



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: February 4, 2025

TITLE: PUBLIC HEARING regarding a Zone Change from AR-Agricultural Residential to MU – Mixed Use for Tract 1, 2, 3, and 5, Gleich Tracts, Laramie County, WY.

EXECUTIVE SUMMARY

AVI, PC, on behalf of Lance E. Gleich and Mindy Grunewald, submitted an application for a Zone Change for Tracts 1, 2, 3, and 5, Gleich Tracts. The application has been submitted to change the zone district from AR- Agricultural Residential to a MU- Mixed Use zone district to accommodate the expansion of the water well business and allow the existing residence to remain.

A concurrent application was also submitted for a Site Plan for these parcels. The Site Plan is for the construction of a shop and office, and employee and equipment parking for the water well business. The Site Plan will address comments from Public Works regarding deed restrictions and easement notes noted on the Gleich Tracts plat. The Site Plan will be approved administratively and is included in this report for informational purposes only.

BACKGROUND

The subject property is currently used for a residence and LG Drilling, a water well service business. Zone districts bordering the subject property are A-1 and A-2. The area is a mixture of residences with a few businesses.

Pertinent Statutes and Laramie County Land Use Regulations include:

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

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

Section 4-2-111 governing Mixed Use zone districts (MU)

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. PlanCheyenne identifies the area as Rural Residential (RR).

Agency review comments have been addressed and the exhibit updated. Public notice was provided per Section 1-2-104 of the Land Use Regulations. Two comments were received and are attached to this report.

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

- 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. and iii. are met by the type of development proposed and by meeting all of Planning's application criteria.

On January 9, 2025, the Laramie County Planning Commission held a public hearing on this application and voted (3-0) to recommend approval. In response to a question from the Planning Commission the applicant will repair the neighboring fence when weather allows. Meeting minutes are attached.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a) This application meets the criteria for a zone map amendment pursuant to section 1-2-103(b) of the Laramie County Land Use Regulations.
- b) The proposed change in zone district meets the criteria of section 4-2-108 of the Laramie County Land Use Regulations.

and that the Board approve the Zone Change for Gleich Tracts 1, 2, 3, and 5, Gleich Tracts from AR to MU with no conditions.

PROPOSED MOTION

I move to approve the Zone Change for Tracts 1, 2, 3, and 5, Gleich Tracts, Laramie County, WY, from AR to MU with no conditions and adopt the findings of fact a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Project Narrative**
- Attachment 3: Agency Comment Reports and Applicant Responses**
- Attachment 4: Pre-App Notes**
- Attachment 5: Public Comments**
- Attachment 6: PC Meeting Minutes 1.9.25**
- Attachment 7: Gleich Tracts Subdivision Plat**
- Attachment 8: Proposed Gleich Tracts Site Plan 12.5.24**
- Attachment 9: Resolution for Zone Change**
- Attachment 10: Zone Change Exhibit 'A'**

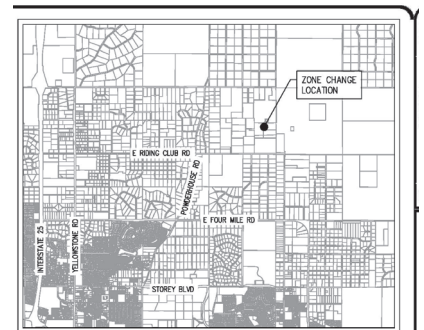


PZ-24-00101

**Gleich Tracts Zone Change
Tracts 1, 2, 3, & 5**

**2644 E. Riding Club Road
Cheyenne, Wyoming**

**Zone District Change
Agricultural Residential
to
Mixed Use**



VICINITY MAP (N.T.S.)



November 15, 2024

Justin Arnold, Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: GLEICH TRACTS ZONE CHANGE

Dear Mr. Arnold,

AVI, P.C., on behalf of Lance Gleich, is submitting a zone change application, located north of Riding Club Road and west of Ridge Road, more particularly described as Gleich Tracts, Tract 1, 2, 3, and 5 Laramie County, Wyoming.

The request for this zone change is for the specified parcels to go from Agricultural Residential (AR) to Mixed Use (MU) zoning. This change aims to accommodate a water well business on the subject property and allow for the construction of a shop and office. The business is a water well company and the site will allow for the shop, employee parking, and equipment parking.

The subject property is currently zoned for an agricultural residential use, reflecting its historical usage and proximity to other residential uses. However, the construction of the shop requires a more commercially oriented zone. County Planning staff has recommended a change from AR to MU to accommodate the business and allow the existing residence to remain.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark Christensen', is written over a light blue horizontal line.

