

LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: March 19, 2024

TITLE: PUBLIC HEARING regarding a Zone Change from A-1 – Agricultural and Rural

Residential to AR - Agricultural Residential for a parcel in the NW ¼ of Section 10,

Township 14 North, Range 66 West, 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Y2 Consultants, on behalf of Lois Elaine Adams, has submitted Zone Change and Administrative Plat applications for Adams Homestead, located at 8811 Ridge Road. The application has been submitted for the purpose of changing the zone district from A-1-Agricultural and Rural Residential to AR-Agricultural Residential and to replat the subject property into two tracts. The Administrative Plat action is for information only since this will be administratively approved.

BACKGROUND

Lois Elaine Adams owns the 39.77 acre un-platted parcel and is requesting to break off the existing residence into a 5.30-acre tract and retain the remainder in one larger tract. A zone change to AR-Agricultural Residential allows for a minimum tract size of 5 acres. The proposed subdivision is bordered by AR and A-1 zone districts.

Pertinent Statutes and Regulations include:

Wyoming State Statute: Section 34-12-101 through 34-12-115

Section 1-2-103 (b) governing zone district amendments

Section 1-2-104 governing public notice.

Section 4-2-104 governing Agricultural Residential zone districts (AR).

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). These areas are intended to accommodate a mix of more intensive land uses than other areas.

Public Notice was provided as required per Section 1-2-104 governing public notice and one comment was received from a neighbor inquiring on the reason for the zone change.

Agency review comments were received, and the applicant has addressed all comments. Staff finds that the application is consistent with the plans and policies of Laramie County.

On February 22, 2024, the Laramie County Planning Commission held a public hearing on this application. Public comments were heard from two neighbors who had concerns about the declining water supply and impact of new wells on existing wells and that the property is in a floodplain. The Planning Commission voted (5-0) to recommend approval with no conditions.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Board must find at least one of the following:

The criteria are:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; *or*
- ii. That the original zoning classification given to the property was inappropriate or improper; or
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Criteria i. is met by the type of development proposed and by meeting all of Planning's application criteria. Rezoning is unlikely to adversely impact the area.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- **a.** This application meets the requirements of section 1-2-103 (b)(i) of the Laramie County Land Use Regulations for a zone map amendment.
- **b.** The proposed change in zone district is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations for an AR-Agricultural Residential zone district.

and based on having met the criteria outlined above, the Board of County Commissioners may approve a Zone Change from A-1 - Agricultural and Rural Residential to AR – Agricultural Residential for a parcel in the NW1/4 of Section 10, Township 14 North, Range 66 West, 6th P.M., with no conditions, and to adopt the findings of facts a and b of the staff report.

PROPOSED MOTION

I move to approve the Zone Change from A-1 to AR for a parcel in the NW1/4 of Section 10, Township 14 North, Range 66 West, 6th P.M., with no conditions, and adopt the finds of fact a and b of the staff report.

ATTACHMENTS

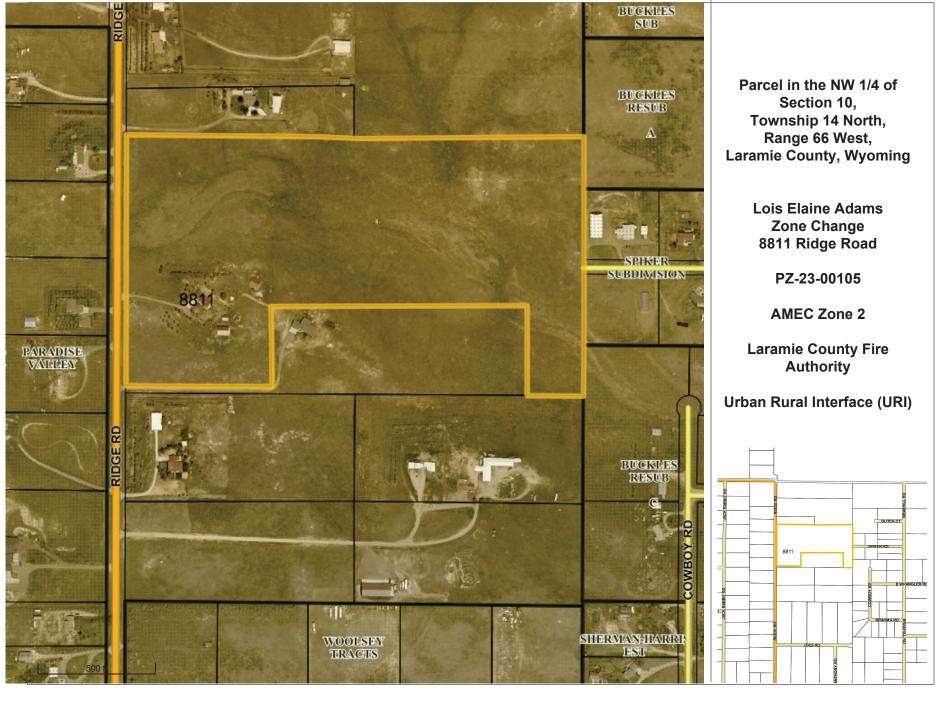
Attachment 1: Project Map

Attachment 2: Project Narrative

Attachment 3: Agency Review Comments
Attachment 4: Adams Homestead Plat

Attachment 5: Resolution Attachment 6: Exhibit 'A'





July 31, 2023 Delivery via email

Justin Arnold, Program Manager Laramie County Planning and Development 3966 Archer Parkway Cheyenne, WY 82009 justin.arnold@laramiecountywy.gov (307) 633-4523

RE: Narrative Letter – Lois E. Adams (Portion NW1/4 Sec 10, T14N, R66W)

Dear Mr. Arnold,

The goal of this project is to subdivide and change the zoning of two portions of the NW ¼ of Section 10, T14N, R66W, located at 8811 Ridge Rd and 8611 Ridge Rd in Cheyenne, Wyoming. The subdivision would consist of splitting the property of 8811 Ridge Rd into two lots, with one lot being 5.3 acres more or less to retain the current residence with the balance of the 39.77 acres to be left undeveloped, and the zone change would be from the current zoning of A-1 to AR of both properties; 8611 and 8811 Ridge Rd.

Please contact me if you have any questions and I would be happy to discuss the project further.

Respectfully,

Gary N. Grigsby, PE PLS #9283

Gary N Grigsby

Operations Manager

Applicant Response Review #1

Cheyenne, WY 82009

Permit Notes

Site Address: 8811 RIDGE RD

Applicant: Y2 CONSULTANTS
Owner: ADAMS, LOIS ELAINE

Project Description: Change from A1 to AR zone district

Submitted: 08/29/2023 Technically Complete:

Complete: Approved: 01/19/2024

Issued:

Begin Date 11/16/2023	End Date 11/16/2023	Permit Area Application	<u>Subject</u> PZ-23-00106	Note Type GENERAL Acknowledged	Note Text Project fees were paid so project is ready to move forward. Planning Commission 1-11-24 and BOCC 2-6-24	Created By CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
01/05/2024		Application	PZ-23-00106	GENERAL Acknowledged	applications are now complete after receiving the zone change maps. New hearing dates are Planning Commission on 2.22.24 and BOCC on 3.19.24	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
01/09/2024		Application	PZ-23-00106	GENERAL Acknowledged	Lot is in an area surrounded by A1. Closest AR is at least 3 lots away and is also surrounded by A1 and A2. This looks to be spot zoning.	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
01/19/2024		Application	PZ-23-00106	GENERAL Acknowledged	All agency comments must be addressed.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV

NW Corner Sec 10 T14N R66W

ROW)

2

159

-S 00°12'42" W 485.06'

S 89"47"42" E 484.98"

-N 00°12'20" E 116.21'

PARCEL "A"

N 00"12'18" E 350.93'

S 00°12'18" W 230.84' -

N 89°47'42" W 504.40'

S 89°29'58" E 614.45' (M) S 89°13'15" E 614.66' (R)

S 00°12'18" W 108.65

1/2" IRON PIPE

5.30± ACRES

POB

38

601.77 (80

12'38" W 28'26" W B DGE

1/2" IRON PIPE

N 00°09'33" E 40.03' (M) N 00°28'26" E 40.00' (R)

PROPERTY DESCRITION PARCEL A

A PARCEL OF LAND SITUATE IN THE NW 1/4 OF SECTION 10 T14N R66W OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A REBAR WITH AN ALUMINUM CAP STAMPED PELS

BEGINNING AT A REBAR WITH AN ALUMNUM CAP STAMPED PELS 10025 BEARING S22'9290°FA DISTANCE OF 1740.8 FEET TO THE NV CORNER OF SECTION 10 114N R66W MONUMENTED BY A 3 144* ALUMNUM CAP ENCASED IN 12° BY 16° CONCRETE. THENCE S3 44* AT 27° A DISTANCE OF 349.58 FEET TO MESENR WITH AN ALUMNUM CAP STAMPED PELS 10032. THENCE S03'290°FA DISTANCE OF 26.7 FEET TO A REBAR WITH AN ALUMNUM CAP STAMPED PELS 10032. THENCE S03'290°FA DISTANCE OF 26.7 FEET TO A REBAR WITH AN ALUMNUM CAP STAMPED PELS 10032. THENCE S03'290°FA DISTANCE OF 26.7 FEET TO A REBAR WITH AN ALUMNUM CAP STAMPED PELS 10032. THENCE S03'290°FA DISTANCE OF 30.9 FEET TO A 12° INCOMPANDED PELS 10032. THENCE S03'290°FA DISTANCE OF 30.9 SIFE TO A 12° INCOMPANDED PELS 10032. THENCE NO9'12'85°C DISTANCE OF 30.9 SIFE TO A 12° INCOMPANDED PELS 10032. THENCE NO9'12'85°C DISTANCE OF 30.9 SIFE TO A 12° INCOMPANDED PELS 10032. THENCE NO9'12'85°C DISTANCE OF 30.9 SIFE TO A 12° INCOMPANDED PELS 10032. THENCE NO9'12'85°C DISTANCE OF 30.9 SIFE TO A 12° INCOMPANDED PELS 10032. THENCE NO9'13'NEC OF 30.9 SIFE TO A 12° INCOMPANDED PELS 10032. THENCE NO9'13'NEC OF 30.9 SIFE TO A 12° INCOMPANDED PELS 10032. THENCE NO9'13'NEC OF 30.9 SIFE TO A 12° INCOMPANDED PELS 10032. THENCE NO9'13'NEC OF 30.9 SIFE TO A 12° INCOMPANDED PELS 10032.

FLOOD NOTE

OF-WAYS THAT HAVE BEEN LEGALLY ACQUIRED.

I. David A. Fehringer, a Professional Engineer and Land Surveyor registered in the State of Wyoming do hereby certify that this Final Plat was prepared from the records and field notes of a survey conducted under my supervision completed during July, 2023, and that all dimensions and other details are correct to the best of my increasing and other details.

David A. Fehringer, Wyoming PE & PLS # 10052 February 15, 2024 (Job 23061) For and on behalf of Y2 Consultants, LLC.

N 89°24'08" W 964.54' (M) N 89°38'00" W 965' (R)

X

APPROVALS

- 1/2" IRON PIPE

PARCEL "B"

33.42± ACRES

8611 RIDGE RD

CHARLES KENDALL ADAMS

CARINA NICOLE ADAMS

10,06± ACRES

1261.75' (M) 1262.19' (R)

Approved by the Laramie County Planning Commission

_ day of ___

Planning Director, Laramie County, Wyoming

Approved by the Laramie County Public Works ___ day of ___

Public Works Director, Laramie County, Wyoming

N 89°24'13" W 967.39' (M) N 89°38'03" W 968.02' (R)

REBAR WALUM. CAP

20

382

S 00°0711" W S 00°23'15" W

ACKNOWLEDGEMENT

THE STATE OF WYOMING COUNTY OF LARAMIE }ss

The foregoing instrument was acknowledged before this

____ day of____

ADAMS, LOIS ELAINE, Owner.

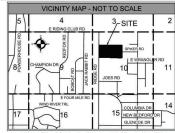
- 5/8" REBAR

-1/2" IRON PIPE

1/2" IRON PIPE

SPIKER RD (60' ROW)

Notary Public, Laramie County, Wyoming



Township 14 North, Range 66 West, 6th P.M.

ILVIEW Know all men by these presents that ADAMS, LOIS ELAINE, owner of lands shown on this plat, does here by certify.

That the land located at 8811 Ridge Road, Cheyenne, Wyoming, Laramic County Wyoming, shall be subclivided into two lots.

That the loregoing plat designated as ADAMS HONEUSTEAD is located in the NW 1/4 of Section 10 Township 14 North, Range 68 West, 6th P.M., Laramic County, Wyoming, and is more particularly described as followed:

14-66. A TRACT IN THE NW 14, SEC 10 DESC AS: BEG AT THE N 14 COR OF SEC 10, TH S 0 DEG 00°C; 110 A0 8°T O'THE ACTUAL PINT O'F BEG 0°THE TRACTTO SED ESCS; TH CONTINUING S 0 DEG 00°C; 1098.67;TH N 89 DEG 42°0°W, 1975.10; TH N 10 DEG 00°35°C; 1100.80; TH S 89 DEG 38°00°C; 1005.00; TH S 89 DEG 38°C; TH S 89 DEG 38°C; TH S 90 DEG 38°C; TH S 90°C; T

EXECUTED this ____ day of _

LEGEND OF SYMBOLS & ABBREVIATIONS



Filing Record

County Clerk & Ex-Officio Registrar of Deeds

FINAL PLAT

ADAMS HOMESTEAD

LOCATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

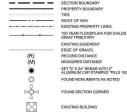
DEDICATION

14-66: A TRACT IN THE NW 1/4. SEC 10 DESC AS: BEG AT THE N 1/4 COR OF SEC 10. THIS 0 DEG

That this subdivision, as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner, have caused that this property to be platted into lots as shown and designated the same to be henceforth known as the Adams Homestead, to the City of Cheyenne, Laramie County, Wyoming

ADAMS, LOIS ELAINE, Owner





The State of Wyoming County of Laramie } ss This instrument was filed for record

SEWAGE IS DISPOSED VIA SEPTIC WITHIN PARCEL "A," AND WATER IS SUPPLIED VIA A WELL WITHIN PARCEL "A".

US GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 560025, MAP NUMBER 66021 (10984 WHIGH BEARS AN EFFECTIVE DATE OF JANUARY 17, 2007 AND PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV)

PROPERTY DESCRIPTION PARCEL B

1/2" IRON PIPE

- S 00°30'30" W

- S 89°29'30" E 20.67'

ALLIM CAP

N 00°06'57" E 342.07' (M) N 00°23'15" E 342.37' (R)

- REBAR W/ 2" ALUM. CAP PLS 2613

A PARCEL OF LAND SITUATE IN THE NW 1/4 OF SECTION 10 T14N R66W OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A FEBRAR WITH AN ALUMINUM CAP STAMPED PELS 100028 BEARING S23'2909'RE A DISTANCE OF 1740.6 FEET TO THE NW CONNER OF SECTION 10 '14M R86W MONUMENTED BYA 3' 14" PW CONNER OF SECTION 10 '14M R86W MONUMENTED BYA 3' 14" PW AT SECTION 10 '14M R86W MONUMENTED BYA 3' 14" PW AT SECTION 10 '14M R86W MONUMENTED BYA 3' 14" PW AT SECTION 10 '14M R86W MONUMENTED BYA 3' 14" PW AT SECTION 10 '14M R86W MONUMENTED PELS 10052; THENCE SO'3' 3'30" W A DISTANCE OF 10052; THENCE SO'3' 14" PW A DISTANCE OF 20.04 FEET TO A REBAR WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE NOS' 14" AND ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" PW A DISTANCE OF 1005 PW A DISTANCE OF 504 AU PRETON 10 THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052; THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052 THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052 THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052 THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052 THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED PELS 10052 THENCE SO'1' 21" STORE WITH AN ALUMINUM CAP STAMPED STORE WITH AN ALUMINUM CAP STAMPED STORE WITH AN ALUMINUM CAP STAMPED STORE WITH AN ALUMINUM BEGINNING AT A REBAR WITH AN ALUMINUM CAP STAMPED PELS FEET TO A REBAR WITH AN ALLMINIUM CAP STAMPED PELS, 2913.

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SUBJECT TO ANY AND ALL EASEMENTS AND RIGHT-OF-WAYS THAT HAVE BEEN LEGALLY ACQUIRED.

MISCELLANEOUS NOTES

S 89"28'14" E 236.82' (M) S 89"13'15" E 236.88' (R)

00°07'10" E

- BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH SAID LINE BEING MONUMENTED BY A 1/2" IRON PIPE ON THE EAST AND A 3/4" REBAR ON THE WEST.
- SURVEY DATUM FOR THIS PROJECT IS BASED ON STATE PLANE COORDINATES NAD 83, WYOMING EAST ZONE WITH DISTANCES SHOWN IN U.S. SURVEY FEET AND WITH ELEVATIONS BASED ON NAVD 88 USING GEOID 18.
- THIS PROPERTY LIES WITHIN FIRE DISTRICT LCFA.
- 20' WIDE HIGH WEST ENERGY RIGHT-OF-WAY EASEMENT BOOK 2050 PAGE 707. EASEMENT UNPLOTTABLE.
- 20' WIDE HIGH WEST ENERGY RIGHT-OF-WAY EASEMENT BOOK 2050 PAGE 709. EASEMENT UNPLOTTABLE
- THERE WILL BE NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/ACCESS EASEMENTS.
- ANY WORK TAKING PLACE WITHIN THE BOUNDARIES OF THE DESIGNATED FLOODPLAIN AND/OR FLOODWAY WILL REQUIRE AN APPROVED FLOODPLAIN DEVELOPMENT PERMIT THROUGH THE LARAMIE COUNTY PLANNING AND DEVELOPMENT OFFICE.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

AN ADMINISTRATIVE SUBDIVISION 8811 Ridge Road

> SHEET NUMBER 1 of 1

S \mathbf{I} ENGINEERING, SURVE LANDSCAPE ARCHITEC NATURAL RESOURCE S S 2







RESOLUTION NO.	

A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM A-1 – AGRICULTURAL AND RURAL RESIDENTIAL TO AR – AGRICULTURAL RESIDENTIAL FOR A PORTION OF THE NW 1/4 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 66 WEST, LARAMIE COUNTY, WYOMING.

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 zone change is in accordance with section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with section 4-2-100 of the Laramie County Land Use Regulation

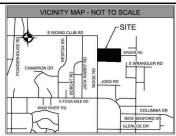
NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- This application is in conformance with section 1-2-103(b) 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.

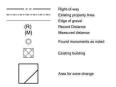
And the Board approves a Zone Change from A1 – Agricultural and Rural Residential to AR – Agricultural Residential for a portion of the NW 1/4 of Section 10, Township 14 North, Range 66 West of the 6^{th} P.M., Laramie County, WY, as shown on the attached Zone Change Map Exhibit.

PRESENTED, READ AND ADOPT	ED THIS	DAY OF	, 2024.
	LARAMIE	COUNTY BOARD OF	COMMISSIONERS
	Brian Love	tt, Chairman	
ATTEST:			
Debra K. Lee, Laramie County Clerk	_==		
Reviewed and approved as to form: Laramie County Attorney's Office) - -		





LEGEND OF SYMBOLS & ABBREVIATIONS



MISCELLANEOUS NOTES

- BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE PROPOSED PARCEL B BEING M98'24'08"W. SAID LINE BEING MONUMENTED BY A 1/2" IRON PIPE ON THE EAST AND A 3/4" REBAR ON THE WEST.
- SURVEY DATUM FOR THIS PROJECT IS BASED ON STATE PLANE COORDINATES NAD 83, WYOMING EAST ZONE WITH DISTANCES SHOWN IN U.S. SURVEY FEET AND WITH ELEVATIONS BASED ON NAVD 88 USING GEOID 18.
- THIS PROPERTY LIES WITHIN FIRE DISTRICT LCFA.

Property Description 8611 Ridge Rd

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Property Description 8611 Ridge Rd

Property Description 8811 Ridge Rd

EXHIBIT'A'

Zone Change

8611 & 8811 Ridge Road

LOCATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING



S



Lois E. Adams - 8811 Ridge Road Charles Kendall Adams & Carina Nicole Adan 8611 Ridge Road Cheyenne, WY 82009

Zone Change 8811 & 8611 Ridge Road Cheyenne, WY 82009

SHEET NUMBER

1 of 1