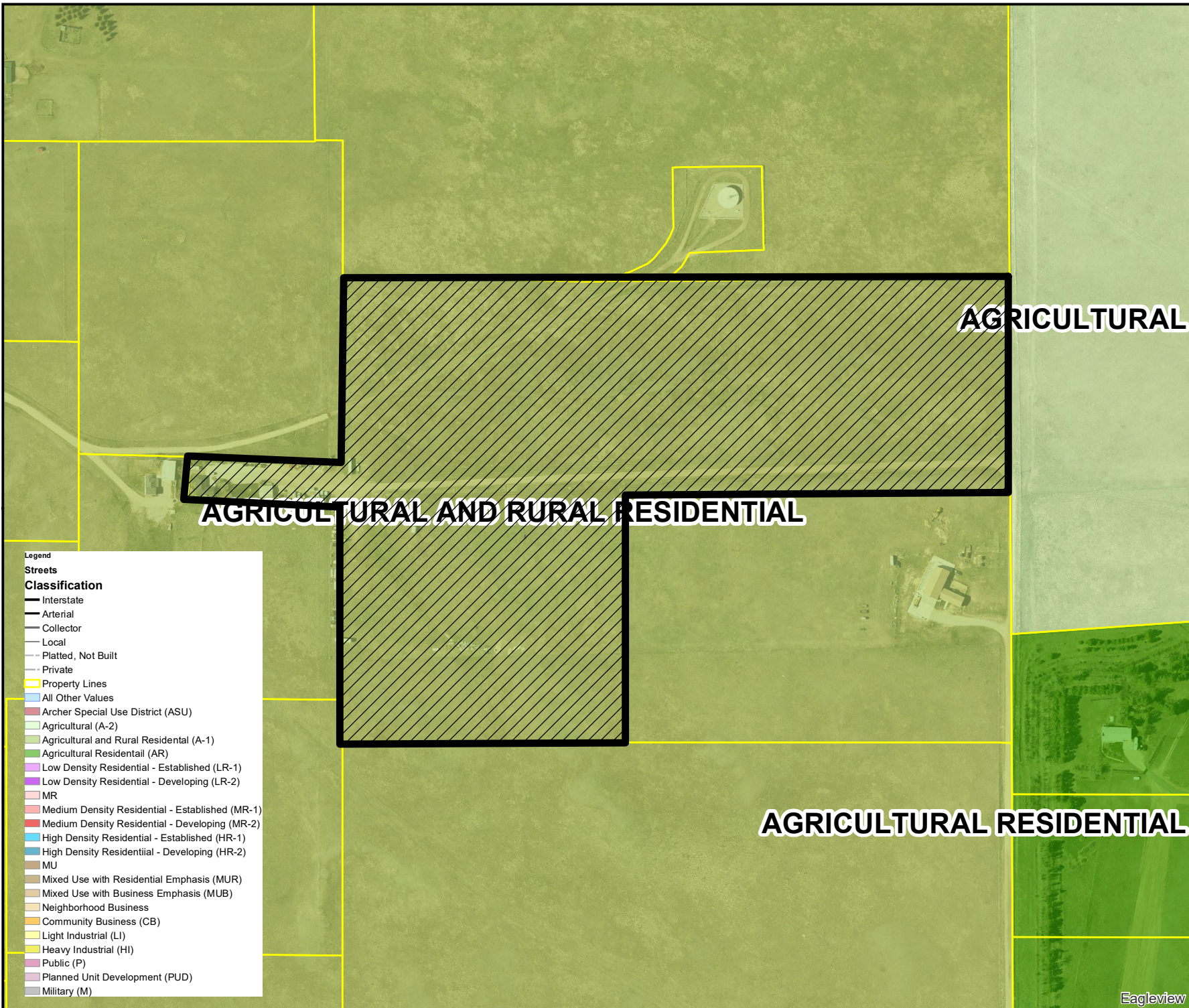
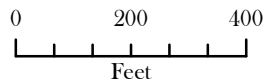
PZ-21-00162(63)

Current Zoning
Map

Subject
Property



May 2021



Fire District No 2: Fire District No. 2, Cooper McCullar Comments Attached
05/26/2021

LCFD2 will need access to these units as well as a turnaround at the end of the subdivision that is able to accommodate our largest apparatus.

Intraoffice: Planners, Cambia McCollom Comments Attached 06/01/2021
Is access to the nearest public road the shared easement with 3110 Riding Club RD?
Or is there another access location?

Are the easements and deed restrictions that affect a majority of this property going away?

Planners: Planners, Joe Scherden Comments Attached 06/02/2021

The section of land immediately south of subject property shows owner as "Tibbits, Georgia L LIV TR" on the zone change map. Parcel viewer shows owner as "Tibbits, Maria J TR."

The section of land immediately east of subject property shows zoning as "A-1" on the zone change map. Parcel viewer shows zoning as "A-2."

Agencies with No Comments:

Cheyenne MPO
Combined Communications Center
County Assessor
County Attorney
WYDOT

Agencies with No Response:

County Public Works
County Treasurer
Emergency Management
Sheriff's Office

County Attorney: County Attorney, Joe Chenchar Comments Attached 06/03/2021
Correct me if I'm wrong - it appears the restrictive easement very nearly renders Tract 2 unusable and limits the use of Tract 3 (taking the 80' ROW for the access easement into account).

County Engineer: County Engineer, Scott Larson Comments Attached 06/03/2021
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since the proposed action will have a negligible impact on both.
2. Near the top center of the plat drawing, there is a label "Ground Elev Outside of VORTEC Facility" and it should be "...VORTAC..." and not VORTEC.
3. The label on the plat drawing for the "80' Mutual Ingress/Egress, Utility, & Drainage Easement" is followed with "(See Notes 6 & 7)", however there is no Note 7 on the plat.
4. In the last paragraph of the Dedication, "Gliech" should be "Gleich".

Surveyor Review

1. There are 2 separate legal descriptions included in the DEDICATION. It appears that the 2nd one describes the area shown as "EXCEPTION B2447 P756". It seems like the "EXCEPTION" should be clearly identified in the DEDICATION.
2. In the ACKNOWLEDGEMENTS "Lance Gleich" probably should be "Lance E. Gleich" as it is in the 1st paragraph of the DEDICATION.
3. Some of the text in the references to the Registrar's records is very small and difficult to read, for example the 8's & B's look exactly the same.

County Real Estate Office: County Real Estate Office, Laura Pate Comments
Attached 06/02/2021

Add Lance's middle initial to the notary statement.

Environmental Health: Environmental Health Department, Roy Kroeger Comments
Attached 06/02/2021
Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. Wastewater systems cannot be located in access or utility easements. A signed final plat prior to application for any permits.

Fire District No 2: Fire District No. 2, Cooper McCullar Comments Attached 05/26/2021

LCFD2 will need access to these units as well as a turnaround at the end of the subdivision that is able to accommodate our largest apparatus.

Intraoffice: Planners, Cambia McCollom Comments Attached 06/01/2021

Is access to the nearest public road the shared easement with 3110 Riding Club RD? Or is there another access location?

Are the easements and deed restrictions that affect a majority of this property going away?

Planners: Planners, Joe Scherden Comments Attached 06/03/2021

Comments in the easements shown on the map refer to notes "6 & 7." I do not see any note 7 on the document.

Building Dept.: Building Dept., Antony Pomerleau Comments Attached 05/26/2021
Advise provided site plan indicates a dead road which is not compliant with 2018 IFC section 503. Provide information or corrected plan indicating how roads are in compliance with 2018 IFC chapter 5 and appendix D for fire apparatus access.

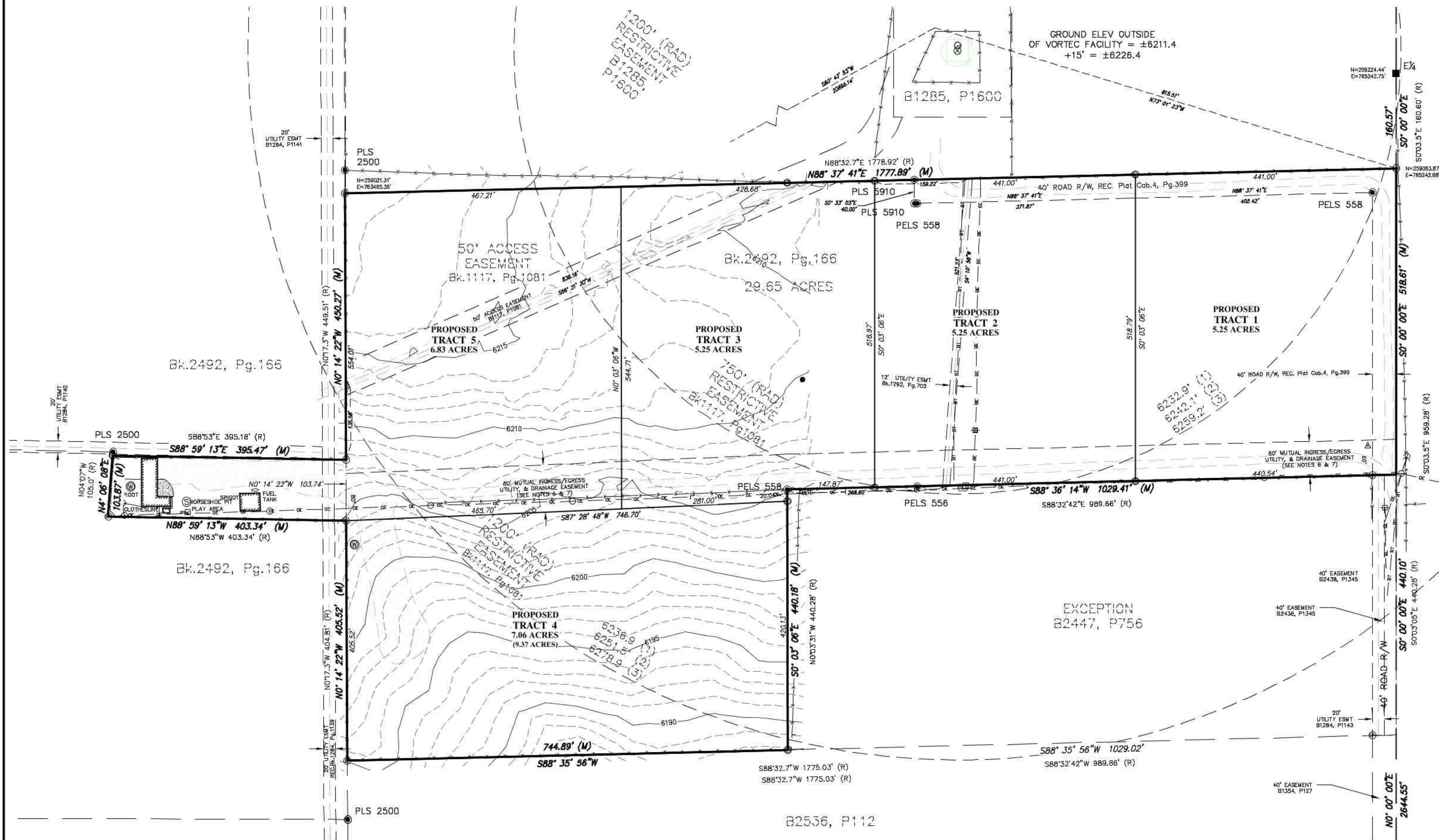
Laramie County has adopted the 2018 I-codes and the 2020 NEC.

Agencies with No Comments:

Cheyenne MPO, Combined Communications Center, County Assessor, WYDOT

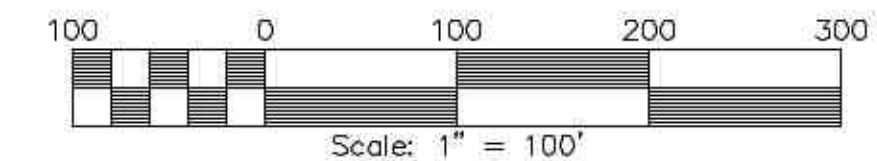
Agencies with No Response:

CenturyLink, County Conservation District, County Public Works Department, County Treasurer, Emergency Management, High West Energy, Laramie County Weed & Pest, Sheriff's Office



LEGEND

- SET 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- ON 3/4"x24" REBAR
- FOUND GLO STONE
- FOUND ALUMINUM CAP AS NOTED
- FOUND 3/8" REBAR
- FOUND 1/2" IRON PIPE
- EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING SPIGOT
- ⊙ EXISTING WELL
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- Ⓢ EXISTING SEPTIC TANK MANHOLE
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING CHAIN LINK FENCE
- EXISTING FENCE LINE
- EXISTING GAS LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING BURIED TELEPHONE LINE
- EXISTING CONCRETE SURFACE
- EXISTING GRAVEL SURFACE



LAND DESCRIPTION

A tract of land in the Southeast quarter (SE1/4) of Section 4, Township 14 North, Range 66 West of the 6th Principal Meridian, Laramie County, Wyoming, described as follows:

Beginning at a point on the East line of said Southeast quarter (SE1/4) of Section 4, which point bears South 00 degrees 03.5 minutes East, a distance of 160.60 feet from the East Quarter corner of said Section 4, and thence proceeding South 00 degrees 03.5 minutes East, along East boundary line of said Section 4, a distance of 959.28 feet to a point; thence South 88 degrees 32.7 minutes West, a distance of 1,775.03 feet to a point; thence North 00 degrees 17.3 minutes West, a distance of 404.81 feet to a point; thence North 88 degrees 53 minutes West, a distance of 403.34 feet to a point; thence North 04 degrees 07 minutes East, a distance of 105.00 feet to a point, thence South 88 degrees 53 minutes East a distance of 395.19 feet to a point; thence North 00 degrees 17.3 minutes West, a distance of 449.51 feet to a point; thence North 88 degrees 32.7 minutes East, a distance of 1,778.92 feet to point of beginning.

A tract of land in the Southeast quarter (SE1/4) of Section 4, Township 14 North, Range 66 West of the 6th Principal Meridian, Laramie County, Wyoming, described as follows:
Beginning at a point located South 00 degrees 03 minutes 30 seconds East, a distance of 679.60 feet and South 88 degrees 32 minutes 42 seconds West, a distance of 40.01 feet, from East quarter corner of said Section 4; thence proceeding South 00 degrees 03 minutes 30 seconds East, a distance of 440.28 feet to a point; thence South 88 degrees 32 minutes 42 seconds West, a distance of 989.66 feet to a point; thence North 00 degrees 03 minutes 31 seconds West, a distance of 440.28 feet to a point; thence North 88 degrees 32 minutes 42 seconds East, a distance of 989.66 feet to the point of beginning.

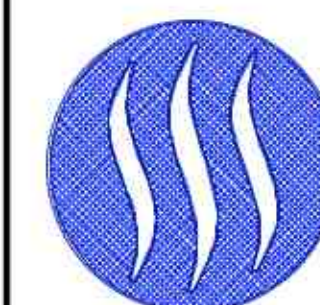
CERTIFICATE OF SURVEYOR

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

EXISTING CONDITIONS MAP FOR GLEICH TRACTS

SITUATED IN THE
SE1/4, SECTION 4,
TOWNSHIP 14 NORTH, RANGE 66 WEST,
OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING
PREPARED FEBRUARY, 2021

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.SteilSurvey.com • info@SteilSurvey.com



REVISED: 5/18/2021

2020363 FINAL PLAT.DWG

© COPYRIGHT 2021 STEIL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED

GENERAL NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. COMBINATION FACTOR = 0.999956901.
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET ON A 3/4" x 24" REBAR.
- EXISTING EASEMENTS OF RECORD APPLYING TO THE LANDS CONTAINED WITHIN THIS REPLAT REMAIN IN FULL FORCE.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL #56021C1084F; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- "MUTUAL INGRESS/ EGRESS, UTILITY, DRAINAGE, & EMERGENCY ACCESS AND TURNAROUND EASEMENT(S)" SHOWN HEREON PROVIDED BY AND BETWEEN THE OWNER(S) OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED. TERMINUS OF CONSTRUCTION SHALL INCLUDE AN EMERGENCY TURNAROUND MEETING THE REQUIREMENTS AND SPECIFICATIONS OF APPENDIX D OF THE INTERNATIONAL FIRE CODE (IFC) AS ADOPTED.
- ROAD NAME "SHORT RIG ROAD" NOT DEDICATED AS PUBLIC R/W - NAME PROVIDED FOR ADDRESSING PURPOSES ONLY.
- TRACT 2 IS HEREBY GRANTED AS AN UN-BUILDABLE PRIVATE OPEN SPACE EASEMENT SUBJECT TO THE FOLLOWING:
 - OPEN SPACE IS PROVIDED FOR SEPTIC SYSTEM(S) GROSS ACREAGE CREDIT AND AGRICULTURAL USE; MOTORIZED RECREATION IS PROHIBITED.
 - OWNERSHIP AND MAINTENANCE SHALL BE BORNE BY THE OWNER OF TRACT 3 HEREON, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
 - SAID OPEN SPACE EASEMENT(S) PROVIDED FOR THE MUTUAL BENEFIT OF ALL OWNER(S) OF THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY INCLUDING MUTUAL WELL/SEPTIC DENSITY CALCULATIONS.

FROM BOOK 1117, PAGE 1081:

1. Restrictive easements:

A. The Grantee agrees not to construct or allow the construction of buildings, structures, fences, trees or other obstructions on the Grantee's land within a distance of 750 feet from the center of the Cheyenne VORTAC facility from the center described as follows:

From a stone marker marking the East one quarter corner of Section 4 Township 14 North, Range 66 West, of the 6th P.M., North 0° 14' East, 62 feet, thence West 750 feet to a point, said point being the center.

Grantee further agrees not to alter or allow the alteration of any existing buildings or structures within this 750-foot restricted area. The Grantee further agrees not to park vehicles or equipment within 400 feet of the center of the plot. This requirement is not intended to restrict the growing of normal farm-type crops.

B. The Grantee agrees not to construct or allow the construction of buildings, structures, or other obstructions between 750 and 1200 feet from the center of the VORTAC facility, as follows:

(1) Wire or metallic fences shall subtend a vertical angle of 0.5° or less above a horizontal plane as measured from the center of the VOR antenna, which is 15 feet above ground level. The 0.5° is equivalent to a rise of 10.5 inches in 100 feet as measured from the center of the antenna. This restriction would be 6 feet 7 inches (plus height of antenna which is 15 feet) at a distance of 750 feet, increasing to 10 1/2 feet (plus height of antenna which is 15 feet) at a distance of 1200 feet.

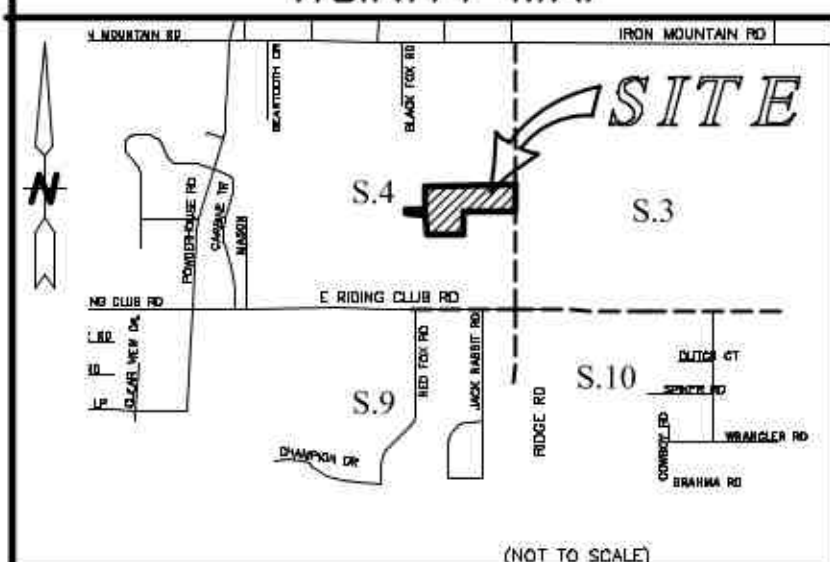
(2) Metallic buildings shall subtend a vertical angle of 1.2° or less, above a horizontal plane as measured from the center of the VOR antenna which is 15 feet above the ground level. The 1.2° is equivalent to a rise of 2 feet 1 inch in 100 feet as measured from the center of the antenna. This restriction would be 6 feet 9 inches (plus height of antenna which is 15 feet) at a distance of 750 feet, increasing to 25 feet 2 inches (plus height of antenna which is 15 feet) at a distance of 1200 feet.

(3) Non-metallic buildings with negligible metallic content and with no prospect of future metallic additions, such as roofs, girders, and metallic siding, shall subtend a vertical angle of 2.5° or less above a horizontal plane as measured from the center of the VOR antenna, which is 15 feet above the ground level. The 2.5° is equivalent to a rise of 4 feet 6 inches in 100 feet as measured from the center of the antenna. This restriction would be 32 feet 10 inches (plus height of antenna which is 15 feet) at a distance of 750 feet, increasing to 52 feet 8 inches (plus height of antenna which is 15 feet) at a distance of 1200 feet.

(4) No overhead metallic conductors, except for extensions serving the FAA site, within 1200 feet radius. (The VOR antenna in the VORTAC facility is the critical element and its height above ground, approximately 15 feet, is governing.)

2. A road right-of-way as follows: 25 feet on either side of a line particularly described: From the East Quarter Corner of Section 4, Township 13 North, Range 66 West, 6th P.M., Laramie County, thence S 0°03.5' E a distance of 160.6 feet; thence S 88° 32.7' W a distance of 1008.4 feet, to the true point of beginning; thence S 68°28' W a distance of 637.3 feet, said right-of-way containing 0.961 acre.

VICINITY MAP



RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM A1 - AGRICULTURAL AND RURAL RESIDENTIAL TO AR –
AGRICULTURAL RESIDENTIAL FOR A PORTION OF SE1/4 SECTION 4,
T.14N., R.66W., OF THE 6TH P.M., LARAMIE COUNTY, WY.**

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners previously adopted the 2011 Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

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

The Laramie County Board of Commissioners finds that:

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

And the Board approves a Zone Change from A1 – Agricultural and Rural Residential to AR – Agricultural Residential with one condition for a portion of SE1/4 Section 4, T.14N., R.66W., of the 6th P.M., Laramie County, WY, as shown on the attached Exhibit ‘A’ – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2021.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

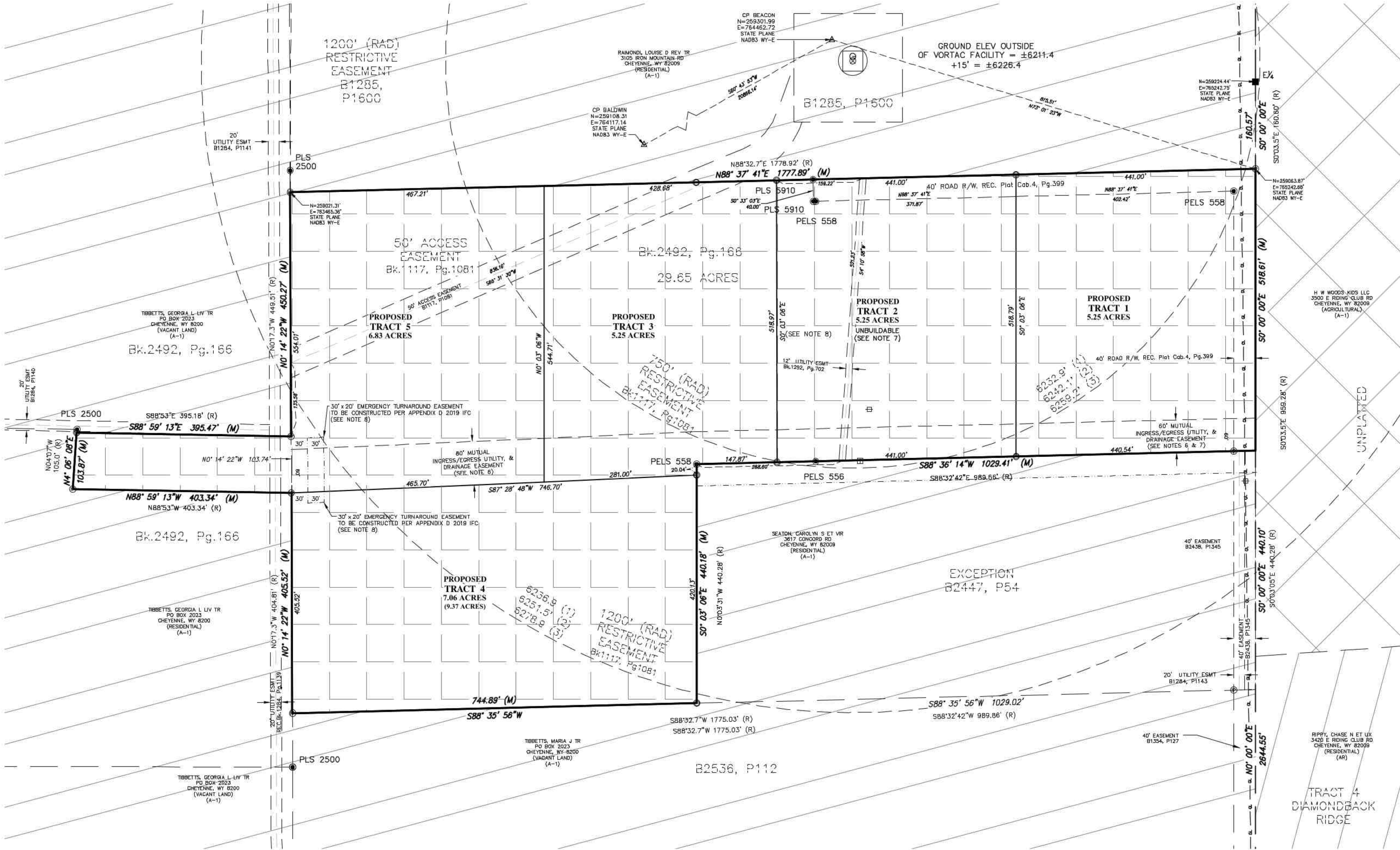
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office



ZONING

EXISTING ZONING: A-1 - AGRICULTURAL
PROPOSED ZONING: AR - AGRICULTURAL-RESIDENTIAL

EXISTING A-2 - AGRICULTURAL
EXISTING A-1 - AGRICULTURAL AND RURAL RESIDENTIAL
EXISTING AR - RURAL RESIDENTIAL
PROPOSED AR AGRICULTURAL-RESIDENTIAL

LEGEND

- SET 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4"x24" REBAR
- FOUND GLO STONE
- FOUND ALUMINUM CAP AS NOTED
- FOUND 3/8" REBAR
- FOUND 1/2" IRON PIPE
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA

CERTIFICATE OF SURVEYOR

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

GENERAL NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.999656901.
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET ON A 3/4" x 24" REBAR.
- EXISTING EASEMENTS OF RECORD APPLYING TO THE LANDS CONTAINED WITHIN THIS REPLAT REMAIN IN FULL FORCE.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #56021C1084F; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- "MUTUAL INGRESS/ EGRESS, UTILITY, DRAINAGE, & EMERGENCY ACCESS AND TURNAROUND EASEMENT(S)" SHOWN HEREON PROVIDED BY AND BETWEEN THE OWNER(S) OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED. TERMINUS OF CONSTRUCTION SHALL INCLUDE AN EMERGENCY TURNAROUND MEETING THE REQUIREMENTS AND SPECIFICATIONS OF APPENDIX D OF THE INTERNATIONAL FIRE CODE (IFC) AS ADOPTED.
- ROAD NAME "SHORT RIG ROAD" NOT DEDICATED AS PUBLIC R/W - NAME PROVIDED FOR ADDRESSING PURPOSES ONLY.
- TRACT 2 IS HEREBY GRANTED AS AN UN-BUILDABLE PRIVATE OPEN SPACE EASEMENT SUBJECT TO THE FOLLOWING:
 - A. OPEN SPACE IS PROVIDED FOR SEPTIC SYSTEM(S) GROSS ACREAGE CREDIT AND AGRICULTURAL USE; MOTORIZED RECREATION IS PROHIBITED.
 - B. OWNERSHIP AND MAINTENANCE SHALL BE BORNE BY THE OWNER OF TRACT 3 HEREON, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
 - C. SAID OPEN SPACE EASEMENT(S) PROVIDED FOR THE MUTUAL BENEFIT OF ALL OWNER(S) OF THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY INCLUDING MUTUAL WELL/SEPTIC DENSITY CALCULATIONS.

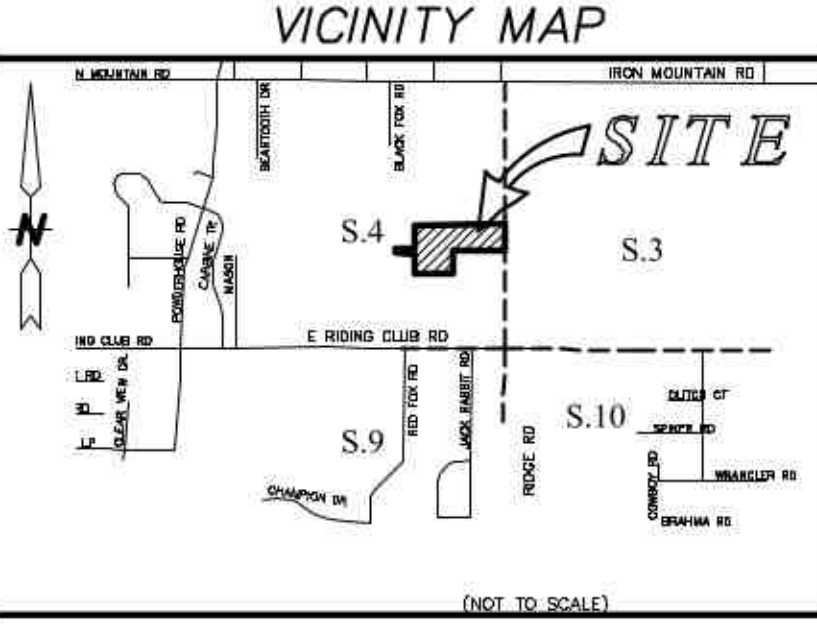
LAND DESCRIPTION

A tract of land in the Southeast quarter (SE1/4) of Section 4, Township 14 North, Range 66 West of the 6th Principal Meridian, Laramie County, Wyoming, described as follows:

Beginning at a point on the East line of said Southeast quarter (SE1/4) of Section 4, which point bears South 00 degrees 03.5 minutes East, a distance of 160.60 feet from the East Quarter corner of said Section 4, and thence proceeding South 00 degrees 03.5 minutes East, along East boundary line of said Section 4, a distance of 959.28 feet to a point; thence South 88 degrees 32.7 minutes West, a distance of 1,775.03 feet to a point, thence North 00 degrees 17.3 minutes West, a distance of 404.81 feet to a point; thence North 88 degrees 53 minutes West, a distance of 403.34 feet to a point; thence North 04 degrees 07 minutes East, a distance of 105.00 feet to a point, thence South 88 degrees 53 minutes East a distance of 395.19 feet to a point; thence North 00 degrees 17.3 minutes West, a distance of 449.51 feet to a point; thence North 88 degrees 32.7 minutes East, a distance of 1,778.92 feet to point of beginning.

LESS A tract of land in the Southeast quarter (SE1/4) of Section 4, Township 14 North, Range 66 West of the 6th Principal Meridian, Laramie County, Wyoming, described in Warranty Deed Book 2447, Page 54 as follows:

Beginning at a point located South 00 degrees 03 minutes 30 seconds East, a distance of 679.60 feet and South 88 degrees 32 minutes 42 seconds West, a distance of 40.01 feet, from East quarter corner of said Section 4; thence proceeding South 00 degrees 03 minutes 30 seconds East, a distance of 440.28 feet to a point; thence South 88 degrees 32 minutes 42 seconds West, a distance of 989.66 feet to a point; thence North 00 degrees 03 minutes 31 seconds West, a distance of 440.28 feet to a point; thence North 88 degrees 32 minutes 42 seconds East, a distance of 989.66 feet to the point of beginning.



ZONE CHANGE MAP FOR GLEICH TRACTS

A SUBDIVISION SITUATED IN THE SE1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 66 WEST, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING
PREPARED MARCH, 2021



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.SteilSurvey.com • info@SteilSurvey.com

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
A PORTION OF THE SE1/4 SECTION 4,
T.14N., R.66W., OF THE 6TH P.M., LARAMIE COUNTY, WY.
TO BE PLATTED AND KNOWN AS "GLEICH TRACTS."**

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the subdivision permit for Gleich Tracts.

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

The Laramie County Board of Commissioners finds that:

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

And the Board approves the Subdivision Permit and Plat for Gleich Tracts.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2021.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

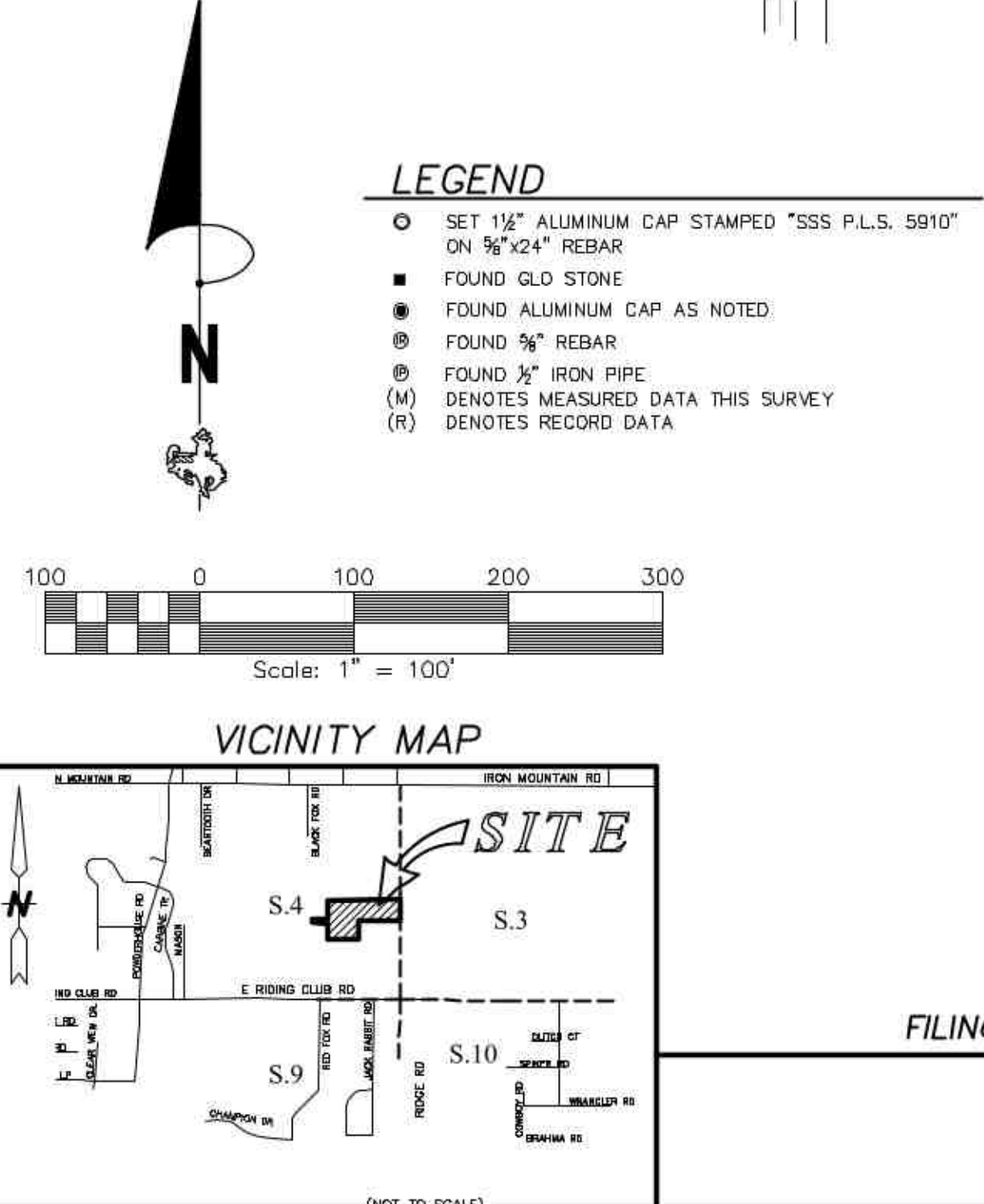
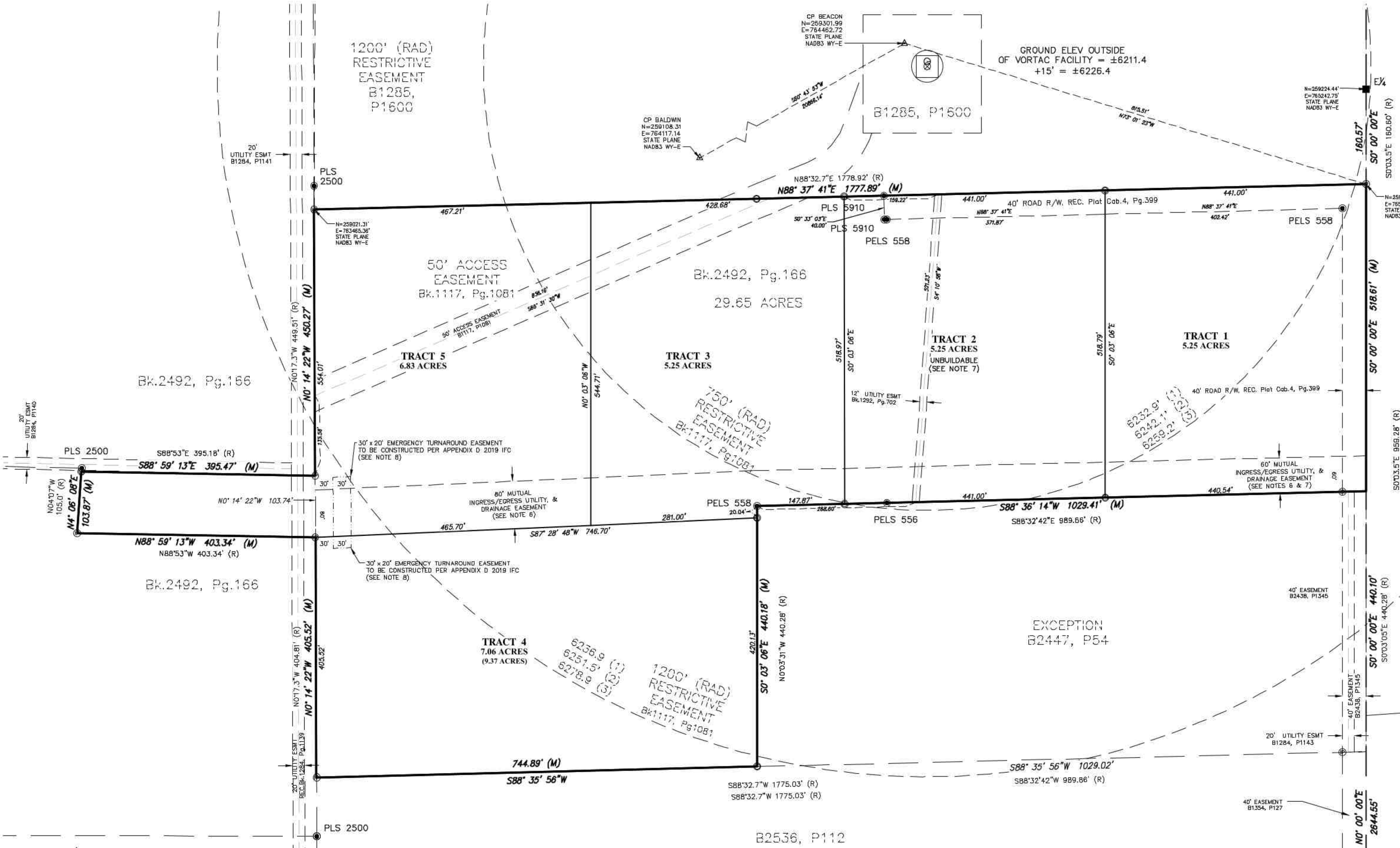
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



GENERAL NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.99956901.
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET ON A 3/8" x 24" REBAR.
- EXISTING EASEMENTS OF RECORD APPLYING TO THE LANDS CONTAINED WITHIN THIS REPLAT REMAIN IN FULL FORCE.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #56021C1084F; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- "MUTUAL INGRESS/ EGRESS, UTILITY, DRAINAGE, & EMERGENCY ACCESS AND TURNAROUND EASEMENT(S)" SHOWN HEREON PROVIDED BY AND BETWEEN THE OWNER(S) OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED. TERMINUS OF CONSTRUCTION SHALL INCLUDE AN EMERGENCY TURNAROUND MEETING THE REQUIREMENTS AND SPECIFICATIONS OF APPENDIX D OF THE INTERNATIONAL FIRE CODE (IFC) AS ADOPTED.
- TRACT 2 HEREON IS UNBUILDABLE PER LCLUR§1-3-101 AND VORTAC RESTRICTIVE EASEMENT.

IMPORTANT DEED RESTRICTION(S) & EASEMENT(S) NOTES

- FROM BOOK 1117, PAGE 1081:
- Restrictive easements:
 - The Grantee agrees not to construct or allow the construction of buildings, structures, fences, trees or other obstructions on the Grantee's land within a distance of 750 feet from the center of the Cheyenne VORTAC facility from the center described as follows:

From a stone marker marking the East one quarter corner of Section 4 Township 14 North, Range 66 West, of the 6th P.M., North 0° 14' East, 62 feet, thence West 750 feet to a point, said point being the center.
 - The Grantee agrees not to alter or allow the alteration of any existing buildings or structures within this 750-foot restricted area. The Grantee further agrees not to park vehicles or equipment within 400 feet of the center of the plot. This requirement is not intended to restrict the growing of normal farm-type crops.
 - The Grantee agrees not to construct or allow the construction of buildings, structures, or other obstructions between 750 and 1200 feet from the center of the VORTAC facility, as follows:
 - Wire or metallic fences shall subtend a vertical angle of 0.5° or less above a horizontal plane as measured from the center of the VOR antenna, which is 15 feet above ground level. The 0.5° is equivalent to a rise of 10.5 inches in 100 feet as measured from the center of the antenna. This restriction would be 6 feet 7 inches (plus height of antenna which is 15 feet) at a distance of 750 feet, increasing to 10 1/2 feet (plus height of antenna which is 15 feet) at a distance of 1200 feet.
 - Metallic buildings shall subtend a vertical angle of 1.2° or less, above a horizontal plane as measured from the center of the VOR antenna, which is 15 feet above the ground level. The 1.2° is equivalent to a rise of 2 feet 1 inch in 100 feet as measured from the center of the antenna. This restriction would be 15 feet 9 inches (plus height of antenna which is 15 feet) at a distance of 750 feet, increasing to 25 feet 2 inches (plus height of antenna which is 15 feet) at a distance of 1200 feet.
 - Non-metallic buildings with negligible metallic content and with no prospect of future metallic additions, such as roofs, girders, and metallic siding, shall subtend a vertical angle of 2.5° or less above a horizontal plane as measured from the center of the VOR antenna, which is 15 feet above the ground level. The 2.5° is equivalent to a rise of 4 feet 5 inches in 100 feet as measured from the center of the antenna. This restriction would be 32 feet 10 inches (plus height of antenna which is 15 feet) at a distance of 750 feet, increasing to 52 feet 6 inches (plus height of antenna which is 15 feet) at a distance of 1200 feet.
 - No overhead metallic conductors, except for extensions serving the FAA site, within 1200 feet radius. (The VOR antenna in the VORTAC facility is the critical element and its height above ground, approximately 15 feet, is governing.)
 - A road right-of-way as follows: 25 feet on either side of a line particularly described: From the East Quarter Corner of Section 4, Township 13 North, Range 66 West, 6th P.M., Laramie County, thence S 0°33.5' E a distance of 160.6 feet; thence S 88° 32.7' W a distance of 1009.4 feet, to the true point of beginning; thence S 66°28' W a distance of 837.3 feet, said right-of-way containing 0.981 acre.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Lance E. Gleich, a single person, and Mindy Grunewald, a single person, as tenants in common, owners in fee simple of A tract of land in the Southeast quarter (SE1/4) of Section 4, Township 14 North, Range 66 West of the 6th Principal Meridian, Laramie County, Wyoming, described as follows:

Beginning at a point on the East line of said Southeast quarter (SE1/4) of Section 4, which point bears South 00 degrees 03.5 minutes East, a distance of 160.60 feet from the East Quarter corner of said Section 4, and thence proceeding South 00 degrees 03.5 minutes East, along East boundary line of said Section 4, a distance of 959.28 feet to a point; thence South 88 degrees 32.7 minutes West, a distance of 1.775.03 feet to a point, thence North 00 degrees 17.3 minutes West, a distance of 404.81 feet to a point; thence North 88 degrees 53 minutes West, a distance of 403.34 feet to a point; thence North 04 degrees 07 minutes East, a distance of 105.00 feet to a point, thence South 88 degrees 53 minutes East a distance of 395.19 feet to a point; thence North 00 degrees 17.3 minutes West, a distance of 449.51 feet to a point; thence North 88 degrees 32.7 minutes East, a distance of 1,778.92 feet to point of beginning.

LESS a tract of land in the Southeast quarter (SE1/4) of Section 4, Township 14 North, Range 66 West of the 6th Principal Meridian, Laramie County, Wyoming, described in Warranty Deed Book 2447, Page 54 as follows:

Beginning at a point located South 00 degrees 03 minutes 30 seconds East, a distance of 679.60 feet and South 88 degrees 32 minutes 42 seconds West, a distance of 40.01 feet, from East quarter corner of said Section 4; thence proceeding South 00 degrees 03 minutes 30 seconds East, a distance of 440.28 feet to a point; thence South 88 degrees 32 minutes 42 seconds West, a distance of 989.66 feet to a point; thence North 00 degrees 03 minutes 31 seconds West, a distance of 440.28 feet to a point; thence North 88 degrees 32 minutes 42 seconds East, a distance of 989.66 feet to the point of beginning.

Have caused the same to be surveyed and platted to be known as Gleich Tracts and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires.

Lance E. Gleich Mindy Grunewald

ACKNOWLEDGEMENTS

STATE OF WYOMING }
COUNTY OF LARAMIE } SS
The foregoing instrument was acknowledged before me this ____ day of ____, 2021 by Lance E. Gleich.

My Commission Expires: ____
Notary Public, Laramie County, Wyoming

STATE OF WYOMING }
COUNTY OF LARAMIE } SS
The foregoing instrument was acknowledged before me this ____ day of ____, 2021 by Mindy Grunewald.

My Commission Expires: ____
Notary Public, Laramie County, Wyoming

APPROVALS

Approved by the Laramie County Planning Commission this ____ day of ____, 2021.

Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of ____, 2021.

Chairman ATTEST: County Clerk

CERTIFICATE OF SURVEYOR

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

GLEICH TRACTS

A SUBDIVISION SITUATED IN
THE SE¼ OF SECTION 4,
TOWNSHIP 14 NORTH, RANGE 66 WEST, OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING
PREPARED FEBRUARY, 2021



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789
www.SteilSurvey.com o info@SteilSurvey.com