



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Justin Arnold, Planning Department Manager

**DATE:** December 20, 2022

**TITLE:** ACTION regarding a corrected plat for a portion of the SW1/4SW1/4 of Section 33, Section 32, Township 15N., Range 67W. of the 6<sup>th</sup> P.M., Laramie County, WY known as The Reserve at Horse Creek, Laramie County, WY.

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### EXECUTIVE SUMMARY

AVI, PC, on behalf of Lodgepole Ranch, LLC and Warren Livestock, LLC, previously submitted Zone Change, Preliminary Development Plan and Subdivision Permit and Plat applications for the referenced property located northwest of the intersection of Horsecreek and Telephone Roads subdividing 651 acres into approximately 117 residential tracts, approximately 5.56 acres each.

### BACKGROUND

The subject property has been previously platted pursuant to Section 2-1-101 (a-e) of the Laramie County Land Use Regulations. The development action was recommended for approval by the Planning Commission on August 11, 2022 and approved by the Board of County Commissioners on September 6, 2022.

Following the action taken by the Board, it was brought to the attention of Laramie County staff that the alignment of Telephone Road on the original plat was not correct and that a revision would be necessary. The matter comes before you today to affect the necessary instrument to make the correction.

## **DISCUSSION**

The existing subdivision permit will not be vacated via this action but will remain in full force and effect. The attached resolution shall serve as the vacation of The Reserve at Horse Creek plat upon recordation of the Corrective Final Plat for the Reserve at Horsecreek upon approval by the Board.

## **RECOMMENDATION and FINDINGS**

**Based on evidence provided *for the vacation of the original plat*, staff recommends the Board of County Commissioners find that:**

- a. This application meets the criteria for a vacation pursuant to Wyoming Statutes 34-12-106 through 34-12-111.

**and that the Board of County Commissioners approve the vacation for a portion of the SW1/4SW1/4 of Section 33, Section 32, Township 15N., Range 67W., of the 6<sup>th</sup> P.M., Laramie County, WY also known as The Reserve at Horse Creek with (2) conditions.**

1. Any agency review comments shall be addressed prior to the recordation of the corrective plat.
2. The subdivision permit remains in full force and effect.

## **PROPOSED MOTION FOR PLAT VACATION**

**I move to approve of the vacation of the Plat for The Reserve at Horse Creek to the with (2) conditions and adopt the findings of fact a of the staff report.**

## **ATTACHMENTS**

- Attachment 1:** Location Map  
Aerial Map  
Comprehensive Plan Map  
PlanCheyenne Map  
Current Zoning Map
- Attachment 2:** Plat – Revised 12-13-2022
- Attachment 3:** Resolution – Vacation upon recordation of corrective plat