Mark Christensen, AICP, Planner

A.V.I. PROFESSIONAL CORPORATION

h:\4692_Igd shop office\planning\submttls\zone change\4692 project narrative.docx

Permit Notes

Permit Number: PZ-24-00101

Parcel Number: 14660440100500

Submitted: 11/15/2024

Applicant: AVI PC
Owner: GLEICH, LANCE E ET AL
Project Description: Zone Change

Site Address: 2644 E RIDING CLUB RD
 Cheyenne, WY 82009

Technically Complete: 11/15/2024
Approved:
Issued:

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
11/15/2024		Application	PZ-24-00101	GENERAL	<p>Zone Change Public Hearing Dates: Planning Commission on 1.9.25 and BOCC on 2.4.25.</p> <p>Site Plan (Tract 5) application will be done concurrently with zone change. Approval for Site Plan is administrative.</p>	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
11/27/2024		Application	PZ-24-00101	GENERAL	<p>How does this zone change meet the criteria for the proposed zone change and fit with the goals and recommendations on land use and development in section 5.2 of the Comprehensive Plan?</p> <p>There is a restrictive easement around the Cheyenne VORTAC facility and most of the land to be zoned as MU falls inside of the restrictive easement. The owner should be made aware of this. There is also the issue of how the development of the property outlined in the project narrative is affected by the restrictive easement.</p>	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
11/27/2024		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. Please note the restrictions for the Tracts within this zone change on the original plat (attached). 2. If any comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works. 3. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development. 3a. Access to these lots (including the internal access easement) from E. Riding Club shall be designed and built to the current Laramie County Land Use Regulations. The design/construction plans shall be submitted to Public Works for review and approval. 3b. There will be no public maintenance of the internal roadways/access easements for these lots.</p>	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
12/03/2024		Application	PZ-24-00101	GENERAL	<p>All agency comments need to be addressed. Please place notes regarding restrictions from original filing on this plat.</p>	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV



LARAMIE COUNTY PLANNING & DEVELOPMENT OFFICE

3966 Archer Pkwy
 Cheyenne, WY 82009 planning@laramiecounty.com
 Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting

Date: 5-2-23 Staff: JAMES CC, BH Property Owner: LANCE & MINDY GLEICH

Project Description: ZONE CHANGE - SITE PLAN

Project Location/Address: E. GORING CLUB RD GORING TRACTS R #: 0065945, 0065941

ATTENDEES/AGENTS/PARTIES Tel: 12315 0065943, 0065942

Applicant <u>CHRIS LOVAS</u>	Phone <u>307-421-7835</u>	Email <u>chrilo@lovasengineering.com</u>
Other <u>Lance Gleich</u>	Phone <u>307-214-9969</u>	Email <u>Lance.gleich03@jmsi.com</u>
Other <u>Mindy Gleich</u>	Phone <u>970-302-9551</u>	Email <u>mgrunewald1@gmail.com</u>

APPLICATION TYPE(S)

<input type="checkbox"/> Administrative Plat	<input type="checkbox"/> Site Plan - For Records
<input type="checkbox"/> Appeal	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Board Approval	<input type="checkbox"/> Subdivision Permit & Plat
<input type="checkbox"/> Preliminary Development Plan	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Site Plan - Major	<input checked="" type="checkbox"/> Zone Change <u>AR to CB</u>
<input type="checkbox"/> Site Plan - Minor	

GUIDANCE

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees: <u>Zone Change - \$500.00</u> <u>Site Plan - \$750.00</u>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Pre-Application Meeting Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter/Justification Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Warranty Deed/Lease Agreement:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Plat / <u>Site Plan</u> / Plot Plan / Record of Survey / Preliminary Dev. Plan / <u>Zone Change Map</u> :
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Drainage Plans:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Drainage Study:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Traffic Study:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:



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Pre-Application Meeting

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Road/Easement Use Agreement: <i>MUST ADDRESS PLAT NOTES: RESTRICTIONS.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	ROW Construction Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Floodplain Development Permit: <i>UPON CONSTRUCTION</i>

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>\$26.00 EACH</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: <i>ACTUAL COST</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant: <i>ACTUAL COST</i>

Miscellaneous Notes:

- AR ZONE CHANGE TO CB OR PUD, WILL PROBABLY DO CB. CAN DO CONCURRENTLY WITH ZONE CHANGE AND SITE PLS. PLANS TO CONSTRUCT BUILDINGS. WILL PROBABLY INCORPORATE ALL 4 PHASES, LOT LINES WILL REMAIN THE SAME. CERTIFICATE OF REVIEW WILL BE ISSUED PRIOR TO BUILDING PERMITS. OPERATING FOR 7 YEARS. CAN ASK FOR LANDSCAPE WAIVER.
- * ATTACH ANY DOCUMENTS ADDRESSING VORTEC FACILITY EASEMENTS.

Transcription of Phone Message Left by Kathleen Cook 12.11.24

PZ-24-00101 and PZ-24-00104

Good morning, this is Kathleen Cook. I'm calling in regard to a sign that has appeared at my neighbor's place. It's a notice of development action and I'm wondering if you could give me a call back and maybe give me a little more information. I see that there is a public meeting on January 9 or I think that's the date. And I'm wondering if I can get any kind of information in advance of that, so I'm prepared if and when I go to that meeting. Thank you much. Again, it's Kathleen Cook. My number is 307-214-1466. And it's in regard to the Gleich Tract PZ-24-00101 and 104. Thank you again. Have a good day. Bye, bye.

Catherine Cundall

From: Louise Raimondi <ledmrwy@aol.com>
Sent: Monday, November 25, 2024 3:42 PM
To: Planning
Subject: PZ-24-00101and PZ-24-00104

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

I won't object to this AS LONG AS THEY FIX MY FENCE THEY KNOCKED DOWN.

