



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners  
**FROM:** Nancy M. Trimble, Associate Planner  
**DATE:** September 17, 2019  
**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat, and Zone Change for Country Homes, 6<sup>th</sup> Filing, located in a portion of the NE1/4 NW1/4 Section 17, T. 13 N., R. 66 W., of the 6th P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

AVI PC, on behalf of Richard Menkin, has submitted applications for approval of a Preliminary Development Plan, Subdivision Permit & Plat, and Zone Change for Country Homes Subdivision, 6<sup>th</sup> Filing, located southwest of West College Drive and South Greeley Hwy, at 1800 S. Greeley Hwy. The applications have been submitted for the purpose of subdividing 16.85 acres into 5 lots for commercial and residential uses, and requesting a zone change from CB – Community Business to HR – High Density Residential for Lot 2, Block 1 of the proposed subdivision.

### BACKGROUND

This property borders Country Homes, 5<sup>th</sup> Filing to the north and east, which is a medium-density residential development, and is adjacent to the Maverik Convenience Store located on the southwest corner of College Drive and South Greeley Hwy. The surrounding developed area consists of varying uses and zones transitioning from residential to mixed use and community business.

### Pertinent Regulations

**Section 2-1-100** of the Laramie County Land Use Regulations governing the requirements for submittal of a Preliminary Development Plan.

**Section 2-1-101 (a-e)** of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

**Section 4-2-107** of the Laramie County Land Uses Regulations governing the CB – Community Business zone district.

**Section 4-2-105** of the Laramie County Land Use Regulations governing the HR – High Density Residential zone district.

**Section 1-2-103 (b)** of the Laramie County Land Use Regulations governing the criteria for a zone map amendment.

## **DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). Within this area, higher density residential, intensive commercial, employment centers and industrial uses are indicated. Generally, these uses have access to public water and sewer services. The subject property is located within the South Cheyenne Water and Sewer District, which will provide public services to the subdivision.

PlanCheyenne contemplates Community Business uses for this area, emphasizing a range of retail and office uses to serve neighborhoods and the community and region. Supporting uses, open space and recreation, and other public or civic uses are appropriate.

The subject property is located within the CB – Community Business zone district. Dependent upon approval of the subdivision permit and plat, the applicant is seeking a zone change from Community Business to High Density Residential for Lot 2, Block 1 of the new subdivision in order to prepare for a townhome/apartment complex, as shown on the attached Land Analysis/Preliminary Development Plan. Commercial development on any lot within the subdivision, including the townhome/apartment complex, will require a Site Plan approval process through the Planning Office.

A letter requesting waiver of the traffic and drainage studies was submitted with the applications. Agency review comments were received regarding the proposed uses, designs for proposed roadways/sidewalks/easements/rights-of-way, traffic and drainage projections, access to the development, modeling for public services, and clerical corrections on the plat. The applicant responded to drainage concerns, and submitted a copy of the Final Drainage Analysis dated December 29, 2016, which was forwarded to the County Engineer for review.

The County Engineer met with the applicant on August 8, 2019, and has since approved the submitted waiver requests, until such time that the Site Plan application is submitted to County Planning.

Pursuant to W.S. 34-12-103 (b), comments were solicited from the Cheyenne Planning and Development Office regarding the plat. Response was received on August 7<sup>th</sup> regarding future annexation requirements and provision for pedestrian/bicycle-type access connection between residential and commercial uses. The letter indicated there were no items of disagreement that warranted a response from the Board of County Commissioners.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received regarding the application.

On August, 22, 2019, the Laramie County Planning Commission held a public hearing on the Preliminary Development Plan, Subdivision Permit and Plat, and Zone Change applications. Public comment was received regarding increased traffic and safety on Apricot Street, and storm water drainage in the area. The Planning Commission voted (3 to 0) to acknowledge the

Preliminary Development Plan of Country Homes Subdivision, 6th Filing with no recommendations.

