



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Marissa Pomerleau, Planning Technician

**DATE:** October 6<sup>th</sup>, 2020

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat for Ironhorse, 1<sup>st</sup> Filing, located in a portion of the S1/2 S1/2 NE1/4, Sec. 12, T.14N., R.67W., of the 6<sup>th</sup> P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Ironhorse Capital, LP c/o Matthew Kaufamn, has submitted a Subdivision Permit and Plat application for Ironhorse, 1<sup>st</sup> Filing located at 5618 Yellowstone Road. The application has been submitted to subdivide the property into four tracts.

### BACKGROUND

A single family residence with associated structures are located on the east half of the property. The existing residence will be located on Tract 3 of the proposed subdivision.

### Pertinent Regulations

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

**Section 4-2-102** of the Laramie County Land Uses Regulations governing the AR – Agricultural Residential zone district.

### DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). Properties with uses directed towards community services are encouraged here. The URI land use designation is designed to allow for more intensive land uses as well as a higher level of vehicular access.

PlanCheyenne contemplates Rural Residential (RR) uses for this area. This category provides an easy and consistent transition from the city to the more rural areas of the county. The primary uses in this designation are single family residences on larger tracts with agricultural uses such as horses and the like being encouraged.

The subject property is located within and surrounded by the Agricultural Residential zone district. The applicant's intent is to subdivide the first four tracts and to develop the remainder tracts through future filings.

Agency review comments were received regarding the proposed ROW, access, tract sizes, and corrections to Plat. A letter requesting waiver of traffic and drainage studies was submitted by the applicant, a copy of which is attached. The County Engineer has concurred with this request based on the letter and review. The applicant is currently working towards addressing all agency comments.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received regarding the application.

A Preliminary Development Plan application was submitted with the Subdivision Permit & Plat application. The PDP included the eventual development of seven, residential-use tracts. These applications were heard before the Laramie County Planning Commission on September 10<sup>th</sup>, 2020. The Planning Commission voted (4 – 0) to approve the PDP with nine recommendations. The Commission then voted (4 – 0) to recommend approval of the Subdivision Permit & Plat with two conditions.

The attached resolution shall serve as the subdivision permit upon approval by the Board.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided *for the Subdivision Permit and Plat*, staff recommends the Board find that:**

- a.** This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b.** This application is in conformance with section 4-2-100 governing the AR – Agricultural Residential zone district.

and that the Board approve the Subdivision Permit and Plat for Ironhorse, 1<sup>st</sup> Filing with the following condition:

- 1.** Review comments regarding clarification on the dedicated open space, access easements, and clerical corrections to the plat shall be addressed prior to recordation of the plat.

**PROPOSED MOTION FOR THE SUBDIVISION PERMIT & PLAT**

**I move to approve the Subdivision Permit and Plat for Ironhorse, 1<sup>st</sup> Filing with one condition, and adopt the findings of facts a and b of the staff report.**

**ATTACHMENTS**





- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning Map**
- Attachment 6: Project Narrative / Waiver Requests**
- Attachment 7: Agency Comments Report**
- Attachment 8: Plat – Revised September 10<sup>th</sup>, 2020**
- Attachment 9: Resolution**