Sincerely,

Louise Raimondi

Planning Commission Minutes of the Proceedings - Final

Historic Courthouse
310 W 19th Street
Cheyenne, WY 82001

Laramie County Planning Commission
Prepared by the Laramie County Planning & Development Office
Laramie County, Wyoming

Thursday, January 9, 2025

3:30 PM

Commissioners Board Room

Agenda modified 1.9.25 at 8:54 a.m.

To attend the meeting virtually and comment online please visit the link below.

<https://us02web.zoom.us/j/83324508468#success>

Agenda modified on 1.9.25 at 8:54 a.m.

Any supporting document associated with an agenda item is the document as initially submitted for the agenda and may not include any subsequent proposed amendments or revisions.

Call To Order

Chairman Jason Caughey called to meeting to order at 3:30 p.m. Guests were welcomed to the meeting and the assembly joined in the Pledge of Allegiance.

Roll Call

Present Jason Caughey, Jack Stadel, Johnny J Tafoya II
Absent John Watkins, Natacha Gaspar

Approval of Minutes

1. Consideration of the Minutes of the Proceedings for December 12, 2024.

[25 - 001](#)

Attachments: [PC 12.12.24 Draft](#)

Jack Stadel moved, seconded by Johnny J. Tafoya, II to approve the Minutes of the Proceedings for December 12, 2024. Vote 3-0.

Aye: Caughey, Stadel, Tafoya II

Absent: Watkins, Gaspar

Land Use:Variances/Board App./Plats

2. PUBLIC HEARING for a Zone Change from LI-Light Industrial to MU - Mixed Used for a Portion of Tract 17, Cheyenne Irrigated Gardens,

[25 - 014](#)

3rd Filing.

Attachments: [PZ-24-00097 PC STAFF REPORT PKG 01.09.25](#)

Justin Arnold, Planning Manager, reported on the requested Zone Change for Cheyenne Irrigated Gardens, 3rd Filing from LI to MU. The purpose of the application is to separate the residence from the remainder of the parcel and change the zoning to allow the residence to remain. An administrative plat has been submitted concurrently to divide the subject property into two parcels but will be approved administratively.

Surrounding zone districts include Planned Unit Development (PUD), Medium Density Residential (MR), and City of Cheyenne Agricultural. The zone change application meets all LCLUR criteria for a zone map amendment.

Based on evidence provided staff recommends approval of a Zone Change to the BOCC from LI to MU.

Chairman Caughey opened the Public Hearing for comment. Receiving no comments, the hearing was closed and a motion and discussion called for.

Jack Stadel moved, seconded by Johnny J. Tafoya, II to adopt the findings of facts a and b of the staff report and recommend approval of a Zone Change from LI-Light Industrial to MU-Mixed Use for Cheyenne Irrigated Gardens, 3rd Filing, of the South 440 feet of Tract 17, Cheyenne Irrigated Gardens, to the Laramie County Board of Commissioners with no conditions. Vote 3-0.

Aye: Caughey, Stadel, Tafoya II

Absent: Watkins, Gaspar

- 3. PUBLIC HEARING for a Zone Change from AR - Agricultural Residential to MU - Mixed Use for Tracts 1, 2, 3, and 5, Gleich Tracts, Laramie County, WY. [25 - 025](#)

Attachments: [PC 1.9.25 Mtng Pkt](#)

Cate Cundall, Associate Planner, reported on the request for a Zone Change from AR to MU for Tracts 1, 2, 3, and 5, Gleich Tracts. The purpose is to accommodate the expansion of the existing business and allow the residence to remain. The subject property is currently being used for a residence and LG Drilling, a water well service business. Zone district bordering the subject property are A-1 and A-2. The area is a mixture of residence with a few businesses.

Agency comments are being addressed and the exhibits will be updated to reflect the changes. Criteria for a zone map amendment has been met and the staff recommends approval to the Laramie County Board of Commissioners with one condition that all agency review comments must be addressed prior to final approval

of the Site Plan.

In response to a written comment received for the project the applicant said that the neighbor's fence he had damaged would be repaired when the weather allows.

Chairman Caughey opened the Public Hearing for comment. Receiving no comments, the hearing was closed and a motion and discussion called for.

Jack Stadel moved, seconded by Johnny J. Tafoya, II to adopt the findings of fact a and b of the staff report and recommend approval of the Zone Change from AR to MU for Tracts 1, 2, 3, and 5, Gleich Tracts, Laramie County, WY, to the Laramie County Board of Commissioners with one condition that all agency reviews must be addressed. Vote 3-0.

Aye: Caughey, Stadel, Tafoya II

Absent: Watkins, Gaspar

- 4. PUBLIC HEARING for a Subdivision Permit and Plat for Recco Ranch, Situated in the NW1/4 of Section 11, Township 14N, Range 65W, of the 6th P.M., Laramie County, WY.

[25 - 026](#)

Attachments: [PZ-24-00094 LCPC STAFF REPORT PKG 1.9.24](#)

Justin Arnold, Planning Manger, reported that a Subdivision Permit and Plat called Recco Ranch is being proposed in a section in the NW1/4 of Section 11, R14N, R65W, Laramie County, WY. The application has been submitted to subdivide a 83.22 acre parcel into fourteen residential lots roughly six acres each. This is located south of the 14 parcel exempt subdivision named Recco Tracts.

