

Clearly Stated No Liquor License. . .

Business Use Agreement

470 Happy Jack Road Cheyenne, Wyoming 82009

Date: July 23, 2025

To: Justin

(Legal Representative for Kelly Zimmerman and Lisa Loose) (needs to check / correct names)

CC: Lance Harmon (Legal Representative for the DRS Estate and probate court)

CC: Heather Steele (Personal Representative for DRS Estate)

Re: Residential Property Address: 470 Happy Jack Road, Cheyenne, WY 82009

Specifics:

- Residential Use: November 1st – April 30th
- Business Use: May 1st – October 31st (dependent on weather)
- Host weddings and/or events
- No alcohol license will be obtained or issued.
- BYO alcohol policies can be addressed through event-specific waivers and event size is controlled by compliance.
- Weddings and/or events will be in full compliance with all recorded easements, county requirements, and any applicable HOA rules or restrictions will be maintained.
- All traffic and parking considerations will be proactively addressed to ensure minimal impact.

And yet. . . 1 month later and 3 days after property conveyed to Ms. Riedel, a liquor license was applied for.

RECP #: 899670
 RECORDED 9/8/2025 AT 1:03 PM BK# 2934 PG# 1968
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 3

PERSONAL REPRESENTATIVE'S DEED FIRST AMERICAN
 4/22/2025

THIS INDENTURE dated as of this 28 day of August, 2025 WITNESSETH:

WHEREAS, Dennis Ray Steele, also known as Dennis R. Steele (the "Decedent"), died on November 11, 2023, domiciled in Denver County, Colorado, and seized of real property in Laramie County, Wyoming, described hereinafter, and

WHEREAS, the estate of Dennis Ray Steele was admitted to probate in the First Judicial District of the State of Wyoming in and for Laramie County, 2024 - CV - 0202168, and Heather Lynne Steele became the acting personal representative thereof on March 7, 2024, upon the issuance of Letters Testamentary to Heather Lynne Steele, and

WHEREAS, the District Court of the First Judicial District of the State of Wyoming in and for Laramie County issued an *Order Approving Sale of Property* authorizing Heather Lynne Steele, as personal representative of the Estate of Dennis Ray Steele, to convey to Tania J. Riedel, the property described hereinafter,

Amended **NEW OR RENEWAL LIQUOR LICENSE OR PERMIT APPLICATION**

FOR LIQUOR DIVISION USE ONLY	
Customer #:	
Taxset Box:	
1 st Reviewer:	/ /
2 nd Reviewer:	/ /

(State of Wyoming-County and Municipal Jurisdictions)

CLERK SECTION: Completed by City / Town / County Clerk	Local License #
File in Jurisdiction:	Date filed with clerk: <u>9.2.2025</u>
<input type="checkbox"/> CITY or TOWN OF:	Advertising Dates: (Minimum 2 Consecutive Weeks Prior to Hearing)
<input checked="" type="checkbox"/> COUNTY OF: <u>Laramie</u>	<u>10.2.2025 - 10.9.2025</u>
Fee: Annual License Fee: \$	Public Hearing Date: <u>11.4.2025</u>
Proposed License Fee: \$ <u>737.47</u>	Publishing Fee: \$ <u>200.00</u>
Transfer Fee: \$	Publishing Fee Direct Billed to Applicant: <input type="checkbox"/>
License Term: <u>11.4.2025</u> Through <u>06.30.2026</u>	
Month Day Year	Month Day Year

LICENSING AUTHORITY CLERK: BEGIN ADVERTISING PROMPTLY!
 PER W.S. 12-4-104(f) IMMEDIATELY FORWARD A COPY OF THE APPLICATION AND ALL ATTACHMENTS TO THE DIVISION. NO LICENSING AUTHORITY SHALL APPROVE OR DENY AN APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.

SECTION 1: APPLICANT & LOCATION INFORMATION

Applicant (Business Name): Riedel Ventures LLC

Doing Business As (DBA) / Trade Name: Bit-O-Wild Ranch wedding & Event Venue

OATH OF VERIFICATION W.S. 12-4-102(b)
 Requires signatures by:
 ALL individuals, ALL Partners, ONE (1) LLC Member, or TWO (2) Corporate Officers or Directors signed that if all the stock of the corporation is owned by ONE (1) individual then that individual may sign and verify the application upon his oath, or ONE (1) Officer or Director, or Member of an Organization or Association.
 Any individual who signs this application must also be listed on Question 15 or Question 16 as applicable or additional documentation must be provided conforming input authority to sign the application on behalf of the Applicant.
 Under penalty of perjury, and the possible revocation or cancellation of the license, I swear the above stated facts are true and accurate.

