



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

---

Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Brad Emmons, Planning Director

**DATE:** February 19, 2019

**TITLE:** Review and Action on the Subdivision Permit & Plat for Jordan Pasture, located in a portion of Section 27 and the E1/2 E1/2 of Section 28, T.15 N., R.66 W., of the 6th P.M., Laramie County, WY.

---

### EXECUTIVE SUMMARY

Edwards Development Company, on behalf of White River Development, Inc & Don Bosman, has submitted a Subdivision Permit & Plat application for Jordan Pasture, located Northeast of Powderhouse and Iron Mountain Roads. The application has been submitted for the purpose of subdividing approximately 678 acres into (85) single-family residential lots.

### BACKGROUND

The proposed rural single-family residential subdivision is currently undeveloped, and assessed as Agricultural land. The surrounding area consists of Wyoming State Lands, agricultural and rural residential properties of varying acreage with neighboring subdivisions containing lots and tracts similar in size to the proposed development.

On November 8<sup>th</sup>, 2018, the Laramie County Planning Commission voted to approve the Jordan Pasture Preliminary Development Plan application with recommendations.

### **Pertinent Regulation**

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



## **DISCUSSION**

A portion of this proposed subdivision lies within the Rural Metro (RM) land use designation of the Laramie County Comprehensive Plan, but it is primarily located within the Rural Ag Interface (RAI) designation.

Areas in the RM category are likely to develop on private, or small, shared water and septic and/or sewer systems. Where possible, shared systems and denser residential uses should be encouraged. Average residential developments may be 2.5 – 5 acres.

The RAI designation contemplates that residential uses are primarily anticipated in these areas. Density of uses in the RAI shall be foremost based on availability and access to water. Development should be located on existing Rights-of-Way where possible. New ROW's may be required for development; however, private maintenance agreements will be evaluated at time of application. Proximity to community and emergency services should be evaluated when development applications are submitted. Due to lengthy response times, existing topography, and limited reliable water resources, cisterns are encouraged in any development in an RAI area, as well as utilizing fire-wise planning.

Any new development in this area shall address water availability, public lands access, cultural resource preservation, and roads and connectivity. Future development in the RAI area should take into consideration minimizing impacts to view sheds and wildlife, especially in the western portion of Laramie County.

The property proposed for development is located outside the PlanCheyenne and zoned boundaries.

According to the Order of the State Engineer for the Laramie County Control Area dated April 1, 2015, this property lies within the Conservation Area, in which the well spacing requirements for new permits are indicated at one (1) well for domestic use per each lawfully subdivided lot or one (1) per each ten (10) acres of any other legal parcel of land.

Water and sewage disposal shall be provided by individual well and septic systems. With an average lot size of 7.98 acres in the proposed subdivision, the minimum requirements for septic system permits are met.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ) to evaluate safety and adequacy of on-site wastewater systems and on-site wells. Staff received approval from DEQ, in the form of a "Non-Adverse Recommendation" letter, on January 3, 2019, a copy of which is attached to this report. The Non-Adverse letter provided recommendations and three condition items that were to be added to the Notes of the Final Plat prior to recordation. The revised map dated January 17, 2019 reflects that the required additions have been made. A copy of the revised plat is attached.



The Environmental and Services Impact Report has been provided and addresses issues ranging from water sources, sanitary sewer systems, wildlife and vegetation to hospital care, schools, road impact and fire protection. Staff finds that nothing in the report indicates that the proposed development will contribute to any significant level of negative impact on the area.

Agency review comments were received, and recommendations and conditions were provided, regarding ownership recordation and assessment, roadway design, designation and maintenance, traffic at intersections, small wastewater systems, GIS mapping, EMS requirements and wildlife habitat. The combined agency review comments are attached. Staff finds that many of the comments have been addressed, but there are some items that are in the process of completion and are reflected in the conditions and/or recommendations for this reporting.

The attached resolution for this action reflects only the conditions that are currently required by regulation. Should the Laramie County Board of Commissioners choose to adopt any recommendations as conditions for approval, such conditions will need to be added to the resolution.

Public notice was published and neighbor notice letters were sent by certified mail per Section 1-2-104. Public comments were received in response and are attached.

The Laramie County Planning Commission held a public hearing on January 24<sup>th</sup>, 2019 and recommended approval of the Subdivision Permit with the following conditions and recommendations.

**Conditions:**

1. Documentation demonstrating that ownership has been transferred to White River Development, Inc shall be recorded prior to recordation of the final plat, or the dedication on the plat shall be updated to reflect the accurate ownership interest in the property to be subdivided prior to recordation of the final plat.
2. A road maintenance plan shall be submitted and approved through Public Works prior to recordation of the final plat.
3. All outside easements, as specified in County Engineer comment 3, shall be recorded prior to the recordation of the final plat.
4. All roads associated with this development shall meet current County Road design standards and plans shall be submitted to the County for review and approval prior to any construction activities.
5. Dedicated mailbox turnout locations shall be shown on the plat prior to recordation of the final plat.
6. Grove Drive shall be constructed all the way to Iron Mountain Road as part of this development and meet current County Road design standards.
7. Applicant to meet with County Public Works to discuss and finalize the development of access points to Jordan Pasture prior to meeting with the Board of County Commissioners.



## **Recommendations:**

8. Roadways should be platted as 80' public right-of-ways with 10' easements on both sides.  
OR  
If private roadways are approved, additional 10' Non-exclusive easements should be required on the outside of both sides of the 80' easements.
9. Due to the size of this subdivision, Laramie County Fire District #2 recommends an additional 30,000-gallon fire suppression system cistern be added on the north side of the development.
10. Given the range of reported transmissivities (90 to 15,000 gpd/ft) and that nearby offsite wells experience seasonal drawdowns of approximately 20-feet, DEQ recommends but does not require that a drawdown test be performed using two wells constructed as outlined above to assess the drawdown assumptions used in the report.
11. All wells within the subdivision should be constructed using minimum gravel pack, bentonite seal and well grouting recommendations made in the Jordan Pasture DEQ Chapter 23 Subdivision Study prepared by Engineering Associates dated November 2018.

Since the Planning Commission meeting, condition 1 has been completed and the developer has met with the County Agencies multiple times.

On January 28<sup>th</sup>, 2019 the developer met with Laramie County Public Works to look at paving certain roads and provided a traffic study that contemplates the paving of Empire Road from Iron Mountain Road to Crazy Horse Road and Crazy Horse Road to Grove Drive. They would also build Crazy Horse to a gravel standard from Powderhouse Avenue to Empire Drive. On February 12<sup>th</sup>, 2019, Laramie County Public Works and the County Engineer have approved this study.

On February 7<sup>th</sup>, 2019, the developer met with Laramie County Fire District #2 and the Laramie County Public Works Department to discuss cistern needs, funding for cistern and maintenance of cistern. Discussion followed on the traffic study that was submitted on January 28<sup>th</sup>.

On February 11<sup>th</sup>, 2019 the developer offered the following improvements based upon the recommendations and conditions of the Planning Commission.

In response to recommendation number 9, the developer offers to provide a location for the cistern on Tract 38, install the cistern and cover the costs above and beyond what Community Facility Fees they are paying for Jordan Pasture, if the Commissioners will allocate the Community Facility Fees for this subdivision to the cistern. After construction, Laramie County Fire District #2 will be responsible for maintenance of the cistern and cistern easement.

In response to condition number 7, the developer has offered to pave Empire from Iron Mountain Road to Crazy Horse Road and Crazy Horse Road from Empire to Grove Road according to the section in the Laramie County Land Use Regulations outlining Local County Road Volume



greater than 500 ADT. Timing of paving to be completed upon agreement with Laramie County Public Works. They will also build Crazy Horse Road from Powderhouse to Empire Drive according to the section outlining Local County Road Volume less than 500 ADT. At the completion and approval of roads within existing Laramie County rights-of-way, maintenance of these sections will be provided by Laramie County Public Works. All interior roads and White Eagle north of Crazy Horse Road will be privately maintained.

## **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:**

- a. This application meets the criteria for a Subdivision Permit & Plat pursuant to section 2-1-101(a-e) of the Laramie County Use Regulations.

**and that the Board approve the Subdivision Permit and Plat for Jordan Pasture with the following conditions and recommendations:**

### **Conditions:**

1. A road maintenance plan shall be submitted and approved through Public Works prior to recordation of the final plat.
2. All outside easements, as specified in County Engineer comment 3, shall be recorded prior to the recordation of the final plat.
3. All roads associated with this development shall meet current County Road design standards and plans shall be submitted to the County for review and approval prior to any construction activities.
4. Dedicated mailbox turnout locations to be shown on the plat prior to recordation of the final plat.
5. The developer shall construct roadways as agreed upon at February 11<sup>th</sup> meeting and to County standards.

### **Recommendations:**

6. A) Roadways should be platted as 80' public right-of-ways with 10' easements on both sides.  
OR  
B) If private roadways are approved, additional 10' Non-exclusive easements should be required on the outside of both sides of the 80' easements.
7. A) Due to the size of this subdivision, Laramie County Fire District #2 recommends an additional 30,000-gallon fire suppression system cistern be added on the north side of the development.  
OR  
B) Cistern agreement provided by developer on February 11<sup>th</sup>, 2019.
8. Given the range of reported transmissivities (90 to 15,000 gpd/ft) and that nearby offsite



wells experience seasonal drawdowns of approximately 20-feet, DEQ recommends but does not require that a drawdown test be performed using two wells constructed as outlined above to assess the drawdown assumptions used in the report.