At the same public hearing, the Planning Commission voted (3 to 0) to recommend approval of the Country Homes Subdivision, 6th Filing Subdivision Permit & Plat with the condition that clerical corrections on the plat shall be addressed prior to today's Board public hearing. The Commission found the Zone Change request met the criteria for a zone map amendment per Section 1-2-103 (b) and voted (3 to 0) to recommend approval of the Zone Change from CB to HR for Country Homes Subdivision, 6th Filing, Lot 2, Block 1, with no conditions.

A meeting was held on August 27, 2019 between AVI and WYDOT to discuss ingress/egress to the townhome complex from the south access easement located on Lot 5, Block 1. It was agreed that language shall be added to the plat regarding improvement requirements for the developer of Country West Subdivision, Lot 15, Block 7, to align with Murray Road for joint use. A revised plat was submitted on August 28, 2019, which has addressed access concerns and plat corrections.

The attached resolution for the Subdivision Permit and Plat shall serve as the subdivision permit upon approval by the Board.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided for the Subdivision Permit and Plat, staff recommends the Board find that:**

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-107 governing the CB – Community Business zone district.

and that the Board approve the Subdivision Permit and Plat for Country Homes Subdivision, 6<sup>th</sup> Filing with no conditions.

**Based on evidence provided for the zone change request, staff recommends the Board find 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 is in conformance with the requirements of section 4-2-105 of the Laramie County Land Use Regulations.

and that the Board approve a Zone Change from CB – Community Business to HR – High Density Residential for Country Homes Subdivision, 6<sup>th</sup> Filing, Lot 2, Block 1.

**PROPOSED MOTION FOR THE SUBDIVISION PERMIT & PLAT**

**I move to approve the Subdivision Permit and Plat for Country Homes Subdivision, 6th Filing with no conditions, and adopt the findings of facts a and b for the *subdivision permit & plat*, as shown in the staff report.**

**PROPOSED MOTION – ZONE CHANGE**

**I move to approve the Zone Change from CB – Community Business to HR – High Density Residential for Country Homes Subdivision, 6th Filing, Lot 2, Block 1, Laramie County, WY, and adopt the findings of facts a and b for the *zone change*, as shown in the staff report.**

**ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning Map**
- Attachment 6: Traffic and Drainage Study Waiver Request**
- Attachment 7: Environmental Services Impact Report**
- Attachment 8: Agency Comments Reports**
- Attachment 9: Applicant Letter Addressing Drainage Concerns – 08/08/2019**
- Attachment 10: Land Analysis/Preliminary Development Plan**
- Attachment 11: Plat – Revised August 28, 2019**
- Attachment 12: Subdivision Permit Resolution**
- Attachment 13: Zone Change Resolution**
- Attachment 14: Zone Change Resolution ‘Exhibit A’ Map**

# Laramie County, Wyoming



Country Homes  
Subdivision,  
6th Filing

Preliminary  
Development Plan,  
Subdivision Permit  
& Plat, Zone Change

PZ-19-00205(206,207)