STATE OF WYOMING)
 COUNTY OF Laramie)

Signed and sworn to before me on this 28 day of August, 2025 at the facts alleged in the foregoing instrument are true by the

1) <u>Tania Riedel</u> (Signature)	<u>Tania Riedel</u> (Printed Name)	<u>8/29/25</u> Date	Title: <u>President</u>
2) <u>Alex Riedel</u> (Signature)	<u>Alex Riedel</u> (Printed Name)	<u>8/29/25</u> Date	Title: <u>Shareholder</u>
3) <u>Hailey Riedel</u> (Signature)	<u>Hailey Riedel</u> (Printed Name)	<u>8/29/25</u> Date	Title: <u>Shareholder</u>
4) <u>Lacey Coward</u> (Signature)	<u>Lacey Coward</u> (Printed Name)	<u>8/29/25</u> Date	Title: <u>Shareholder</u>

DARBY MURPHY-BEARD
 NOTARY PUBLIC
 STATE OF WYOMING
 COMMISSION ID: 166490
 MY COMMISSION EXPIRES: JAN 21, 2028

Witness my hand and official seal:

 My commission expires: January 21, 2028

Shuttle Service is Unrealistic and Riedel's continue to change the parameters

Board of County Commissioners Minutes of the Proceedings - Final

Historic Courthouse
310 W 19th Street
Cheyenne, WY 82001



Tuesday, October 21, 2025

3:30 PM

Commissioners Board Room

11m36s

"We'll be shuttling all those clients in."

12m09s

"All parties involved will be shuttled in thru BLM land."

38m36s

"And I do just want to emphasize that we have negotiated with shuttle services. . .and that shuttle service will lend them all the way back to Cheyenne."

Letter November/December 2025:

FROM: Riedel, Riedel Ventures LLC dba Bit-O-Wyo Ranch TO: Table Mountain Ranches, HOA Owners/Residents

Operations Summary

Category	Details
Event Capacity	124 people
Frequency	1-2 events/week during May–October season
Hours of Operation	Events end by 11:00 PM (music cutoff 10:00 PM)
Parking	On-site for <u>staff, vendors and emergency vehicles</u>
Traffic Routing	All access via Valley View Dr to Brush Creek Rd and through pending BLM right-of-way. <u>Guests to arrive/depart via shuttle service.</u>

MEMORANDUM

TO: Laramie County Planning Commission
FROM: Sonny M. Pourchet, Associate Planner
DATE: March 26th, 2026