9. All wells within the subdivision should be constructed using minimum gravel pack, bentonite seal and well grouting recommendations made in the Jordan Pasture DEQ Chapter 23 Subdivision Study prepared by Engineering Associates dated November 2018.

### **PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for Jordan Pasture with conditions 1-5 and recommendations 6. A) or B), 7. A) or B), 8 and 9, and adopt the findings of fact a of the staff report.**

### **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: SEO Control Area Map**
- Attachment 5: DEQ Non-Adverse Letter**
- Attachment 6: Agency Comments Report**
- Attachment 7: Neighbor Response Emails**
- Attachment 8: Plat Map - Revised 01.17.19**
- Attachment 9: Resolution**








# Laramie County, Wyoming








**Jordan Pasture  
Subdivision  
Permit & Plat**

**PZ-18-00276**

**Aerial Map**

 Subject Property

Streets  
Classification

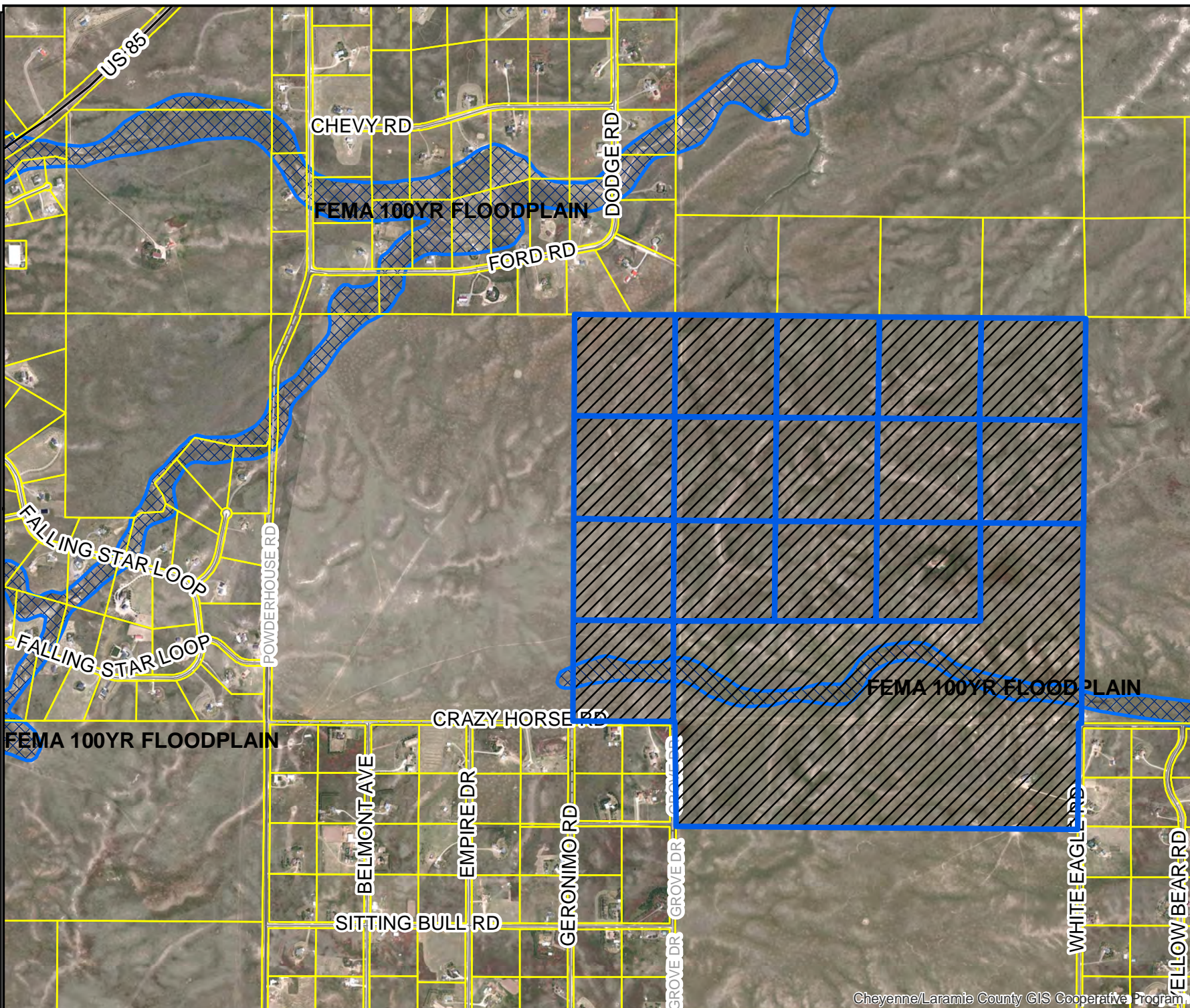
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Property Lines

Printed on Oct 1, 2018



0 950 1,900  
Feet





Cheyenne/Laramie County GIS Cooperative Program





## Comp Plan Map

A horizontal number line representing distance in feet. It starts at 0 on the left and ends at 3,800 on the right. Major tick marks are labeled at 0, 1,900, and 3,800. There are four minor tick marks between each major tick mark, dividing each 1,900-foot segment into five equal parts of 380 feet each. The word "Feet" is centered below the line.

 Urban-Rural Interface (URI)  
 Rural Metro (RM)  
 Rural Ag Interface (RAI)  
 Ag & Range Land (AGR)

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



**Jordan  
Subdivision  
Permit & Plat**

**PZ-18-00276**

**SEO Control Area**

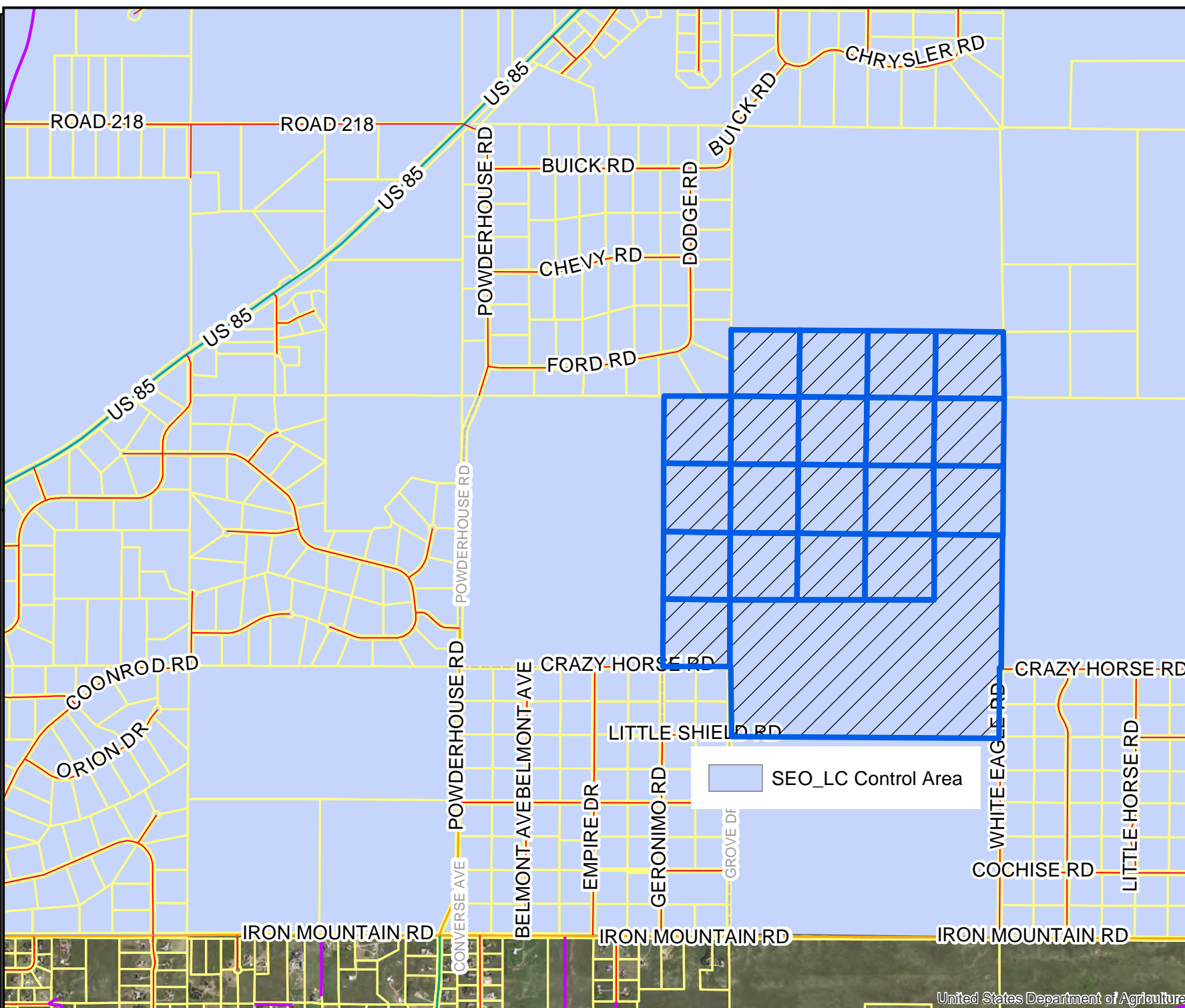
-  Subject Property
-  Assessment Boundary
- Streets**
- Classification**
-  Interstate
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Private
-  Rail Road
-  Driveway

Printed on Jan 17, 2019



0 1,400 2,800  
Feet

United States Department of Agriculture







# Department of Environmental Quality

*To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.*



Matthew H. Mead, Governor

Todd Parfitt, Director

January 3, 2019

Laramie County Board of Commissioners  
309 West 20<sup>th</sup> Street  
Cheyenne, Wyoming 82001

RE: **Non-Adverse Recommendation**  
Jordan Pasture Subdivision, Laramie County  
**WDEQ/WQD Application 18-424**

Dear Commissioners:

The Wyoming Department of Environmental Quality has completed its review of the proposed Jordan Pasture Subdivision located in the **E¼ of Section 28 and nearly all of Section 27 in Township 15 North, Range 66 West**, in Laramie County, Wyoming, (**general area of Lat: 41.242, Long: -104.760**). The Jordan Pasture subdivision will create 85 residential lots on approximately 678-acres with the average lot size being 7.4 -acres and the minimum lot size 6.19-acres. Site geological and hydrogeological information and analyses were submitted by Mr. John Wetstein, a Wyoming Licensed Engineer and Geologist employed with Engineering Associates. This letter represents the recommendations of the Wyoming Department of Environmental Quality as required by W.S. 18-5-306(c).