Location Map

### Legend

#### Cities & Towns

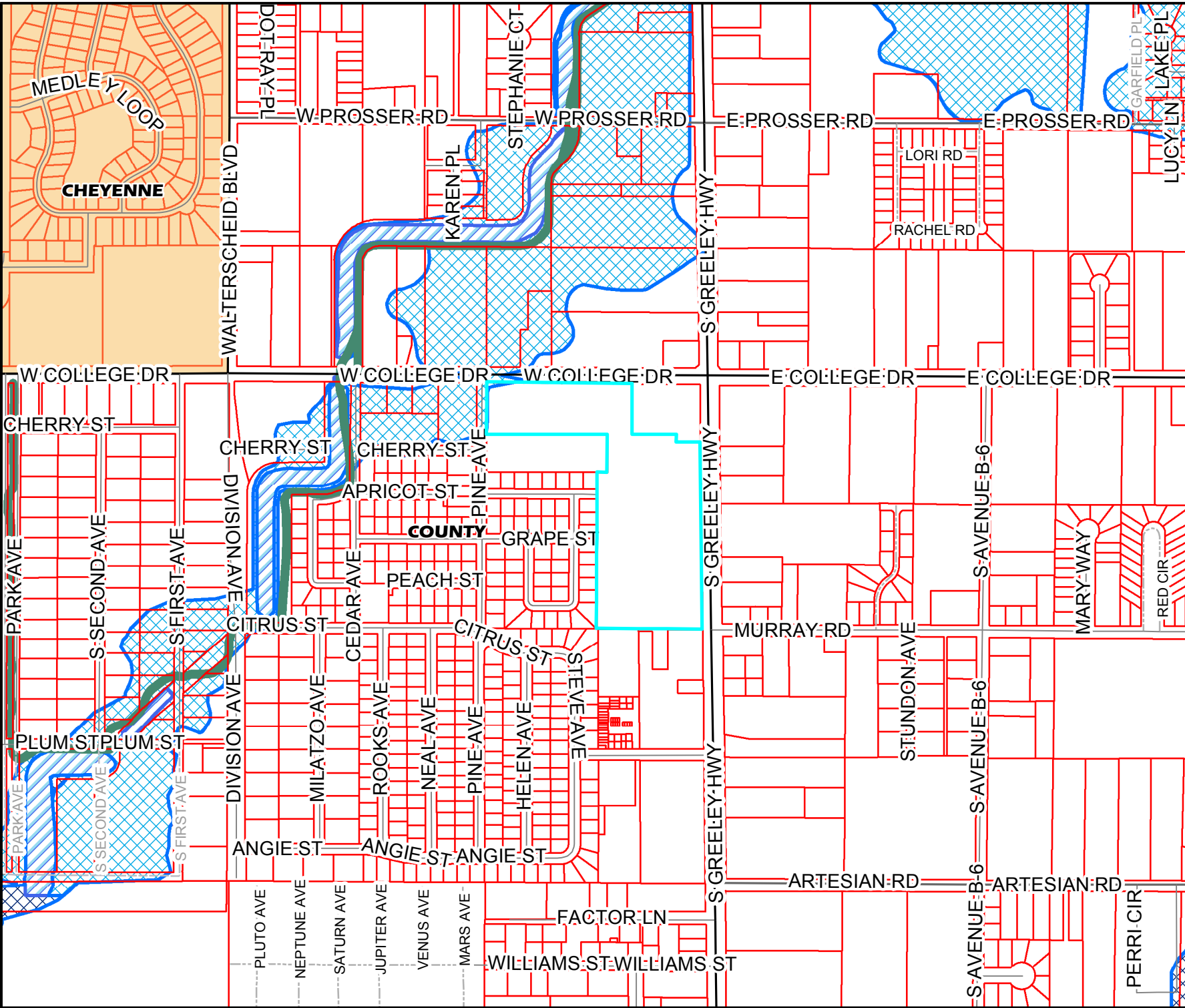
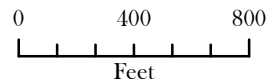
- TOWN**
- CHEYENNE
  - Greenway

#### Current Flood Hazards

- NAME**
- FEMA FLOODWAY
  - FEMA 100YR FLOODPLAIN
  - FEMA 500YR FLOODPLAIN

Subject  
Property

July 2019



This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

# Laramie County, Wyoming





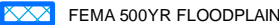

Country Homes Subdivision, 6th Filing

Preliminary Development Plan, Subdivision Permit & Plat, Zone Change

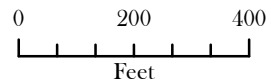
PZ-19-00205(206,207)

Aerial Map

### Legend

-  Greenway
- Current Flood Hazards**
- NAME**
-  FEMA FLOODWAY
-  FEMA 500YR FLOODPLAIN
-  Subject Property

July 2019



United States Department of Agriculture, Cheyenne Laramie County GIS Cooperative



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# Laramie County, Wyoming



Country Homes Subdivision, 6th Filing

Preliminary Development Plan, Subdivision Permit & Plat, Zone Change

PZ-19-00205(206,207)