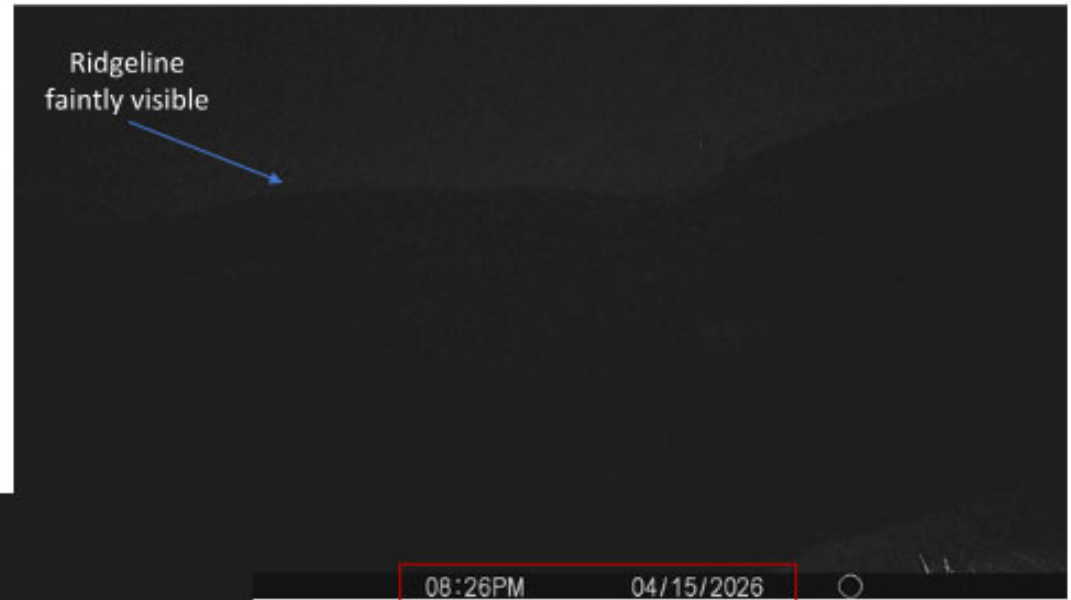
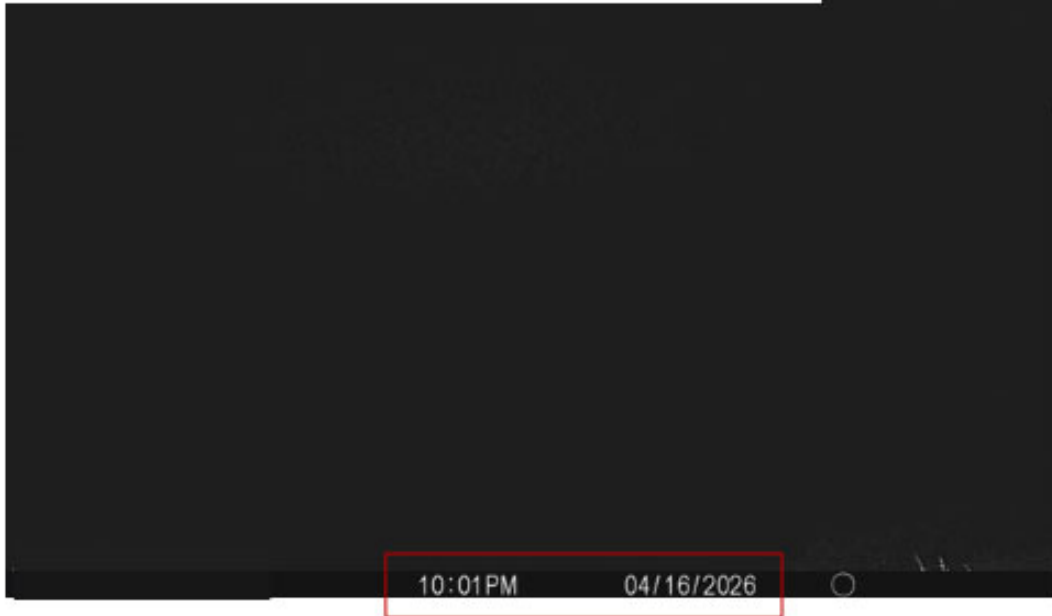
MEMORANDUM

TO: Laramie County Board of Commissioners
FROM: Sonny M. Pourchet, Associate Planner
DATE: April 21st, 2026

A public comment said: **Guests will not want to use shuttles,**

- > Bit-O-Wyo response: If guests do not want to use our shuttle service for their larger events, they will not be booking their event with Bit-O-Wyo Ranch. It will be explicitly stated in our venue contract that shuttle service is mandatory for a certain number of guests. It **will not** be a 2 hr round trip from our designated off site parking location. Additionally, the shuttle service will significantly reduce traffic and safety concerns that would otherwise be caused by a large volume of vehicles accessing events. This is exactly the reason we are requiring shuttle service for large events.

Pitch Black!!!



UNSAFE
Driving Conditions
—
you do the math!

These photos were taken from the BLM road at the midpoint between the Riedel Barn and county Brush Creek Road

It Changes as Frequently as the Wyoming Wind!!

Frequency of Business Activities:

Prior to purchasing property and as told to Cheyenne Pass, Table Mountain Ranches and per the granted Liquor License:

1-2 times per week, Wednesdays and Saturdays only

This included her weddings/events and any other business activities

THEN. . .

Per Direct Quotes at the Planning Commission Public Hearing on March 26th:

At minimum, business activities will be 3-4 times per week

Tania Riedel– “one large event per week either on a Friday or Saturday”, “horseback riding 3 times a week”, “date nights. . .4 times a week as well as family night 4 times a week so we rotate times and areas for those”.

Austin Coward– “at the heart of our operations, as we plan to offer 10 valley camps”

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