## **Findings as to the safety and adequacy of the proposed sewage system:**

Individual small wastewater treatment systems (on-site septic tanks and leach fields) are proposed for use on each subdivision lot. Each system will be permitted by and constructed to Wyoming Department of Environmental Quality Water Quality Rules and Regulations and the standards contained in the Laramie County Small Wastewater Systems regulations that govern Individual Sewage Disposal Systems. The information submitted addresses the safety and adequacy of the proposed sewage systems provided compliance with the statements indicated in the **"Notes required to be added to the final plat and other pertinent documents"** is maintained.

## **Findings as to the safety and adequacy of the proposed water system:**

Water for the proposed subdivision will be supplied by individual wells. Each lot will have a well that is recommended to be screened in the White River formation of the High Plains Aquifer. The information submitted addresses the safety and adequacy of the proposed water system, provided compliance with the statements indicated in the **"Notes required to be added to the final plat and other pertinent documents"** is maintained.



**Notes required to be added to the final plat, and other pertinent documents:**

- 1) Individual wells shall be constructed such that there is at least 60-feet of perforated casing in the bottom portion of the well and at least 100-feet of water above the uppermost casing perforations.**
- 2) Minimum separation between individual wells shall be 100-feet.**
- 3) Minimum individual well termination depth shall be 500-feet below ground surface with the uppermost casing perforation being a minimum of 430-feet below ground surface.**

**Conclusions:**

The Department of Environmental Quality has “No Adverse” recommendations applicable to the Jordan Pasture Subdivision.

The following are suggested actions:

- 1) Given the range of reported transmissivities (90 to 15,000 gpd/ft) and that nearby offsite wells experience seasonal drawdowns of approximately 20-feet, DEQ recommends but does not require that a drawdown test be performed using two wells constructed as outlined above to assess the drawdown assumptions used in the report.
- 2) All wells within the subdivision should be constructed using minimum gravel pack, bentonite seal and well grouting recommendations made in the Jordan Pasture DEQ Chapter 23 Subdivision Study prepared by Engineering Associates dated November 2018.

**Disclaimer:**

The Non-Adverse recommendation provided above has nothing to do with, nor has any bearing on the water rights associated with the Jordan Pasture Subdivision. Any questions or concerns about the water rights for the Jordan Pasture Subdivision should be directed to the State Engineer’s Office.

Nothing in Department of Environmental Quality recommendations or comments regarding the Edwards Development proposal for the Jordan Pasture Subdivision shall be construed to relieve Edwards Development of the obligation to obtain any permits or additional approval from any local, state or federal agencies as required by law, rules, regulations, or ordinances.



Laramie County Board of Commissioners  
January 3, 2019  
WDEQ/WQD Application No. 18-424  
Page 3 of 3

Nothing in these recommendations commits the Department of Environmental Quality or Laramie County to the issuance of required permits for construction, operation, or modification of water supply or sewage systems.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Lohman', with a horizontal line extending from the end of the signature.

Paul Lohman, PE.  
Southeast District Engineer  
Water & Wastewater Program, Water Quality Division

cc: William Edwards, Edwards Development, 506 Shoshoni Street, Cheyenne, Wyoming 82009  
John Wetstein, P.E./P.G., Engineering Associates, P.O. Box 2202, Laramie, Wyoming 82703  
Roy Kroeger, REHS, Laramie County Health Department, 100 Central Avenue, Cheyenne, Wyoming 82007-1330.s



**County Assessor:** Clarice Blanton COMMENTS ATTACHED 12/17/2018

As of December 13, 2018, no document has been recorded transferring ownership interest from Jordan Ranch LLC to White Water Development, Inc. Such document must be recorded before plat recordation or the Dedication needs to be changed.

Proposed Tracts 4-8 will be assessed to Don Bosman.

Proposed Tracts 17, 19, 20, 23, 24 and 25 are or may be an 'Et Al' situation meaning we would assess Don Bosman and Jordan Ranch LLC as joint owners. If Jordan Ranch LLC will be considered the owners of these Tracts, a deed from Mr. Bosman to Jordan Ranch LLC, after plat recordation, is recommended.

**County Real Estate Office:** Laura Pate COMMENTS ATTACHED 12/19/2018

The current deed to be under the name of Jordan Ranch LLC. Need a deed recorded to transfer from Jordan Ranch LLC to White River Development Inc or the map will need to be changed.

**County Engineer:** Scott Larson COMMENTS ATTACHED 12/27/2018**--Engineer Review**

1. The Drainage Study is adequate for this development.
2. The roadways should be platted as public right-of-way instead of easements. Also, the 10' Non-Exclusive Easement should be placed outside of the 80' for the roadway. For example, Geronimo Road and North Pass Trail/White Eagle could very well become collectors in the future with extensions possibly to Highway 85. Therefore it is important to have these as ROWs and not easements and not have any utilities within the ROWs for future expansion of the roadways.
3. For Geronimo Road, Coachman Lane, Memory Lane and White Eagle Road, the legal documents providing for these easements/ROWs shall be submitted to the County prior to final approval of the plat.
4. Grove Drive shall be constructed all the way to Iron Mountain Road as part of this development and meet current County Road design standards.
5. All roads associated with this development shall meet current County Road design standards and plans shall be submitted to the County for review and approval prior to any construction activities.
6. The Legend includes a "Buildable Area of Lot" but none are shown on the plat so this should be removed from the Legend.
7. The Traffic Study is adequate for this development. However, it doesn't say much about the off site roadway construction/improvements that will be required for Grove, White Eagle Road, etc. that don't currently exist.

**--Surveyor Review**

1. There is no space provided and designated for the Laramie County Clerk's filing record.
2. The course at the beginning of the 3rd line of the main body of the legal description in the dedication states "N89°26'18"W", however that course on both pages of the Plat is identified as "N89°28'18"W".



3. At the beginning of the 12th line of the main body of the legal description in the dedication states "TO EAST LINE OF THE E1/2E1/2 OF SECTION 28", which should state "TO WEST LINE OF THE E1/2E1/2 OF SECTION 28".
4. The 3rd paragraph of the DEDICATION (the actual description of what is being dedicated to who and the approval of the owners) there is no description explaining or referencing the details of the dedication of the easements and rights of way, and that description needs to be included in this paragraph.
5. The last word in the 3rd paragraph of the DEDICATION is "LOTS", these are labeled as "Tracts" on both pages of the Plat.
6. In the drawing which is a part of the PRIVATE ROAD AND UTILITY EASEMENT DETAIL, the "10' NON-ECLUSIVE EASEMENT" on the left side should be "10' NON-EXCLUSIVE EASEMENT", on both sheets.
7. The 1/16 CORNER in the middle of west side of the subdivision is identified as "E 1/16 CORNER", but it should be identified as the "CE 1/16 CORNER", to be correct and consistent with the legal description on the Plat.

**County Public Works Department:** David Bumann COMMENTS ATTACHED  
12/27/2018

All roadways, including extensions of existing County roadways shall be 80' R/W dedicated to the public for perpetuity. Future connectivity of public roadways may be needed and the county does not want to preclude future growth for this. Additionally, utility easements will be permitted, however they shall be outside of the limits of the road R/W.

**Environmental Health Department:** Roy Kroeger COMMENTS ATTACHED  
12/26/2018

Laramie County Small Wastewater System Regulations

A DEQ Subdivision report shall be completed and submitted to this office prior to the issuance of any small wastewater system permits.

A USDA soil survey shall be completed and submitted to this office prior to the issuance of any permit. The soil survey may be part of the DEQ Subdivision review.

Some lots have severe slopes and/or major flood zone issues.

Submit a copy of the signed final plat to this office prior to the issuance of any small wastewater system permit.

A 10" deep site hole and perc test will be required on each lot prior to application for a small wastewater system permit.

A small wastewater permit shall be obtained on each lot prior to the start of construction.

10' site hole depth not 10" deep required on each lot.



**Wyoming Game & Fish:** Meghan Lockwood COMMENTS ATTACHED 12/26/2018

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed Jordan Pastw-e Subdivision Permit and Plat (PZ-18-00276) located in Laramie County. We offer the following comments for your consideration.

Our previous comments submitted October 12, 2018 are still relevant. We have no additional comments with regards to this planned sub-division.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Linda Cope, Habitat Protection Biologist, at 307-777-2533.

**Fire District No. 2:** Jason Caughey COMMENTS ATTACHED 12/19/2018

Due to the size of this location and LCFD#2 is requesting a 30,000 gallon fire Suppression cistern.

**Planners:** Seth Frentheway COMMENTS ATTACHED 01/04/2019

All offsite easements relating to this project shall be in place prior to recording of the final plat.