## Legend





### Cities & Towns

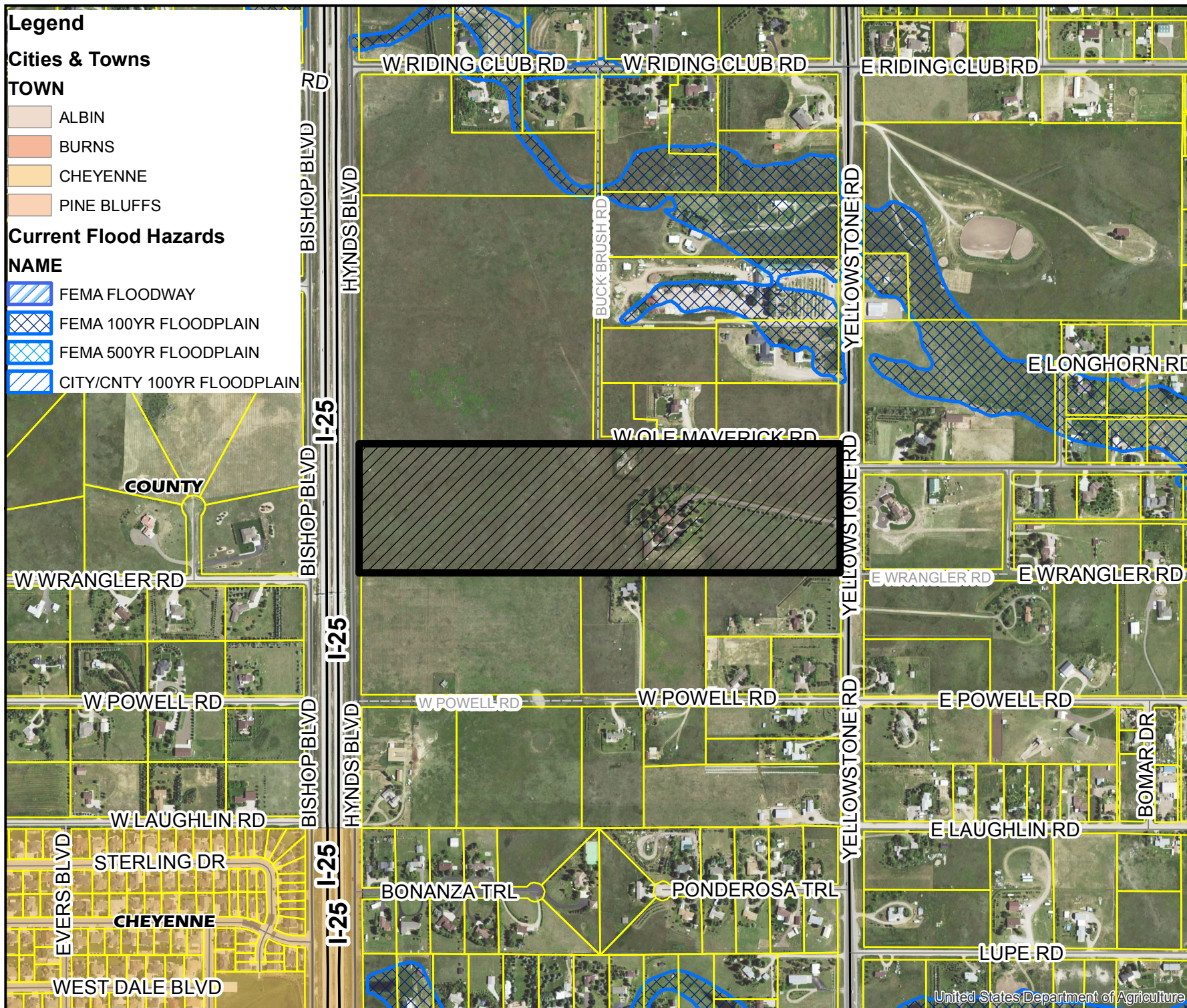
#### TOWN

-  ALBIN
-  BURNS
-  CHEYENNE
-  PINE BLUFFS

### Current Flood Hazards

#### NAME

-  FEMA FLOODWAY
-  FEMA 100YR FLOODPLAIN
-  FEMA 500YR FLOODPLAIN
-  CITY/CNTY 100YR FLOODPLAIN



# Laramie County, Wyoming



Iron Horse,  
1st Filing

Preliminary  
Development  
Plan and  
Subdivision  
Permit & Plat

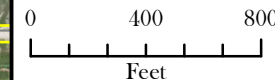
PZ-20-00203(204)