Comprehensive Plan Map

**Legend**

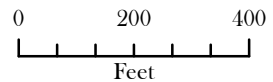
Greenway

**Future Land Use Districts**  
OTHER

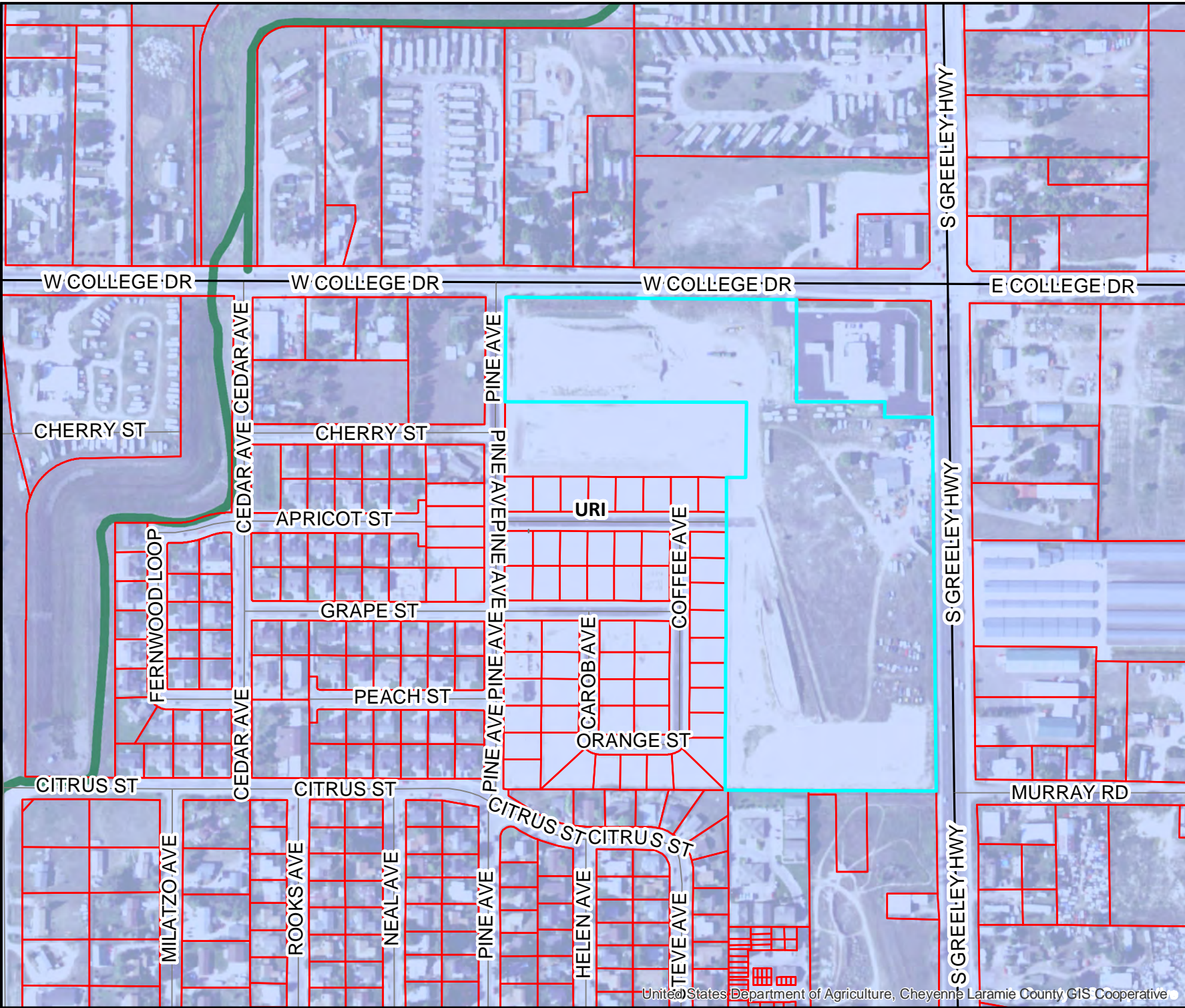
Urban-Rural Interface (URI)

Subject Property

July 2019



United States Department of Agriculture, Cheyenne Laramie County GIS Cooperative



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# Laramie County, Wyoming





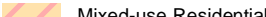





Country Homes Subdivision, 6th Filing

Preliminary Development Plan, Subdivision Permit & Plat, Zone Change

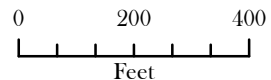
PZ-19-00205(206,207)