Please review all agency comments and have necessary changes back to the County Planning office by January 14th 2019.

**Building Dept.:** Cambia McCollom COMMENTS ATTACHED 12/19/2018

Name choices of the private roads are unique. Thank you.

**Agencies with No Comment**

Combined Communications Center  
WYDOT

**Agencies with No Response**

SunCor Energy USA Pipeline  
High West Energy  
Sheriff's Office  
Emergency Management  
US Post Office  
Wyoming DEQ  
Laramie Co School Dist. No. 1  
County Conservation District  
County Treasurer  
County Attorney



**From:** [Planning](#)  
**To:** [Seth Frenthway](#)  
**Subject:** FW: Jordan Pasture Development  
**Date:** Wednesday, December 26, 2018 11:33:36 AM

---

---

**From:** "Debra Harris" <debrawharris0818@gmail.com>  
**Date:** Sun Dec 16 14:38:04 EST 2018  
**To:** <planning@laramiecounty.com>, "ken roylance" <kenroylance@msn.com>, <pnealon@tribcsp.com>, <mg2mnyhrss@aol.com>, <kreddy@fffwy.org>, <RKailey@laramiecounty.com>, <LHeath@laramiecounty.com>, <TThompson@laramiecounty.com>, <AAsh@laramiecounty.com>, <BHolmes@laramiecounty.com>, "Debra Harris" <debrawharris0818@gmail.com>  
**Subject:** Jordan Pasture Development

Dear Laramie County Commissioners,

We have two concerns with the impacts the Jordan Pasture Development would have on our subdivision (Wyoming Ranchettes). Our goal is not to stop the subdivision but to convince the Commissioners to address two very real concerns of Wyoming Ranchettes subdivision: access/egress to the new subdivision on Wyoming Ranchettes' gravel roads; AND the impact of that many new wells on the area aquifer.

**Traffic:** All the roads in our subdivision are gravel and maintained through the County Road and Bridge. The Wyo Ranchettes roads currently have a large amount of traffic from current homeowners in our subdivision. The county will grade the road and by early afternoon it is back to the washboard condition that it was that morning. Rather than running all these people through our subdivision, it would serve the Jordan Pasture Development just as well to exit out to Iron Mountain Rd. and then to US 85. US 85 is already built to handle the large impact of traffic that this will add to the area. It's obvious from the maps of the preliminary Dev Plan that there are other options available. If they are to exit through our subdivision whether it be thru Wyoming Ranchettes or out to Powderhouse Road, an upgrade of the roads will need to be conducted, with paving of those roads to keep the dust at a minimum and the condition of the road passable at all times.

**Water:** We are also concerned about the number of water wells and septic systems that will be added to our area. All the new wells will potentially cause those of us in Wyoming Ranchettes to lose our wells facing the unjustified expense of drilling new wells. We believe the Commissioners should set forth provisions in the event any of us lose our wells due to the drop in water table caused by the new subdivision. It is reasonable and fair to expect that the developer is held liable to replace our wells. We also request limiting size of the lots in Jordan Pasture to 8 acres.

Jason Caughey recommended to add an additional water supply on the north side of the development, thus allowing any Fire Service to have access to fire suppressant right on the way in to the subdivision.

We trust that the Commissioners are trying to do the right thing when it comes to supporting additional development AND preserving the rights of current home and landowners. Thank you in advance for the considerations you will make for those of us who have lived out in this area for a decade or more. We purchased our property 13 years ago



to retire in Laramie County, living out in the country. It is important to us to maintain the quality and safety of the life we chose when we moved to the county.

Thank you for your thoughtful considerations of our concerns.

Paul A. and Debra W. Harris  
2681 Ford Road



Virus-free. [www.avg.com](http://www.avg.com)



**From:** [Nancy Trimble](#) on behalf of [Planning](#)  
**To:** [Seth Frentheway](#)  
**Subject:** FW: Jordan Pasture Development  
**Date:** Wednesday, January 02, 2019 8:15:12 AM

---

**From:** Richard Stapp [mailto:wyoseabee@gmail.com]  
**Sent:** Tuesday, January 01, 2019 2:22 PM  
**To:** Planning <planning@laramiecounty.com>  
**Subject:** Jordan Pasture Development

Planning Commission  
Jody Clark  
Joe Patterson  
Pat Mofett  
Jason Caughey  
Bert Macy

Dear Planning Commission,

My name is Richard R. Stapp and my wife and I own the the property at Block 003-Lot 2 at the SE corner of Empire and Sitting Bull of the Wyoming Ranchettes in Laramie County.

I have several major concerns with this new proposed Jordan Pasture development:

\*Has a thorough investigation been made of available water in the underground aquifer? With such a concentrated new development will underground water be drawn down so severely that old water wells will have to be redeveloped.

\*How will waste water "sewage" be handled.

\*How will "surface" water be handled? Will it be drained underground, retained on site, or moved "overland" to adjacent properties?

\*How will environmental issues be handled? For example wind, dust, sun blockage, pollution from road debris?

\*How will traffic be handled? Be directed through Wyoming Ranchettes. To include stop signs, speed limits, kids crossings, slow areas, new schools, school bus pickup locations?

\*What is the plan to provide power? underground power, wind generators?

\*What about microwave towers? cell towers, restriction on location and height?

\*Who will maintain roads in summer and winter. What effect that will have on Ranchettes roads and how it will effect Ranchettes properties.?

Who will provide fire protection?

Who will provide law enforcement?

Thanks for your time and consideration.

Richard Stapp  
719-510-0639  
3628 Plantation Grove  
Colorado Springs CO 80920



**From:** [Nancy Trimble](#) on behalf of [Planning](#)  
**To:** [Seth Frentheway](#)  
**Subject:** FW: Jordan Pasture project  
**Date:** Wednesday, January 02, 2019 8:13:45 AM

---

**From:** Cori Hastings [mailto:bigsiscori@gmail.com]  
**Sent:** Thursday, December 27, 2018 2:54 PM  
**To:** Planning <planning@laramiecounty.com>  
**Subject:** Jordan Pasture project

Dear planning commission members,

My husband and I are residents of Ranchettes and would like to voice our concerns over the Jordan Pasture project.

1 - We believe this project will draw down the aquifer too much. We have already noticed sand in our water and have started saving money, as we think we will need a new well soon. We would like to hold off as long as possible, but if a new subdivision is added, we may have to bite the bullet and get the well dug now.

2 - While on the subject of water, we are concerned about the additional septic tanks that will be added with this project and how it will affect water quality.

3 - Traffic is already bad, especially on Yellowstone Rd after the new school was built on it. There isn't a turning lane on to Iron Mountain Road when coming from the south and people don't like to slow down. I can't count the number of times people have used the left hand turn lane (to go to the Interstate) as a "passing lane" when I am turning on to Iron Mountain. I used to take the Interstate to Iron Mountain to get home after work, but the Yellowstone/Iron Mountain intersection is so busy when school gets out I don't take that route when school is in session any more. If memory serves me correctly, there have been at least 2 accidents at that intersection since the school was built. Adding more traffic is not going to help this situation.

Thank you,

Larry and Cori Hastings



**From:** [Planning](#)  
**To:** [Seth Frentheway](#)  
**Cc:** [Brad Emmons](#)  
**Subject:** FW: Jordan Pasture  
**Date:** Monday, December 03, 2018 8:04:10 AM

---

---

**From:** Cindy BRADEN [mailto:bradjim97@msn.com]

**Sent:** Saturday, December 01, 2018 8:05 AM

**To:** ken roylance <kenroylance@msn.com>; Planning <planning@laramiecounty.com>; Buck Holmes <bholmes@laramiecounty.com>; Amber Ash <aash@laramiecounty.com>; Troy Thompson <tthompson@laramiecounty.com>; Linda Heath <lheath@laramiecounty.com>; Ron Kailey <rkailey@laramiecounty.com>

**Subject:** Jordan Pasture

Dear Commissioners ,

My concern with the Jordon Pasture Development is the impact this would have on our subdivision (Wyoming Ranchettes).

Currently our roads are maintained through the County Road and Bridge. The roads in the Wyo Ranchettes currently have a large amount of traffic from our own people living in our subdivision. The county will grade the road and by early afternoon it is back to the washboard condition that it was that morning. They do not use any kind of water on the roads to control dust or the washboarding. This summer on several occasions, the dust from the traffic was so bad that it looked as if there was a fire going on somewhere close. This dust adds to the poor air quality in the area. Not only do we have the huge traffic from our own people in the area, but we have a large amount of semi truck traffic on Iron Mountain Road resulting from the Gas rig located at the east end of Iron Mountain Road. These Semi trucks run down that road 24/7 every day of the week. This increase of traffic alone have hugely impacted us in Wyoming Ranchettes I and II.

If you would refer to any of the maps showing the preliminary Dev Plan, you can see that there are options available , rather than running all these people through our subdivision. It would serve the Jordan Pasture Development just as well to exit out to Powderhouse Road and then to US 85. US 85 is already built to handle the large impact of traffic that this will add to the area.

WYDOT Randy Greisbach comments on the plan said he would like to see the disbursement of traffic taken to the State Highway interfaces Yellowstone Road , College Dr.

Fire District No.2 , Jason Caughey recommended to add an additional water supply on the north side of the development. Thus allowing any Fire Service to have access to fire suppressant right on the way in to the subdivision.

If they are to exit through our subdivision whether it be thru Wyoming Ranchettes or out to Powderhouse Road , an upgrade of the roads will need to be conducted, with paving of those roads to keep the dust at a minimum and the condition of the road passable at all times.

