

ORIGINAL ORDINANCE NO.: 1782

INTRODUCED BY: Vitale

ENROLLED ORDINANCE NO.: 1558

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF LARAMIE, WYOMING, BY ESTABLISHING R1 (ONE-FAMILY) ZONING FOR TWO TRACTS OF LAND: AN AREA APPROXIMATELY 10.75 ACRES IN SIZE, GENERALLY KNOWN AS COUGHLIN-POLE MOUNTAIN 4TH ADDITION BLOCKS 1-4; AND AN ADJOINING TRACT OF LAND APPROXIMATELY 1.41 ACRES IN SIZE, GENERALLY KNOWN AS THE INTERSECTION OF BEAUFORT STREET AND NORTH 22ND STREET AND VICINITY.

Whereas, on January 29, 2009, BLT LLC (Brett Vizina and J.D. Romsa) filed a petition for the Annexation (Petition) with the Clerk of the City of Laramie, Wyoming, to annex the area commonly known as Coughlin-Pole Mountain 4th Addition Blocks 1-4 (Annexation Area), which is more specifically described in Section 2 of this Ordinance, to the City, and whereas a concurrent application was filed by the applicant with City for the establishment of R1 (One-Family) zoning of the Annexation Area, subject to City Council approving the annexation of the tract of land to the City;

Whereas, on March 23, 2009, the City Planning Commission reviewed the petition and by majority vote of its members recommended the establishment of R1 (One-Family) zoning for the Annexation Area;

Whereas, at the request of the property owners and upon recommendation of the Planning Commission at its March 23, 2009 meeting, the area encompassing the proposed intersection of Beaufort Street and North 22nd Street and vicinity, which is more specifically described in Section 2 of this Ordinance, was made part of the accompanying development proposal and hence the Annexation Area;

Whereas, City Clerk gave notice of a public hearing in compliance with Wyo. Stat. § 15-1-602(b) by publishing the required notice in the *Laramie Boomerang* on April 26, 2009;

Whereas, a public hearing was held on May 19, 2009, which notice shall be given at least fifteen (15) days prior to the public hearing in compliance with Wyo. Stat. § 15-1-602(b).

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 (One-Family) zoning for the Annexation Area, subject to City Council approving the annexation of the Annexation Area to the City, which Area is described as follows:

[COUGHLIN-POLE MOUNTAIN 4TH ADDITION BLOCKS 1-4:]

A TRACT OF LAND LOCATED IN THE E1/2 OF THE NW 1/4 OF SECTION 27,  
T16N, R73W OF THE 6TH. P.M. ALBANY COUNTY WYOMING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE S1/4 CORNER OF SAID SECTION  
BEARS S 15° 58' 49" E 3849.11 FEET, SAID POINT OF BEGINNING BEING THE SE  
CORNER OF LOT 49, BLOCK 3 AS SHOWN ON THE PLAT OF BLOCK 3  
BURKERT-RICHARDS 2ND ADDITION AND BLOCK 6 BURKERT-RICHARDS  
ADDITION TO THE CITY OF LARAMIE WYOMING;

THENCE N 0° 10' 12" W 100.00 FEET (FORMERLY CALLED N 0° 01' 00" W)  
ALONG THE BOUNDARY OF SAID BLOCK 3;

THENCE N 89° 49' 48" E 85.00 FEET (FORMERLY CALLED N 89° 59' 00" E)  
ALONG SAID BOUNDARY;

HENCE N 0° 10' 12" W 400.00 FEET (FORMERLY CALLED N 0° 01' 00" W)  
ALONG SAID BOUNDARY AND SAID BOUNDARY EXTENDED;

THENCE N 78° 51' 16" E 224.05 FEET;

THENCE S 89° 38' 43" E 229.96 FEET;

THENCE S 67° 52' 25" E 273.12 FEET;

THENCE S 0° 10' 12" E 138.26 FEET;

THENCE N 89° 46' 31" E 318.46 FEET;

THENCE S 0° 14' 20" E 299.35 FEET TO THE INTERSECTION OF THE  
EXTENSION OF THE WEST LINE OF 22ND STREET AND THE NORTH LINE OF  
BEAUFORT STREET AS PLATTED;

THENCE S 89° 46' 31" W (FORMERLY CALLED S 89° 44' 13" W) 390.00 FEET  
ALONG SAID NORTH SIDE OF BEAUFORT STREET AS PLATTED AND  
EXTENDED;

THENCE S 89° 55' 11" W 481.42 FEET (FORMERLY CALLED S 89° 49' 36" W  
481.87') ALONG SAID NORTH LINE OF BEAUFORT STREET;

THENCE S 89° 49' 48" W (FORMERLY CALLED S 89° 44' 13" W) 235.00 FEET  
ALONG SAID NORTH LINE OF BEAUFORT STREET TO THE POINT OF  
BEGINNING.

SAID TRACT CONTAINS 10.75 ACRES MORE OR LESS

BASIS OF BEARING FOR DESCRIPTION IS TRUE NORTH AS DETERMINED BY GPS MEASUREMENTS.

[INTERSECTION OF BEAUFORT STREET AND NORTH 22ND STREET AND VICINITY:]

BEGINNING AT THE NE CORNER OF THE FINAL PLAT OF BLOCK 1, LOTS 10-13, BLOCK 2, LOT 13, BLOCK 3, LOTS 10-13, AND BLOCK 11, LOTS 2-8, COUGHLIN-POLE MOUNTAIN 2ND ADDITION TO THE CITY OF LARAMIE, WYOMING FROM WHICH THE S1/4 CORNER OF SECTION 27, T16N, R73W OF THE 6TH P.M., ALBANY COUNTY, WYOMING BEARS S 3° 53' 30" 3507.58 FEET;

THENCE N 89° 51' 21" W 300.00 FEET (FORMERLY CALLED N 89° 43' 22" W) ALONG THE NORTH LINE OF SAID FINAL PLAT TO A POINT ON THE EAST LINE OF THE FINAL PLAT OF LOTS 1-9, BLOCK 1 & LOTS 13-15, BLOCK 2, COUGHLIN-POLE MOUNTAIN 2ND ADDITION;

THENCE N 0° 08' 39" W 204.10 FEET (FORMERLY CALLED N 0° 16' 38" W 203.68') ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF BEAUFORT STREET;

THENCE N 89° 46' 31" E 300.00 FEET;


THENCE S 0° 08' 39" E 204.52 FEET TO THE POINT OF BEGINNING.

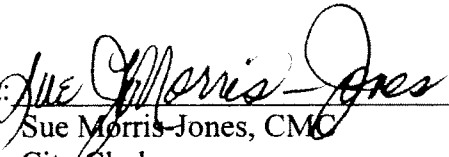
[SAID TRACT CONTAINS 1.41 ACRES MORE OR LESS.]

**Section 3.** That the foregoing described two tracts contain 12.16 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, and subject to City Council approving the annexation of the foregoing tract of land to City.

Passed and approved this 02th day of June, 2009.

  
Jodi Guerin, Mayor and President of the  
City Council

Attest:   
Sue Morris-Jones, CMC  
City Clerk

Duly published in the *Laramie Boomerang* this 07<sup>th</sup> day of June, 2009.

First Reading: April 21, 2009

Public Hearing: May 19, 2009

Second Reading: May 19, 2009

Third Reading and Final Action: June 02, 2009