



Administrative Appeal

Laramie County Planning and Development Office
3966 Archer Pkwy
Cheyenne, WY 82009

Phone: 307-633-4303
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INCOMPLETE APPLICATIONS CAN NOT BE ACCEPTED

Date of decision or action under appeal: December 13, 2021			
Regulations that are the subject of the appeal: LCLUR 2-2-133			
OWNER INFORMATION Please attach a separate sheet if there are additional property owners			
Name Ava Jr and Emogene H Board		Phone 307-632-5442	
Address 6720 Space Dr	City Cheyenne	State WY	Zip Code 82009
Email aveandjean@aol.com			
APPLICANT INFORMATION			
Name Nestor and Krista Gallardo		Phone	
Address 7221 Space Dr	City Cheyenne	State WY	Zip Code 82009
Email krista.rossi@yahoo.com			
LOCATION INFORMATION			
Legal Description Lunar View Estates, Lot 4, Block 4, Laramie County, WY			
Site Address 7221 Space Dr Cheyenne WY 82009	Site Area 5 Acres	or Site Area	Sq Ft
Site Location Description (If Address is Unavailable)			
Current Zoning A1		Current Land Use Residential / Commercial Landscaping	
APPEAL INFORMATION			
What application, action or decision is being appealed?			
Approval of Commercial Site Plan Application - Project # PZ-21-00335			
Describe the reason for the appeal and any related issues.			
See Attached Page			
<p><i>I hereby certify that I have familiarized myself with the rules and regulations with respect to the filing of this application and that the foregoing statements and answers contained on the application and in required documents are true and accurate to the best of my knowledge. The undersigned do hereby agree to pay all fees associated with this application.</i></p> <p>ORIGINAL SIGNATURE OF BOTH THE OWNER AND THE APPLICANT ARE REQUIRED FOR SUBMISSION OF THIS APPLICATION</p>			
Signature of Owner		Date 19 Dec 2021	
Printed Name Ava Board Jr			
Signature of Applicant Emogene H Board		Date 19 Dec 2021	
Printed Name Emogene H. Board			

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LARAMIE COUNTY CLERK
CHEYENNE, WY

Administrative Appeal (Attachment)

Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne WY 82009

Project#: PZ-21-00335

Describe the reason for the appeal and any related issues.

Laramie County Land Use Regulations versus Lunar View Estates Protective Covenants restriction:
'No tract shall be used except for residential purposes'.

Affected landowners' comments were submitted to the County expressing that Lunar View Estates Protective Covenants restrict commercial use of this land.

We are aware the County is "Not a party" to the Lunar View Estates covenants. However, since Lunar View Estates covenants are more restrictive than the Laramie County Land Use Regulations, the County approval of this commercial site plan is out of order.

Laramie County Land Use Regulations and Protective Covenants both pertain to land use, and generally, the most restrictive set of rules apply. Simply disregarding Lunar View Estates Protective Covenants because the County is "not a party to them" without determining which set of rules apply, is the reason for this Appeal.

We ask the County to review this appeal and reverse the approval of the above referenced Project.

If the County does not reverse this approval, we request, in writing, the basis as to why the Laramie County Land Use Regulations prevail over Lunar View Estates Protective Covenants.