There is also a concern of the number of water wells and septic systems that will be added to our area. I have a concern that all the new wells will cause those of us in Wyoming Ranchettes to loose our wells and cause us to have the expense of drilling new wells. I believe there should be something set in place that if any of us loose our well due to the drop in water table caused by the new subdivision, that the developer is liable to replace our wells.



I hope that you will take time to consider those of us who have lived out in this area for quit some time. It is important to us to maintain our quality and safety of the life we had chosen when we moved to the county.

Thank you for your time.

Cindy Braden

11119 Empire Drive

Cheyenne, Wy 82009

307-630-2487

Sent from [Mail](#) for Windows 10



**From:** [Planning](#)  
**To:** [Seth Frenthway](#)  
**Cc:** [Brad Emmons](#)  
**Subject:** FW: Jordan Pasture  
**Date:** Monday, December 03, 2018 8:04:21 AM

---

**From:** Troy Thompson(EXT)

**Sent:** Saturday, December 01, 2018 9:00 AM

**To:** bradjim97@msn.com; kenroylance@msn.com; Planning <planning@laramiecounty.com>; Buck Holmes <bholmes@laramiecounty.com>; Amber Ash <aash@laramiecounty.com>; Linda Heath <lheath@laramiecounty.com>; Ron Kailey <rkailey@laramiecounty.com>

**Subject:** Re: Jordan Pasture

Good morning Cindy. Thank you for your comments, we will take them into consideration during the discussion of the plat.

Regarding the roads, we will look at different egress and ingress routes, especially when suggested by WyDOT. But we will also listen to the developer and his reasons for the routes he has proposed. Our discussion will also include our own Public Works Department's thoughts. The maintenance schedule on roads is based in large part of traffic volume so I assume the schedule for your roads would change with additional traffic.

Regarding water for fire prevention, we have been discussing this for the past several years. We are working with the fire districts and builders to try to establish when a subdivision should require a cistern, who will pay for the cistern (the specific developer for that subdivision or with some sort of development fee to spread the cost out to all new developments in the area), and who will maintain the cistern. We have yet to come up with the perfect plan but it is in the works. I am certain we will discuss this topic specific to this subdivision during the plat review process. It will be interesting to where we land with this subdivision.

Regarding the private water wells. Those are under the direction of the State Engineer's Office (SEO). We have worked with the SEO trying to figure out the best way to determine the minimum lot size of subdivisions. A few years back they provided us with what we refer to as the "AMEC Memo" which was a memo regarding this topic that was written by the firm that did the Laramie County water study. Based on this memo, in your area, the average minimum lot size would be around 5 acres. It is my understanding (although I have yet to see the proposed plat) is that the proposed subdivision would be around 7 to 8 acre average lot size. Without any science proving otherwise, it has been my position that as long as developers follow that memo, we should allow their subdivisions.

Quite frequently we hear things similar to what you wrote in your last paragraph. Unfortunately, other people have the desire to move to the county as well and we can't prevent them from doing so because the folks that already own their ten acres don't want them. That being said, we will do all that we can to mitigate the negative impact within our rules and regulations. Like I said above, we will take your comments into consideration during our review process.

Please let me know if you have any questions. Enjoy your weekend.

Troy Thompson

-----Original Message-----



From: Cindy BRADEN <[bradjim97@msn.com](mailto:bradjim97@msn.com)>  
To: ken roylance <[kenroylance@msn.com](mailto:kenroylance@msn.com)>; [planning@laramiecounty.com](mailto:planning@laramiecounty.com)  
<[planning@laramiecounty.com](mailto:planning@laramiecounty.com)>; [BHolmes@laramiecounty.com](mailto:BHolmes@laramiecounty.com) <[BHolmes@laramiecounty.com](mailto:BHolmes@laramiecounty.com)>;  
[AAsh@laramiecounty.com](mailto:AAsh@laramiecounty.com) <[AAsh@laramiecounty.com](mailto:AAsh@laramiecounty.com)>; [TThompson@laramiecounty.com](mailto:TThompson@laramiecounty.com)  
<[TThompson@laramiecounty.com](mailto:TThompson@laramiecounty.com)>; [LHeath@laramiecounty.com](mailto:LHeath@laramiecounty.com) <[LHeath@laramiecounty.com](mailto:LHeath@laramiecounty.com)>;  
[RKailey@laramiecounty.com](mailto:RKailey@laramiecounty.com) <[RKailey@laramiecounty.com](mailto:RKailey@laramiecounty.com)>  
Sent: Sat, Dec 1, 2018 8:05 am  
Subject: Jordan Pasture

Dear Commissioners ,

My concern with the Jordon Pasture Development is the impact this would have on our subdivision (Wyoming Ranchettes).

Currently our roads are maintained through the County Road and Bridge. The roads in the Wyo Ranchettes currently have a large amount of traffic from our own people living in our subdivision. The county will grade the road and by early afternoon it is back to the washboard condition that it was that morning. They do not use any kind of water on the roads to control dust or the washboarding. This summer on several occasions, the dust from the traffic was so bad that it looked as if there was a fire going on somewhere close. This dust adds to the poor air quality in the area.

Not only do we have the huge traffic from our own people in the area, but we have a large amount of semi truck traffic on Iron Mountain Road resulting from the Gas rig located at the east end of Iron Mountain Road. These Semi trucks run down that road 24/7 every day of the week. This increase of traffic alone have hugely impacted us in Wyoming Ranchettes I and II.

If you would refer to any of the maps showing the preliminary Dev Plan, you can see that there are options available , rather than running all these people through our subdivision. It would serve the Jordan Pasture Development just as well to exit out to Powderhouse Road and then to US 85. US 85 is already built to handle the large impact of traffic that this will add to the area.

WYDOT Randy Greisbach comments on the plan said he would like to see the disbursement of traffic taken to the State Highway interfaces Yellowstone Road , College Dr.

Fire District No.2 , Jason Caughey recommended to add an additional water supply on the north side of the development. Thus allowing any Fire Service to have access to fire suppressant right on the way in to the subdivision.

If they are to exit through our subdivision whether it be thru Wyoming Ranchettes or out to Powderhouse Road , an upgrade of the roads will need to be conducted, with paving of those roads to keep the dust at a minimum and the condition of the road passable at all times.

There is also a concern of the number of water wells and septic systems that will be added to our area. I have a concern that all the new wells will cause those of us in Wyoming Ranchettes to loose our wells and cause us to have the expense of drilling new wells. I believe there should be something set in place that if any of us loose our well due to the drop in water table caused by the new subdivision, that the developer is liable to replace our wells.

I hope that you will take time to consider those of us who have lived out in this area for quit some time. It is important to us to maintain our quality and safety of the life we had chosen when we moved to the county.

Thank you for your time.

Cindy Braden  
11119 Empire Drive  
Cheyenne, Wy 82009  
307-630-2487

Sent from Mail for Windows 10

#### Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly



prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).



NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 -  
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE  
NO PUBLIC MAINTENANCE OF STREETS OR ROADS BUILT TO COUNTY STANDARDS

## DEDICATION

KNOW ALL PERSONS BY THESE PRESENT THAT: WHITE RIVER DEVELOPMENT, INC. AND DON BOSMAN, INDIVIDUAL, OWNERS IN FEE SIMPLE OF A PORTION OF LAND BEING TRACTS 1-7, 10-15, 18 AND 19 WITHIN TRACT EXHIBIT OF JORDAN RANCH AND THE S½SW¼ OF SECTION 27 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 66 WEST, OF THE 6TH P.M., THENCE S01°19'40"W, A DISTANCE OF 2632.09 FEET TO THE E¼ CORNER OF SECTION 27; THENCE N89°28'18"W, A DISTANCE OF 1317.71 FEET TO THE CE1/16 CORNER OF SECTION 27; THENCE S01°05'4"W, A DISTANCE OF 1314.21 FEET TO THE SE1/16 CORNER OF SECTION 27; THENCE N89°35'01"W, A DISTANCE OF 1317.36 FEET TO THE CS1/16 CORNER OF SECTION 27; THENCE S07°37'37"W, A DISTANCE OF 1317.25 TO THE S¼ CORNER OF SECTION 27; THENCE N89°38'23"W, A DISTANCE OF 2603.06 FEET ALONG THE SOUTH LINE OF SECTION 27 TO WEST LINE OF WYOMING RANCHETTES; THENCE N0°03'39"W, A DISTANCE OF 40.00 FEET ALONG THE WESTERLY LINE OF WYOMING RANCHETTES TO THE NE CORNER OF WYOMING RANCHETTES; THENCE N89°38'23"W, A DISTANCE OF 40.00 FEET ALONG THE NORTHERLY LINE OF WYOMING RANCHETTES; THENCE N89°35'32"W, A DISTANCE OF 1321.07 FEET ALONG THE NORTHERLY LINE OF WYOMING RANCHETTES TO WEST LINE OF THE E½E½ OF SECTION 28; THENCE N0°14'06"E, A DISTANCE OF 2601.96 FEET TO THE CE1/16 CORNER OF SECTION 28; THENCE N0°20'13"E, A DISTANCE OF 2647.08 TO THE E1/16 CORNER OF SECTIONS 21 AND 28; THENCE S89°49'33"E, A DISTANCE OF 1313.62 FEET TO NW CORNER OF SECTION 27; THENCE S89°18'51"E, A DISTANCE OF 2637.98 TO THE N¼ CORNER OF SECTION 27; THENCE S89°20'01"E, A DISTANCE OF 2643.78 FEET TO THE POINT OF BEGINNING, CONTAINING 678.38 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED, AND PLATTED TO BE KNOWN AS JORDAN PASTURE, 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.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ DON BOSMAN  
WILLIAM J. EDWARDS, PRESIDENT INDIVIDUAL  
WHITE RIVER DEVELOPMENT, INC.

