

**LARAMIE COUNTY CLERK  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM PROCESSING FORM**

1. **DATE OF PROPOSED ACTION:** January 3, 2017

<b>2. AGENDA ITEM:</b>	<input type="checkbox"/> Appointments	<input type="checkbox"/> Bids/Purchases	<input type="checkbox"/> Claims
<input type="checkbox"/> Contracts/Agreements/Leases	<input type="checkbox"/> Grants	<input checked="" type="checkbox"/> Land Use: Board App/Subdivision/ZC	
<input type="checkbox"/> Proclamations	<input type="checkbox"/> Public Hearings/Rules & Reg's	<input type="checkbox"/> Reports & Public Petitions	
<input type="checkbox"/> Resolutions	<input type="checkbox"/> Other		

3. **DEPARTMENT:** Planning & Development Office

**APPLICANT:** Larimore Et Al/Gonzales      **AGENT:** Steil Surveying Services

4. **DESCRIPTION:** Subdivision Permit and Plat

Consideration of a Review and action of a Subdivision Permit and Plat for Hope Subdivision, 3<sup>rd</sup> Filing, a replat of Lots 1 and 6, Hope Subdivision, Laramie County, WY.

RECEIVED AND APPROVED AS  
TO FORM ONLY BY THE  
LARAMIE COUNTY ATTORNEY

Amount \$ \_\_\_\_\_ From  \_\_\_\_\_

5. **DOCUMENTATION:** 1 Originals 0 Copies

<i>Clerks Use Only:</i>	
<u>Commissioner</u>	<u>Signatures</u>
Holmes _____	Co Atty _____
Heath _____	Asst Co Atty _____
Ash _____	Grants Manager _____
Kailey _____	
Thompson _____	
Action _____	Outside Agency _____



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Jean A Vetter - Senior Planner

**DATE:** January 3, 2017

**TITLE:** Review and action of a Subdivision Permit and Plat for Hope Subdivision, 3<sup>rd</sup> Filing, a replat of Lots 1 and 6, Hope Subdivision, Laramie County, WY.

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### EXECUTIVE SUMMARY

Casey Palma, Steil Surveying Services, on behalf of John M. Larimor and Jessica Gonzales, has submitted a Subdivision Permit and Plat application for approval of “Hope Subdivision, 3<sup>rd</sup> Filing”, a vacation and replat of Lots 1 and 6, Block 1, Hope Subdivision, located at 3040 and 3030 South Avenue B-6. The purpose of the application is to vacate and replat the existing two lots into two differently configured lots. The plat will transfer approximately .25 acres from the existing Lot 6 to the existing Lot 1. Each lot includes an existing primary residential structure and associated accessory structures, with the intent, as stated on the application, to continue existing residential uses on both lots.

### BACKGROUND

The subject properties are situated on the west side of South Avenue B-6, generally south of East Nation Road and north of undeveloped East Wallick Road right-of-way. Hope Subdivision, Lots 1-6 and containing the subject properties, was approved by the Board of County Commissioner on October 17, 2000 and is zoned MU-Mixed Use.

### **Pertinent Regulations**

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

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

## **AGENCY REVIEW**

### **County Real Estate Office:**

Jessica does not have a deed to the property. A miscellaneous document was recorded as a Bill of Sale Contract but the notary is not a valid acknowledgment. A deed would need to be recorded to be valid.

*Agencies Responding with No Comment:* County Assessor's Office, Cheyenne MPO, Cheyenne Development Services, County Engineer, County Public Works Dept., Laramie County School District No.1.

*Agencies Not Responding:* County Treasurer, County Conservation District, Environmental Health Dept., US Post Office, Combined Communications Center, Emergency Management, Fire District No. 1, Sheriff's Office, Cheyenne Light Fuel & Power, Century Link, South Cheyenne Water & Sewer.

## **DISCUSSION**

The existing use of the properties are single-family residential with associated accessory structures, which are served by South Cheyenne Sewer and Water. Both lots currently exceed minimum property area requirements for single family residential in the MU Zone District (7,000 SF). Lot sizes will continue to exceed minimum property area requirements for single family residential upon approval of the proposed vacation and replat. No non-conforming issues will be created with adjustment to these lot lines.