Location Map

Subject  
Properties



August 2020











## Legend

 Property Lines

## Streets

### Classification

-  Interstate
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Private

BISHOP BLVD

I-25

HYNDS BLVD

BISHOP BLVD

BISHOP BLVD

HYNDS BLVD

BUCK BRUSH RD

8908  
YELLOWSTONE RD

8804  
YELLOWSTONE RD

410  
W OLE MAVERICK RD

W OLE MAVERICK RD

8516  
YELLOWSTONE RD

408  
W POWELL RD

8306  
YELLOWSTONE RD

200  
W POWELL RD

110  
W POWELL RD

W POWELL RD

W POWELL RD

409  
W POWELL RD

111  
W POWELL RD

YELLOWSTONE RD

YELLOWSTONE RD

YELLOWSTONE RD

# Laramie County, Wyoming



**Iron Horse,  
1st Filing**

**Preliminary  
Development  
Plan and  
Subdivision  
Permit & Plat**

**PZ-20-00203(204)**

**Aerial Map**

**Subject  
Properties**



August 2020



0 200 400  
Feet





United States Department of Agriculture

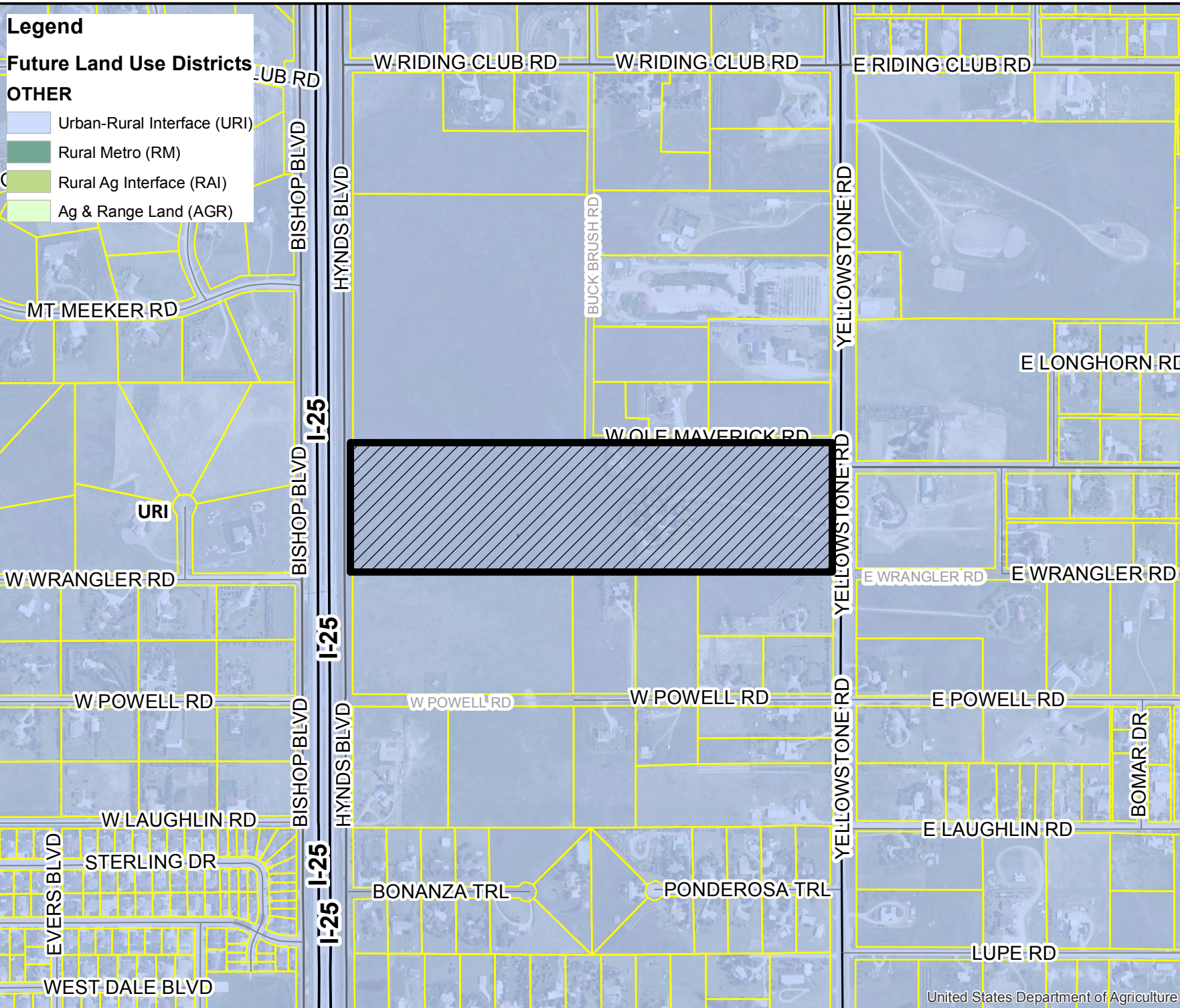


## Legend

### Future Land Use Districts

#### OTHER

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



# Laramie County, Wyoming



**Iron Horse,  
1st Filing**

**Preliminary  
Development  
Plan and  
Subdivision  
Permit & Plat**

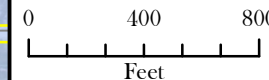
**PZ-20-00203(204)**

**Comprehensive  
Plan Map**

**Subject  
Properties**



August 2020



United States Department of Agriculture

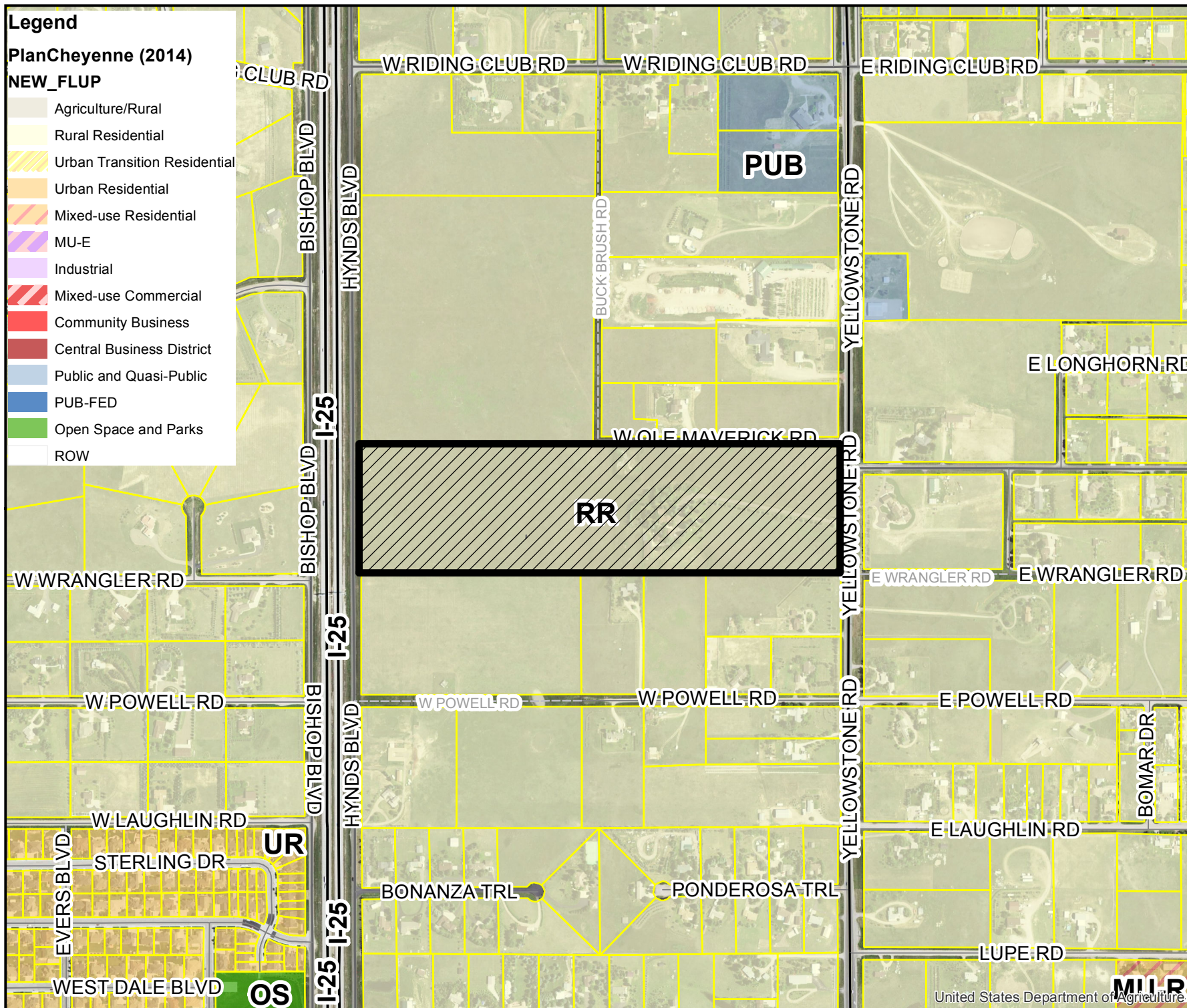


# Legend

## PlanCheyenne (2014)

### NEW\_FLUP

- Agriculture/Rural
- Rural Residential
- Urban Transition Residential
- Urban Residential
- Mixed-use Residential
- MU-E
- Industrial
- Mixed-use Commercial
- Community Business
- Central Business District
- Public and Quasi-Public
- PUB-FED
- Open Space and Parks
- ROW