## ACKNOWLEDGEMENT

STATE OF WYOMING } SS  
COUNTY OF LARAMIE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM J. EDWARDS, PRESIDENT OF WHITE RIVER DEVELOPMENT, INC., A WYOMING COMPANY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

STATE OF WYOMING } SS  
COUNTY OF LARAMIE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DON BOSMAN, AN INDIVIDUAL, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## APPROVALS

APPROVED BY THE LARAMIE PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIRMAN

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ATTEST:

CHAIRMAN

COUNTY CLERK

## 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.

## DEPARTMENT OF ENVIRONMENTAL QUALITY

- 1.) INDIVIDUAL WELLS SHALL BE CONSTRUCTED SUCH THAT THERE IS AT LEAST 60'-FEET OF PERFORATED CASING IN THE BOTTOM PORTION OF THE WELL AND AT LEAST 100'-FEET OF WATER ABOVE THE UPPERMOST CASING PERFORATIONS.
- 2.) MINIMUM SEPARATION BETWEEN INDIVIDUAL WELLS SHALL BE 100'-FEET.
- 3.) MINIMUM INDIVIDUAL WELL TERMINATION DEPTH SHALL BE 500'-FEET BELOW GROUND SURFACE WITH THE UPPERMOST CASING PERFORATION BEING A MINIMUM OF 430'-FEET BELOW GROUND SURFACE.

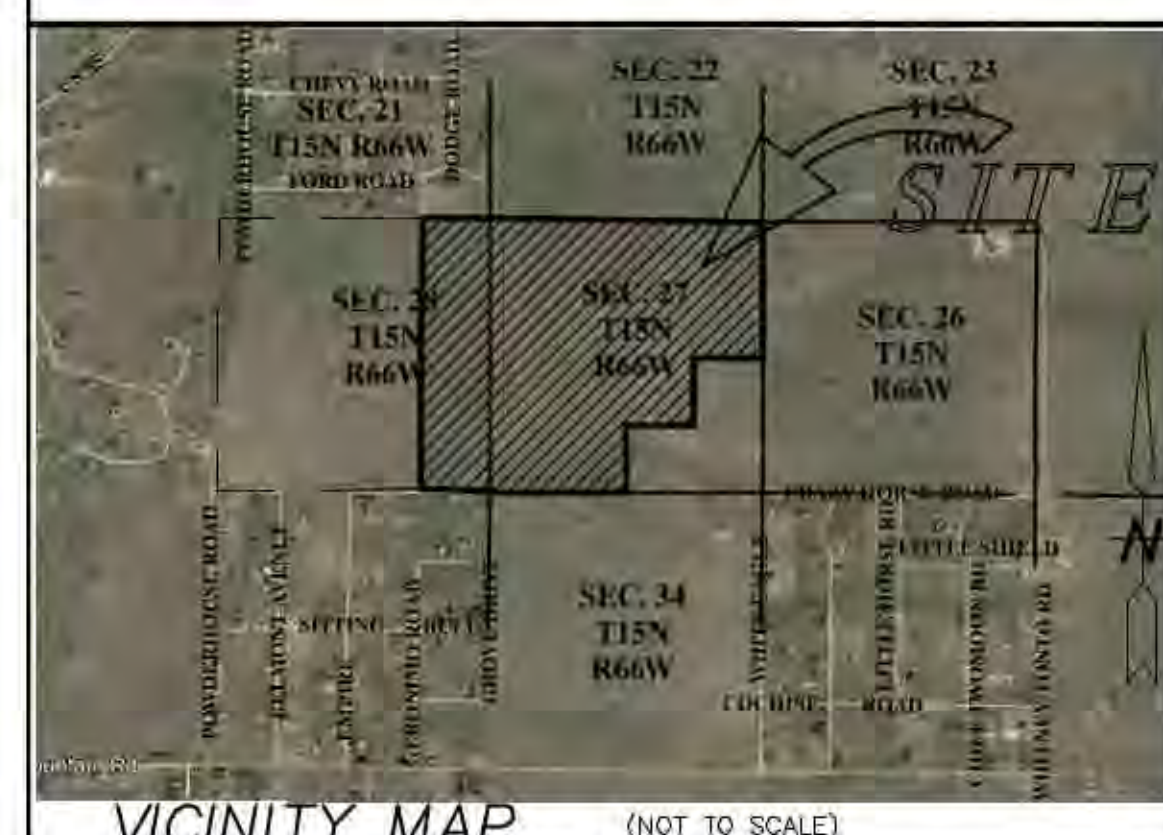
## LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" LONG REBAR
- FOUND GLO STONE
- FOUND 2½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- ⊙ FOUND 1½" ALUMINUM CAP STAMPED "L.S. 566"
- ⊙ SET 2½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 8" x 24" LONG REBAR
- (ACRES) NET/GROSS ACREAGE OF LOT

## NOTES

- 1) BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. DISTANCES ARE GRID DISTANCES. COMBINATION FACTOR = 0.9996629242, WITH EAST LINE OF NE¼ SECTION 27, HAVING A BEARING OF S.00°19'40"W.
- 2) ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" REBAR.
- 3) A PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No. 56021C1085F, DATED JANUARY 17, 2007.
- 4) WATER SERVICE TO EACH LOT TO BE PROVIDED BY INDIVIDUAL WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 5) SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT, NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 6) ACCESS TO ALL LOTS CREATED HEREON SHALL BE FROM INTERNAL RIGHTS-OF-WAY ONLY OR FROM CRAZY HORSE ROAD.
- 7) PROPERTY IS OUTSIDE OF THE COUNTY ZONING BOUNDARY.
- 8) SUBJECT PROPERTY IS NOT WITHIN THE CWPP FUEL LOAD AREA MAPPING.
- 9) PRIVATE ROADS WILL BE MAINTAINED BY HOA, MEETING COUNTY STANDARDS, INCLUDING CUL-DE-SACS WITH A RADIUS OF 100'.

## FILING RECORD



40'-  
CENTERLINE OF R/W  
PROPERTY LINE  
40'-  
10'-NON-EXCLUSIVE  
EASEMENT  
10'-NON-EXCLUSIVE  
EASEMENT

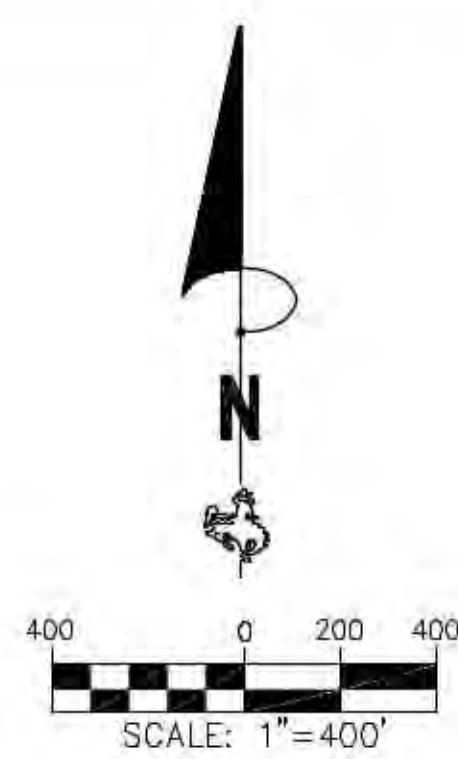
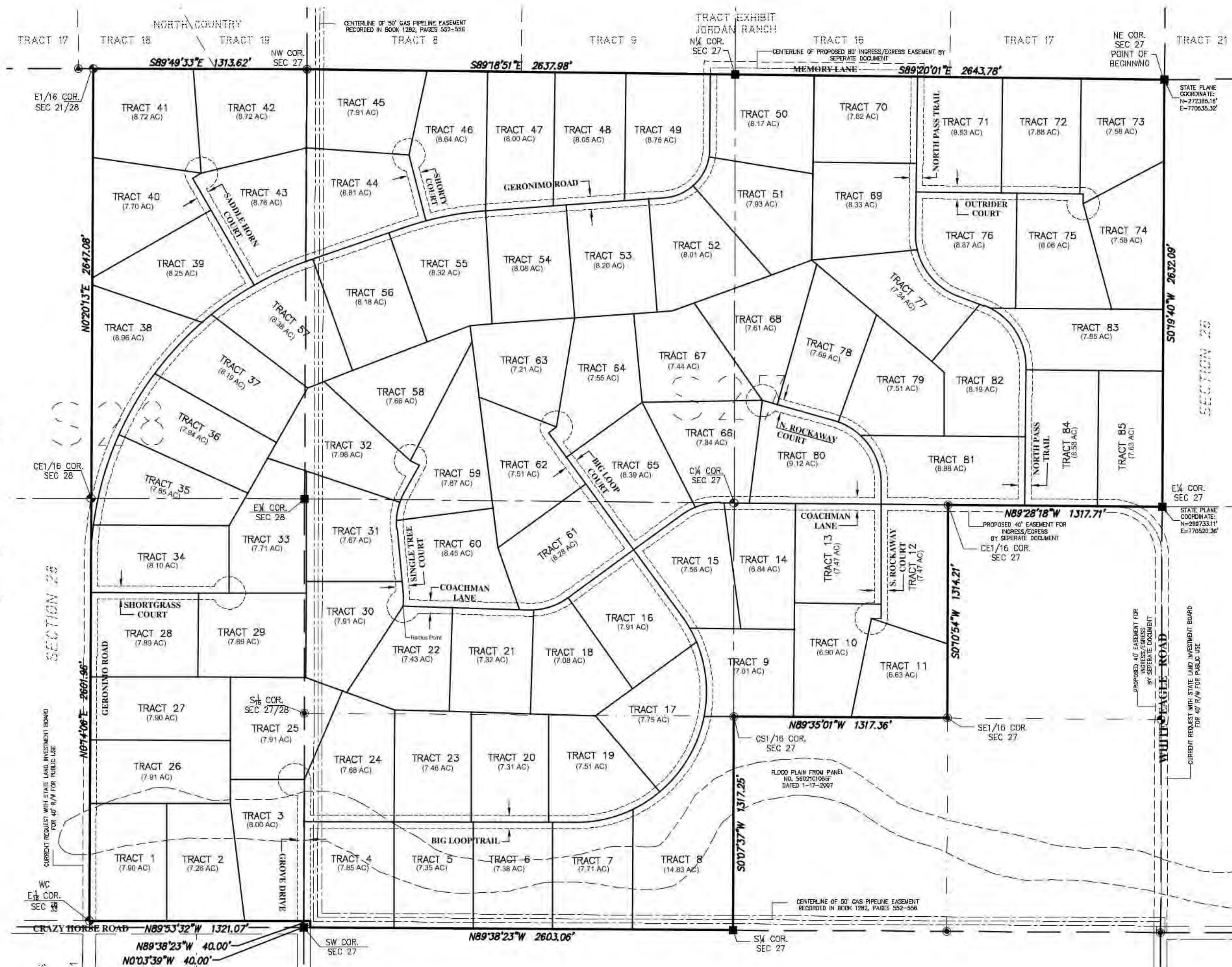
SCALE 1"=100'