PlanCheyenne Map

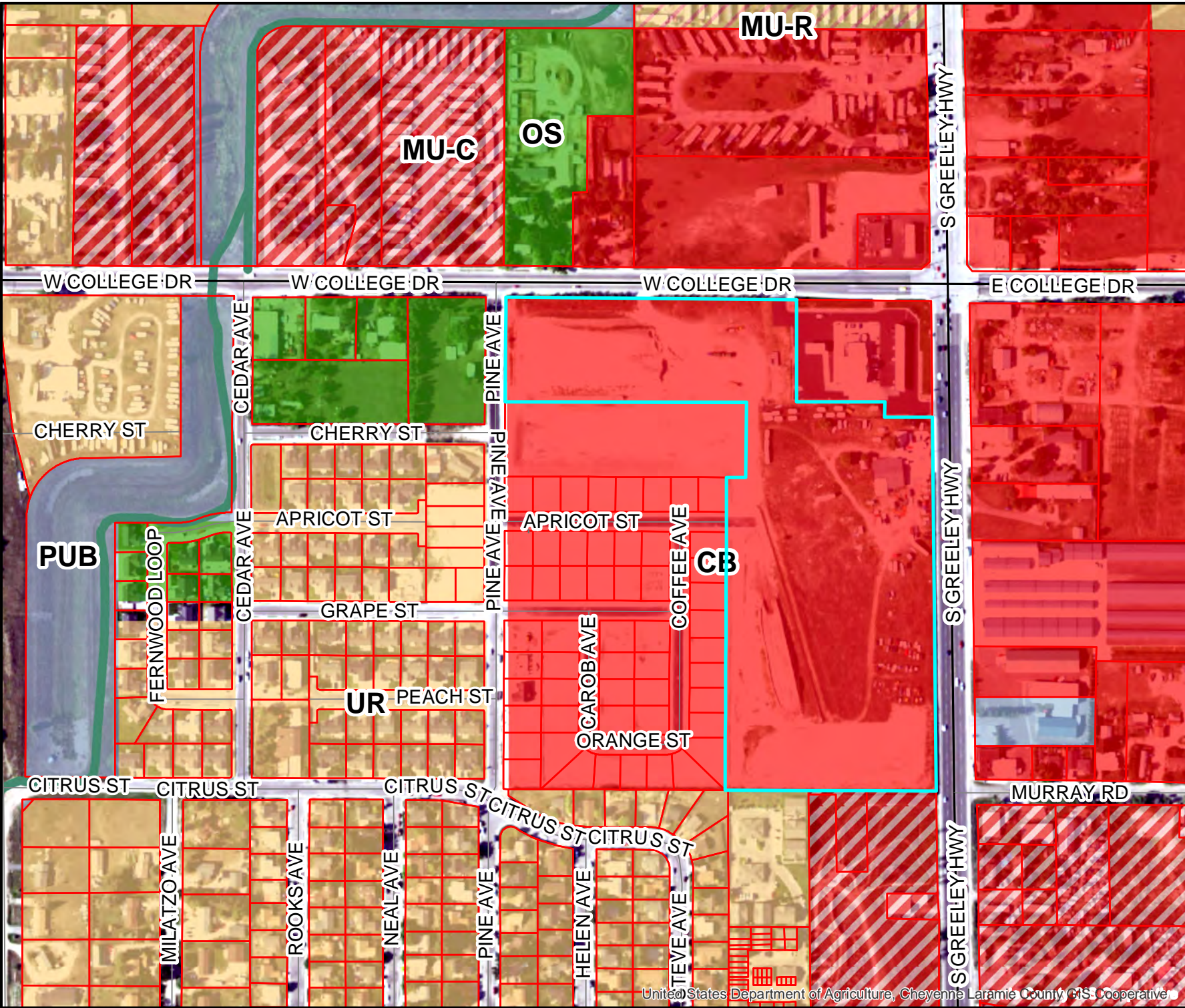
### Legend

-  Greenway
- PlanCheyenne (2014)**
- NEW\_FLUP**
-  Urban Residential
-  Mixed-use Residential
-  Mixed-use Commercial
-  Community Business
-  Public and Quasi-Public
-  Open Space and Parks
-  Subject Property

