



Administrative Appeal

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

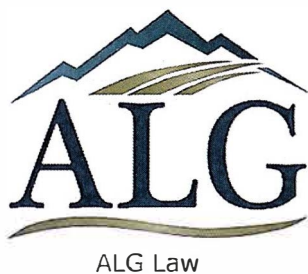
Phone: 307-633-4303
Fax: 307-633-4616
planning@laramiecounty.com

INCOMPLETE APPLICATIONS CAN NOT BE ACCEPTED

Date of decision or action under appeal: <u>12/13/2021</u>			
Regulations that are the subject of the appeal: <u>Jar City Land Use Regl. / Cert.</u>			
OWNER INFORMATION Please attach a separate sheet if there are additional property owners			
Name <u>Bruce S. Asay</u>		Phone <u>307-632-2888</u>	
Address <u>1820 Tranquility Rd</u>	City <u>Cheyenne</u>	State <u>WY</u>	Zip Code <u>82009</u>
Email <u>basay@associatedlegal.com</u>			
APPLICANT INFORMATION			
Name <u>see above</u>		Phone	
Address	City	State	Zip Code
Email			
LOCATION INFORMATION			
Legal Description <u>Lamar View Est., Lot 4, Blk 4, 6th Pm L. City WY</u>			
Site Address <u>7221 Space Dr.</u>	Site Area	Acres	or Site Area Sq Ft
Site Location Description (If Address is Unavailable)			
Current Zoning <u>A-1 (Agr. + Rural)</u>		Current Land Use <u>Residential</u>	
APPEAL INFORMATION			
What application, action or decision is being appealed? <u>Certificate of Review</u>			
Describe the reason for the appeal and any related issues. <u>1. No notice of Appl.</u> <u>2. Construction prior to Appl.</u> <u>3. Inconsistent use</u> <u>4. Adversely impact property values.</u> <u>5. Inconsistent zoning</u> <u>6. See Attachment.</u>			
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.			
ORIGINAL SIGNATURE OF BOTH THE OWNER AND THE APPLICANT ARE REQUIRED FOR SUBMISSION OF THIS APPLICATION			
Signature of Owner <u>[Signature]</u>		Date <u>20 Jan 2021</u>	
Printed Name <u>Asay, Bruce S.</u>			
Signature of Applicant <u>[Signature]</u>		Date <u>20 Jan 2021</u>	
Printed Name <u>Asay, Bruce S.</u>			

2021 DEC 20 P 4: 08

LARAMIE COUNTY CLERK
CHEYENNE, WY



Bruce S. Asay, PC
Gregory Asay

David G. Ditto* PC

*Of Counsel, Admitted in WY and CO

November 29, 2021

Kelly Schroeder
Planner
3966 Archer Pkwy
Cheyenne, WY 82009

VIA EMAIL: planning@laramiecounty.com

Re: Gallardo Application for Non-conforming Use
PZ-21-00335

Ms. Schroeder;

I am writing again following my email message to you objecting to the referenced application. The application does not conform to the covenants for the Lunar View Estates and should be rejected.

The Lunar View Estates are located just north of the Cheyenne North water tower between Mustang Ridge and The Pointe, it is a residential neighborhood that has been in existence since about 1974. The streets are not paved and on any given day-whether early morning or late evening, people are walking and enjoying the quiet neighborhood. Yet, with no warning to the neighborhood, the applicants now intend to insert a business into a quiet residential neighborhood. If, as you indicate, the area is zoned to allow such a non-conforming intrusion the zoning needs to be changed to properly reflect that there are no businesses in the area; it is a residential neighborhood. The covenants that run with the land clearly indicate that businesses-such as proposed, are not authorized.

In your conversation with me, I thought that you indicated that the zoning was AR which would preclude the use. If it is A1, the zoning is incorrect as the area is clearly "large lot residential" rather than agricultural. Most importantly, the area does not contain commercial or business services and such activities should be viewed as non-conforming to the character of the covenants and the residential use of the area.

Nevertheless, you need to place this application on hold and ensure that appropriate notice is issued to landowners in the area. The limited notice provided seemingly intimates that landowner in the area were not needing notice: which is incorrect. I suggest that you allow another eight weeks for notice and an opportunity to ensure that the zoning is consistent with the neighborhood. Additionally, given the public concerns that will be raised, this matter should be heard before the Board of County Commissioners.

Please feel free to contact me if you have questions concerning my comments.

Sincerely,


Bruce S. Asay