Plan Cheyenne (County Version, 2014)

Plan Cheyenne identifies the area as Mixed-Use with a residential emphasis (MU-R). The Mixed-Use Residential Emphasis category promotes self-supporting neighborhoods primarily containing a mix of housing densities with complementary Neighborhood Business Centers. This category includes existing and future neighborhoods.

The Laramie County Comprehensive Plan (2016) identifies the area as Urban Rural Interface (URI). Urban Rural Interface areas are 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.

Public notice was published, and neighbor notice letters were mailed. Staff received no comments from adjacent landowners. Most agency comments have been addressed with the submittal of a revised plat map.

The Laramie County Planning Commission held a public hearing on the permit and plat on December 8, 2016. There were no comments from the public and the Planning Commission voted 4 – 0 to recommend approval of the subdivision permit and plat to the Board of Commissioners.

Staff finds the proposed Subdivision Permit and Plat is in conformance with the plans and policies of the 2016 Laramie County Comprehensive Plan and the 2011 Laramie County Land Use Regulations. The attached resolution shall serve as the Subdivision Permit upon approval by the Board.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Board find that:**

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

**and that the Board approve the Subdivision Permit and Plat for Hope Subdivision, 3<sup>rd</sup> Filing, a vacation and replat of Lots 1 and 6, Hope Subdivision, Laramie County, WY, with the following condition:**

1. Per Laramie County Real Estate Office comments, provide a valid deed for Lot 1, Block 1, Hope Subdivision prior to recordation of the plat.

### **PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for Hope Subdivision, 3<sup>rd</sup> Filing, a vacation and replat of Lots 1 and 6, Hope Subdivision, Laramie County, WY with one condition and adopt the findings of facts a and b of the staff report.**

### **ATTACHMENTS**

**Attachment 1: Location Map**

**Attachment 2: Aerial Map**

**Attachment 3: Comprehensive Plan Map**

**Attachment 4: Plan Cheyenne Map**

**Attachment 5: Planning Commission Meeting Minutes – December 8, 2016**

**Attachment 6: Draft Resolution**

**Attachment 7: Existing Conditions Map – Nov. 22, 2016**

**Attachment 8: Revised Plat Map – Dec. 22, 2016**

# Laramie County, Wyoming



## HOPE SUBDIVISION 3RD FILING SUBDIVISION PERMIT AND PLAT

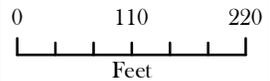
### Location Map



### Legend

- Property Lines
- Subject Properties

Printed on Oct 27, 2016



United States Department of Agriculture

# Laramie County, Wyoming

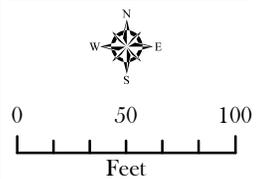


Hope Subdivision  
PZ-16-00219

## Legend

-  Subject Properties
-  Property Lines

Printed on Nov.1, 2016



Cheyenne/Laramie County GIS Cooperative Program



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



HOPE SUBDIVISION  
3RD FILING  
SUBDIVISION PERMIT  
AND PLAT

Comp Plan Map

## Legend

 Property Lines

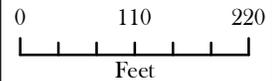
**Future Land Use Districts**

## OTHER

 Urban-Rural Interface (URI)

 Subject Properties

Printed on Oct 27, 2016



United States Department of Agriculture

S GREELEY HWY

E NATION RD

S AVENUE B-6

S AVENUE B-6

D-133D

URI

# Laramie County, Wyoming



HOPE SUBDIVISION  
3RD FILING  
SUBDIVISION PERMIT  
AND PLAT

Plan Cheyenne

Legend

Property Lines

Plan Cheyenne  
(2014)

