



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: May 5, 2026

TITLE: PUBLIC HEARING regarding approval of a Modest Plat for Swan Ranch Rail Park Subdivision, 20th Filing, Laramie County, WY.

EXECUTIVE SUMMARY

AVI, PC, on behalf of Clear Creek Land Co., LLC, has submitted a Modest Plat application for Swan Ranch Rail Park Subdivision, 20th Filing, situated in a portion of Sections 14 and 15, Township 13 North, Range 67 West, of the 6th P.M., Laramie County, WY. The subject property is located at 6421 Speer Road, Cheyenne, WY. The purpose of the application is to create a 26.29 acre single lot subdivision and leaving the remaining acres unplatted. This new subdivision is planned to be annexed into the City of Cheyenne.

BACKGROUND

The subject property is currently assessed as agricultural land located in a Light Industrial (LI) zone district. The surrounding area is zoned a mixture of Community Business (CB) and Light Industrial (LI) and is used for commercial enterprises.

Pertinent Statutes and 2025 Laramie County Land Use Regulations Include:

Wyoming Statutes § 18-5-304 and 34-12-106.

Section 2-4-107 governing the LI – Light Industrial Zone District.

Section 4-2-102 governing Modest Plats as a Simple Subdivision on an unplatted parcel.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI) that is intended to accommodate a mix of more intensive land uses than other areas. The parcel lies in the PlanCheyenne Mixed Use Employment (MUE) district.

Agency review comments are being addressed. Public notice was provided per section 1-3-100 of the 2025 LCLUR. No comments were received.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This applications meets the criteria for a modest plat with lot line adjustments within recorded subdivisions pursuant to Section 4-2-103 of the 2025 Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-107 governing the LI – Light Industrial zone district.

and the Board of County Commissioners may approve the Modest Plat known as Swan Ranch Rail Park, 20th Filing with one condition and adopt the finding of facts a and b of the staff report.

1. All agency comments must be addressed prior to plat recordation.

PROPOSED MOTION

I move to approve the Modest Plat for Swan Ranch Rail Park Subdivision, 20th Filing located in a portion of Sections 14 and 15, T13N, R67W, of the 6th P.M., Laramie County, with one condition and adopt the findings of facts a and b of the staff report.

1. All agency comments must be addressed prior to plat recordation.

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Project Narrative

Attachment 3: Pre-Application Meeting Notes

Attachment 4: CFF & PSF Acknowledgement

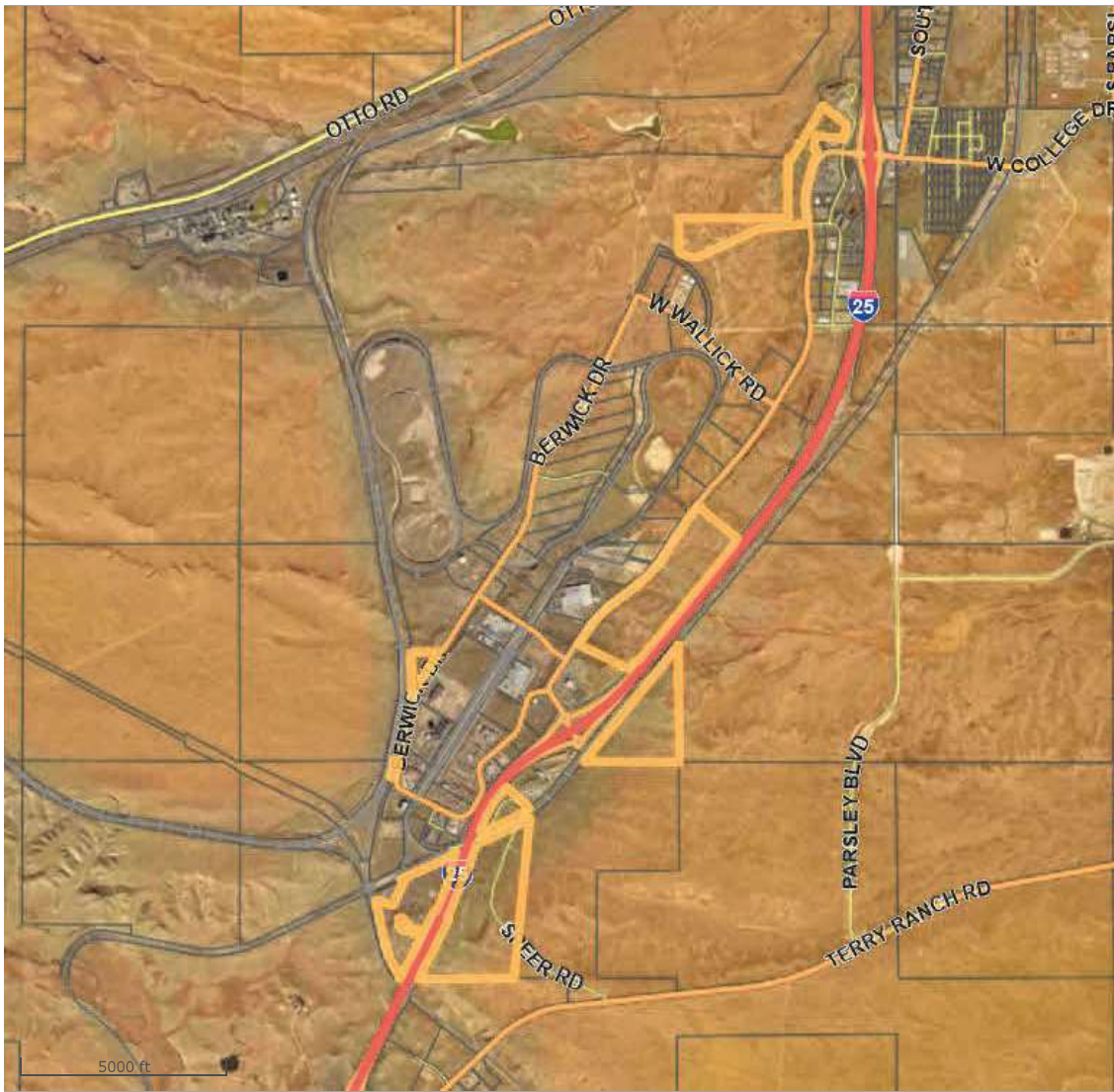
Attachment 5: City of Cheyenne Correspondence