July 2019



United States Department of Agriculture, Cheyenne Laramie County GIS Cooperative



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# Laramie County, Wyoming

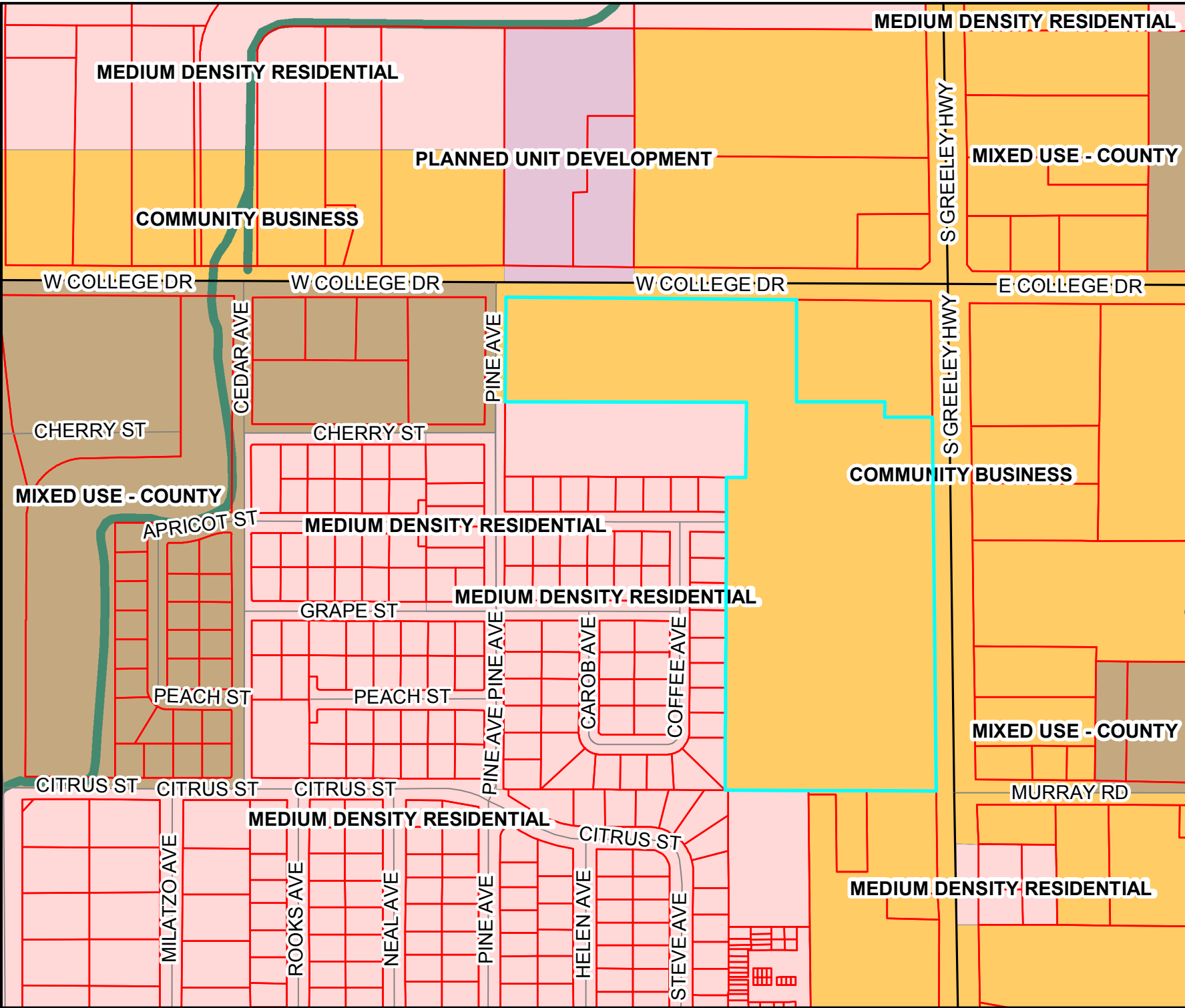


Country Homes Subdivision, 6th Filing

Preliminary Development Plan, Subdivision Permit & Plat, Zone Change

PZ-19-00205(206,207)

Current Zoning Map



**Legend**

- Greenway
- MR
- MU
- Community Business (CB)
- Planned Unit Development (PUD)
- Subject Property

July 2019

0 200 400  
Feet

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.