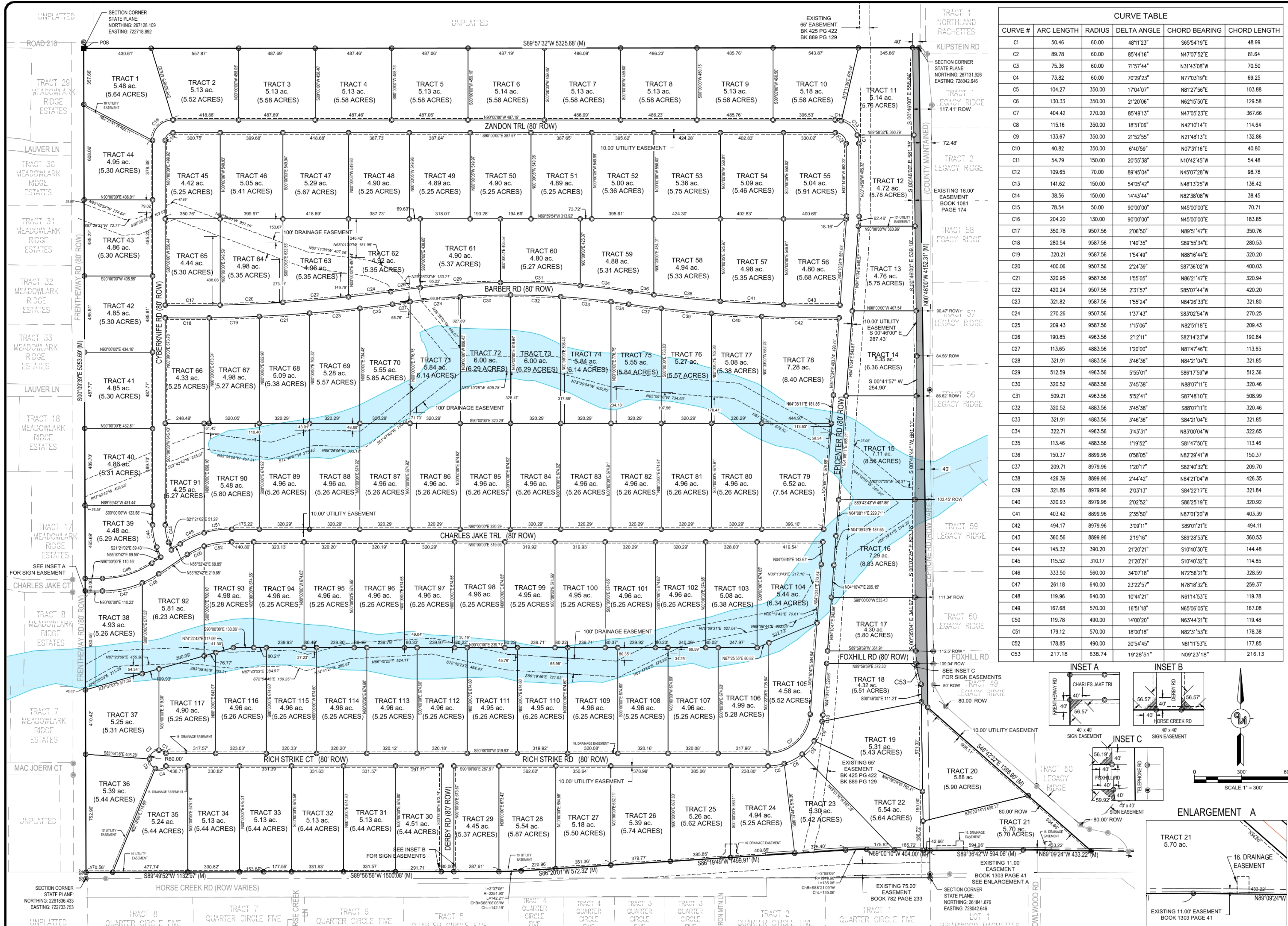


Located within MPO Boundary

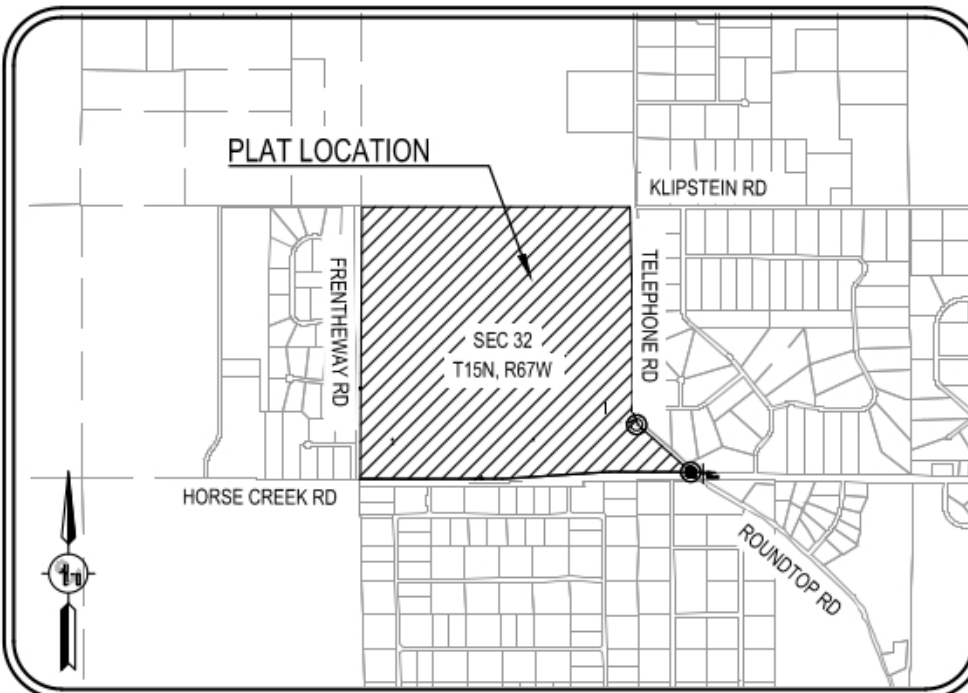




HA619 Reserve Horse Creek, LLC PLANNING/FINAL PLAT 4619 FINAL PLAT 4619  
12/13/2022 2:37:40 PM  
DWG TO PDF.plt



CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	50.46	60.00	481°23'	S65°54'19"E
C2	89.78	60.00	85°44'16"	N47°07'52"E
C3	75.36	60.00	71°57'44"	N31°43'08"W
C4	73.82	60.00	70°29'23"	N77°03'19"E
C5	104.27	350.00	17°04'07"	N81°27'56"E
C6	130.33	350.00	21°20'06"	N62°15'50"E
C7	404.42	270.00	85°49'13"	N47°05'23"E
C8	115.16	350.00	18°51'06"	N42°10'14"E
C9	133.67	350.00	21°52'55"	N21°48'13"E
C10	40.82	350.00	6°40'59"	N07°31'16"E
C11	54.79	150.00	20°55'38"	N10°42'45"W
C12	109.65	70.00	89°45'04"	N45°07'28"W
C13	141.62	150.00	54°05'42"	N48°13'25"W
C14	38.56	150.00	14°43'44"	N82°38'08"W
C15	78.54	50.00	90°00'00"	N45°00'00"E
C16	204.20	130.00	90°00'00"	N45°00'00"E
C17	350.78	9507.56	2°06'50"	N89°51'47"E
C18	280.54	9587.56	1°40'35"	S89°55'34"E
C19	320.21	9587.56	1°54'49"	N88°16'44"E
C20	400.06	9507.56	2°24'39"	S87°36'02"W
C21	320.95	9587.56	1°55'05"	N86°21'47"E
C22	420.24	9507.56	2°31'57"	S85°07'44"W
C23	321.82	9587.56	1°55'24"	N84°26'33"E
C24	270.26	9507.56	1°37'43"	S83°02'54"W
C25	209.43	9587.56	1°15'06"	N82°51'18"E
C26	190.85	4963.56	21°21'11"	S82°14'23"W
C27	113.65	4883.56	12°02'00"	N81°47'46"E
C28	321.91	4883.56	3°46'36"	N80°21'04"E
C29	512.59	4963.56	5°55'01"	S86°17'59"W
C30	320.52	4883.56	3°45'38"	N88°07'11"E
C31	509.21	4963.56	5°52'41"	S87°48'10"E
C32	320.52	4883.56	3°45'38"	S88°07'11"E
C33	321.91	4883.56	3°46'36"	S84°21'04"E
C34	322.71	4963.56	3°43'31"	N83°00'04"W
C35	113.46	4883.56	11°59'52"	S81°47'50"E
C36	150.37	8899.96	0°58'05"	S82°29'41"W
C37	209.71	8979.96	1°20'17"	S82°40'32"E
C38	426.39	8899.96	2°44'42"	N84°21'04"W
C39	321.86	8979.96	2°03'13"	S84°22'17"E
C40	320.93	8979.96	2°02'52"	S86°25'19"E
C41	403.42	8899.96	2°35'50"	N87°01'20"W
C42	494.17	8979.96	3°09'11"	S89°01'21"E
C43	360.56	8899.96	2°19'16"	S89°28'53"E
C44	145.32	390.20	21°20'21"	S10°40'30"E
C45	115.52	310.17	21°20'21"	S10°40'32"E
C46	333.50	560.00	34°07'18"	N72°56'21"E
C47	261.18	640.00	23°22'57"	N78°18'32"E
C48	119.96	640.00	10°44'21"	N61°14'53"E
C49	167.68	570.00	16°51'18"	N65°06'05"E
C50	119.78	490.00	14°00'20"	N63°44'21"E
C51	179.12	570.00	18°00'18"	N82°31'53"E
C52	178.85	490.00	20°54'45"	N81°13'53"E
C53	217.18	638.74	19°28'51"	N09°23'18"