# Laramie County, Wyoming



**Iron Horse,  
1st Filing**

**Preliminary  
Development  
Plan and  
Subdivision  
Permit & Plat**

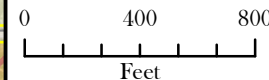
**PZ-20-00203(204)**

**PlanCheyenne  
Map**

**Subject  
Properties**



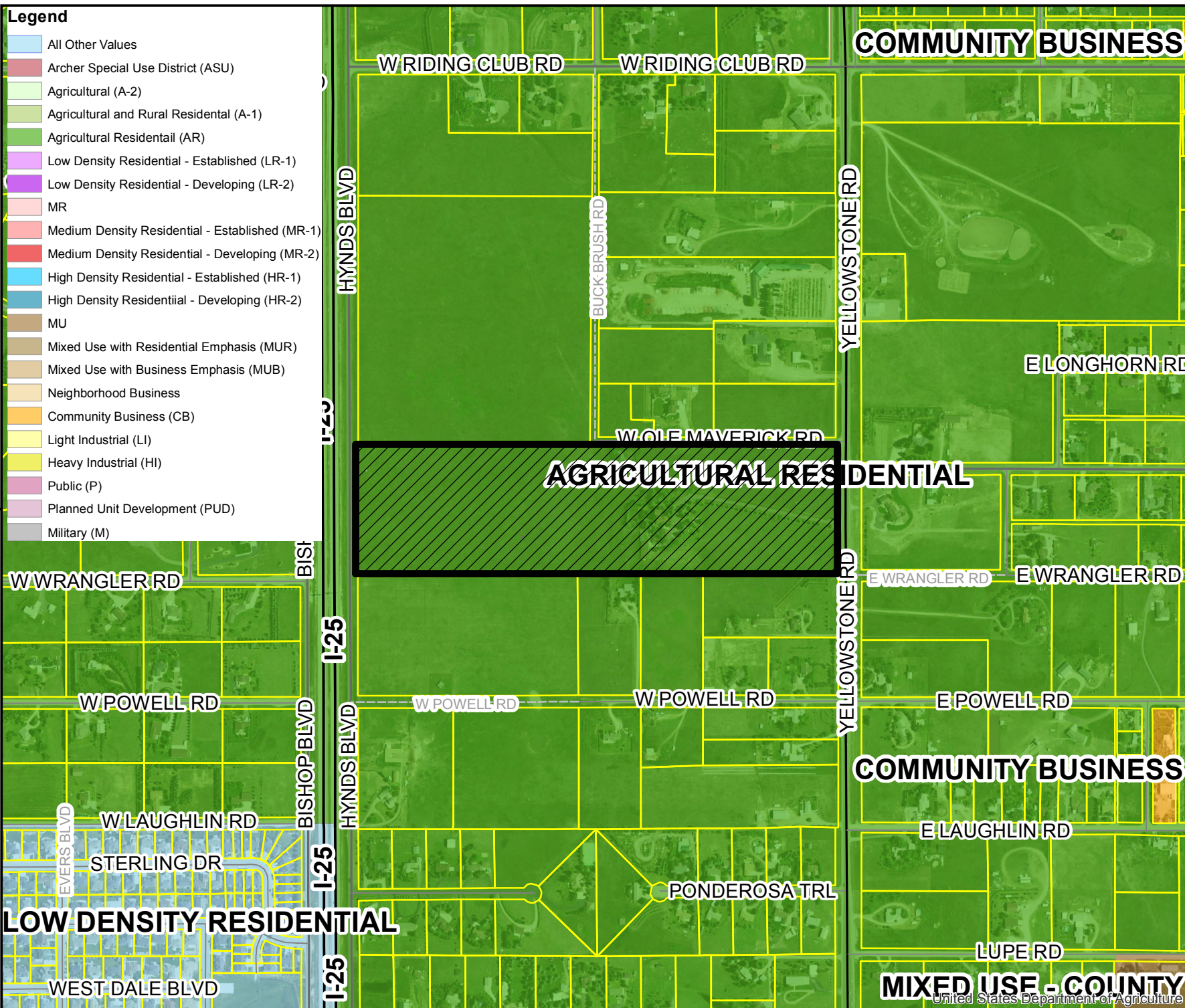
August 2020





## Legend

- All Other Values
- Archer Special Use District (ASU)
- Agricultural (A-2)
- Agricultural and Rural Residential (A-1)
- Agricultural Residential (AR)
- Low Density Residential - Established (LR-1)
- Low Density Residential - Developing (LR-2)
- MR
- Medium Density Residential - Established (MR-1)
- Medium Density Residential - Developing (MR-2)
- High Density Residential - Established (HR-1)
- High Density Residential - Developing (HR-2)
- MU
- Mixed Use with Residential Emphasis (MUR)
- Mixed Use with Business Emphasis (MUB)
- Neighborhood Business
- Community Business (CB)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Public (P)
- Planned Unit Development (PUD)
- Military (M)



# Laramie County, Wyoming



**Iron Horse,  
1st Filing**

**Preliminary  
Development  
Plan and  
Subdivision  
Permit & Plat**

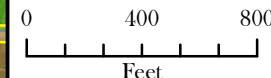
**PZ-20-00203(204)**

**Current Zoning  
Map**

**Subject  
Properties**



August 2020





July 30, 2020

Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82007  
(307) 633-4303

**InRe: Request for waiver of the Traffic Study, Drainage Report & GESC requirements for a Preliminary Development Plan (PDP) & Final Plat, to be known as IRONHORSE ESTATES, 1st FILING, a subdivision of a Portion of the S1/2S1/2NE1/4 of Section 12, Township 14 North, Range 67 West of the 6th P.M. Laramie County, WY (±37.54 acres)**

Steil Surveying Services, agent for the owner, intends to plat the above-noted property into five (5) Tracts: One 22.27 -acre “Remainder Tract” reserved for future development, One 3.34-acre designated Open Space tract, and three (3) residential tracts (one 7.25-acre tract for the existing residential use at 8516 Yellowstone Road, and two additional residential tracts averaging 2.33-acres each (net acreage exclusive of open space).)

All 3 residential tracts will take joint access from the existing paved residential driveway via a “40' MUTUAL INGRESS/EGRESS & DRAINAGE EASEMENT” established on the Plat.

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study, Drainage Report, and GESC Permit pursuant to Sections 2-1-100.b, 3-1-105, 3-5-105, and 3-2-102 of the Laramie County Land Use Regulations.

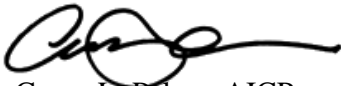
No portion of the proposed subdivision falls within a FEMA 100-year Special Flood Hazard Area per F.I.R.M PANEL No.56021C1079F; dated January 17, 2007; and given the lack of existing drainage/flood problems in the area and the minimal scope of proposed development, we are requesting a waiver from any detailed drainage study. Preliminary traffic generation numbers are as follows:

TRAFFIC AND TRIP GENERATION BY USE			
SINGLE-FAMILY RURAL RESIDENTIAL			
AVERAGE DAILY TRIPS			
Existing use	1 Unit x 6 ADT	=	6
Proposed additional	2 Units x 6 ADT	=	12
TOTAL		18 AVERAGE DAILY TRIPS (ADT)	
A.M./P.M. PEAK-HOUR TRIPS			
Existing platted tract	1 Units x 1.6/Unit	=	1.6
Proposed additional	2 Units x 1.6/Unit	=	3.2
TOTAL		4.8 PEAK HOUR TRIPS	

The Remainder Tract is shown on the PDP with potential to be developed with R/W extensions and four (4) additional residential Tracts which could be proposed in a 2<sup>nd</sup> Filing; with the resulting total density for the parcel at 6.91 acres (gross).

Given these preliminary plans and analyses, prior reviews and approvals, limited surface runoff increases, and/or potential of significant traffic generation or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.  
Sincerely,



Casey L. Palma, AICP  
Steil Surveying Services, LLC  
[CPalma@SteilSurvey.com](mailto:CPalma@SteilSurvey.com)



**Building Dept.:** Building Dept., Antony Pomerleau Comments Attached 08/13/2020  
ALL EXISTING FIRE APPARATUS ACCESS SHALL BE MAINTAINED IN  
ACCORDANCE WITH THE 2018 IFC CHAPTER 5.