July 12, 2019

2-4226.19

Dave Bumann, Laramie County Public Works  
Scott Larson, Laramie County Engineer  
3931 Archer Parkway  
Cheyenne, WY 82009

**RE: Country Homes 6<sup>th</sup> Filing Traffic & Drainage Study Waiver Request**

Dear Mr. Bumann and Mr. Larson,

AVI, pc would like to request a waiver for providing a detailed Traffic Impact Study for the above-referenced development until site plan submittal for each lot. The total number of residential units is unknown for the residential lots to calculate a number for that use but the area is provided with two access points. The use on the commercial lots is also unknown, however access easements have been provided to these parcels at locations agreed upon during preliminary discussions with WYDOT. An access easement has also been created to provide access between the commercial lots.

We would also like to request a waiver for providing a Drainage Plan and Study at this time. The proposed development will be using the regional detention pond that was built with Country Homes 5<sup>th</sup> Filing. All pertinent Floodplain Development Permits, Right-of-Way and GESC Permits will be submitted to the Laramie County Planning and Development Office prior to the start of construction.

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

Sincerely,

A handwritten signature in purple ink, appearing to read 'CR Johnson', is positioned above the typed name.

Christine Johnson, P.E.

**A.V.I. PROFESSIONAL CORPORATION**

**LARAMIE  
COUNTY**  
JUL 12 2019  
PLANNING & DEVELOPMENT  
OFFICE



## ENVIRONMENTAL AND SERVICES IMPACT REPORT FOR COUNTRY HOMES SUBDIVISION 6<sup>th</sup> FILING

### Description of the Site

The site is unplatted with residential to the southwest and commercial to the northeast, College Avenue to the North and South Greeley Highway to the east. There are no historic structures, significant cultural features, threatened or endangered plants or wildlife, presence of noxious weeds or pests, or existing hazardous features on the site known at this time. The residential development will be served by Apricot Street and an access easement off of S. Greeley Highway. Commercial development will be primarily off of College Avenue and S. Greeley Highway. Allison Draw sits to the west of the site and currently a portion of the property in the northwest corner sits within the FEMA 500 year floodplain. The depth to groundwater has not been determined at this time, but there has been no issues with groundwater with the adjacent residential development. Geotechnical engineering will take place on the property during engineering design.

### Description of the proposed Water Source and Sewer Source

This area is served by the South Cheyenne Sewer and Water District and is already included in the District boundaries.

### Description of Storm water Management Practices

Storm water Management will be handled through the existing regional detention pond with additional storm water conveyance construction plans that will be provided and approved by the County prior to construction.

**LARAMIE  
COUNTY**

**JUL 1 2 2019**

**PLANNING & DEVELOPMENT  
OFFICE**

**AVI FORT COLLINS**



#### Distance to the Following

Hospital – 4.7 Miles to Cheyenne Regional Medical Center

Schools - 1500 Feet to Rossman Elementary, 2.5 Miles to Johnson Junior High and South High School

Parks - 3.4 miles to David R. Romero Park

Trails - 1000 Feet to existing Greenway and will be adjacent to future Greenway

#### Anticipated Impacts to County Services

**Calls to Emergency Services** - It is anticipated that this subdivision would have the same amount of calls as any other residential/commercial subdivision in the County and response times will be the same. Fire response time should be relatively quick as Fire District #1 is 1.2 miles away.

**School Enrollment** – It would be anticipated that the apartments lot will have some families and would add kids to the school system, however not all of them might be new students to the district.

