

ORIGINAL ORDINANCE NO.: 1865

INTRODUCED BY: SHUMWAY

ENROLLED ORDINANCE NO.: 1639

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF LARAMIE, WYOMING, BY REZONING APPROXIMATELY 172 ACRES OF PROPERTY FROM COUNTY RESIDENTIAL TO R1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, O (OPEN) DISTRICT AND TO (TECHNOLOGY AND OFFICE) DISTRICT.

WHEREAS, on July 26, 2012 the City of Laramie (applicant) and Charles E. Coughlin Jr.; Rawstone Development, Inc.; Albany County School District #1 (owners), filed with the City a petition for rezoning from County Residential to R1 (Single-Family Residential) District, O (Open) District and TO (Technology and Office) District; for approximately 172 acres of property more specifically described in Section 2 of this Ordinance and as shown on Attachment 1 – Zoning Map which is attached hereto and incorporated herein; and

WHEREAS, on October 8, 2012, the City Planning Commission reviewed the area to be rezoned and by a majority vote of its members recommended rezoning the subject property from County Residential to R1 (Single-Family Residential) District, O (Open) District and TO (Technology and Office) District;

WHEREAS, notice of a public hearing in compliance with Wyo. Stat. §15-1-602(b) by publishing the required notice in the *Laramie Boomerang* on December 9, 2012 which notice was given at least fifteen (15) days prior to the public hearing; and

WHEREAS, the Laramie City Council held a public hearing on January 2, 2013 to take and consider public comments;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LARAMIE:

Section 1. That the foregoing recitals are incorporated in and made a part of this Ordinance by this reference.

Section 2. That the Zoning District Map of City is hereby amended by establishing R1 (Single-Family Residential) District, O (Open) District and TO (Technology and Office) District zoning for the subject property, described as follows:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 16, RANGE 73 WEST OF THE 6TH P.M., ALBANY COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27 BEING A FOUND 1" PIPE, THENCE SOUTH 89°30'08" 2646.58 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 27, BEING A FOUND 1" PLASTIC RED CAP STAMPED EPI LS 3830, SAID LINE BEING THE BASIS OF BEARINGS;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 27 SOUTH 89°30'03"EAST 1576.72 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIPTION IN DOCUMENT NUMBER 2006-1296, A FOUND 2 1/2" WAPA BRASS CAP;

THENCE SOUTH 0°24'14"EAST 1212.43 FEET ALONG THE WEST LINE OF SAID PARCEL TO A FOUND 2 1/2" WAPA BRASS CAP ON PIPE;

THENCE SOUTH 76°30'54"EAST 1101.95 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO A POINT ON THE EAST LINE OF SECTION 27;

THENCE SOUTH 0°24'00"EAST 959.93 FEET ALONG SAID LINE TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIPTION IN DOCUMENT 2007-1902;

THENCE NORTH 70°42'43"WEST 872.24 FEET ALONG THE NORTH LINE OF SAID PARCEL;

THENCE NORTH 61°11'03"WEST 837.14 FEET ALONG THE NORTH LINE OF SAID PARCEL TO A POINT ON THE NORTH LINE OF ORDINANCE NUMBER 1557 RECORDED IN DOCUMENT NUMBER 2009-3384;

THENCE NORTH 89°51'58"WEST 691.96 FEET ALONG SAID LINE TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 0°01'02"WEST 216.10 FEET ALONG THE WEST LINE OF SAID ANNEXATION TO THE NORTHEAST CORNER OF COUGHLIN-POLE MOUNTAIN 2ND SUBDIVISION RECORDED IN DOCUMENT NUMBER 2005-7053;

THENCE NORTH 89°52'00"WEST 255.79 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF COUGHLIN-POLE MOUNTAIN 4TH SUBDIVISION RECORDED IN DOCUMENT NUMBER 2009-6972;