## PRIVATE ROAD AND UTILITY EASEMENT DETAIL

80' PRIVATE INGRESS/EGRESS EASEMENT FOR RESIDENTIAL USES IS HEREBY GRANTED TO THE OWNERS AND RESIDENTS OF THE JORDAN PASTURE SUBDIVISION, THEIR INVITEES, LICENSEES, AND GUESTS. SAID EASEMENT IS HEREBY ALSO GRANTED TO OWNERS IN INTEREST OF TRACTS 8, 9, 16, 17, 20, 21, 22, AND 23 WITHIN RECORDED TRACT EXHIBIT OF JORDAN RANCH, RECORDED 6/26/2008 (RECEPTION #502783, BOOK #2065, PAGE #676). INGRESS/EGRESS IS HEREBY GRANTED FOR MAIL DELIVERY, EMERGENCY SERVICES, AND THIRD PARTY EASEMENT HOLDERS, EXISTING AT THE TIME OF THE PLAT, FOR USES IN CONFORMITY WITH THEIR RESPECTIVE EASEMENTS.

A 10' NON-EXCLUSIVE UTILITY EASEMENT FOR THE SERVICES OF THE MEMBERS OF JORDAN PASTURE HOA, ONLY LOCATED AT THE INNER 10' OF BOTH SIDES OF 80' PRIVATE ROAD EASEMENT, AS SHOWN BELOW.

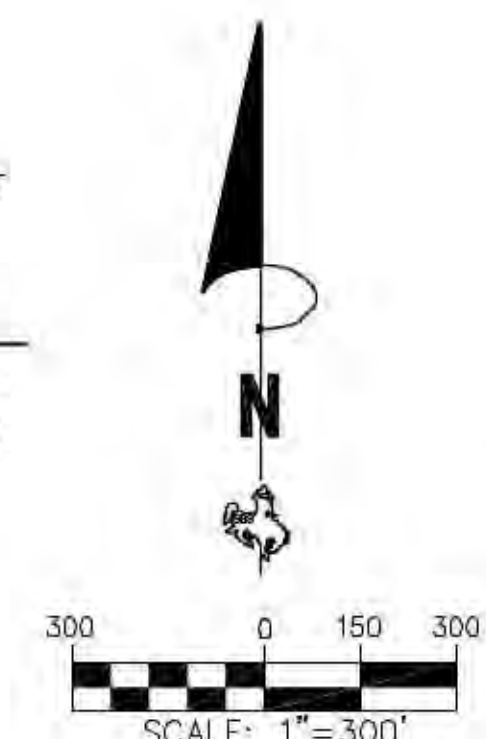
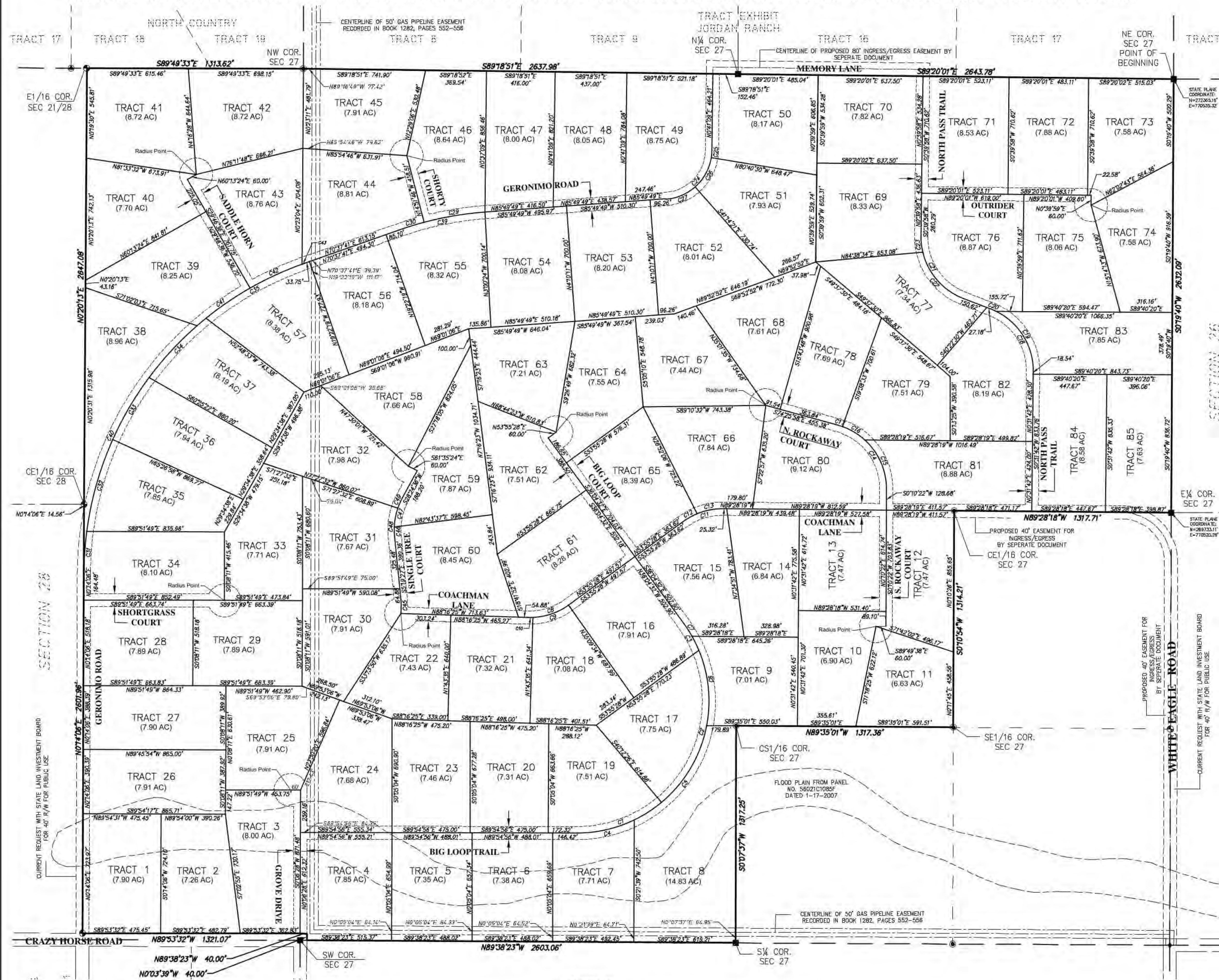
IE: GERONIMO ROAD, GROVE DRIVE, WHITE EAGLE ROAD, SHORTGRASS COURT, SADDLE HORN COURT, SHORTY COURT, SINGLE TREE COURT, BIG LOOP TRAIL, BIG LOOP COURT, N. ROCKAWAY COURT, S. ROCKAWAY COURT, NORTH PASS TRAIL, OUTRIDER COURT, AND COACHMAN LANE.