NEW\_FLUP

Urban Residential

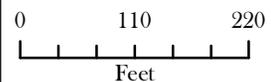
Mixed-use Residential

Mixed-use Commercial

Open Space and Parks

Subject Properties

Printed on Oct 27, 2016



United States Department of Agriculture 

S GREELEY HWY

UR

E NATION RD

MU-C

D-1330

S AVENUE B-6

MU-R

**Minutes of the Proceedings**  
**Laramie County Planning Commission**  
**Prepared by the Laramie County Planning & Development Office**  
**Laramie County Wyoming**

Thursday, December 08, 2016

- 161208 00** The Laramie County Planning Commission met in regular session on Thursday, December 8, 2016 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Bert Macy, Pat Moffett, and Joe Patterson; Dan Cooley, Planning Director; Pepper McClenahan, Planning Manager; Jean Vetter, Senior Planner; Nancy Trimble, Associate Planner/Recording Secretary.

The meeting register was signed by: Marilyn Ham, 2360 Road 217, Cheyenne; Brad Emmons, 1103 Old Town Lane, Cheyenne; Jeff Rose, 2135 Iron Mountain Road, Cheyenne; Barbara Bonds, 2391 Coulter Drive, Cheyenne; Bob Bonds, 1740 Road 124, Cheyenne; Cotton Jones, 6750 Saykally Road, Cheyenne; Casey Palma, 1102 West 19th Street, Cheyenne.

- 01** Review and action on a Zone Change for a Portion of the NE1/4, Section 5, T. 14 N., R. 66 W., of the 6th P.M., Laramie County, WY.

Commissioner Clark recommended these two items can be heard together, since they are related to the same property, with separate motions.

Pepper McClenahan, Planning Manager, explained these two applications were continued from a previous Planning Commission public hearing. She gave an introduction of the applications and Brad Emmons of AVI PC, as a representative for the applicant.

Brad Emmons stated he was one of the agents, and that Cotton Jones was also present at the meeting. Mr. Emmons explained at the previous hearing, there had been discussion on existing roads and access. He had proposed a private driveway system for future projects, instead of a fully built road. He was still going through the process with the County Engineer and Public Works to develop an option for small subdivisions which only access 3 or 4 lots. Mr. Emmons stated he will also be getting with the Fire Districts regarding the proposed system, to make sure their concerns would be addressed. Condition 2 on the subdivision permit staff report would apply if there were to be a change to the existing access road. Mr. Emmons said he may address the Commissioners when there has been time to iron out the details. He then turned the podium over to Mr. Rose.

Jeff Rose, of 2135 Iron Mountain Road, stated he has spoken with Dr. Beer and has come to an agreement that he would purchase property from Dr. Beer in order to address the access road issues. He intends to make a land deal with Dr. Beer to work out an easement. He agreed with Mr. Emmons that the access should still be a private road, with no need for a county road. Mr.

Rose thought the issue could be resolved and the project could move forward.

Ms. McClenahan said the zone change from A1 to AR would be in compliance with PlanCheyenne and the Comprehensive Plan. While there is no adjacent property zoned AR, the proposed lot sizes are consistent with development in the area. Staff recommended approval of the zone change with the condition of approval and recordation of the subdivision permit and plat.

Ms. McClenahan stated the subdivision permit and plat would establish three 5-acre residential lots. The approval conditions were based on agency review comments received. Staff recommends approval with conditions 1 – 8, which may change depending on the details worked out between Mr. Rose and Dr. Beer.

Commissioner Moffett asked if the discussion leans toward a private drive versus a county road, would it change conditions 2 or 3. Ms. McClenahan responded it would, depending on what is being proposed. The conditions may change before the Board public hearing. The Laramie County Land Use Regulations require a waiver if not building roads per County standards. Commissioner Clark asked if condition 6 would change. Ms. McClenahan responded no, the roads would be private.

Mr. Emmons confirmed he was good with the conditions, as long as the Planning Commission knew that the conditions may be changed somewhat, depending on whether the roads would be narrower or if the waiver process was pursued.

Commissioner Clark opened the hearing for public comment. Hearing no comment, the public portion of the hearing was closed.

Commissioner Moffett moved to recommend approval of the zone change to the Board with condition 1; Commissioner Macy seconded the motion, and it passed with a vote of 4 – 0.