THENCE NORTH 0°06'29"EAST 204.52 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH 89°58'21"WEST 150.37 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO A POINT ON THE NORTH-SOUTH CENTER OF LINE OF SAID SECTION 27;

THENCE CONTINUING ALONG SAID SUBDIVISION LINE NORTH 89°58'21"WEST 39.03 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIPTION IN DOCUMENT 2005-1749;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING 5 COURSES AND DISTANCES:

- 1) NORTH 0°01'24"EAST 298.70 FEET;
- 2) NORTH 89°57'45"WEST 318.46 FEET;
- 3) NORTH 0°02'15"EAST 138.26 FEET;
- 4) NORTH 67°34'53"WEST 273.73 FEET;
- 5) NORTH 89°21'10"WEST 230.47 FEET TO AN ANGLE POINT ON

THE NORTH LINE OF COUGHLIN-POLE MOUNTAIN 4TH RECORDED IN DOCUMENT NUMBER 2009-6972;

THENCE SOUTH 79°08'48"WEST 224.05 FEET ALONG SAID LINE TO A FOUND 1 ½" ALUMINUM CAP STAMPED LS 2393;

THENCE SOUTH 0°07'20"WEST 197.33 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF BURCKERT-RICHARDS 2ND ADDITION AS RECORDED IN DOCUMENT NUMBER 662732;

THENCE ALONG SAID NORTH LINE THE FOLLOWING 4 COURSES AND DISTANCES:

- 1) SOUTH 89°47'23"WEST 426.49 FEET;
- 2) NORTH 59°31'58"WEST 213.72 FEET;
- 3) NORTH 69°31'31"WEST 225.32 FEET;
- 4) SOUTH 89°49'14"WEST 703.23 FEET TO A POINT ON THE EAST RIGHT OF WAY OF 15TH STREET;

THENCE NORTH 0°00'21"WEST 700.30 FEET ALONG SAID LINE TO THE NORTHEAST CORNER OF 6TH FILING REVISED MONTEVUE AS RECORDED IN DOCUMENT NUMBER 2004-7255;

THENCE NORTH 89°34'33"WEST 64.28 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO A POINT ON THE WEST LINE OF SAID SECTION 27;

THENCE NORTH 0°10'49"WEST 593.74 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 168.80 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

Section 3. That the foregoing described property contains 172 acres more or less, together

with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all improvements thereon.

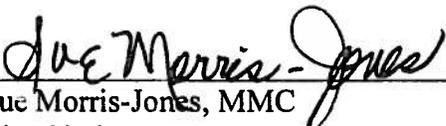
Section 4. That this ordinance shall become effective after its passage, approval and publication.

Passed and approved this 5th day of February, 2013.



David A. Paulekas, Mayor and President of the
City Council

Attest:



Sue Morris-Jones, MMC
City Clerk

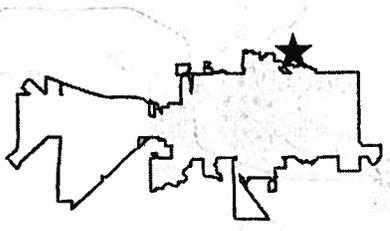
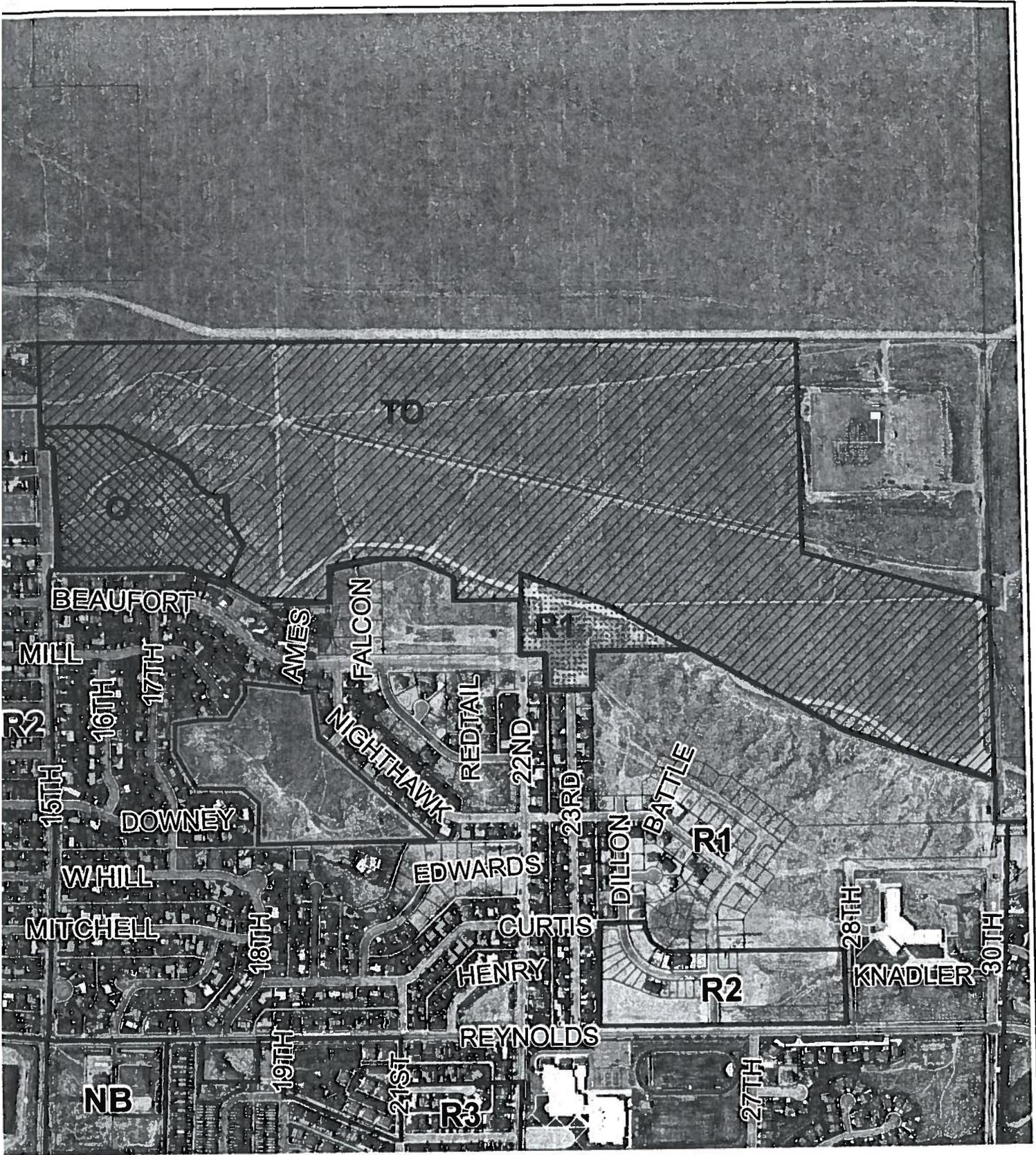
Duly published in the *Laramie Boomerang* this 06th day of March, 2013.

First Reading: November 20, 2012

Public Hearing: January 2, 2013

Second Reading: January 2, 2013

Third Reading and Final Action: February 5, 2013



Zoning (Z-12-04) Attachment 1



This Data contained herein was compiled from various sources for the sole use of the City of Laramie. REVIEW OF THIS DATA FOR ACCURACY AND ANY NECESSARY EDITING HAS NOT BEEN COMPLETED AT THIS TIME. Any use of the data by anyone other than the City of Laramie, and its members, is at the sole risk of the user; and by acceptance of this data, the user does hereby hold the City of Laramie, and its members, harmless and without liability from any claims, costs, or damages of any nature against the City of Laramie, including cost of defense arising from improper use of data; or use by other party. Acceptance or use of this data is done without any expressed or implied warranties.

