



# Fire Prevention Bureau

415 West 18<sup>th</sup> Street  
Cheyenne WY 82001  
307-637-6311

[www.cheyennecity.org](http://www.cheyennecity.org)

[cfprevention@cheyennecity.org](mailto:cfprevention@cheyennecity.org)



January 15, 2021

Victory Real Estate Management LLC  
Attn: Dipalie Jariwalla  
208 Linden Avenue  
Verona, New Jersey 07044



RECP #: 800042

RECORDED 1/20/2021 AT 2:29 PM BK# 2715 PG# 1878  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

Hitching Post Inn  
1600 West Lincolnway  
AKA 1700 West Lincolnway  
Cheyenne, Wyoming 82001

PIDN: 13640111001100 Tax ID: 16810000100010 Tax District: 0150  
Street Address: 1600 W Lincolnway Deed: 2441 WDNC 1007 04/29/2015  
P.A.S Subdivision, 1<sup>st</sup> Filing Lot 1 Block 1 Account: R0049326

Subject: Inspection Conducted After the Fire January 15, 2021.

On January 15, 2021 at the conclusion of firefighting activities, three of the buildings located on the property were inspected as to determine the extent of compliance with the provisions of the International Fire Code as adopted by the City of Cheyenne as well as the extent of damage caused by the fire.

Buildings labeled or also know as #5 (the building located on the far North end of the property,) Buildings #1 and #2 (these buildings are on the South end of the property,) were found to be in an unsafe condition, as defined in Section 110 of The International Fire Code as adopted by The City of Cheyenne.

These buildings are vacant and not secured against unauthorized entry as required by section 311, and the notice and order dated September 10, 2017.

The current state of the buildings shows that there are holes and damage throughout each level and room. This damage to the required fire resistive construction is a violation of sections 311.2.3 and Chapter 7 of the International Fire Code as adopted by The City of Cheyenne. The combustibles have also not been removed from these structures, as required in Section 311.3 of The International Fire Code as adopted by The City of Cheyenne.

Buildings labeled or also know as #3 and #4 (these were the middle section of buildings) are deemed unsafe per Section 110.1.1, these buildings have been damaged by fire and are also not secured per section 311, deeming an unsafe condition. At this time the Eastern portion of the building along with the connection to Building 5 need to be demolished due to damage caused by the Fire on January 14-15, 2021.

There is damage to the required fire resistive construction in violation of Section 311.2.3 and Chapter 7 of The International Fire Code as adopted by The City of Cheyenne.

The holes in the roofs of this building present a hazard for the uncontrolled spread of fire as well as the hazard to fire fighting from the roof because of the holes.

Additionally as listed from the inspection conducted October 26, 2016, the water leaks have not been repaired. This has allowed for the uncontrolled growth of mold, which was also to be addressed as listed.

Currently the City of Cheyenne is attempting to Summary abating the Hazardous condition by restoring the perimeter fence at the location, this is to try and protect from the unsafe condition. This remains the responsibility of the owner Section 110.2 of The International Fire Code as adopted by The City of Cheyenne.

As required by the International Fire Code as adopted by the City of Cheyenne these buildings are being referred to the Building Department for any repairs, alterations, remodeling, removing or demolition required.

This property and all associated buildings will be placarded per Section 311.5 of The International Fire Code as adopted by The City of Cheyenne, as that structural or interior hazards exist to a degree that consideration should be given to limit fire fighting to exterior operations only, with entry only occurring for known life hazards.

Sincerely,

RECP #: 800042  
RECORDED 1/20/2021 AT 2:29 PM BK# 2715 PG# 1879  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2



Byron Mathews  
Fire Prevention Chief  
Cheyenne Fire & Rescue  
*Fire Code Officer KR FR*

State of Wyoming  
County of Laramie

Subscribed and sworn before me this 20<sup>th</sup> day of January, 2021 by Byron Mathews. *Fire Code Officer KR FR*

Marsha Connour  
Notary Public  
My commission expires: October 15, 2021