ALL NEW FIRE APPARATUS ACCESS SHALL BE MAINTAINED IN ACCORDANCE  
WITH THE 2018 IFC CHAPTER 5.

BUILDING PERMITS SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION.

LARAMIE HAS ADOPTED THE 2018 I-CODES AND THE 2017 NEC.

**Cheyenne Planning:** Cheyenne Development Services, Seth Lloyd Comments  
Attached 08/25/2020  
See comments under PZ-20-00203.

**Cheyenne MPO:** Cheyenne MPO, Christopher Yaney Comments Attached 08/19/2020

1. The Traffic and Trip Generation rates seem low. Please use a rate of 9.95 in your calc. for average daily trips. A traffic study will need to be performed to show movement patterns with the closer of existing West Ole Maverick Rd being disconnected from Yellowstone Rd and traffic patterns moving through the new public right-of-way and connecting to Buckbrush Rd for residents to gain access to their property.
2. The word "AJACENT" is miss spelled. Should be "ADJACENT".
3. The new public right-of-way (no name) will need to be partially plated and built to service the first 3 Tracks (1, 2 & 3). The new public right-of-way (no name) will need to be built to the west end of Track 1. This new public right-of-way connect to the intersection of Yellowstone Rd & East Ole Maverick Rd.
4. Remove the "40' Mutual Ingress/Egress & drainage easement" appears to be for existing driveway access from Tract 1. This access needs to be removed from across tracts 2 & 3 and access to Yellowstone Rd. Tract 1 needs to be connected to the new public right-of-way.
5. The new public right-of-way will need to be platted up the west end of Tract 1 with proposed tracts 1, 2, 3 & O/S Tract A and access for Tracts 1, 2 & 3 shall connect to new public right-of-way. This new public right-of-way would be best to become the new "West Ole Maverick Rd" and the existing "West Ole Maverick Rd" have a name change.
6. Open Space tract will need to be for the mutual benefit and enjoyment by all owner(s) of Tracts 1, 2, 3, & future tracks built within Iron Horse subdivision that will require replat to split remainder tract.
7. The future open space "O/S Tract B" on the north side of this property (adjacent to the existing West Ole Maverick Rd might need to be a part of this plat. When adding Buckbrush Rd connection to the new public right-of-way.



8. The 34' of the 50" setback easement impacts Tracts 2 & 3 and should be removed.
9. There is a need install a new utility easement along the northern edge of O/S Tract A to service Tract 1. This new utility easement will be used for servicing the new tracts 2 & 3. The 16' Utility, Landscape, & Drainage easement can be removed from Tract 2 & 3.
10. The legend has "Building Setback Line and is not shown on any Tracts. If not needed on the plat, please remove. If needed, show building setback lines on each Tract.
11. Minimum Lot acreage size with well and septic is 5 acres net and 5.25 acres gross with adding impervious acreages of O/S Tract A and to the centerline of new public right-of-way. Please note that when the new public right-of-way is paved the impervious area will reduce the amount you can use for pervious area to be used for well and septic calculations. Tract 2 and tract 3 are far below minimum requirements. Please note that in the "1st Filling Remainder Tract". Tracts 4, 5 & 6 may have the same issue not meeting the minimum 5 acres meeting minimum 5 acres for well and septic. An option would be to combine tracts 2 & 3 and create a flag lot to connect to the new public right-of-way and change the O/S Tract A to plat around the new flag lot and platted along Yellowstone Rd. Future option for Tracts 4,5 & 6 would be adjusting lot lines to allow each lot to reach the minimum lot size. If unable to reach the minimum lot size, there may be a need to reduce the number of lots to meet minimum requirements with future paved roadway.
12. The existing Ole Maverick Rd will need to have access removed from Yellowstone Rd and a cul-de-sac installed for vehicle to turn around.
13. Buckbrush Rd will need to connect to the new public Right-of-way.

**County Assessor:** County Assessor, Kaycee Eisele Comments Attached 08/12/2020  
This plat is located in the NE1/4 of Sec 12, NOT the NW1/4 as stated in the title block.  
IT would be nice to see a legal description of parcel being platted/dedicated.  
There will need to be both a Dedication and Acknowledgement; we like to see these on preliminaries so we can compare our assessment ownership records.  
For assessment purposes, it is preferred the open space be given a Tract number for a clear legal on other tracts whom will have an interest in it.

**County Real Estate Office:** County Real Estate Office, Laura Pate Comments  
Attached 08/19/2020

The "open Space" is listed in the notes as Tract A. Please add Tract A to the tract itself.

You are missing the Dedication, signature, and notary acknowledgement for the land owner.

Shouldn't this be in the NE4 of Section 12 not the NW4.



**County Engineer:** County Engineer, Scott Larson Comments Attached 08/25/2020

1. See comments on the Preliminary Development Plan as it may impact this plat.
2. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study given the proposed development will have a negligible impact on both.
3. There are no Dedication or Acknowledgement statements included on the plat.
4. There is no scale shown on the plat.
5. The 3.75 Acre open space tract referred to in Note 9 needs to be labeled as Tract A. To be consistent with the remaining Tracts, it should be labeled Tract 4 instead of Tract A as Note 9 indicates.
6. For clarification, since the "Remainder Tract" label shown with the acreage is outside of the platted area, it should not be bold like the labels for the Tracts within the subdivision (having it bold makes it look like it is part of the platted area).
7. The access road will need to meet current County standards for roadways (i.e., width, base thickness, pavement width, etc.). Also, the access easement should include a hammerhead or turnaround for emergency vehicles.

**Surveyor Review**

1. The title block indicates that the subdivision is located in the "NW1/4 of Section 12", however it appears from the "E1/4 Corner" label and the "N1/2SW1/4NE1/4" label shown on the tract just north of the subdivision, that the title block should probably indicate the "NE1/4 of Section 12".
2. There are no Wyoming State Plane field observation coordinates shown on the plat.
3. There is dashed line falling just south of the North boundary of SUNSET TRACTS (adjacent to and South of this subdivision) possibly indicating the South boundary of some type of road or utility easement. If this is an easement or road falling along the South boundary of this subdivision, it should probably be labeled.
4. The Vicinity Map would be easier to read and it would be more useful to the 'lay public' if one were to add some information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.
5. There are a few LEGEND items shown in the LEGEND that do not show on the plat, are they oversights or just 'copy command' results?