Attachment 4: Combined Agency Comments and Applicant Response

Attachment 5: Deeds

Attachment 5: Resolution

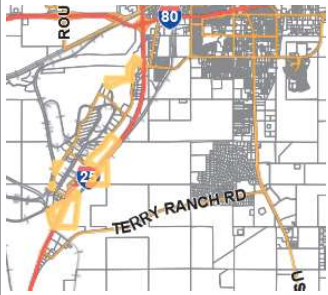
Attachment 6: Modest Plat Rev. 4.23.26



**Swan Ranch Rail Park,
20th Filing Modest Plat**

**6421 Speer Road
Cheyenne, Wyoming**

PZ-26-00026





Justin Arnold, Planning and Development Program Manager
Laramie County Planning & Development
3966 Archer Parkway
Cheyenne, WY 82009

March 19, 2026
4906

RE: Swan Ranch Rail Park 20th Filing – Narrative, Drainage Study, Traffic Study Waiver Request and Community Facility Fees Acknowledgement

Dear Mr. Arnold

AVI, P.C., on behalf of 2R Investments, LLC, is submitting a Modest Plat application for the purpose of creating a single lot subdivision.

A pre-application meeting was held with the County, on March 11, 2026. After further discussions between the County and AVI it was determined the Modest Plat was the preferred path.

We would like to request a waiver for providing Drainage and Traffic studies with this project. We are creating a single lot to be annexed into the City.

The owner is also aware that Community Facility Fees and Public Safety Fees may be assessed on the property.

If you have any questions or would like to discuss this project in greater detail, please contact me directly.

Respectfully Submitted
AVI PROFESSIONAL CORPORATION

Christine R. Johnson, PE
1103 Old Town Lane | Cheyenne, Wyoming 82009 | 307.637.6017
2290 E Prospect Road Suite 5, Fort Collins, Colorado 80524 | 970.420.0086
avi@avipc.com | www.avipc.com
Cc: 2R Investments, file

h:\swan ranch planning\srrp 20\4906 narrative, waivers, and cff.docx



Laramie County, WY
Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303
www.laramiecountywy.gov
planning@laramiecountywy.gov

PERMIT

PA-26-00030

PRE-APPLICATION MEETINGS

SITE ADDRESS: 6421 SPEER RD CHEYENNE
PRIMARY PARCEL: 13671410000700
PROJECT NAME: SUBDIVISION EXEMPTION

ISSUED: 03/11/2026
EXPIRES: 09/07/2026

APPLICANT: CLEAR CREEK LAND CO LLC
1961 US HWY 85
CHEYENNE, WY 82009
307-421-9431

OWNER: CLEAR CREEK LAND CO LLC
1961 US HWY 85
CHEYENNE, WY 82009

Detail Name	Detail Value
Meeting Date	03/11/2026
MEETING AM OR PM	AM
Application Types	Subdivision Exemption
Attendees	Online (Teams Meeting)
Property Interest	Potential Buyer
Detailed Project Narrative	subdivide in order to annex into City jurisdiction
Staff Attending	JA SP
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Traffic Study	No
Roadway Maintenance Plan	No
Drainage Study	No
Drainage Plans	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Road/Easement Use Agreement	No
Perimeter Fence Construction per W.S.S. 18-5-319	No
Environmental and Services Impact Report	No
Community Facility Fees Acknowledgement Letter	No



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Public Safety Fees Acknowledgement Letter	No
Application Fees	No
Environmental Health Review/Approval	No
Engineer Review - Paid by Applicant	No
Newspaper Legal Notice, Paid by Applicant	No
Public Notice, Paid by Applicant	No
Adjacent Property Owner Letter, Paid by Applicant	No
Floodplain Development Permit	No
GESC Permit	No
Right-of-Way Construction Permit	No
Miscellaneous Notes	Option 1 with County: Complete a Subdivision Exemption 35+ acres for a lot line adjustment to move the "small red triangular" portions into the overall parcel you are purchasing. Once this has been completed, you can then annex into the city the portion that you want annexed. Option 2 with City: Annex the full 72 acres and then reconfigure lots with City after annexation or concurrent with annexation, if you want to modify the 72 acre parcel into two parcels, or you simply annex the portion you need to go into the City.

CONDITIONS

* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.

* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.



Laramie County, WY

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* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.

* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.



Justin Arnold, Planning and Development Program Manager
Laramie County Planning & Development
3966 Archer Parkway
Cheyenne, WY 82009

March 19, 2026
4906

RE: Swan Ranch Rail Park 20th Filing – Narrative, Drainage Study, Traffic Study Waiver Request and Community Facility Fees Acknowledgement

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h:\swan ranch planning\srrp 20\4906 narrative, waivers, and cff.docx



**PLANNING &
DEVELOPMENT**

2101 O'Neil Avenue
Cheyenne, WY 82001
(307) 637-6282
cheyennecity.org

March 31, 2026

Board of County Commissioners
310 W 19th St #320
Cheyenne, WY 82001

RE: Swan Ranch Rail Park, 20th Filing – City Comments

Board of County Commissioners,

In compliance with W.S. 34-12-103 (b) the City hereby submits the following comments regarding the subdivision referenced above:

1. This plat has the potential to better align with the Master Transportation Plan. The extension of Gannet Peak Drive west of Clear Creek Parkway is a Major Collector which is expected to go through at least a portion of this plat boundary. The plat should extend right-of-way for this major street. However, should the property be annexed and subsequently replatted in conjunction with land to the south (already in City limits), the location for the dedication of that right-of-way could be addressed after annexation. Should the application proceed as outlined in the narrative, the City accepts this division creating land for annexation. However, the City would prefer the County restrict the land for County development, if possible, to avoid the unintended consequences of dividing the land without subsequent annexation. Dedication is expected prior to development.
2. Future annexation of the property will prompt review by the City. Development actions after annexation may require public improvements to streets; driveway access review for conformance with City standards; and Community Facility Fees paid to the City. The City defers timing of design and construction of public improvements to the County.

If the County has a way to restrict development until replatting or annexation, I do not believe that there are any items of disagreement that warrant a response by the Board of County Commissioners pursuant to W.S. 34-12-103-(b).

Thank you,

Charles W. Bloom, AICP
Planning and Development Director.

Permit Notes

Permit Number: PZ-26-00026

Parcel Number: 13671410000700

Submitted: 03/19/2026

Applicant: AVI PC
Owner: 2R Investments, LLC

Site Address: 6421 SPEER RD

Cheyenne, WY 82007

Technically

Complete: 03/19/2026

Approved:

Issued:

Project Description: Create a single lot subdivision

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
03/19/2026		Application	PZ-26-00026	GENERAL	Public Hearing before the Board of County Commissioners will be May 5, 2026. Letters mailed 3.20.26 and legal ad published 3.25.26.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
03/23/2026		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No comments	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
03/23/2026		Workflow	GIS REVIEW	DEFICIENCY	Plat Mylar that is included has obscured text, making it difficult to review.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
03/25/2026		Application	PZ-26-00026	GENERAL	No concerns with this proposal.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
03/27/2026		Application	PZ-26-00026	GENERAL	No Comment	CHRISTOPHER.YANEY@LARAMIECOUNTY.WY.GOV
03/27/2026	04/03/2026	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	1. The curve table, bearings, and distances are not legible on the preliminary plat. Please provide a revised copy with readable linework and text so boundary and geometry can be verified for mapping.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
03/30/2026		Application	PZ-26-00026	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
03/30/2026		Application	PZ-26-00026	GENERAL	Fire District has no comments	JEFF.SHAFER@LARAMIECOUNTY.WY.GOV
03/31/2026		Application	PZ-26-00026	GENERAL	1. Official comment letter attached (Comment possibly warranting response rephrased to be directed toward the applicant as comment #2 below). 2. A plat in this area would normally be expected to extend Gannet Peak Drive west of Clear Creek Parkway (a Major Collector on the Major Street Plan). Should the application proceed as outlined in the narrative, the City accepts this division creating land for annexation and the street dedication to be resolved after annexation. However, to avoid the unintended consequences of dividing the land without subsequent annexation, please provide a note (or similar) restricting development of the proposed parcel until annexed or replatted (if such a restriction is acceptable to the County).	SETH.LLOYD@LARAMIECOUNTY.WY.GOV

Permit Notes

03/31/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>1st Review</p> <p>Engineers Comments:</p> <ol style="list-style-type: none"> 1.The type of sewage disposal and the type of water supply are not indicated on the plat. 2.The data in the Curve Table is not legible. In addition, there are some other bearings and distances on the platted boundary that are very difficult to read. 3.Per 4-5-102 all the existing easements shown need to include bearings and distances. 4.Since the intent is to annex, the Drainage Report and Traffic Study can be done with the site plan application in the event the property is not annexed for some reason. 5.The Legend does not include the line type used for the section line and half section line. 6.The plat shows the half section line which this platted property crosses it to the north. The Laramie County GIS shows the property to the north of the half section line is owned by Swan Ranch, LLC, but the deed for this property shows the entire platted area was owned by Clear Creek Land Company, LLC who conveyed it to 2R Investments, LLC. Was the portion of property on the north side of the half section line properly deeded over to Clear Creek Land Company from Swan Ranch, LLC and is there documentation of that for proof of ownership transfer? <p>Surveyors Comments:</p> <ol style="list-style-type: none"> 1.Per 4-5-102, there needs to be Wyoming State Plane field observation coordinates provided on the plat. 2.Per 4-5-102, there need to be boundary ties shown for all the existing easements shown on the plat drawing. 	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
04/01/2026	Application	PZ-26-00026	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTY.WY.GOV
04/01/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
04/03/2026	Workflow	LARAMIE COUNTY SCHOOL DISTRICT REVIEW	GENERAL	No concerns at this time.	MATTHEW.FUNARI@LARAMIECOUNTY.WY.GOV
04/03/2026	Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No concerns at this time.	MATTHEW.FUNARI@LARAMIECOUNTY.WY.GOV

Catherine Cundall, Associate Planner
Laramie County Planning & Development
3966 Archer Parkway
Cheyenne, WY 82009

April 23, 2026
5122.25

RE: RESPONSE TO PZ-26-00026 COMMENTS

Dear Catherine,

Attached for your review is a resubmittal of the Modest Plat for Swan Ranch Rail Park 20th Filing. The plat map has been revised per review comments received on March 31, 2026. The comments are listed below with the design team's response or proposed resolution in *red*.

Review Comments Received:

Catherine Cundall

1. Public Hearing before the Board of County Commissioners will be May 5, 2026. Letters mailed 3.20.26 and legal ad published 3.25.26. *Noted.*

Cambia McCollom - GIS Review

1. Plat Mylar that is included has obscured text, making it difficult to review. *Noted. This pdf version should be legible.*

Cindy Kemives – County Assessor

1. The curve table, bearings, and distances are not legible on the preliminary plat. Please provide a revised copy with readable linework and text so boundary and geometry can be verified for mapping. *Noted. This pdf version should be legible.*

Seth Lloyd

1. Official comment letter attached {Comment possibly warranting response rephrased to be directed toward the applicant as comment #2 below). *Noted.*
2. A plat in this area would normally be expected to extend Gannet Peak Drive west of Clear Creek Parkway (a Major Collector on the Major Street Plan). Should the application proceed as outlined in the narrative, the City accepts this division creating land for annexation and the street dedication to be resolved after annexation. However, to avoid the unintended consequences of dividing the land without subsequent annexation, please provide a note (or similar) restricting development of the proposed parcel until annexed or replatted (if such a restriction is acceptable to the County). *An annexation map for this parcel has been submitted to the City as well as a final plat that includes this parcel of land and Tract 'A', the remainder lot from Swan Ranch Rail Park 18th Filing. The road right of way has been shown on the plat map submitted to the City as Swan Ranch Rail Park 21st Filing.*

County Engineer – Scott Larason

1. The type of sewage disposal and the type of water supply are not indicated on the plat. *A note has been added to the plat map.*
2. The data in the Curve Table is not legible. In addition, there are some other bearings and distances on the platted boundary that are very difficult to read. *Noted. This pdf version should be legible.*
3. Per 4-5-102 all the existing easements shown need to include bearings and distances. *Noted. Annotation has been added to the easements on the plat map.*
4. Since the intent is to annex, the Drainage Report and Traffic Study can be done with the site plan application in the event the property is not annexed for some reason. *Noted.*
5. The Legend does not include the line type used for the section line and half section line. *Noted. This has been added to the legend.*
6. The plat shows the half section line which this platted property crosses it to the north. The Laramie County GIS shows the property to the north of the half section line is owned by Swan Ranch, LLC, but the deed for this property shows the entire platted area was owned by Clear Creek Land Company, LLC who conveyed it to 2R Investments, LLC. Was the portion of property on the north side of the half section line properly deeded over to Clear Creek Land Company from Swan Ranch, LLC and is there documentation of that for proof of ownership transfer? *This is currently being worked out.*

County Surveyor

1. Per 4-5-102, there needs to be Wyoming State Plane field observation coordinates provided on the plat. *Noted. State plane coordinates have been added to the plat map.*
2. Per 4-5-102, there need to be boundary ties shown for all the existing easements shown on the plat drawing. *Noted. Annotation has been added to the easements on the plat map.*

Public Works - Molly Bennet

1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately. *Noted.*

If you have any questions or require additional information, please feel free to contact me directly.

Respectfully Submitted

AVI PROFESSIONAL CORPORATION



Christine R. Johnson, PE

avi@avipc.com | www.avipc.com

Cc: Joe Stephenson

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AGENCY REVIEW #2

Permit Notes

Permit Number: PZ-26-00026

Parcel Number: 13671410000700

Submitted: 03/19/2026

Applicant: AVI PC
Owner: 2R Investments, LLC

Site Address: 6421 SPEER RD

Cheyenne, WY 82007

Technically Complete: 03/19/2026

Approved:

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Permit Notes

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04/03/2026	Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No concerns at this time.	MATTHEW.FUNARI@LARAMIECOUNTY.WY.GOV
04/13/2026	Application	PZ-26-00026	GENERAL	Primary documents	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV

Permit Notes

04/14/2026	04/14/2026	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	<p>Updated review:</p> <p>1. The proposed 26.29-acre tract is not contained within the identified parent parcel (PIDN 13671410000700) and includes portions of adjacent PIDN 13671010001200; 13671540000100 (Swan Ranch LLC). The affected ownership is not reflected in the dedication. Please provide documentation supporting inclusion of these areas, including any conveyance of the underlying portions.</p> <p>2. Deed recorded 02/12/2026 at Book 2945, Page 2943 conveys a single, continuous metes-and-bounds tract combining land identified as Tract A (Remainder Lot), Swan Ranch Rail Park 18th Filing (PIDN 13671430200200, Clear Creek Land Co LLC), together with the proposed 26.29-acre tract, which is a split from parent parcel PIDN 13671410000700. The preliminary plat (Swan Ranch Rail Park, 20th Filing) subdivides the 26.29-acre portion and continues to depict Tract A as a separate platted parcel. No corresponding replat or vacation of the 18th Filing is evident. Please clarify how the proposed subdivision is intended to proceed where the deed describes a single combined metes-and-bounds tract, while the plat subdivides only a portion and the existing platted Tract A remains of record.</p>	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
04/15/2026	04/15/2026	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	<p>Updated review: As currently presented, this plat cannot be processed by the Assessors Office due to unresolved parcel and record inconsistencies. These issues must be resolved prior to recording.</p>	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
04/24/2026		Workflow	ENGINEERS REVIEW	GENERAL	<p>2nd Review</p> <p>1. My previous comment will need to be resolved prior to finalizing and recording of the plat to ensure property ownership is correctly noted on the plat. My previous comment stated, "The plat shows the half section line which this platted property crosses it to the north. The Laramie County GIS shows the property to the north of the half section line is owned by Swan Ranch, LLC, but the deed for this property shows the entire platted area was owned by Clear Creek Land Company, LLC who conveyed it to 2R Investments, LLC. Was the portion of property on the north side of the half section line properly deeded over to Clear Creek Land Company from Swan Ranch, LLC and is there documentation of that for proof of ownership transfer?"</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
04/27/2026		Application	PZ-26-00026	GENERAL	<p>No comments on 2nd round review.</p>	SETH.LLOYD@LARAMIECOUNTY.WY.GOV
04/27/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV



RECP #: 907984

RECORDED 2/12/2026 AT 1:31 PM BK# 2945 PG# 2943
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 4

SPECIAL WARRANTY DEED

FIRST AMERICAN
L1342511

Clear Creek Land Company LLC, a Wyoming limited liability company, 1961 US Highway 85, Cheyenne, Wyoming 82009 (“**Clear Creek**” or “**Grantor**”), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS, as limited and restricted below, to 2R Investments, LLC, a Wyoming limited liability company with an address of: 1300 Venture Way, Suite 200, Casper, Wyoming 82609, (“**2R Investments, LLC**” or “**Grantee**”) the following described real estate, situate in the County of Laramie, and State of Wyoming, to-wit:

- Parcel 1:** Only that portion of Lot 4, Block 3, Swan Ranch Rail Park Eighth Filing lying in the Southwest Quarter of Section 14 and the Northwest Quarter of Section 23, Township 13 North, Range 67 West of the 6th P.M. in Laramie County, Wyoming, containing .69 acres, more or less.
- Parcel 2:** Only that portion of Lot 5, Block 3, Swan Ranch Rail Park Eighth Filing lying in the Southwest Quarter of Section 14 and the Northwest Quarter of Section 23, Township 13 North, Range 67 West of the 6th P.M. in Laramie County, Wyoming, containing 4.96 acres, more or less.
- Parcel 3:** See attached Exhibit A incorporated by reference.

All located in Laramie County, Wyoming, containing a total of 200.38 acres, more or less.

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto.

TOGETHER with all water and water rights, ditch and reservoir rights thereto.

SUBJECT to all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

RESERVING unto the Grantor, all oil, gas, coal and other minerals, of any kind or nature whatsoever, in, on or under said real property, together with the right to enter upon said lands for the purpose of exploring for, drilling, mining or removing such minerals, and together with so much of the surface as may be necessary and incidental thereto.

And said Grantor, for itself and its successors, does hereby covenant that it will forever warrant and defend all right, title and interest in and to the said lands and real estate and the quiet and peaceable possession thereof unto Grantee, and its successors and assigns, only against the



claims of all and every person whomsoever claiming by, through or under Grantor.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 11 day of February, 2026.

GRANTOR:

Clear Creek Land Company LLC,
a Wyoming limited liability company

By: Doug Manager
Its: Manager

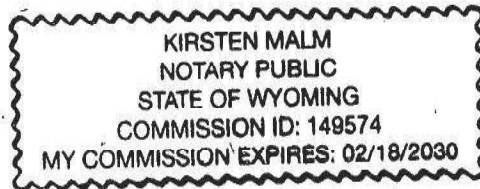
STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 11 day of February, 2026,
by Doug Samuelson as Manager of Clear Creek Land Company LLC,
a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Notary Public

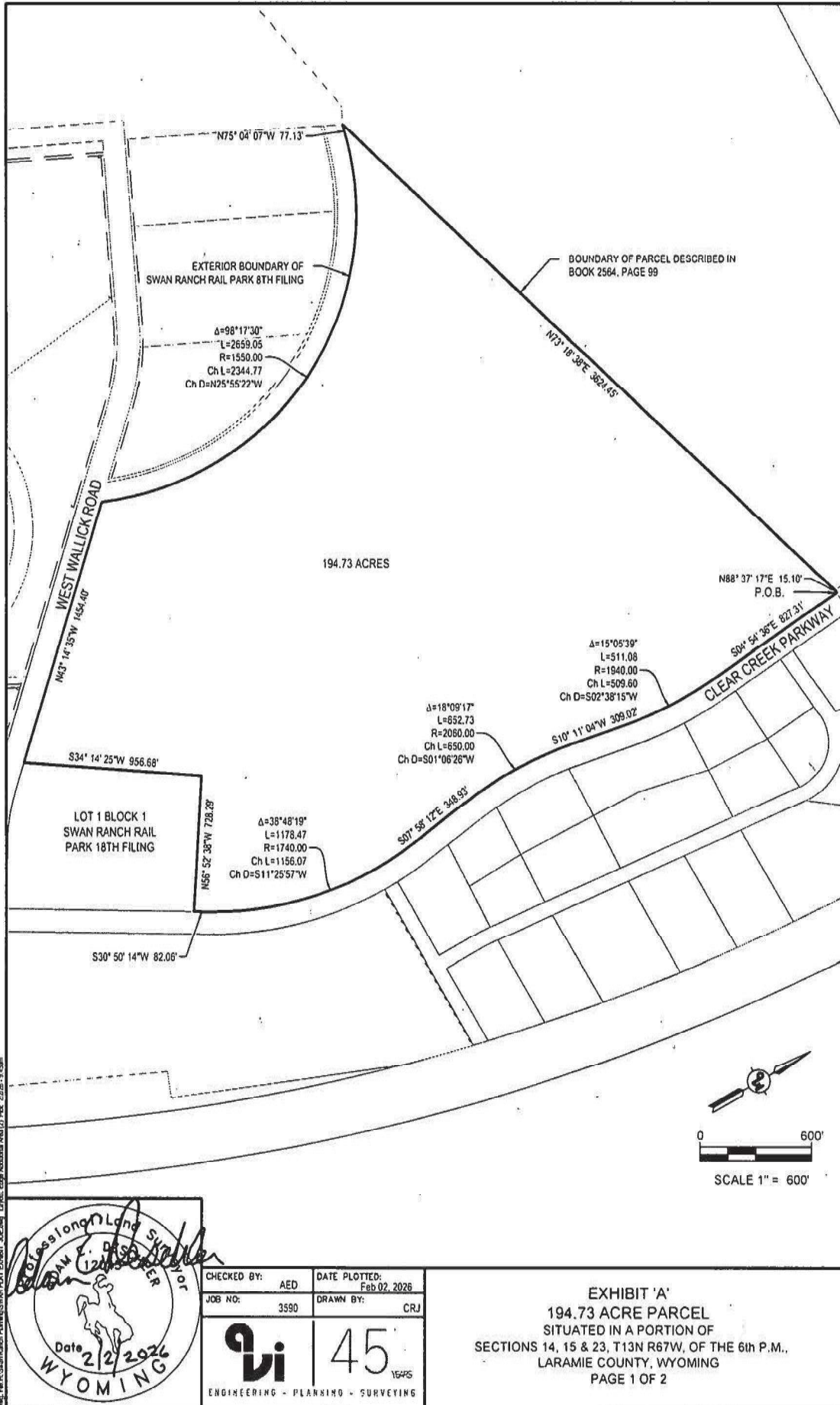
My Commission Expires: 2/18/2030





RECP #: 907984

RECORDED 2/12/2026 AT 1:31 PM BK# 2945 PG# 2945
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 4



Doc: File: H:\Survey\Board\Projects\SWAN PLAT ELEMENT - JCE.dwg Layer: Edge Annotated Area (2) Plot: 2/26 - 9.5cm



CHECKED BY: AED	DATE PLOTTED: Feb 02, 2026
JOB NO: 3590	DRAWN BY: CRJ
	45 YEARS

EXHIBIT 'A'
 194.73 ACRE PARCEL
 SITUATED IN A PORTION OF
 SECTIONS 14, 15 & 23, T13N R67W, OF THE 6th P.M.,
 LARAMIE COUNTY, WYOMING
 PAGE 1 OF 2



RECP #: 907984

RECORDED 2/12/2026 AT 1:31 PM BK# 2945 PG# 2946
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 4 OF 4

LEGAL DESCRIPTION

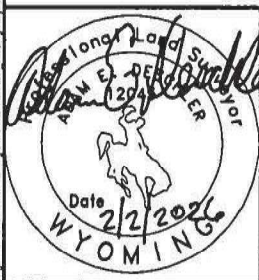
THE FOLLOWING IS A DESCRIPTION FOR A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 14, 15 AND 23, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, STATE OF WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY OF CLEAR CREEK PARKWAY AND THE BOUNDARY OF A PARCEL OF LAND DESCRIBED IN BOOK 2564 PAGE 99 OF THE LARAMIE COUNTY RECORDS; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: S04°54'36"E A DISTANCE OF 827.31 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, A CHORD BEARING OF S02°38'15"W, A CHORD DISTANCE OF 509.60 FEET AND A CENTRAL ANGLE OF 15°05'39", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 511.08 FEET; THENCE S10°11'04"W A DISTANCE OF 309.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 2060.00 FEET, A CHORD BEARING OF S01°06'26"W, A CHORD DISTANCE OF 650.00 FEET AND A CENTRAL ANGLE OF 18°09'17", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.73 FEET; THENCE S07°58'12"E A DISTANCE OF 348.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 1740.00 FEET, A CHORD BEARING OF S11°25'57"W, A CHORD DISTANCE OF 1156.07 FEET AND A CENTRAL ANGLE OF 38°48'19", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.47 FEET; THENCE S30°50'14"W A DISTANCE OF 82.06 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 1 SWAN RANCH RAIL PARK 18TH FILING; THENCE ALONG SAID NORTHERLY BOUNDARY N56°52'38"W A DISTANCE OF 728.29 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 1; THENCE ALONG SAID WESTERLY BOUNDARY S34°14'25"W A DISTANCE OF 956.68 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF WEST WALLICK ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY N43°14'35"W A DISTANCE OF 1454.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT AND THE EXTERIOR BOUNDARY OF SWAN RANCH RAIL PARK 8TH FILING; SAID CURVE HAVING A RADIUS OF 1550.00 FEET, A CHORD BEARING OF N25°55'22"W, A CHORD DISTANCE OF 2344.77 FEET AND A CENTRAL ANGLE OF 98°17'30", THENCE ALONG THE ARC OF SAID CURVE AND SAID EXTERIOR BOUNDARY A DISTANCE OF 2659.05 FEET; THENCE N75°04'07"W A DISTANCE OF 77.13 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 2564 PAGE 99; THENCE ALONG SAID BOUNDARY N73°18'38"E A DISTANCE OF 3624.45 FEET; THENCE CONTINUING ALONG SAID BOUNDARY N88°37'17"E A DISTANCE OF 15.10 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY OF CLEAR CREEK PARKWAY AND THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 194.73 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

COORDINATES AND DISTANCES ARE BASED ON THE WYOMING EAST STATE PLANE COORDINATE SYSTEM (FIPZONE 4901) NAD 83 - 1992 ADJUSTMENT. LABELED PLAT AND PLAN DATA (COORDINATES, CURVE DATA, BEARINGS, DISTANCES AND STATIONING) ARE GRID BASED, TO OBTAIN GROUND DISTANCES MULTIPLY PLAT AND PLAN DATA BY A PROJECT SCALE FACTOR OF 1.00035315981.

Date: Feb 12, 2026; Project: Swan Ranch Planning; PLAN: EXHIBIT 'A'; Job: 3590; Layout: Edge; Additional Area: 13; Plot: 2276; 10x14mm



CHECKED BY: AED	DATE PLOTTED: Feb 02, 2026
JOB NO: 3590	DRAWN BY: CRJ
	45 YEARS

EXHIBIT 'A'
194.73 ACRE PARCEL
SITUATED IN A PORTION OF
SECTIONS 14, 15 & 23, T13N R67W, OF THE 6th P.M.,
LARAMIE COUNTY, WYOMING
PAGE 2 OF 2

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A MODEST PLAT FOR
SWAN RANCH RAIL PARK, 20TH FILING, 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 2025 Laramie County Land Use Regulations; and

WHEREAS, the proposed modest plat is in accordance with section 4-2-102 of the 2025 Laramie County Land Use Regulations; and

WHEREAS, the application is in conformance section 2-4-107 with the LI – Light Industrial zone district; and

WHEREAS, this resolution is the subdivision permit for Swan Ranch Rail Park, 20th 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 is in conformance with section 4-2-102 of the 2025 Laramie County Land Use Regulations governing Modest Plats as a Simple Subdivision on an unplatted parcel.
- b. This application is in conformance with section 2-4-107 governing the LI – Light Industrial zone district.

And the Board approves the Modest Plat for Afflerbach Addition, 20th Filing with one condition.

1. **All agency comments must be addressed prior to plat recordation.**

**PRESENTED, READ, AND ADOPTED THIS _____ DAY OF _____,
2026.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Resolution reviewed and approved as to form:

Laramie County Attorney's Office