**02** Review and action on a Subdivision Permit and Plat for Iron Mountain Estates, located in the NE ¼ of Section 5, T. 14 N., R. 66 W., of the 6th P.M., Laramie County, WY.

This item was heard concurrently with Item 1 - refer to minutes.

Commissioner Patterson moved to recommend approval of the subdivision permit and plat to the Board with conditions 1 – 8; Commissioner Moffett seconded the motion, and it passed with a vote of 4 – 0.

**03** Review and action of a Subdivision Permit and Plat for Kougl Ranch Subdivision, a plat of a portion of SE ¼ SE ¼ of Section 24, Township 15

North, Range 67 West, 6th P.M., Laramie County, WY.

Jean Vetter, Senior Planner, introduced the application and Casey Palma with Steil Surveying, as agent for the applicant. She explained a postponement is requested to allow time to work out floodplain issues with the Planning staff.

Mr. Palma stated the application was submitted with the realization that the floodplain issues on the property would need to be addressed. He has met twice with Planning and Public Works to try to resolve in the best way possible. He would return in a month with more details.

Commissioner Clark opened the hearing for public comment. Marilyn Ham came forward to pass out letters. Ms. McClenahan said the request was to postpone the application to January 12th, so there was no public hearing. Commissioner Clark said she thought we still could have public comment. Ms. McClenahan said it was up to the Planning Commission. Commissioner Macy commented the application was advertised for today's public hearing.

Mr. Palma said he would welcome public comment on the proposed subdivision.

Marilyn Ham of 2360 Road 217 explained she had handed out a letter written by her husband. She referred to their reasons for objection listed in the letter. They have lived out there for 30 years and feel the subdivision would interfere with the rural setting. There were eight homes there now, to add five more would almost double the number of residences. They were also concerned about the water situation in the area, impact to the roads by additional traffic (which would require more frequent county maintenance), and the substantial amount of floodplain on the property (which would affect the existing flooding issues).

Bob Bonds of 1740 Road 124 agreed with Ms. Ham's comments. He has seen increased flooding with the climate change, and asked what process was in place to resolve flood zone issues. There were also accumulative effects which impact the existing wells, such as the substantial drilling by Samson requiring a lot of water. He strongly supported restriction on this development.

Barbara Bonds of 2391 Coulter Drive also agreed with all the comments. The area has seen lots of flooding, and the roads could be difficult to navigate, as there was not much plowing performed. They run cattle with a well on their property, which was right next door to the water regulated area. At a minimum, she would like to see a provision on the plat regulating the draw on the water aquifer.

Hearing no further comment, the public portion of the hearing was closed. Mr. Palma came forward to address the public comments. He stated there hasn't been evidence regarding any significant draw downs in this area. With regard to the floodplain area, the application was postponed to allow time to address the County Engineer's comments. An engineer was hired to take a

detailed look at the floodplain and recommend ways to address the situation. When the existing homes were built, there weren't additional requirements about building in the floodplain. He explained there are now floodplain regulations in place, with requirements to address proposed construction. Tract 4 has about 30,000 to 35,000 square feet not located in the floodplain. With the need to have setbacks met, an adjacent property owner stated he was willing to grant additional square feet to help with the new development. There were no planned improvements for the roads. If a builder bought lots to develop, there may be some benefit to the road situation. Tracts 1, 4 and 5 could access off the proposed extended easement from Road 124 which would alleviate impacts. Mr. Palma thanked everyone for their comments which offered him the opportunity to present information.

Commissioner Macy moved to recommend postponement until January 12, 2017; Commissioner Patterson seconded the motion, and it passed with a vote of 4 – 0.

**04** Review and action of a Subdivision Permit and Plat for Hope Subdivision, 3rd Filing, a replat of Lots 1 and 6, Hope Subdivision, Laramie County, WY.

Jean Vetter, Senior Planner, introduced the application and Casey Palma, as agent for the applicant. The subdivision application was to reconfigure the existing lots. Owner of Lot 1 wants to purchase part of Lot 6 to increase the size of Lot 1. Staff was working with the owner of Lot 6 to resolve ownership issues, per comments received from the Assessor and Real Estate offices.

Ms. Vetter gave an overview of the staff report. The property was zoned MU – Mixed Use, with surrounding properties also zoned MU. Staff recommended approval with condition 1, plus addressing the Assessor comments received late regarding the ownership changes on the plat.

Commissioner Moffett noted a clerical error in the subdivision name on page 3, which was confirmed to have been noticed, and would be corrected going forward.

Commissioner Clark opened the hearing for public comment. Hearing no comment, the public portion of the hearing was closed.

Commissioner Moffett moved to recommend approval to the Board with condition 1; Commissioner Patterson seconded the motion, and it passed with a vote of 4 – 0.

The meeting was adjourned at 4:13 p.m.

ATTACHMENT: Ham objection letter – Kougl Ranch Subdivision

11-30-2016

From: Charles Ham  
2360 Road 217  
Cheyenne, WY 82009  
307-778-7159

To: Laramie County Planning Department  
Cheyenne, WY

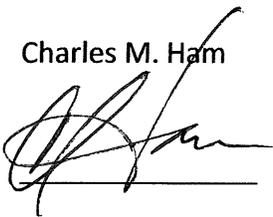
Re: P2-16-00217

I am lodging a protest against the planned subdivision development on Road 124 and Road 217. My objections are:

- . I bought here as a **rural resident**. Adding a subdivision will interfere with my right of enjoyment to a rural setting.
- . I am concerned there are eight shallow wells in this area already. Adding five more wells could **jeopardize the water situation** in this area. A study should be done by the State Engineer before these are approved. (Just down the road a school was recently added and that also impacts our wells; adding further wells could be "the straw that broke the camel's back.")
- . Our road is county maintained. In the past departing home when poor weather happens, sometimes means people being stuck on the road. The added traffic impact will mean **more county road maintenance**. We could easily end up stuck at a time when it would be necessary to leave for an appointment, such as with a doctor.
- . A significant portion of the planned housing development will be sitting in the middle of the **floodplain**. It is unconscionable to approve this housing area in the floodplain.

Sincerely,

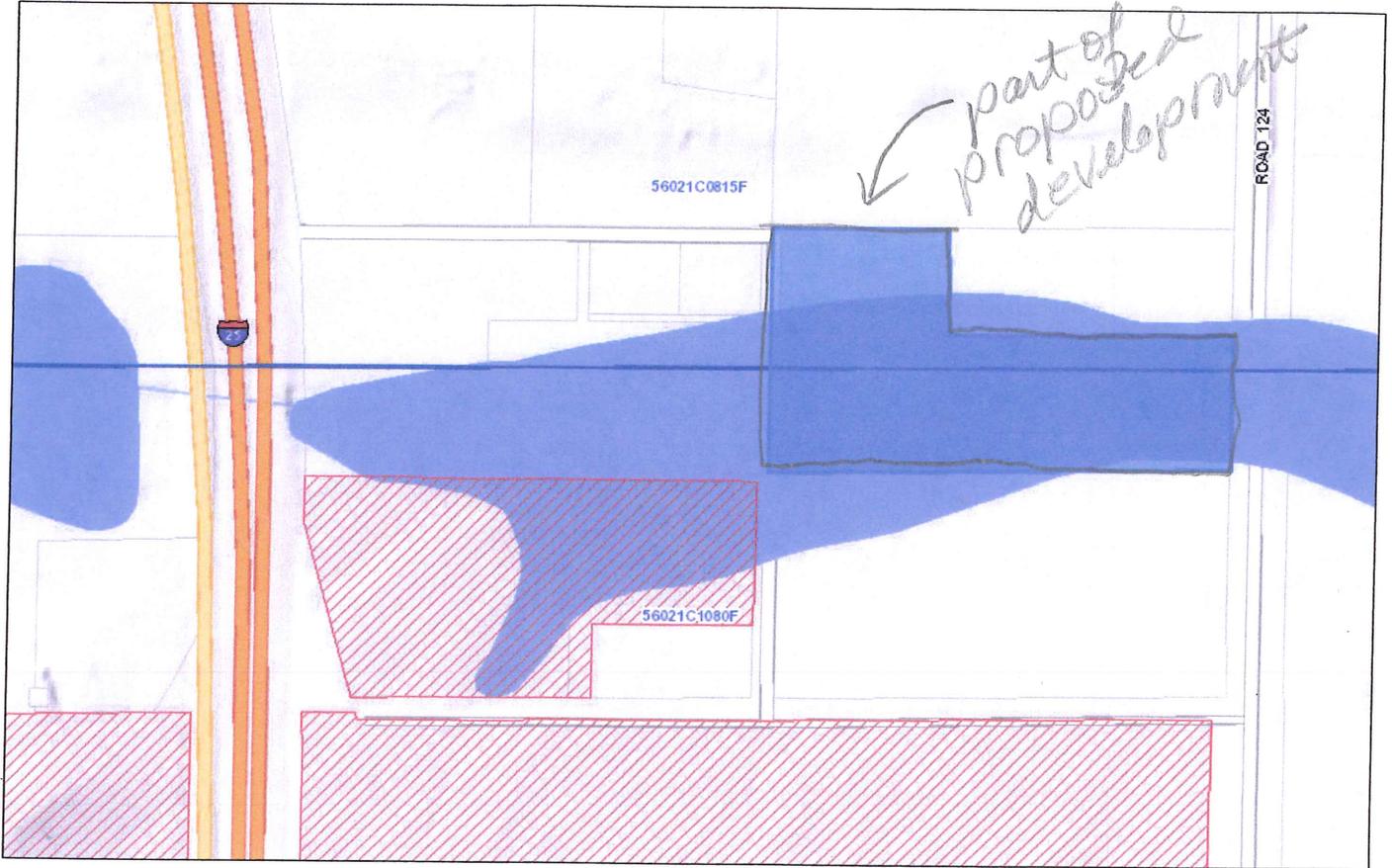
Charles M. Ham



Attachment: Floodplain map showing the portion of development to be in the floodplain.

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# Laramie County Floodplain Map



November 28, 2016

**Weather Stations**



USGS Streamflow



NRCS SnoTel



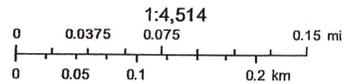
NWS Coop



Web Cameras



FEMA Firm Panel Index



DOI Office of Emergency Management  
 Cheyenne/Laramie County GIS Cooperative Program

Web AppBuilder for ArcGIS

CLCOGIS invokes its sovereign and governmental immunity in allowing use of this data, makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information

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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
HOPE SUBDIVISION, 3<sup>RD</sup> FILING, A REPLAT OF  
LOTS 1 AND 6, HOPE SUBDIVISION, 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 adopted the Laramie County Land Use Regulations; and

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

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

**WHEREAS**, this resolution is the subdivision permit for Hope Subdivision, 3<sup>rd</sup> Filing.

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

**and that the Board approves the Subdivision Permit and Plat for Hope Subdivision, 3<sup>rd</sup> Filing, a replat of Lots 1 and 6, Hope Subdivision with the following condition:**

1. Per Laramie County Real Estate Office comments, provide a valid deed for Lot 1, Block 1, Hope Subdivision prior to recordation of the plat.

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2016.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Buck Holmes, Chairman

ATTEST:

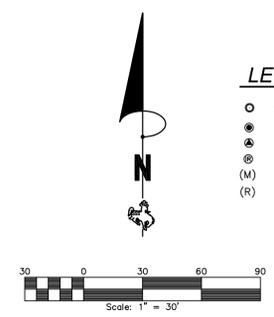
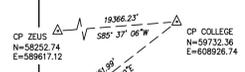
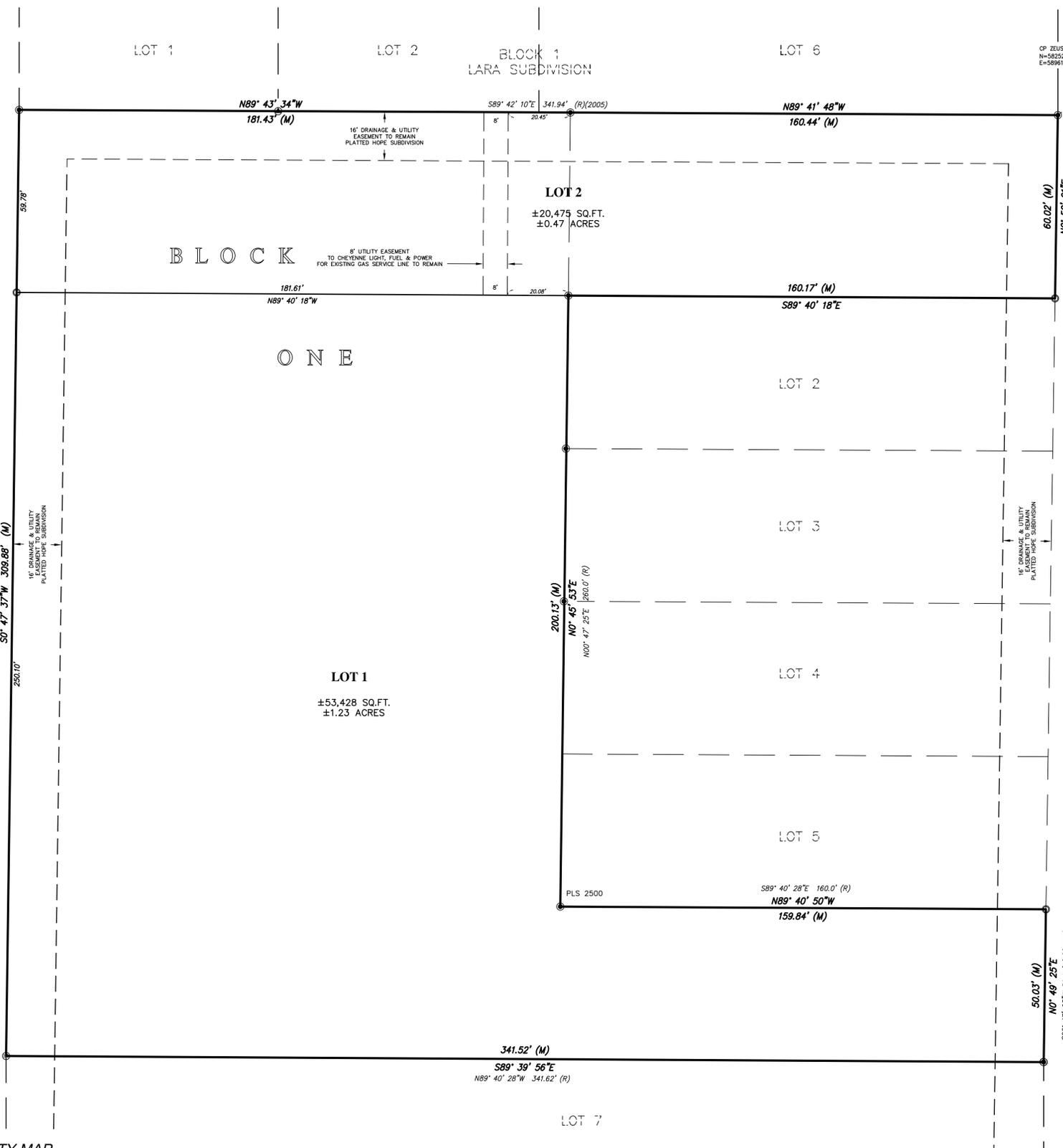
\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

  
\_\_\_\_\_  
Mark T. Woss, Laramie County Attorney



DOMESTIC WATER & SANITARY SEWER SERVICES TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #1  
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



- LEGEND**
- SET 3/8" X 24" REBAR WITH 1 1/2" ALUMINUM CAP PLS 5910
  - FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
  - ⊙ FOUND 1 1/2" ALUMINUM CAP STAMPED "P.L.S. 9063"
  - ⊙ FOUND 3/8" REBAR
  - (M) DENOTES MEASURED DATA THIS SURVEY
  - (R) DENOTES RECORD DATA PER HOPE SUBDIVISION

- NOTES**
- 1) BASIS OF BEARINGS - WEST LINE OF SECTION 20, T.15N, R.66W., 6TH P.M. HAVING A BEARING OF S0° 23' 32"W FROM THE NW CORNER OF SAID SECTION 20 AND CITY OF CHEYENNE CONTROL POINTS "COLLEGE" AND "ZEUS".
  - 2) ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/8"x24" REBAR.
  - 3) NO PORTION OF THE SUBJECT PROPERTY FALL WITHIN FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.I.R.M PANEL #56021C1358F, DATED JANUARY 17, 2007
  - 4) DOMESTIC WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY SOUTH CHEYENNE SEWER AND WATER DISTRICT.

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: John M. and BONNY J. Larimore, owner(s) in fee simple of LOT 6 BLOCK ONE, Hope Subdivision, Laramie County, Wyoming. AND Jessica Gonzales, owner in fee simple of LOT 1 BLOCK ONE, Hope Subdivision, Laramie County, Wyoming.

Have caused the same to be surveyed, vacated, replatted and known as HOPE SUBDIVISION, 3rd FILING, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed in accordance with their desires and do hereby grant the easements for the purposes indicated hereon.

**LOT 6**  
 by: \_\_\_\_\_  
 JOHN M. LARIMORE BONNY J. LARIMORE

**LOT 1**  
 by: \_\_\_\_\_  
 JESSICA GONZALES

**ACKNOWLEDGEMENTS**

STATE OF WYOMING )  
 COUNTY OF LARAMIE )  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by John M. and Bonny J. Larimore.

STATE OF WYOMING )  
 COUNTY OF LARAMIE )  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Jessica Gonzales.

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

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

**CERTIFICATE OF SURVEYOR**

I, Jeffrey B. Jones, Registered 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.

**APPROVALS**

Approved by the Laramie County Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
 Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
 Chairman

ATTEST: \_\_\_\_\_  
 County Clerk

**HOPE SUBDIVISION**  
**3RD FILING**

A REPLAT OF  
 LOTS 1 & 6, BLOCK ONE  
 HOPE SUBDIVISION  
 LARAMIE COUNTY, WYOMING.  
 PREPARED AUGUST, 2016

**STEIL SURVEYING SERVICES, LLC**  
 PROFESSIONAL LAND SURVEYORS

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

**VACATION STATEMENT**

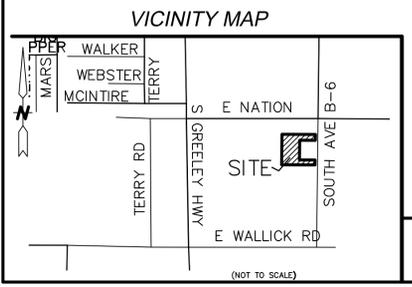
IT IS THE INTENT OF THIS PLAT TO VACATE ALL OF LOTS 1 AND 6, BLOCK ONE - HOPE SUBDIVISION, LARAMIE COUNTY, WYOMING; INCLUDING ALL EASEMENTS AND LOT LINES UNLESS OTHERWISE NOTED HEREON.

**NOTE TO ASSESSOR**

OWNERS OF THE LANDS CONTAINED WITHIN THIS PLAT, BY THEIR SIGNATURES AFFIXED HEREON HEREBY CERTIFY THAT BY THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, FOLLOWING THE RECORDING OF THIS PLAT, THE OWNERSHIP OF TRACTS CONTAINED WITHIN THIS PLAT SHALL BE AS FOLLOWS:

LOT 1, BLOCK ONE - JOHN M. AND BONNY J. LARIMORE (PREVIOUSLY LOT 6, BLOCK ONE, HOPE SUBDIVISION)

LOT 2, BLOCK ONE - JESSICA GONZALES (PREVIOUSLY LOT 1, BLOCK ONE, HOPE SUBDIVISION)



**FILING RECORD**

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REVISED: 11/22/16

2016DWG/ 16242 MLI LOT 1 & 6 BLK 6 HOPE SUBDIVISION.DWG