**Environmental Health:** Environmental Health Department, Roy Kroeger Comments Attached 08/25/2020

**Regulations:**

**Laramie County Small Wastewater Systems Regulations**

**Comments:**

Wastewater permits are required for each lot. All small wastewater systems must have a 50 ft setback from all property lines and drainages. A signed final plat must be submitted to this office prior to application for any permits.

**WYDOT:** WYDOT, Randy Griesbach Comments Attached 08/25/2020

WYDOT access policy requires 660 ft spacing between residential access and a public roadway or other residential access. The 1st Filing for Tracts 1,2,3 can use the existing residential access without a land use change or modifications to the access. The PDP as shown will violate the access policy and would require a variance which may or may not be granted by WYDOT.

Consideration should be given to establishing easements from all tracts in the PDP to the proposed public R/W as well as for the Sunset Tracts located north of W Ole Maverick Rd. The current W Ole Maverick Rd would need to be disconnected from Yellowstone Rd as part of the PDP proposal. WYDOT has what is now shown as W Ole Maverick Rd permitted as a residential access under permit number LA-15A-7537.

Any utilities needing to be moved in the Yellowstone or Hynds Blvd R/Ws for this development would require WYDOT licensing.

**Intraoffice:** Planners, Marissa Pomerleau Comments Attached 08/25/2020

1. Refer to comments on the Preliminary Development Plan as they may impact this plat.
2. Written and Graphic scales must be added.
3. Owner's dedication and acknowledgment statements must be added.
4. Please add the title "Tract A" to the corresponding parcel.
5. ROW details/boundaries regarding Hynds Blvd must be added.

**Intraoffice:** Planners, Cambia McCollom Comments Attached 08/21/2020

There is inconsistency with the spelling of the name of the proposed subdivision among documentation. Please rectify that.

The open space tract isn't labelled.

This doesn't address the concerns about connectivity that were brought to light during the Preliminary Development Review. Please review those and take that into consideration, as it has a direct impact on access and addresses for this and future development possibilities.

**Wyoming Game & Fish Dept:** Wyoming Game & Fish, Wyoming Game and Fish Dept Comments Attached 08/24/2020

WGFD comment letter emailed to Marissa Pomerleau.



**AGENCIES WITH NO COMMENTS:**

County Public Works Department  
Combined Communications Center  
Black Hills Energy  
Fire District No 2

**AGENCIES WITH NO RESPONSE:**

Board of Public Utilities  
Cheyenne Urban Planning Office  
Cheyenne Development Services  
County Attorney  
County Treasurer  
County Conservation District  
Emergency Management  
Sheriff's Office  
CenturyLink  
Laramie County Weed & Pest  
Cheyenne Engineering Services



## WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

wgfd.wyo.gov

**GOVERNOR**  
MARK GORDON

**DIRECTOR**  
BRIAN R. NESVIK

**COMMISSIONERS**  
PETER J. DUBE – President  
PATRICK CRANK – Vice President  
RALPH BROKAW  
GAY LYNN BYRD  
RICHARD LADWIG  
DAVID RAE  
MIKE SCHMID

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August 19, 2020

WER 4502.175  
Laramie County Planning and Development Office  
PZ-20-00204  
Iron Horse 1<sup>st</sup> Filing  
Subdivision Permit  
Laramie County

Marissa Pomerleau  
Laramie County Planning and Development Office  
3966 Archer Parkway  
Cheyenne, WY 82009  
mpomerleau@laramiecounty.com

Dear Ms. Pomerleau,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed Iron Horse subdivision located in Laramie County. We have no terrestrial wildlife or aquatic concerns pertaining to this proposed subdivision.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Matt Fry, Habitat Protection Biologist, at 307-777-4510.

Sincerely,

Amanda Losch  
Habitat Protection Supervisor

AL/mf/ct

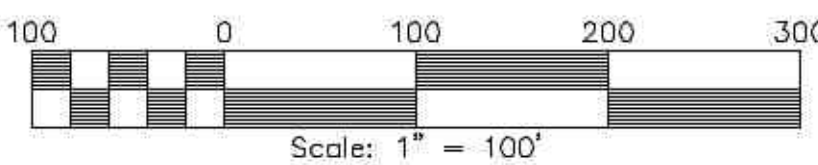
cc: U.S. Fish and Wildlife Service  
Chris Wichmann, Wyoming Department of Agriculture



NO PROPOSED CENTRALIZED SEWAGE SYSTEM NO PROPOSED CENTRAL WATER SUPPLY SYSTEM FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #2  
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

LEGEND

- SET 1/2" ALUMINUM SURVEY CAP STAMPED "SSS PLS 5910" ON 3/8" x 24" REBAR
- FOUND 1 1/2" ALUMINUM CAP "SSS PLS 5910"
- FOUND WYDOT R/W STONE "220+00"
- FOUND 1 1/2" ALUMINUM CAP "SSS PLS 2500"
- FOUND 1 1/2" ALUMINUM CAP "PLS 566"
- FOUND 1 1/2" ALUMINUM CAP "PLS 3881"
- FOUND 2" ALUMINUM CAP "PELS 5488"
- FOUND 2" ALUMINUM CAP "LS 2617"
- FOUND IRON PIPE
- ACRES NET ACREAGE OF TRACT
- ACRES GROSS ACREAGE OF TRACT (TO E OF ADJACENT ROAD R/W)
- OPEN SPACE EASEMENT(S) (SEE NOTE 10)



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Ironhorse Capital, LP, owner in fee simple of a parcel of land situate in the S/2S/4NE/4 of Section 12, Township 14 North, Range 67 West of the 6th P.M. Laramie County, Wyoming, AKA "Parcel 3" described as follows in that AFFIDAVIT recorded the 16th Day of June in the Real Estate Office of the Laramie County Clerk at Book 2678, Page 1683;

Has caused the same to be surveyed, platted and known as IRONHORSE, 1ST FILING and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do hereby grant the easements for the purposes indicated hereon.

by Matthew D. Kaufman as Managing Member of Ironhorse GP, LLC, General Partner of Ironhorse Capital, LP

ACKNOWLEDGEMENT

STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_ 2020, by Matthew D. Kaufman as Managing Member of Ironhorse GP, LLC, General Partner of Ironhorse Capital, LP.

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel 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.

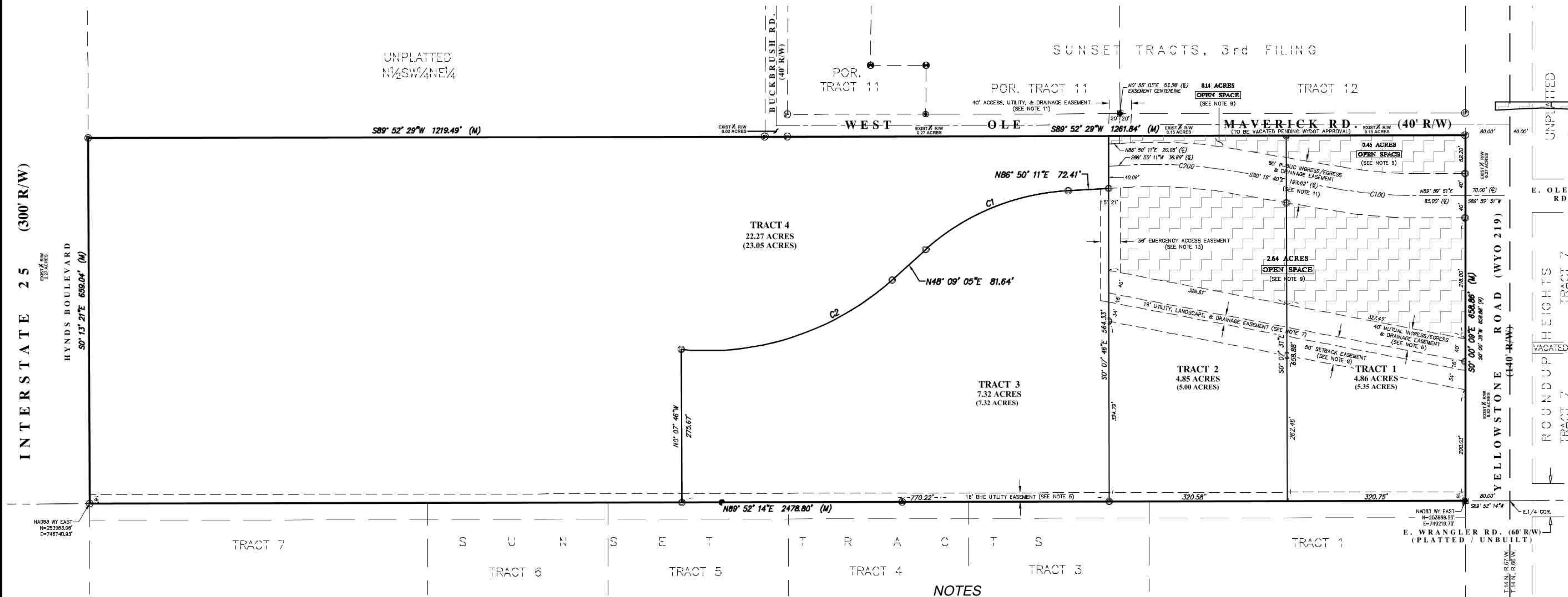
IRONHORSE  
1<sup>ST</sup> FILING

SITUATED IN THE S/2S/4NE/4 OF SECTION 12,  
TOWNSHIP 14 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M.  
LARAMIE COUNTY, WYOMING

PREPARED FEBRUARY 2020



STEEL SURVEYING SERVICES, LLC  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS  
1102 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789  
www.SteelSurvey.com o info@SteelSurvey.com



NOTES

- BASIS OF BEARINGS - EAST LINE OF SECTION 12, HAVING A BEARING OF N.00°00'09"W.
- ALL TRACT CORNERS, ANGLE POINTS, AND PC'S TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/8"x24" REBAR.
- NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No.56021C1079F; DATED JANUARY 17, 2007.
- NO CENTRALIZED SEWER OR WATER SYSTEM(S) ARE PROPOSED. WATER SERVICE & WASTEWATER DISPOSAL TO BE PROVIDED BY INDIVIDUAL WELL & SEPTIC LEACH FIELDS FOR EACH TRACT, ALL SYSTEMS SHALL BE PROPERLY PERMITTED AND SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- "BHE UTILITY EASEMENT(S)" GRANTED EXCLUSIVELY TO CHEYENNE LIGHT FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR EXISTING AND FUTURE UTILITIES.
- ALL ACCESS TO YELLOWSTONE PUBLIC R/W (WYO 219) TO/FROM TRACTS 1, 2, & 3 CREATED HEREON SHALL BE ONLY FROM EXISTING ACCESSWAY VIA THAT "40' MUTUAL INGRESS/ EGRESS & DRAINAGE EASEMENT" GRANTED HEREON BY AND BETWEEN ALL STAKEHOLDERS, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED.
- "16' UTILITY, LANDSCAPE, & DRAINAGE EASEMENT" GRANTED HEREON SUBJECT TO THE FOLLOWING:  
A. THIS GRANT OF EASEMENT IS A NON-EXCLUSIVE EASEMENT GRANTED TO THE OWNER(S) OF TRACTS 1, 2, & 3 HEREON, AND FRANCHISED CITY OF CHEYENNE/LARAMIE COUNTY UTILITIES PROVIDERS, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS; FOR THE PURPOSES INDICATED AND THE FUTURE MAINTENANCE AND/OR EXPANSION OF THE SAME;  
B. THIS GRANT OF EASEMENT DOES NOT PRECLUDE THE USE OF SAID EASEMENT FOR SAID PURPOSES BY GRANTOR(S) (OWNER(S) OF TRACTS 1 & 2 HEREON), PROVIDED THAT GRANTEE'S FULL ENJOYMENT OF EASEMENT RIGHTS IS NOT IMPACTED;  
C. THIS GRANT OF EASEMENT DOES NOT PRECLUDE THE CROSSING OF SAID EASEMENT FOR ACCESS TO/FROM THAT "40' MUTUAL INGRESS/ EGRESS & DRAINAGE EASEMENT"; NO MORE THAN ONE (1) INDIVIDUAL ACCESS POINT, NO WIDER THAN 25 FEET, SHALL BE ALLOWED FOR EACH OF TRACTS 1 & 2 WITHOUT EXPRESS WRITTEN CONSENT OF GRANTEE.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THAT "50' SETBACK EASEMENT" GRANTED HEREON.
- OPEN SPACE EASEMENT(S) DESIGNATED HEREON ARE HEREBY GRANTED AS PRIVATE OPEN SPACE FOR THE MUTUAL BENEFIT AND ENJOYMENT BY THE OWNER(S) OF TRACTS 1, 2, 3, & 4, IRONHORSE, 1ST FILING AND ANY SUBSEQUENT FILINGS WITHIN OR ABUTTING THIS PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS SUBJECT TO THE FOLLOWING:  
A. OPEN SPACE IS PROVIDED FOR PEDESTRIAN, LIVESTOCK, OR EQUESTRIAN USE; MOTORIZED RECREATION IS PROHIBITED.  
B. MAINTENANCE SHALL BE BORNE BY THE OWNER OF TRACT 4; THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.  
C. AUTHORITY OF SAID OPEN SPACE (INCLUDING, BUT NOT LIMITED TO, REDUCTION IN TOTAL AREA, PLATTED BOUNDARIES (OR ADJUSTMENTS THERETO), MAINTENANCE OF, AND GRANTEE STATUS) MAY BE ASSIGNED, IN WHOLE OR IN PART, TO A MANAGING ENTITY OR OTHER ESTABLISHED OWNERS ASSOCIATION, AS IDENTIFIED BY APPROPRIATE INSTRUMENT, PROPERLY EXECUTED AND RECORDED IN THE REAL ESTATE OFFICE OF THE LARAMIE COUNTY CLERK (THIS MAY INCLUDE, BUT IS NOT LIMITED TO, COVENANTS, DEEDS, OR OTHER AGREEMENTS).
- "40' ACCESS, DRAINAGE & UTILITY EASEMENT" GRANTED TO THE OWNER(S) OF TRACTS 11 & 12, SUNSET TRACTS, THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS IN THE EVENT THAT EXISTING 40' R/W "WEST OLE MAVERICK" IS VACATED IN THE FUTURE. NO CONSTRUCTION IS PROPOSED AT THIS TIME.
- "80' PUBLIC INGRESS/EGRESS, DRAINAGE, & UTILITY EASEMENT PROVIDED FOR FUTURE ACCESS TO LANDS WEST OF AND ABUTTING THIS PLAT, IN THE EVENT THAT EXISTING 40' R/W "WEST OLE MAVERICK" IS VACATED IN THE FUTURE. NO CONSTRUCTION IS PROPOSED AT THIS TIME.
- "36' EMERGENCY ACCESS EASEMENT" PROVIDED FOR THE MUTUAL DESCRIBED BENEFIT BY THE OWNER(S) OF TRACTS 1, 2, 3, IRONHORSE, 1ST FILING; VIA THAT "40' MUTUAL INGRESS/ EGRESS & DRAINAGE EASEMENT" (SEE NOTE 6). NO CONSTRUCTION IS PROPOSED AT THIS TIME.
- FURTHER SUBDIVISION OF THE LANDS CONTAINED WITHIN THIS REPLAT WILL REQUIRE A FULL SUBDIVISION PERMIT AND PLAT AND NON-ADVERSE RECOMMENDATION FROM THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY (WYDEQ).

REVISED: 09/10/2020  
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APPROVALS

Approved by the Laramie County Planning Commission this \_\_\_\_ day of \_\_\_\_ 2020.

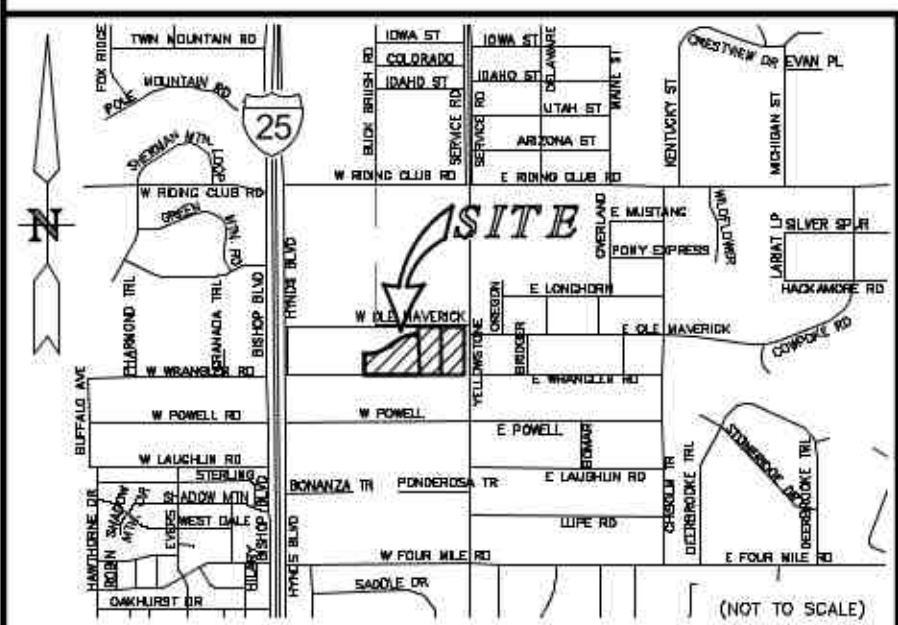
Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this \_\_\_\_ day of \_\_\_\_ 2020.

Chairman ATTEST: County Clerk

FILING RECORD

VICINITY MAP





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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT  
FOR A PORTION OF THE S1/2 S1/2 NE1/4, SECTION 12,  
T.14N., R.67W., OF THE 6<sup>TH</sup> P.M.,  
LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS “IRONHORSE, 1<sup>ST</sup> FILING”.**

**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**, the application is in conformance with the AR – Agricultural zone district; and 4-2-100 of the Laramie County Land Use Regulations.

**WHEREAS**, this resolution is the subdivision permit for Ironhorse, 1<sup>st</sup> Filing.

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING**, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-100 governing the AR – Agricultural Residential zone district.

**And the Board approves the Subdivision Permit and Plat for Ironhorse, 1<sup>st</sup> filing with the following condition:**

1. Review comments regarding clarification on the dedicated open space, access easements, and clerical corrections to the plat shall be addressed prior to recordation of the plat.

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

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

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney's Office