SCALE: 1"=400'



NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE - NO PUBLIC MAINTENANCE OF STREETS OR ROADS - ROADS CONSTRUCTED TO COUNTY STANDARDS



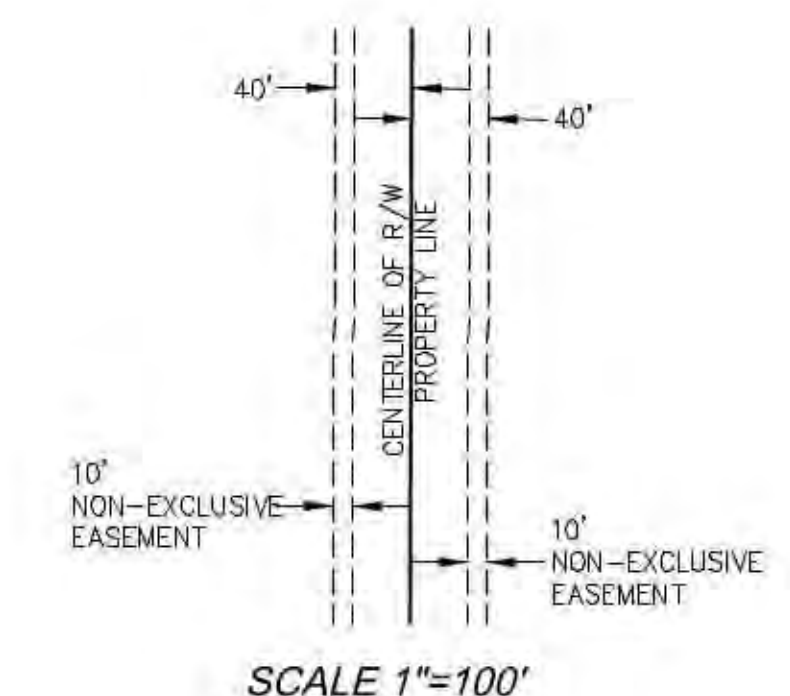
CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
01	39° 54' 53"	800.00'	N77° 07' 38"E	546.11'
02	72° 52' 28"	800.00'	N13° 43' 57"E	850.37'
03	13° 22' 14"	800.00'	N08° 23' 23"W	188.27'
04	20° 54' 47"	800.00'	N77° 07' 40"E	358.74'
05	53° 31' 02"	800.00'	N07° 24' 48"E	720.37'
06	40° 11' 53"	800.00'	N08° 24' 42"W	540.83'
07	8° 31' 51"	800.00'	N02° 48' 36"W	91.15'
08	37° 48' 07"	400.00'	S72° 48' 31"W	259.15'
09	33° 08' 25"	400.00'	S70° 28' 42"W	221.84'
10	4° 41' 38"	400.00'	S08° 22' 46"W	32.78'
11	38° 36' 14"	400.00'	S72° 13' 35"W	231.22'
12	13° 58' 58"	400.00'	N08° 54' 58"E	97.57'
13	22° 37' 17"	400.00'	N78° 13' 03"E	156.90'
14	74° 38' 20"	400.00'	S33° 07' 48"E	484.82'
15	47° 45' 40"	400.00'	N23° 42' 28"W	323.07'
16	22° 48' 05"	400.00'	N08° 58' 23"W	157.91'
17	4° 04' 31"	400.00'	N72° 23' 43"W	28.44'
18	59° 28' 01"	400.00'	S34° 12' 49"E	455.80'
19	63° 53' 10"	400.00'	N31° 24' 53"W	423.28'
20	8° 35' 52"	400.00'	N68° 08' 33"W	38.05'
21	59° 37' 18"	400.00'	S34° 08' 40"E	456.65'
22	58° 33' 53"	400.00'	N41° 10' 23"W	372.03'
23	14° 03' 25"	400.00'	N08° 21' 44"W	97.89'
24	85° 08' 41"	300.00'	N43° 15' 28"E	403.91'
25	8° 38' 21"	300.00'	S0° 00' 18"W	46.19'
26	39° 28' 08"	300.00'	S29° 02' 34"W	202.43'
27	37° 34' 11"	300.00'	S67° 17' 44"W	180.73'
28	10° 41' 35"	200.00'	S09° 29' 02"W	372.72'
29	4° 30' 35"	200.00'	S72° 52' 37"W	197.36'
30	7° 12' 38"	200.00'	N3° 50' 24"E	251.51'
31	16° 42' 39"	200.00'	N15° 48' 01"E	581.25'
32	12° 29' 00"	200.00'	N30° 23' 51"E	434.68'
33	14° 23' 22"	200.00'	N43° 50' 02"E	500.97'
34	19° 35' 58"	200.00'	N60° 49' 42"E	660.81'
35	15° 12' 08"	200.00'	N78° 13' 45"E	629.11'
36	48° 42' 39"	200.00'	N24° 20' 20"E	1643.50'
37	11° 17' 21"	200.00'	N54° 35' 18"E	383.43'
38	8° 59' 01"	200.00'	N85° 13' 27"E	548.05'
39	0° 24' 44"	200.00'	N70° 25' 18"E	14.39'
40	7° 03' 02"	700.00'	S11° 47' 58"E	88.09'
41	7° 34' 08"	400.00'	N11° 37' 25"W	51.64'
42	26° 18' 58"	400.00'	N15° 14' 37"E	192.23'
43	23° 01' 56"	400.00'	S0° 36' 31"W	165.41'
44	9° 52' 07"	400.00'	S23° 28' 32"W	68.81'

PRIVATE ROAD AND UTILITY EASEMENT DETAIL

80' PRIVATE INGRESS/EGRESS EASEMENT FOR RESIDENTIAL USES IS HEREBY GRANTED TO THE OWNERS AND RESIDENTS OF THE JORDAN PASTURE SUBDIVISION, THEIR INVITEES, LICENSEES, AND GUESTS. SAID EASEMENT IS HEREBY ALSO GRANTED TO OWNERS IN INTEREST OF TRACTS 8, 9, 16, 17, 20, 21, 22, AND 23 WITHIN RECORDED TRACT EXHIBIT OF JORDAN RANCH, RECORDED 6/26/2008 (RECEPTION #502783, BOOK #2055, PAGE #676). INGRESS/EGRESS IS HEREBY GRANTED FOR MAIL DELIVERY, EMERGENCY SERVICES, AND THIRD PARTY EASEMENT HOLDERS, EXISTING AT THE TIME OF THE PLAT, FOR USES IN CONFORMITY WITH THEIR RESPECTIVE EASEMENTS.

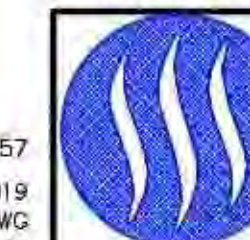
A 10' NON-EXCLUSIVE UTILITY EASEMENT FOR THE SERVICES OF THE MEMBERS OF JORDAN PASTURE HOA, ONLY LOCATED AT THE INNER 10' OF BOTH SIDES OF 80' PRIVATE ROAD EASEMENT, AS SHOWN BELOW.

IE: GERONIMO ROAD, GROVE DRIVE, WHITE EAGLE ROAD, SHORTGRASS COURT, SADDLE HORN COURT, SHORTY COURT, SINGLE TREE COURT, BIG LOOP TRAIL, BIG LOOP COURT, N. ROCKAWAY COURT, S. ROCKAWAY COURT, NORTH PASS TRAIL, OUTRIDER COURT, AND COACHMAN LANE.



FINAL PLAT FOR JORDAN PASTURE

PORTION OF SECTION 27 AND E1/2E1/2 OF SECTION 28, T15N, R66W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING



STEEL SURVEYING SERVICES, LLC  
PROFESSIONAL LAND SURVEYORS  
1108 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789  
www.SteelSurvey.com • Info@SteelSurvey.com

SSS #18257

REVISED: 1/17/2019

\\192.168.2.102\EDC\PROJECTS\JORDAN\_RANCH\13703 - JORDAN RANCH\GADD\SURVEYING\FINAL PLAT\JORDAN PASTURE-FP.DWG  
© COPYRIGHT 2018 STEEL SURVEYING SERVICES, LLC. ALL RIGHTS RESERVED

LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/8" X 24" LONG REBAR
- FOUND GLO. STONE
- FOUND 2 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND 1 1/2" ALUMINUM CAP STAMPED "L.S. 566"
- (ACRES)
- NET/GROSS ACREAGE OF LOT
- DISTANCE FROM PROPERTY CORNER TO CENTERLINE OF 50' GAS PIPELINE EASEMENT RECORDED IN BOOK 1282, PAGES 552-556
- SET 2 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/8" X 24" LONG REBAR



**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR JORDAN PASTURE, LOCATED IN A PORTION OF SECTION 27 AND THE E1/2 E1/2 OF SECTION 28, T.15 N., R.66 W., OF THE 6TH 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 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**, this resolution is the subdivision permit for Jordan Pasture.

**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.

**And the Board approves the Subdivision Permit and Plat for Jordan Pasture with the following conditions and recommendations:**

1. A road maintenance plan shall be submitted and approved through Public Works prior to recordation of the final plat.
2. All outside easements, as specified in County Engineer comment 3, shall be recorded prior to the recordation of the final plat.
3. All roads associated with this development shall meet current County Road design standards and plans shall be submitted to the County for review and approval prior to any construction activities.
4. Dedicated mailbox turnout locations to be shown on the plat prior to recordation of the final plat.
5. The developer shall construct roadways as agreed upon at February 11<sup>th</sup> meeting and to County standards.

**Recommendations:**

6. A) Roadways should be platted as 80' public right-of-ways with 10' easements on both sides.  
OR  
B) If private roadways are approved, additional 10' Non-exclusive easements should be required on the outside of both sides of the 80' easements.
7. A) Due to the size of this subdivision, Laramie County Fire District #2 recommends an additional 30,000-gallon fire suppression system cistern be added on the north side of the development.  
OR  
B) Cistern agreement provided by developer on February 11<sup>th</sup>, 2019.
8. Given the range of reported transmissivities (90 to 15,000 gpd/ft) and that nearby offsite wells experience seasonal drawdowns of approximately 20-feet, DEQ recommends but does not require that a drawdown test be performed using two wells constructed as outlined above to assess the drawdown assumptions used in the report.
9. All wells within the subdivision should be constructed using minimum gravel pack, bentonite seal and well grouting recommendations made in the Jordan Pasture DEQ Chapter 23 Subdivision Study prepared by Engineering Associates dated November 2018.



PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2019.


LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Linda Heath, Chairman

ATTEST:

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

Reviewed and approved as to form:

 FOR  
\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney