



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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## Planning • Building

### MEMORANDUM

**TO:** Laramie County Planning Commission

**FROM:** Marissa Pomerleau, Associate Planner

**DATE:** September 23, 2021

**TITLE:** PUBLIC HEARING regarding a Zone Change from A2 – Agricultural to AR – Agricultural Residential and a Subdivision Permit & Plat for Cherry Hills North located in a portion of the SW1/4 SW1/4 Section 20, T.14N., R.65W., of the 6<sup>th</sup> P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Cache Creek Land Company, LLC, has submitted Zone Change and Subdivision Permit & Plat applications for Cherry Hills north, consisting of one tract located at the northeast corner of the intersection of Reese Road and US Highway 30. The applications have been submitted to request a zone change from A2 to AR and to subdivide the property into five 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 property is currently unplatted and assessed as Residential Vacant Land. The surrounding area consists of rural residential and agricultural properties of varying acreage.

### **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 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 Urban Transitional Residential (UTR), which emphasizes a gradual transition from the more urbanized areas of the city to the rural areas of the county. This category focuses on a range of single-family residences and multi-family duplexes, patio homes and townhomes while blending both urban and rural standards.

The subject property is bordered by the A2 zone district on the north and east, AR, A2 and A1 – Agricultural and Rural Residential to the south and west. Uses in the area range from single-family residential and a few small businesses. A change in zone for this property from A2 to AR would align with the surrounding AR zone district.

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.

The applicant submitted a letter requesting waivers on both a traffic and drainage study. The County Engineer has concurred with this request based on the fact that the development will have negligible impacts on both. Agency review comments were received regarding corrections to the zone change and plat maps, maintaining drainage flows, and road construction. The applicant is currently working 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 Planning Commission 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 Planning Commission recommend approval of a Zone Change from A2 to AR for a portion of the SW1/4 SW1/4 Section 20, T.14N., R.65W., of the 6th P.M., Laramie County, WY to the Laramie County Board of Commissioners with one condition:**

- 1. All agency comments regarding the Zone Change Map shall be addressed prior to recordation of the Exhibit 'A' Zone Change Map.

**Based on evidence provided for the *subdivision permit & plat*, staff recommends the Planning Commission 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.
- b. The proposed subdivision is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

**And that the Planning Commission recommend approval of the Subdivision Permit and Plat for Cherry Hills North to the Laramie County Board of Commissioners with one condition.**

- 1. All agency comments regarding the Plat shall be addressed prior to recordation of the plat.

## **PROPOSED MOTION – ZONE CHANGE**

**I move to recommend approval of the Zone Change from A2 to AR for a portion of the SW1/4 SW1/4 Section 20, T.14N., R.65W., of the 6<sup>th</sup> P.M., Laramie County, WY to the Laramie County Board of Commissioners with one condition, 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 recommend approval of the Subdivision Permit and Plat for Cherry Hills North to the Laramie County Board of Commissioners, and adopt the findings of fact a and b for the *subdivision permit & plat*, as shown in the staff report.**

## **ATTACHMENTS**

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



# Laramie County, Wyoming



Cherry Hills North

Zone Change & Subdivision Permit and Plat

PZ-21-00248(49)

Location Map

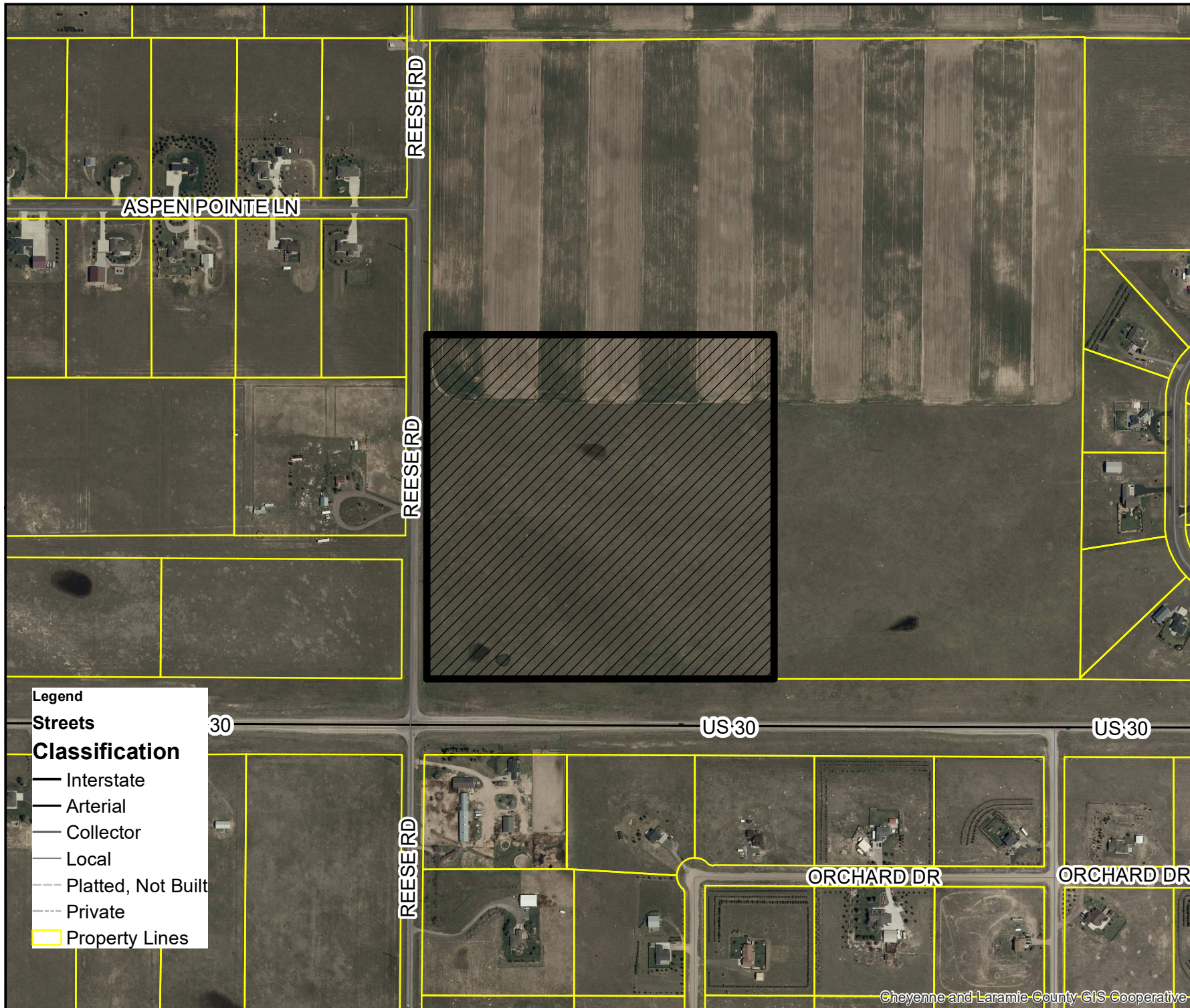
Subject Property



August 2021



0 300 600  
Feet



**Legend**

**Streets**

**Classification**

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



Laramie  
County,  
Wyoming



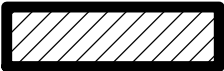
Cherry Hills  
North

Zone Change &  
Subdivision Permit  
and Plat

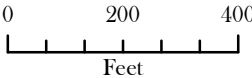
PZ-21-00248(49)

Aerial Map

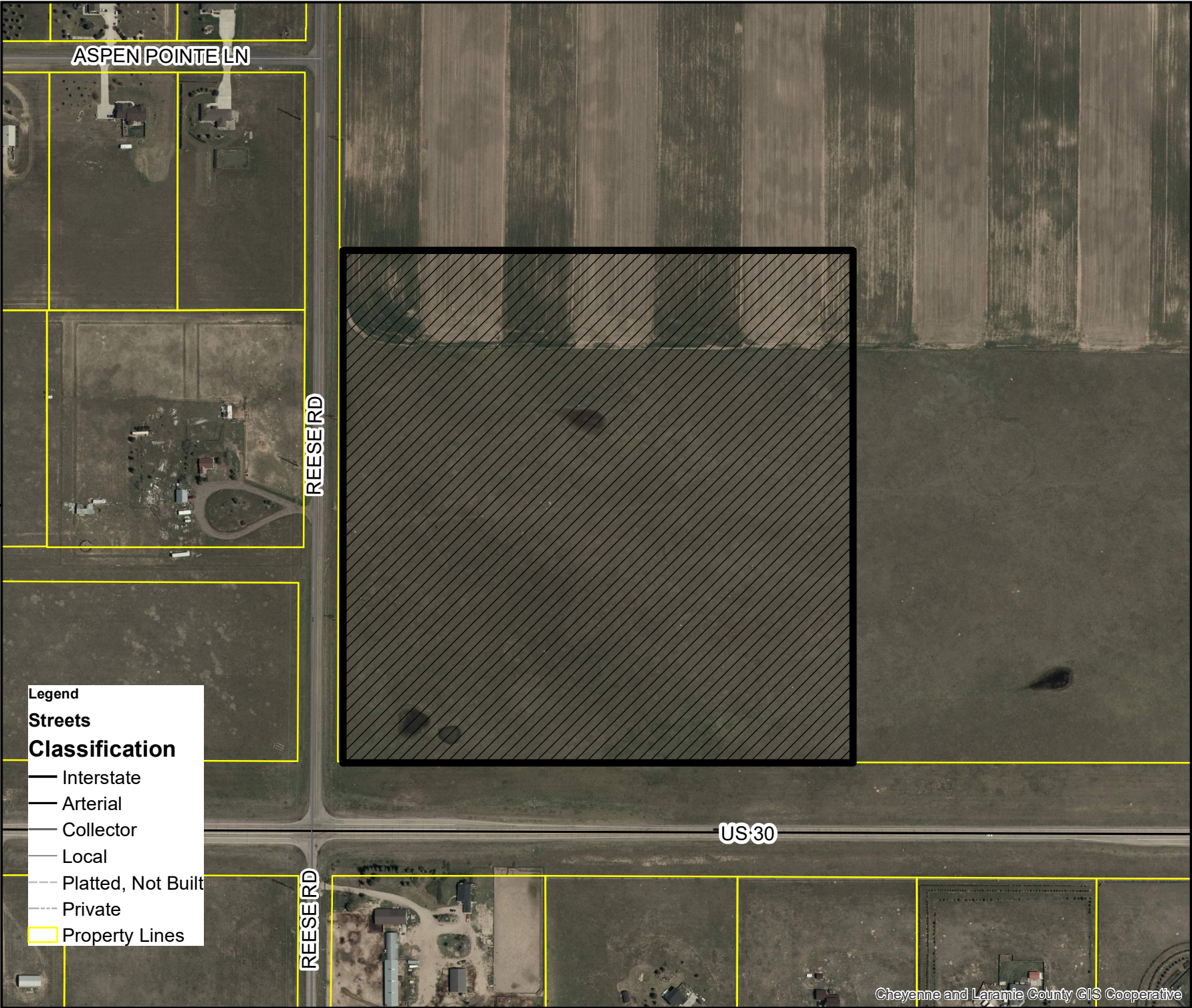
Subject  
Property



August 2021



Cheyenne and Laramie County GIS Cooperative



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



# Laramie County, Wyoming



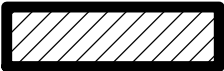
Cherry Hills North

Zone Change &  
Subdivision Permit  
and Plat

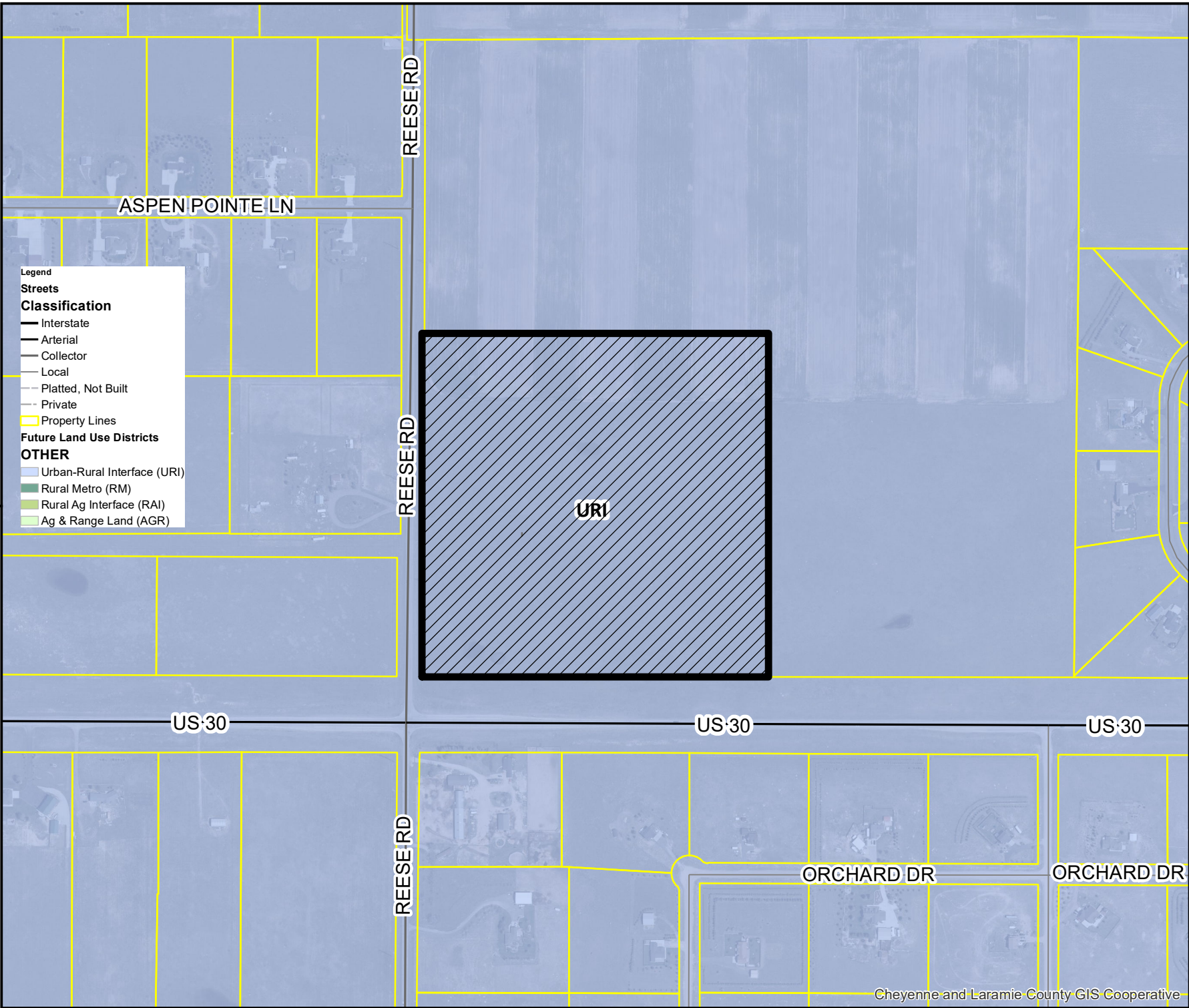
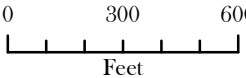
PZ-21-00248(49)

Comprehensive  
Plan Map

Subject  
Property



August 2021



**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)

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# Laramie County, Wyoming



Cherry Hills North

Zone Change &  
Subdivision Permit  
and Plat

PZ-21-00248(49)

PlanCheyenne  
Map

Subject  
Property

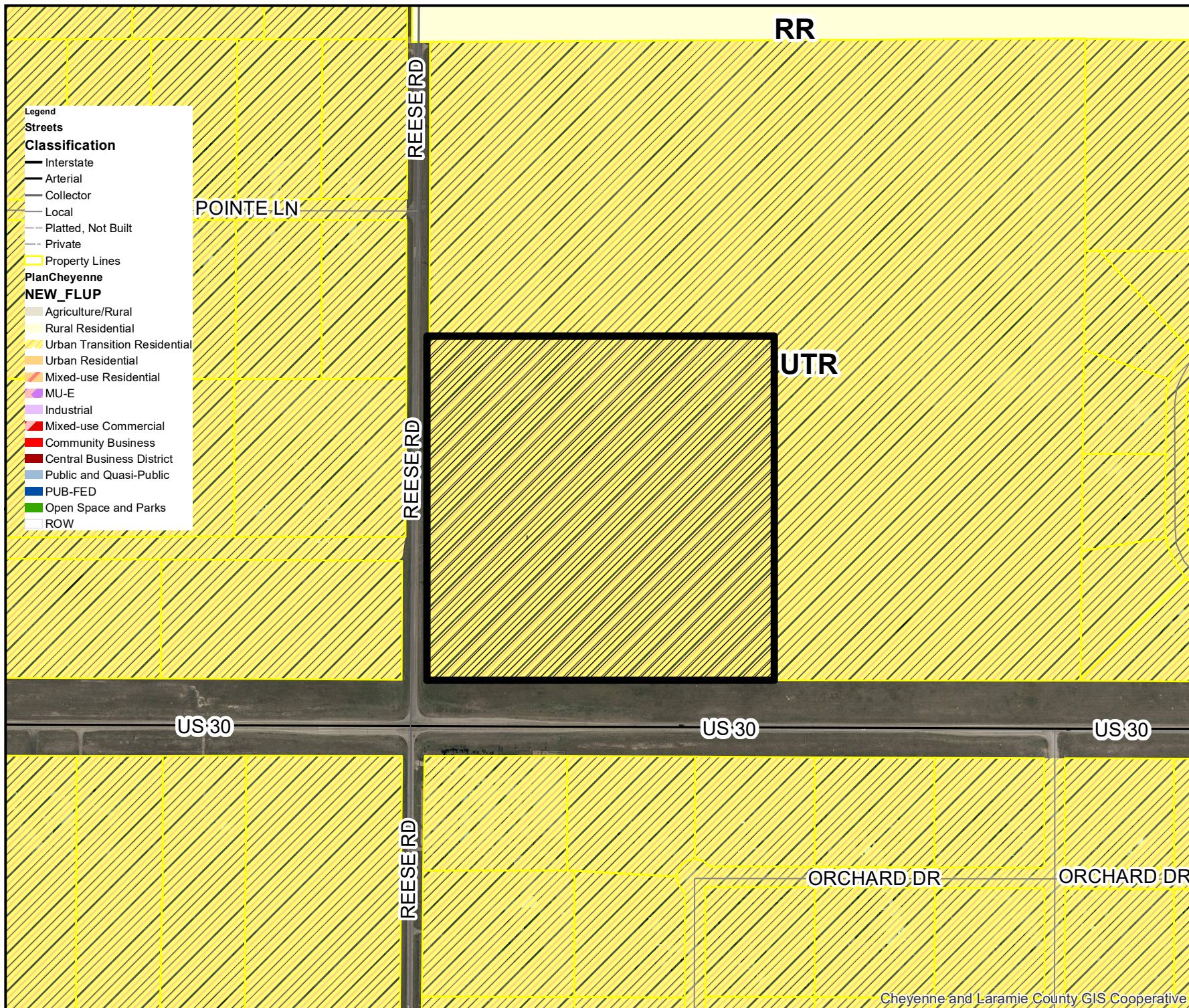


August 2021

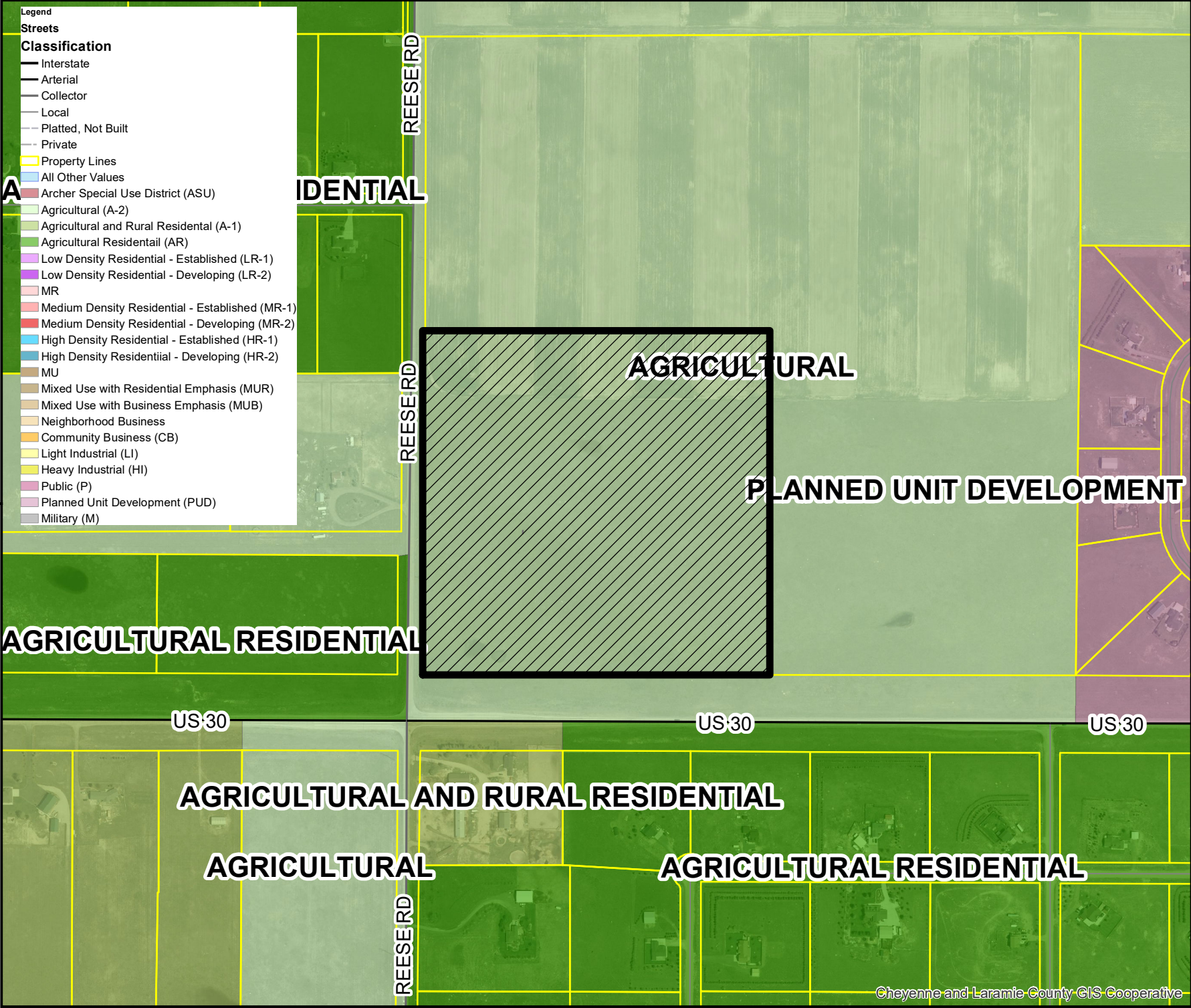


0 300 600  
Feet

Cheyenne and Laramie County GIS Cooperative







# Laramie County, Wyoming



## Cherry Hills North

### Zone Change & Subdivision Permit and Plat

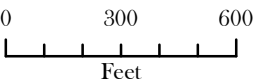
PZ-21-00248(49)

### Zoning Map

Subject Property



August 2021



Cheyenne and Laramie County GIS Cooperative

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**County Public Works Department:** County Public Works Department, Jeremy Fulks  
Comments Attached 08/26/2021

Its unclear what the subject property zone is being changed to. Indicate what zone the proposed project is changing to.

**WYDOT:** WYDOT, Ryan Shields Comments Attached 08/30/2021

The development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre- development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

- Any work within WYDOT rights-of-way will require permitting through the WYDOT District Office

**Intraoffice:** Planners, Marissa Pomerleau Comments Attached 09/07/2021  
Proposed zoning must be updated on map.

**AGENCIES WITH NO COMMENT:**

Building Dept.  
Cheyenne MPO  
Combined Communications Cente  
County Assessor  
County Attorney  
County Real Estate Office  
Fire District No 2  
Intraoffice: Planners, Cambia McCollom  
Planners: Planners, Joe Scherden

**AGENCIES WITH NO RESPONSE:**

County Treasurer  
Emergency Management  
Sheriff's Office  
WY State Engineer's Office



**Building Dept.:** Building Dept., Daniel Peters Comments Attached 08/26/2021  
Fire apparatus access roads required per IFC 2018 Section 503.

Building permits shall be required for all new building construction.

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

**County Engineer:** County Engineer, Scott Larson Comments Attached 08/26/2021  
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. Above the label for Tract 2 there is a label "Tract A" that should not be there.
3. The 80' strip of property extending east from the cul-de-sac needs to be labeled. I assume it is an easement of some sort.

Surveyor Review

1. What part of the 10' TELEPHONE EASEMENT (B749, P540) shown along the south boundary of TRACTS 1, 2 & 3 falls in TRACTS 1, 2 & 3 and what part of said 10' TELEPHONE EASEMENT falls in TRACT A?
2. Some of the text on the VICINITY MAP is very small and a little difficult to read.

**County Public Works Department:** County Public Works Department, Jeremy Fulks  
Comments Attached 08/26/2021

Fees need paid to the Planning and Development Office.

No construction shall start until the plat is signed and recorded.

**High West Energy:** High West Energy, David Golden Comments Attached 08/18/2021  
No easement shown for High West Energy (electric utility). Developers need to ensure that allowances for power are available in development of plat. Selling properties without developed power is problematic for buyers. Clear disclaimers need to be provided to property purchasers clarifying power development costs are their burden.

**WYDOT:** WYDOT, Ryan Shields Comments Attached 08/30/2021

- Maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre- development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

- Install a monument at the Southeast corner of Tract 3 to designate the right of way.
- Any work within WYDOT rights-of-way will require permitting through the WYDOT district office.

**Environmental Health:** Environmental Health Department, Roy Kroeger Comments Attached 08/24/2021  
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. Future development will require a DEQ letter and Chapter 23 report. A signed final plat must be submitted to this office prior to application for any permits.

**Intraoffice:** Planners, Marissa Pomerleau Comments Attached 09/07/2021  
1. Tract 2 is also labelled Tract A. Please remove.

### **AGENCIES WITH NO COMMENT:**

Cheyenne MPO  
County Assessor  
County Attorney  
County Real Estate Office  
Fire District No 2  
Intraoffice: Planners, Cambia McCollom  
Planners: Planners, Joe Scherden  
Combined Communications Center

### **AGENCIES WITH NO RESPONSE:**

CenturyLink  
County Conservation District  
County Treasurer  
Emergency Management  
Sheriff's Office  
WY State Engineer's Office  
Laramie County Weed & Pest



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM A2 – AGRICULTURAL TO AR – AGRICULTURAL RESIDENTIAL  
FOR A PORTION OF THE SW1/4 SW1/4 SECTION 20, T.14N., R.65W.,  
OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY.**

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

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

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

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

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

The Laramie County Board of Commissioners finds that:

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

**And the Board approves a Zone Change from A2 to AR for a portion of the SW1/4 SW1/4 Section 20, T.14N., R.65W., of the 6<sup>th</sup> 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

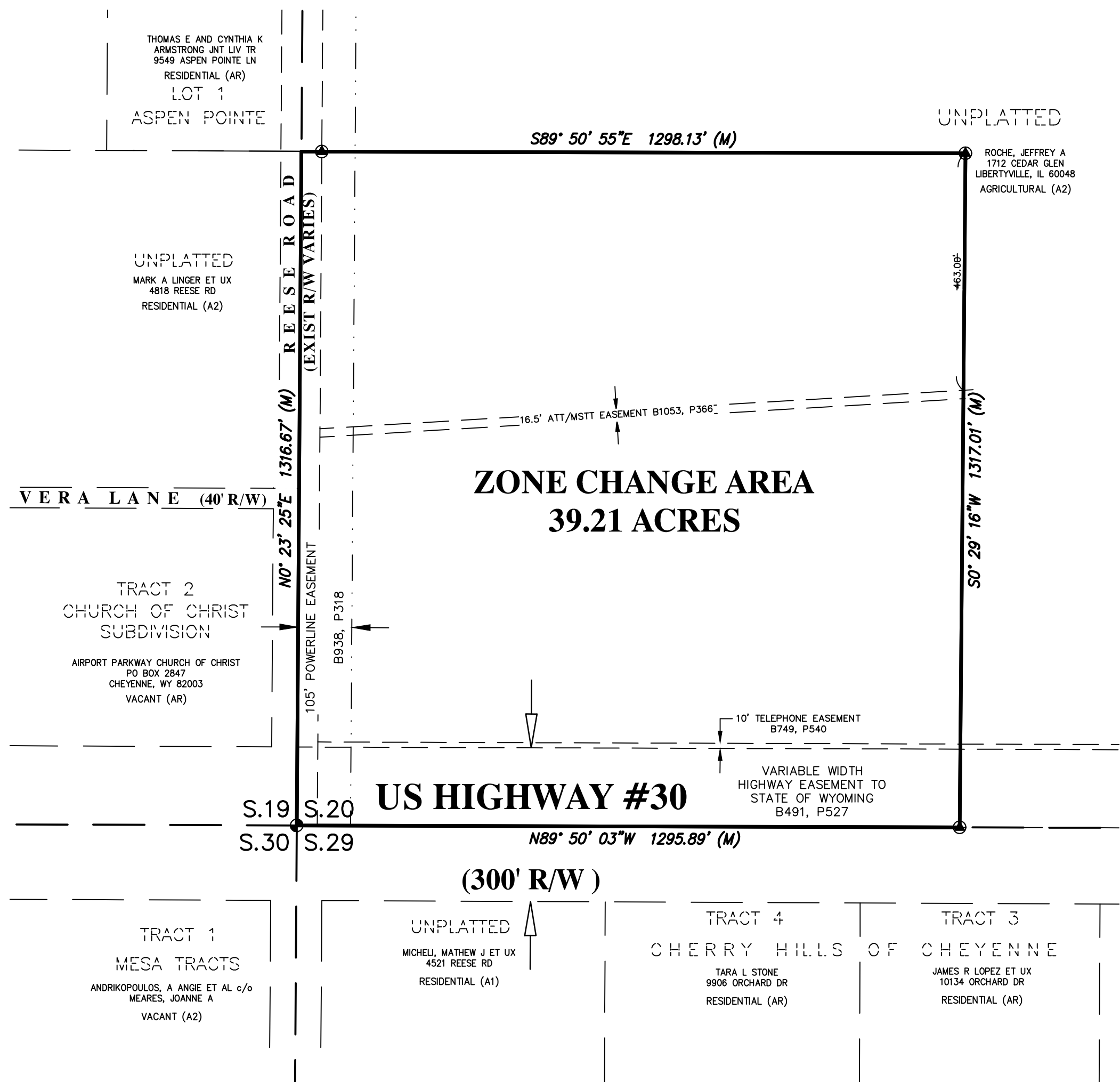
ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney's Office

# Exhibit 'A'

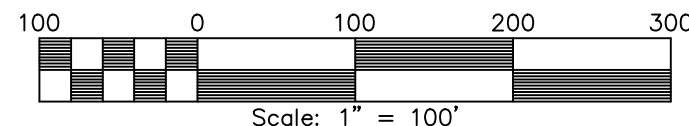
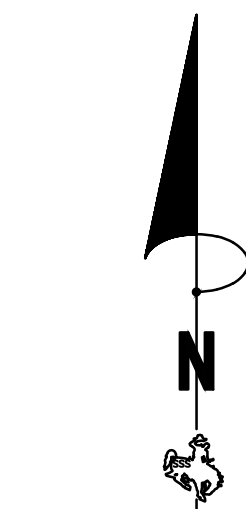


## LEGEND

- FOUND 3/4" ALUMINUM SURVEY CAP STAMPED "SSS PLS 2500 AND APPROPRIATE DATA"
- FOUND IRON PIPE

## ZONING

EXISTING: A-2 - AGRICULTURAL  
PROPOSED: MU - MIXED-USE



## LAND DESCRIPTION

The SW1/4SW1/4 of Section 20, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming;

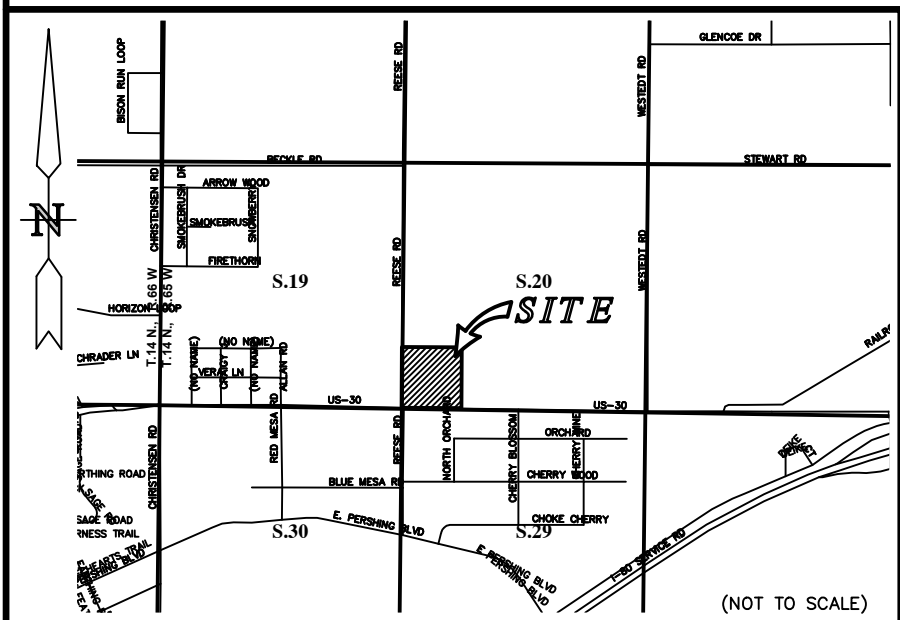
## NOTES

- A. BASIS OF BEARINGS:  
WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES.  
SITE COMBINATION FACTOR = 0.999670378
- B. NO PORTION OF THIS PROPERTY FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL No.56021C1112F; DATED JANUARY 17, 2007.

## 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.

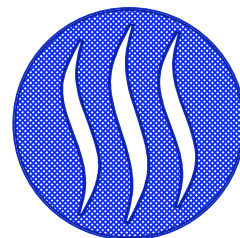
## VICINITY MAP



## ZONE CHANGE MAP

THE SW1/4SW1/4 OF SECTION 20, TOWNSHIP 14 NORTH,  
RANGE 65 WEST of the 6<sup>TH</sup> P.M.  
LARAMIE COUNTY, WYOMING

PREPARED JULY 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 SW1/4 SW1/4 SECTION 20, T.14N., R.65W.,  
OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS “CHERRY HILLS NORTH”.**

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

**WHEREAS**, this resolution is the subdivision permit for Cherry Hills North.

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

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. The proposed subdivision is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

**And the Board approves the Subdivision Permit and Plat for Cherry Hills North.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF**

**\_\_\_\_\_, 2021.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

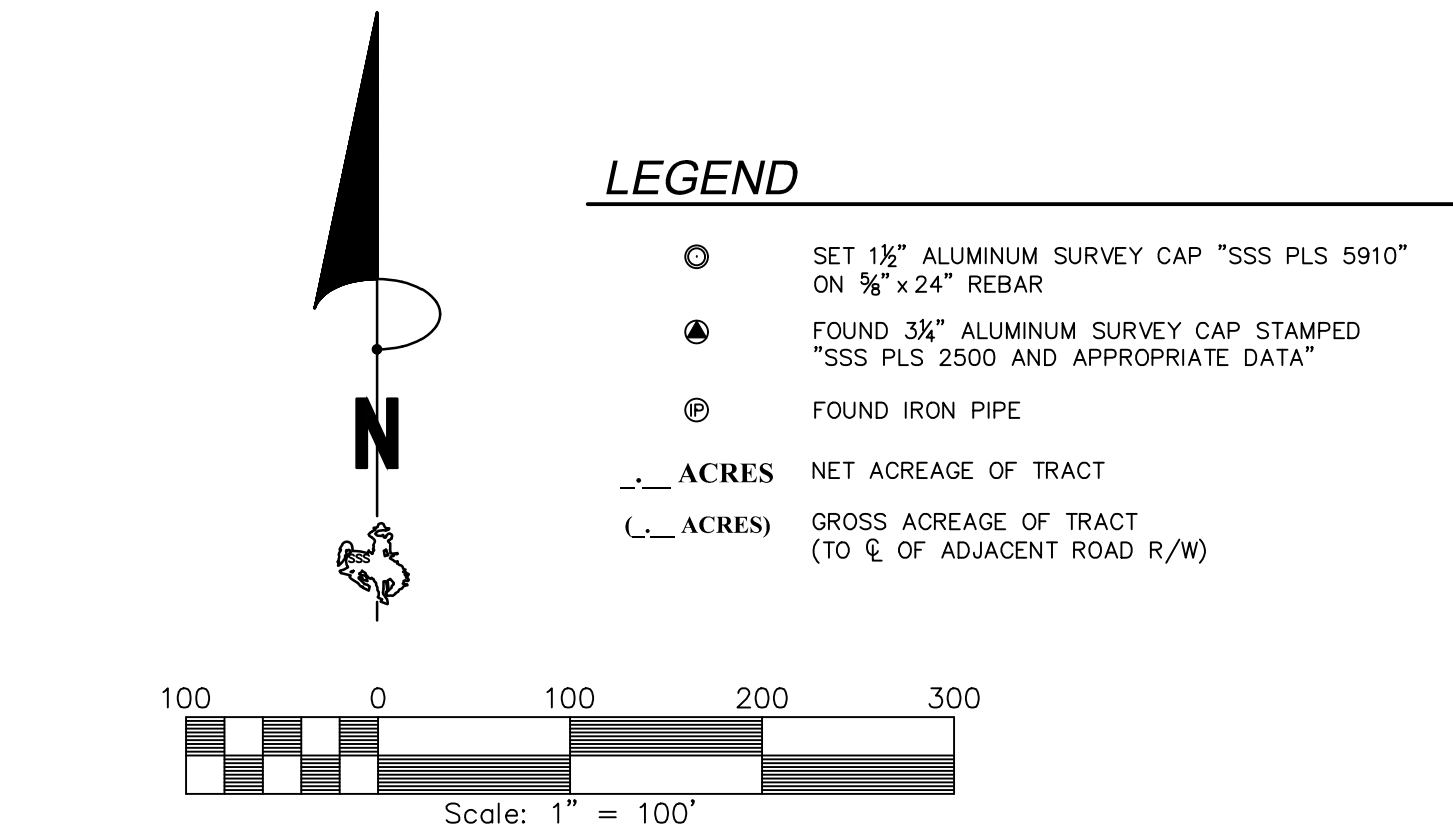
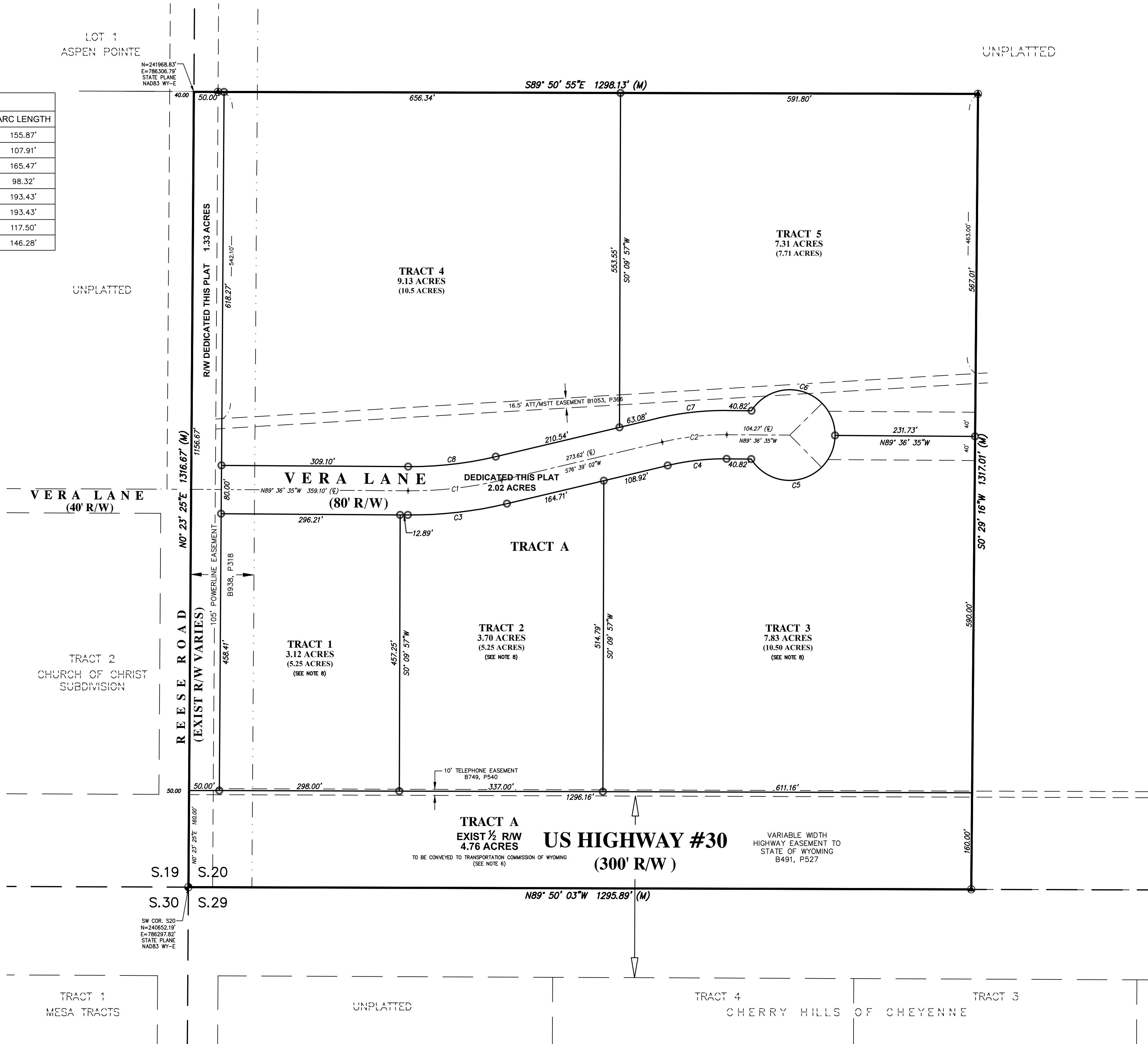
\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney's Office

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

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	13° 44' 23"	650.00'	S83° 31' 13"W	155.50'	155.87'
C2	13° 44' 23"	450.00'	S83° 31' 13"W	107.65'	107.91'
C3	13° 44' 23"	690.00'	N83° 31' 13"E	165.07'	165.47'
C4	13° 44' 23"	410.00'	N83° 31' 13"E	98.08'	98.32'
C5	147° 46' 09"	75.00'	N74° 16' 29"E	144.11'	193.43'
C6	147° 46' 09"	75.00'	N73° 29' 39"W	144.11'	193.43'
C7	13° 44' 23"	490.00'	S83° 31' 13"W	117.22'	117.50'
C8	13° 44' 23"	610.00'	S83° 31' 13"W	145.93'	146.28'



**DEDICATION**  
KNOW ALL PERSONS BY THESE PRESENTS THAT: CACHE CREEK LAND COMPANY, LLC, owner in fee simple of the SW¼SW¼ of Section 20, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming; Has caused the same to be surveyed, platted, and known as CHERRY HILLS NORTH and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do hereby dedicate to the public the Rights-of-Way as shown and do furthermore grant the easements for the purposes indicated hereon.  
CACHE CREEK LAND COMPANY, LLC

by: \_\_\_\_\_  
PRINT NAME OS TITLE

**ACKNOWLEDGEMENT**  
STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_ who, upon oath, acknowledged that he is the \_\_\_\_\_ for Cache Creek Land Company, LLC, and executed the foregoing instrument for the purposes therein contained, by signing their name as such officer and as the free and voluntary act and deed of said company.

My Commission Expires: \_\_\_\_\_  
Notary Public, Laramie County, Wyoming

- NOTES**
- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBINATION FACTOR = 0.999670378
  - ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910 ON ¾" x 24" REBAR.
  - NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL No.56021C1112F; DATED JANUARY 17, 2007.
  - ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
  - NO CENTRALIZED SEWER OR WATER SYSTEM(S) ARE PROPOSED. WATER SERVICE & WASTEWATER DISPOSAL TO BE PROVIDED BY INDIVIDUAL WELL & SEPTIC LEACH FIELDS FOR EACH TRACT, ALL SYSTEMS SHALL BE PROPERLY PERMITTED AND SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
  - FURTHER SUBDIVISION OF THE LANDS CONTAINED WITHIN THIS REPLAT WILL REQUIRE A FULL SUBDIVISION PERMIT AND PLAT AND NON-ADVERSE RECOMMENDATION FROM THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY (WYDEQ).
  - "TRACT A" HEREON IS CONSIDERED AN UNBUILDABLE LOT AND IS TO BE CONVEYED TO THE TRANSPORTATION COMMISSION OF WYOMING FOLLOWING RECORDING OF THIS PLAT FOR THE PURPOSE OF STATE HIGHWAY RIGHT-OF-WAY AND SUBJECT TO THAT "Right-of-Way Easement" recorded March 8, 1973 in Book 491, Page 527 in the Real Estate Office of the County Clerk of Laramie County, Wyoming.
  - AS THE PUBLIC R/W USE (TRACT A) WILL BE RETAINED, GROSS ACREAGE CALCULATIONS OF TRACTS 1, 2, & 3 HEREON INCLUDE TRACT A.

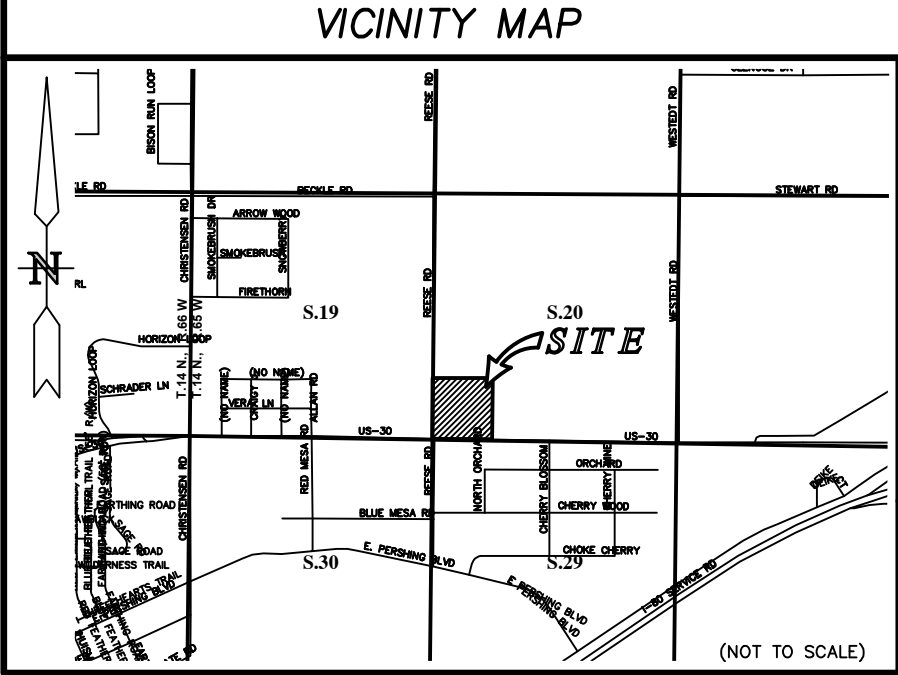
**CERTIFICATE OF SURVEYOR**

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.

**CHERRY HILLS NORTH**

A SUBDIVISION OF THE SW¼SW¼ OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6TH P.M. LARAMIE COUNTY, WYOMING  
PREPARED JULY 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



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

**FILING RECORD**

**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