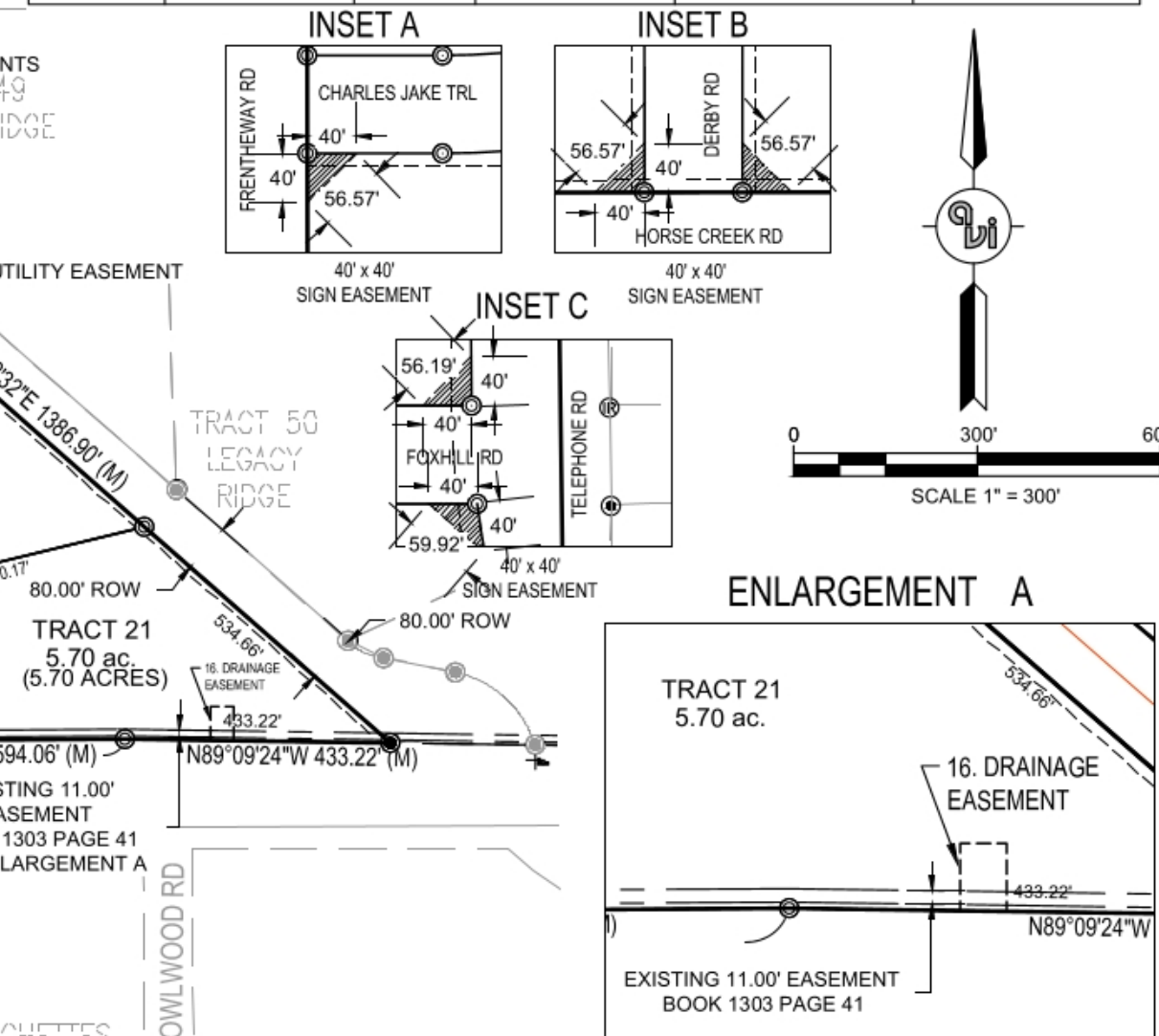
- NOTES:
- THE RESERVE AT HORSE CREEK CONTAINS 651.08 ACRES ±
  - THE RESERVE AT HORSE CREEK - 117 TRACTS
  - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
  - THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS. INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED.
  - FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY.
  - ALL ROADWAYS WILL BE PRIVATELY MAINTAINED. ROADWAYS WILL BE CONSTRUCTED TO COUNTY STANDARDS. ROADWAY RIGHT OF WAYS WILL BE DEDICATED TO THE PUBLIC.
  - TELEPHONE ROAD IS CURRENTLY COUNTY MAINTAINED AND WILL REMAIN COUNTY MAINTAINED.
  - FRENTENHAY ROAD IS PRIVATELY MAINTAINED PUBLIC ROAD.
  - TRACT 15, 16, 20, AND 21 SHALL BE ALLOWED ACCESS OFF TELEPHONE ROAD. TRACT 30 SHALL BE ACCESSED OFF DERBY ROAD AND TRACT 112 SHALL BE ACCESSED OFF RICH STRIKE ROAD. NO TRACT SHALL ACCESS OFF HORSE CREEK ROAD.
  - CUL-DE-SAC RADIUS IS 60 FT UNLESS OTHERWISE NOTED.
  - FRONT LOT EASEMENTS FOR DRY UTILITIES SHALL BE 10' UNLESS OTHERWISE NOTED.
  - FEMA FIRM 56021C1060F EFFECTIVE 1/17/2007 APPLIES TO THIS PLAT.
  - TELEPHONE ROAD ROW DEDICATED WITH THIS PLAT = 3.85 ACRES ±
  - INFILTRATION BEDS IN AREAS WHERE THE PERCOLATION RATE IS FASTER THAN 5 MIN IN WILL NEED ADDITIONAL ENHANCEMENTS.
  - 65' GAS PIPELINE EASEMENT LOCATION IS BASED UPON SURVEYED LOCATES
  - EASEMENT RECORDED ON SEPARATE DOCUMENTS
  - THE WESTERLY RIGHT OF WAY FOR TELEPHONE ROAD WAS ESTABLISHED BASED UPON A FIELD SURVEY OF EXISTING ROAD ON 10/05/2022. AREAS THAT DEVIATE FROM THE STATUTE SECTION LINE RIGHT OF WAY WERE DETERMINED BY USING THE EXISTING CENTERLINE AS SURVEYED, AND OFFSETTING 40 FEET TO WEST DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT S. COWLEY, MANAGING MEMBER OF THE RESERVE AT HORSE CREEK, L.L.C. OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "THE RESERVE AT HORSE CREEK," DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY DEDICATE TO THE PUBLIC THE RIGHTS OF WAY AND GRANT EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

ROBERT S. COWLEY, MANAGING MEMBER  
THE RESERVE AT HORSE CREEK, L.L.C.  
**ACKNOWLEDGEMENTS**  
STATE OF WYOMING )  
COUNTY OF LARAMIE ) JSS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT S. COWLEY, MANAGING MEMBER OF THE RESERVE AT HORSE CREEK, L.L.C., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, \_\_\_\_\_ WYOMING  
MY COMMISSION EXPIRES \_\_\_\_\_  
**APPROVALS**  
APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
CHAIRMAN \_\_\_\_\_  
APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
CHAIRMAN \_\_\_\_\_

COUNTY CLERK  
**CORRECTIVE FINAL PLAT**  
**FOR**  
**THE RESERVE AT HORSE CREEK**  
BEING SITUATED IN SECTION 32, T15N, R67W  
AND A PORTION OF THE SW 1/4 SW 1/4 OF SECTION 33, T15N, R67W  
OF THE 6TH PRINCIPAL MERIDIAN,  
LARAMIE COUNTY, WYOMING  
PREPARED DECEMBER 2022



**BASIS OF BEARINGS**  
COORDINATES ARE GROUND COORDINATES  
BASED ON WYOMING STATE PLANE NAD 1983,  
EAST FIP ZONE 4901.  
TO CONVERT TO STATE PLANE COORDINATES  
ADD 100,000 FT TO THE NORTHING AND 200,000  
FT TO THE EASTING AND MULTIPLY BY A  
PROJECT SCALE FACTOR OF 0.999637877.  
EXAMPLE POINT POB  
GROUND NORTHING = 161931.284  
GROUND EASTING = 522995.566  
N = (161931.284 + 100000)'SF = 261836.4327  
E = (522995.566 + 200000)'SF = 722733.7527  
STATE PLANE NORTHING = 261836.433  
STATE PLANE EASTING = 722733.753

**LEGEND**

- FOUND ALUMINUM CAP
- FOUND IRON ROD
- FOUND STONE
- SET 2" ALUM. CAP AVI PLS 12045
- MEASURED DATA THIS PLAT
- SECTION LINE
- EASEMENT LINES
- XXX ACRES (X.XX ACRES)
- NET TRACT AREA
- GROSS TRACT AREA
- FEMA 100-YEAR FLOODPLAIN
- TELEPHONE ROAD ROW DEDICATED WITH THIS PLAT (4.84 ACRES ±)