The current use of the subject property is agricultural land and is situated in the LU zone district. The subdivision will be accessed from Road 215 and the lots accessed from newly dedicated ROW's. The tracts will be served by individual wells and septic systems. The county engineer approved the waiver request for a Traffic Study and Drainage Study.

Chairman Caughey opened the Public Hearing for comment. Receiving no comments, the hearing was closed.

Questions from member of the Commission were if the number of tracts in the adjacent subdivision were taken into consideration for the studies waiver. Also questioned was if this new subdivision will kick in Public Safety requirements for fire protection improvements for that area of the County.

Molly Bennett, Public Works Director, was questioned if the roads are to be built to County Standards and if the east side to the adjacent subdivision will be upgraded. Shane Hansen, applicant's agent, responded that some roads would be brought to County Standards and others to meet fire protection requirements.

Jack Stadel moved, seconded by Johnny J. Tafoya, II to adopt the findings of fact a and b of the staff report and to recommend approval of the Subdivision Permit and Plat for Recco Ranch to the Board of County Commissioners with the two conditions outline in the staff report. Vote 3-0.

Aye: Caughey, Stadel, Tafoya II

Absent: Watkins, Gaspar

New Business

Chairman Caughey welcomed new board member Johnny J. Tafoya, II , who was appointed to the Planning Commission to fill the unexpired term of Mark Smith.

Adjournment

There being no further business the meeting was adjourned at 3:56 p.m.

CERTIFICATION

I, Cate Cundall, Associate Planner, do hereby certify the above to be a true and correct copy of the Minutes of the Proceedings for Thursday, January 9, 2025. Approved by the Laramie County Planning Commission on Thursday, January 22, 2025.

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT LANCE E. GAUGH, a single person, and MINDY GUNEWOLD, a single person, as tenants in common, owners in fee simple of a tract of land in the Southeast quarter (SE1/4) of Section 4, Township 14 North, Range 66 West of the 6th Principal Meridian, Laramie County, Wyoming, described as follows:

Beginning of a point on the East line of said Southeast quarter (SE1/4) of Section 4, which point bears South 00 degrees 03 minutes East, a distance of 160.60 feet from the East Quarter corner of said Section 4, and thence proceeding South 00 degrees 03 minutes East, along East boundary line of said Section 4, a distance of 80.30 feet to a point; thence South 88 degrees 32 minutes West, a distance of 1775.33 feet to a point; thence North 00 degrees 03 minutes West, a distance of 404.81 feet to a point; thence North 88 degrees 32 minutes West, a distance of 402.34 feet to a point; thence North 88 degrees 32 minutes East, a distance of 100.00 feet to a point; thence South 88 degrees 32 minutes East, a distance of 325.19 feet to a point; thence North 00 degrees 17.3 minutes West, a distance of 1482.05 feet to a point; thence North 88 degrees 32 minutes East, a distance of 1.77832 feet to point of beginning.

LESS a tract of land in the Southeast quarter (SE1/4) of Section 4, Township 14 North, Range 66 West of the 6th Principal Meridian, Laramie County, Wyoming, described in Warranty Deed Book 2467, Page 24 as follows:

Beginning of a point located South 00 degrees 03 minutes 30 seconds East, a distance of 678.60 feet from the East Quarter corner of said Section 4, and thence proceeding South 00 degrees 03 minutes 30 seconds East, a distance of 420.1 feet, from East Quarter corner of said Section 4, to a point; thence South 88 degrees 32 minutes West, a distance of 442.28 feet to a point; thence South 88 degrees 32 minutes 30 seconds West, a distance of 889.86 feet to a point; thence North 00 degrees 03 minutes 30 seconds East, a distance of 442.28 feet to a point; thence North 88 degrees 32 minutes 30 seconds East, a distance of 989.69 feet to the point of beginning.

Have caused the same to be surveyed and plotted to be known as Deeds Tracts and do hereby declare the subdivision of said land as it appears on this plat, to be their free and sole deed in accordance with their desire.

Lance E. Gaugh
Mindy Gunewold

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE)
The foregoing instrument was acknowledged before me this 29th day of August, 2021, by Lance E. Gaugh.

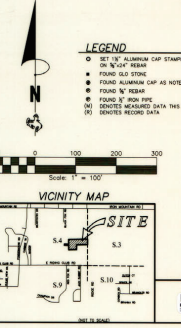
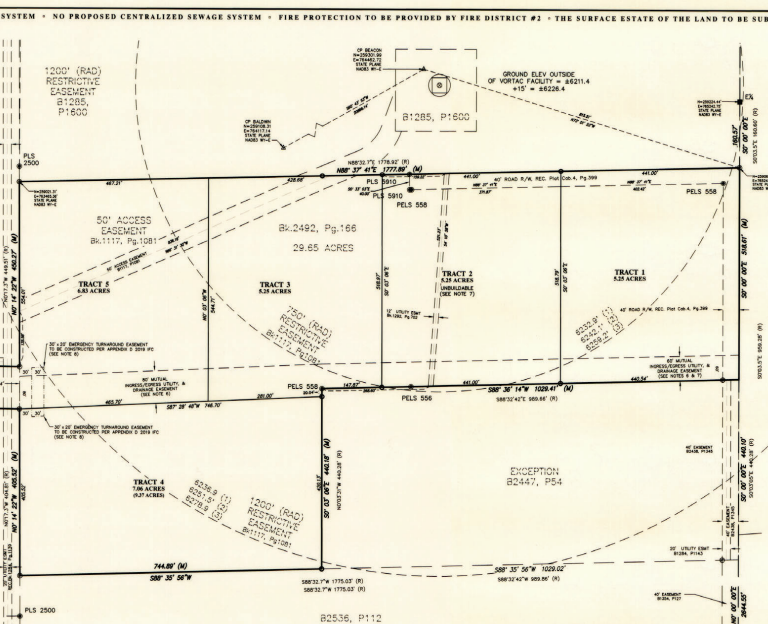
STATE OF WYOMING)
COUNTY OF LARAMIE)
The foregoing instrument was acknowledged before me this 29th day of August, 2021, by Mindy Gunewold.

My Commission Expires April 29, 2022

APPROVALS

Approved by the Laramie County Planning Commission this 23rd day of June, 2021.

Approved by the Board of Commissioners of Laramie County, Wyoming this 28th day of June, 2021.



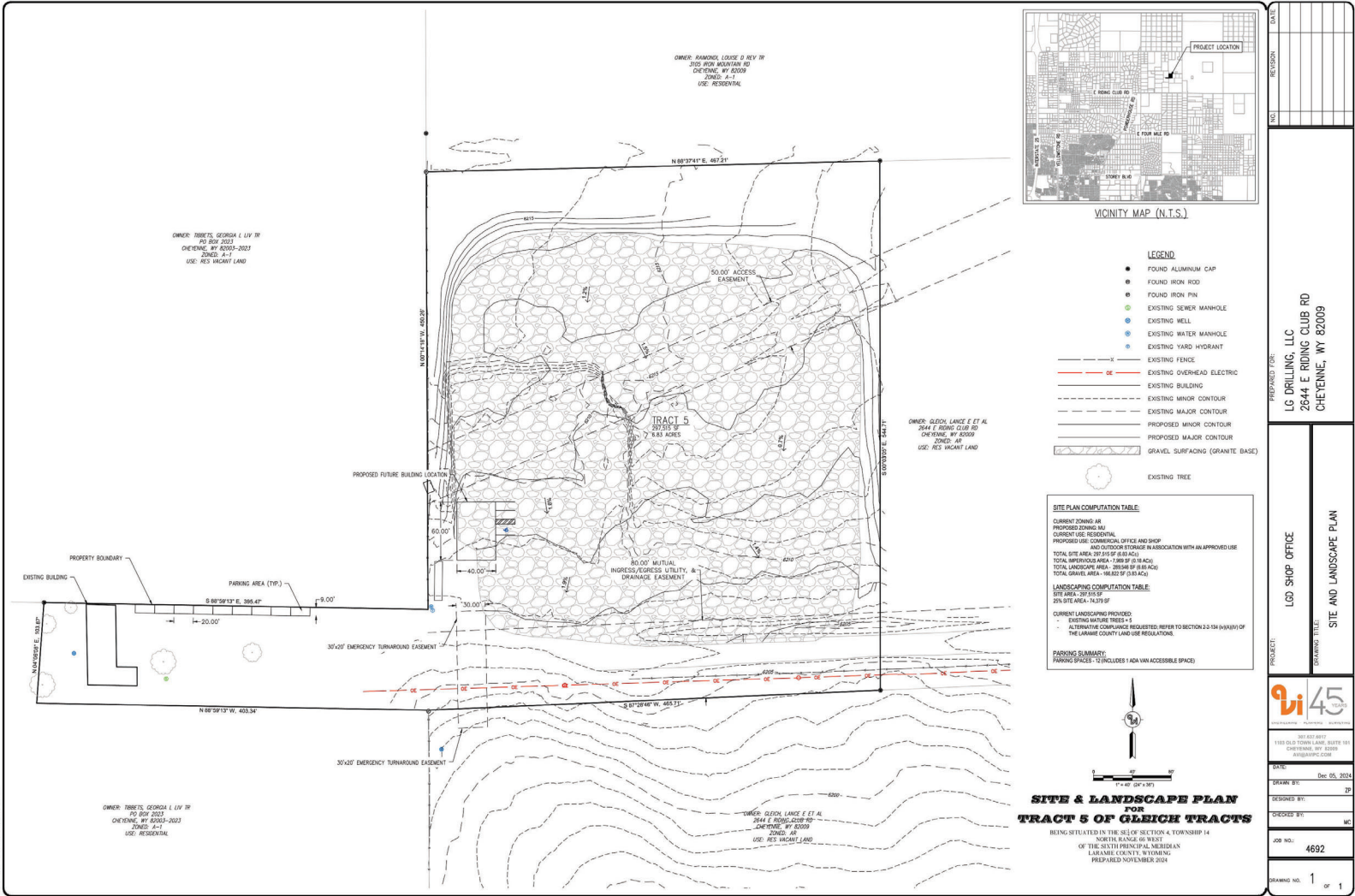
GENERAL NOTES
1. BASE OF SURVEY - WYOMING STATE PLUMB COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET AND DISTANCES COMBINATION FACTOR = 0.99999801.
2. ALL DIMENSIONS, TRACT CORNERS, WELL POINTS AND SURVEY POINTS TO BE MONUMENTED WITH A 1" ALUMINUM CAP STAMPED 'SLS PLS 550' SET IN A 6" x 6" IRON.
3. EXISTING ENCUMBRANCES OF RECORD APPLYING TO THE LANDS CONTAINED WITHIN THIS REPLAT REMAIN IN FULL FORCE.
4. NO PORTION OF THIS INSTRUMENT SHALL HAVE A TERM 100-YEAR TERM FOR PLUMB PLAINS, ASSOCIATION, DATED JANUARY 17, 2007.
5. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS.
6. UTILITIES, EGRESS, UTILITY, DRAINAGE, & EMERGENCY ACCESS AND TRANSPORTATION EQUIPMENT SHALL BE MAINTAINED AND KEPT OPEN BY THE OWNER(S) OF LANDS CONTAINED HEREIN THROUGHOUT THEIR LIVES, SUCCESSORS, HEIRS AND assigns. THE OWNER(S) SHALL MAINTAIN AND BE RESPONSIBLE FOR REPAIRS, REFINISH, AND MAINTENANCE OF UTILITY, DRAINAGE, AND EMERGENCY ACCESS AND TRANSPORTATION EQUIPMENT, TO THE EXTENT REQUIRED, THROUGHOUT THEIR LIVES, SUCCESSORS, HEIRS, AND assigns. THE FIRE CODE (FC) AS ADOPTED.
7. TRACT 2 HEREIN IS USABLE FOR LOGS-3-10 AND VERTICAL RESTRICTIVE EASEMENT.

IMPORTANT DEED RESTRICTION(S) & EASEMENT(S) NOTES
FROM BOOK 1517, PAGE 1099.
1. Restricive easement.
A. The Grantee agrees not to construct or allow the construction of buildings, structures, fences, trees or other obstructions on the Grantee's land within a distance of 750 feet from the center of the Covered Vertical Facility from the center identified as follows:
From a stone marker marking the East one quarter corner of Section 4, Township 14 North, Range 66 West, of the 6th P.M., North 71° 14' East, 62 feet, thence West 750 feet to a point, said point being the center.
Grantee further agrees not to allow the operation of an existing building or structure within this 750-foot restriction area. The Grantee further agrees not to have any construction or improvement within 400 feet of the center of the pit. This requirement is not intended to restrict the growth of normal-size trees.
B. The Grantee agrees not to construct or allow the construction of buildings, structures, or other obstructions between 750 and 1000 feet from the center of the Covered Vertical Facility, as defined.
(1) Any metallic fence post within a vertical angle of 0.5° or less shall show a horizontal plane as measured from the center of the 950' radius, north to 15 feet above ground level. The 525' radius shall be in the 11.5' radius in 100 feet as measured from the center of the 950' radius. The restriction shall be 15 feet above ground level. The 525' radius shall be in the 11.5' radius in 100 feet as measured from the center of the 950' radius. The restriction shall be 15 feet above ground level.
(2) Metal fencing shall within a vertical angle of 1.5° or less shall show a horizontal plane as measured from the center of the 950' radius, north to 15 feet above ground level. The 1.2° restriction shall be in the 11.5' radius in 100 feet as measured from the center of the 950' radius. The restriction shall be 15 feet above ground level.
(3) No non-metallic buildings with multiple metallic corner rods with the presence of fabric metallic additions, such as vinyl gutters and PVC or vinyl siding and gutters, a vertical angle of 0.5° or less shall show a horizontal plane as measured from the center of the 950' radius, which shall be 15 feet above ground level. The 525' radius shall be in the 11.5' radius in 100 feet as measured from the center of the 950' radius. The restriction shall be 15 feet above ground level.
(4) No metal roof structure, metal roof eaves, gutters, downspouts, and other metallic additions shall be installed within a vertical angle of 0.5° or less shall show a horizontal plane as measured from the center of the 950' radius, which shall be 15 feet above ground level. The 525' radius shall be in the 11.5' radius in 100 feet as measured from the center of the 950' radius. The restriction shall be 15 feet above ground level.
(5) No metal roof structure, metal roof eaves, gutters, downspouts, and other metallic additions shall be installed within a vertical angle of 1.5° or less shall show a horizontal plane as measured from the center of the 950' radius, which shall be 15 feet above ground level. The 1.2° restriction shall be in the 11.5' radius in 100 feet as measured from the center of the 950' radius. The restriction shall be 15 feet above ground level.
2. A real covenant shall be imposed on the land to be devised hereby from the Grantor, Gaugh, to the Grantee, Gunewold, to be observed by the Grantee and his heirs, assigns, successors, and assigns, to the extent required, throughout their lives, successors, heirs, and assigns. The fire code (FC) as adopted.
3. All rights reserved by the Grantor, Gaugh, shall be retained by the Grantor, Gaugh, and his heirs, assigns, successors, and assigns, to the extent required, throughout their lives, successors, heirs, and assigns.

CERTIFICATE OF SURVEYOR
I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, do and do certify that STEEL SURVEYING SERVICES, LLC, hereby attests, to the best of my knowledge, information, and belief, that this map was prepared from field notes taken during an initial survey made by me or under my direct supervision, and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

GLEICH TRACTS
A SUBDIVISION SITUATED IN THE SE1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 66 WEST, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING
PREPARED FEBRUARY, 2021

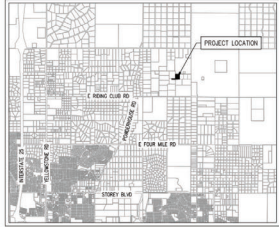
STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 | (307) 634-7279
756 GILCHRIST ST. WHEATLAND, WY. 82201 | (307) 522-9749
www.SteelSurvey.com | info@SteelSurvey.com



OWNER: TRACTS, GEORGA L LUV JR
 101 W 2023
 CHEYENNE, WY 82003-2023
 ZONED: A-1
 USE: RES VACANT LAND

OWNER: RAMON, LUISE D REV TR
 3102 W 1801ST RD
 CHEYENNE, WY 82009
 ZONED: A-1
 USE: RESIDENTIAL

OWNER: GLEICH, LANCE E ET AL
 2644 E RIDING CLUB RD
 CHEYENNE, WY 82001
 ZONED: AR
 USE: RES VACANT LAND



VICINITY MAP (N.T.S.)

LEGEND

- FOUND ALUMINUM CAP
- FOUND IRON ROD
- FOUND IRON PIN
- EXISTING SEWER MANHOLE
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING YARD HYDRANT
- — — — — EXISTING FENCE
- — — — — EXISTING OVERHEAD ELECTRIC
- — — — — EXISTING BUILDING
- — — — — EXISTING MINOR CONTOUR
- — — — — EXISTING MAJOR CONTOUR
- — — — — PROPOSED MINOR CONTOUR
- — — — — PROPOSED MAJOR CONTOUR
- — — — — GRAVEL SURFACING (GRANITE BASE)
- EXISTING TREE

SITE PLAN COMPUTATION TABLE

CURRENT ZONING: AR
 PROPOSED ZONING: RU
 CURRENT USE: RESIDENTIAL
 PROPOSED USE: COMMERCIAL OFFICE AND SHOP AND OUTDOOR STORAGE IN ASSOCIATION WITH AN APPROVED USE

TOTAL SITE AREA: 89,719 SF (2.04 AC)
 TOTAL IMPERVIOUS AREA: 7,969 SF (0.18 AC)
 TOTAL LANDSCAPING AREA: 29,658 SF (0.68 AC)
 TOTAL GRAVEL AREA: 166,822 SF (3.81 AC)

SITE AREA: 29,658 SF
 25% SITE AREA: 7,415 SF
 CURRENT LANDSCAPING PROVIDED:
 - EXISTING MATURE TREES: 1
 - ALTERNATIVE COMPLIANCE REQUIRED: REFER TO SECTION 2.2.124 (b)(4)(ii) OF THE LARAMIE COUNTY LAND USE REGULATIONS.

PARKING SUMMARY:
 PARKING SPACES: 12 (INCLUDES 1 ADA VAN ACCESSIBLE SPACE)

LANDSCAPING COMPUTATION TABLE

BEING SITUATED IN THE SE 1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 60 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING. PREPARED NOVEMBER 2024.

SITE & LANDSCAPE PLAN FOR TRACT 5 OF GLEICH TRACTS

DATE: _____
 REVISION: _____
 NO: _____

PREPARED FOR:
 LGD DRILLING, LLC
 2644 E RIDING CLUB RD
 CHEYENNE, WY 82009

PROJECT:
 LGD SHOP OFFICE

COMPANY TITLE:
 SITE AND LANDSCAPE PLAN

DATE: Dec 05, 2024
 DRAWN BY: ZB
 DESIGNED BY:
 CHECKED BY: MC

JOB NO.: 4692

DRAWING NO. 1 of 1

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM AR-
AGRICULTURAL RESIDENTIAL TO MU – MIXED USE FOR TRACTS 1, 2, 3, AND 5,
GLEICH TRACTS, 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 4-2-111 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:

- a. This application is in conformance with section 1-2-103(b) of the Laramie County Land Use Regulations for a zone map amendment
- b. This application is in conformance with section 4-2-108 governing the LI – Light Industrial zone district.

And the Board approves a Zone Change from AR – Agricultural Residential to MU – Mixed Use for Tracts 1, 2, 3, and 5, Gleich Tracts, as shown on the attached Zone Change Map Exhibit with no conditions.

PRESENTED, READ, AND ADOPTED THIS 4 DAY OF Feb, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunar Malm, Board of County Commission Chairman

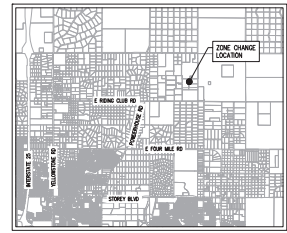
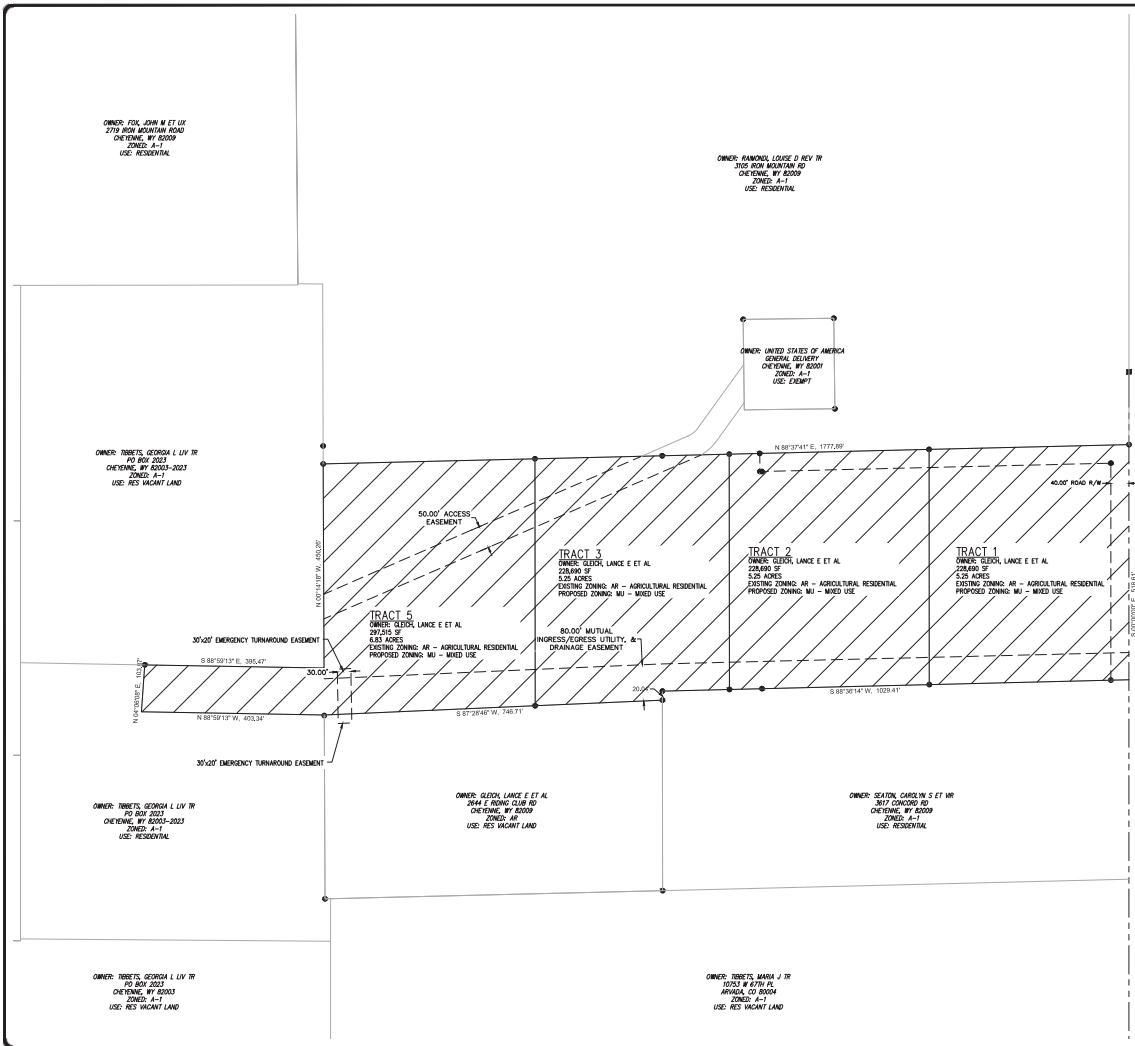
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



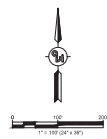
Laramie County Attorney's Office



- LEGEND**
- FOUND ALUMINUM CAP
 - FOUND IRON ROD
 - FOUND IRON PIN
 - ZONE CHANGE BOUNDARY
 - ▨ PROPOSED MU ZONING

LEGAL DESCRIPTION
 REFER TO TRACT 5 OF GLEICH TRACTS PLAT, RECORDED IN BOOK 12, PAGE 57, IN THE LARAMIE COUNTY RECORDS.

EXHIBIT 'A'



ZONE CHANGE
FOUR
GLEICH TRACTS
 BEING SITUATED IN THE SE 1/4 OF SECTION 4, TOWNSHIP 14
 NORTH RANGE 90 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN
 LARAMIE COUNTY, WYOMING
 PREPARED NOVEMBER 2024

DATE	
REVISION	
NO.	
PREPARED FOR: LG DRILLING, LLC 2644 E RIDING CLUB RD CHEYENNE, WY 82009	
PROJECT:	LG SHOP OFFICE ZONE CHANGE MAP
DRAWING TITLE:	
DATE:	Nov 14, 2024
DESIGN BY:	ZP
DESIGNED BY:	
CHECKED BY:	MC
JOB NO.:	4692
DRAWING NO.:	1 OF 1