**CERTIFICATE OF SURVEYOR**

I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**FILING RECORD**

**DEVELOPER:**  
THE RESERVE AT HORSE CREEK, LLC  
1103 OLD TOWN LN  
STE #101  
CHEYENNE, WY 82009

**PROFESSIONAL LAND SURVEYOR**  
ADAM E. DESCHLER  
2045  
WYOMING

**LEGAL DESCRIPTION**  
A PARCEL OF LAND BEING SITUATED IN SECTION 32, TOWNSHIP 15 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE SW 1/4 SW 1/4 OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
CONSIDERING THE WEST LINE OF SAID SECTION 32 BEING MONUMENTED BY A FOUND ALUMINUM CAP AT THE SOUTHWEST CORNER AND A FOUND STONE AT THE NORTHWEST CORNER, SAID LINE BEARS N00°09'39"W AT A DISTANCE OF 5,293.61 FEET WITH ALL BEARINGS HEREON RELATIVE THERETO.  
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE ALONG THE NORTH LINE OF SAID SECTION 32 N89°57'32"E A DISTANCE OF 5,325.68 FEET TO A POINT BEING THE NORTHEAST CORNER OF SECTION 32, THENCE A S00°48'00"E A DISTANCE OF 4,152.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF TELEPHONE ROAD, THENCE ALONG SAID WESTERLY RIGHT OF WAY S48°42'32"E A DISTANCE OF 1386.90 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HORSE CREEK ROAD, THENCE ALONG SAID NORTHERLY RIGHT OF WAY N89°09'24"W A DISTANCE OF 433.22 FEET TO A POINT, THENCE S89°36'42"W A DISTANCE OF 594.06 FEET TO A POINT ON THE EAST LINE OF SECTION 32 AND THE NORTHERLY RIGHT OF WAY OF HORSE CREEK ROAD, THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF HORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: N89°01'10"W A DISTANCE OF 404.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 1949.90 FEET, A CHORD BEARING OF S88°21'09"W, A CHORD DISTANCE OF 135.06 FEET, AND A CENTRAL ANGLE OF 3°58'09", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 142.19 FEET, A CHORD BEARING OF S88°06'06"W, A CHORD DISTANCE OF 142.19 FEET, AND A CENTRAL ANGLE OF 3°37'06", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 142.21 FEET TO A POINT, THENCE S89°56'56"W A DISTANCE OF 1500.08 FEET TO A POINT, THENCE S89°49'52"W A DISTANCE OF 1132.97 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 32, THENCE ALONG THE WEST LINE OF SAID SECTION 32 N00°09'39"W A DISTANCE OF 5253.69 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL OF LAND CONTAINS 651 ACRES MORE OR LESS.

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

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

PREPARED FOR:

THE RESERVE AT HORSE CREEK, LLC  
1103 OLD TOWN LN STE #101  
CHEYENNE, WY 82009

PROJECT:

THE RESERVE AT HORSE CREEK

DRAWING TITLE:

FINAL PLAT

DATE: Dec 13, 2022

DRAWN BY: CP

DESIGNED BY: BE

CHECKED BY: BP

JOB NO.: 4619.22

DRAWING NO. 1 OF 1

ENGINEERING PLANNING SURVEYING

307.637.6017  
1103 OLD TOWN LANE, SUITE 101  
CHEYENNE, WY 82009  
AVI@AVIPL.COM



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

**A RESOLUTION TO APPROVE A VACATION OF THE SUBDIVISION  
PLAT LOCATED ON A PORTION SW1/4SW1/4 OF SECTION 33, SECTION 32,  
TOWNSHIP 15N., RANGE 67W. OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY  
KNOWN AS "THE RESERVE AT HORSE CREEK"**

**WHEREAS**, Wyoming State Statutes §18-5-101 to 18-5-107; §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 have adopted the Laramie County Land Use Regulations; and the vacation is in accordance with the Laramie County Land Use Regulations, 2-1-101; and

**WHEREAS**, the proposed Vacation is in accordance with section §34-12-108 of the Wyoming State Statutes; and

**WHEREAS**, this resolution is the Vacation of the Subdivision Plat for The Reserve At Horse Creek, Laramie County, WY. The Subdivision Permit remains in full force and effect.

**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 Wyoming Statutes §34-12-106 to §34-12-111.

**And the Board approves the vacation of the Subdivision Plat located on a portion SW1/4 SW1/4 of Section 33, Section 32, Township 15N, Range 67W. of the 6<sup>th</sup> P.M., Laramie County, WY known as "The Reserve at Horse Creek" upon recordation of the corrected plat.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**


LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

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

Reviewed and approved as to form:

  
\_\_\_\_\_  
Laramie County Attorney