**Road Damage** – The residential subdivision will be producing around 800 trips per day and based upon the Laramie County Urban Local Road Standard design that can handle trips of 2,500 per day no unusual road damage will occur with this subdivision with most of the traffic coming from S. Greeley Highway and its own internal system. Commercial trips are unknown at this time but these lots have direct access to College Drive and S. Greeley Highway two arterials in Laramie County that are controlled by WYDOT.

#### Description of Proposed Changes to the Site

Planned access will be paved through the residential lot to Apricot Street and S. Greeley Highway and the site will be graded so that stormwater will be directed to a regional pond. Individual lot owners will have the option to fence there properties which would limit the amount of wildlife movement in the area, however as this is an infill project there doesn't seem to be much wildlife moving across the property.

**PZ-19-00205(206,207) Country Homes Subdivision, 6<sup>th</sup> Filing**  
**Preliminary Development Plan, Subdivision Permit & Plat, Zone Change**

**County Assessor:** Clarice Blanton COMMENTS ATTACHED 07/29/2019  
Please specify how many residential units are being proposed. Are Lots 3, 4 and 5, shown on the preliminary development plan, to be used for residential parking? Is Lot 1 for Commercial development?

**County Engineer:** Scott Larson COMMENTS ATTACHED 08/05/2019

**Engineer Review**

1. It appears based on the PDP and Zone Change map that the proposed layout would require numerous waivers of the Land Use Regulations for the designs of the proposed roadways, sidewalks, easement/ROW, etc. Therefore, it is strongly recommended that the applicant choose from two options. One option is to modify the proposed layout (i.e., PDP map) to make sure that the design for the internal roadways meet ALL County Land Use Regulations and Requirements. The second option would be to change the Zone to a PUD so that the applicant can develop their own standards for the layout and subdivision. As a result, I would strongly recommend against the approval of the PDP until these issues have been adequately resolved, and that the Zone Change be denied until one of these two options is selected by the applicant, with appropriate changes made to the applications.
2. Based on the proposed layout in the PDP, it appears this subdivision could generate over 700 trips per day which requires a detailed Traffic Study per the Land Use Regulations. Therefore, I do NOT concur with the request for a waiver of a detailed Traffic Study needs to be submitted with this Plat/PDP.
3. The applicant needs to show the drainage analysis for the proposed development and compare that with the original drainage study that was completed to determine how this development will impact the regional detention pond. It needs to be shown that the detention pond can handle this development in addition to the other area(s) that drain to the regional detention pond. Also, the drainage study/analysis needs to show that ALL runoff from this entire proposed developed area can drain to the regional detention pond and describe how it will get there (i.e., via storm sewer, curb & gutter, streets, channels, etc.). Therefore, I do NOT concur with the request for a waiver of a detailed drainage study for the proposed development.
4. The FEMA Special Flood Hazard Area that lies within the platted boundary needs to be included/shown on the plat.
5. In Note 3 on the plat, "Areas" is misspelled and it reads "Ares".
6. It would be helpful if the Legend included the various line type definitions/designations.

**Surveyor Review**

It might be useful to the GIS Program if the Vicinity Map would include some information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.

**County Public Works Department:** David Bumann COMMENTS ATTACHED 08/01/2019

More detail will have to be provided at Site Plan submittal relative to roadway construction, drainage and traffic projections.

**Laramie Co School Dist. No. 1:** Chris Hout COMMENTS ATTACHED 07/22/2019

This development site falls within the South Triad -- student's home attendance boundaries are South High School, Johnson Junior High School and Rossman Elementary School.

The current attendance for these schools is as follows:

Rossman Elementary, grades K-6 -- near or at capacity, little to no space available.

Johnson Junior High - below capacity with space available in both grades.

South High -- below capacity with space available in all grades.

**WYDOT:** Randy Griesbach COMMENTS ATTACHED 08/05/2019

The negative offset to Murray Rd is not ideal and does create a conflict point for opposing left turns in the Two-Way Left Turn Lane(TWLTL.) See attachment for conflicting turning movements.

Left turns into the approach from the south are likely to be infrequent, so the TWLTL conflict may be infrequent or minimal. Southbound lefts onto Murray may be more common in the future, however, as this road is ultimately slated to continue east into the planned Sweetgrass development, a trip generation analysis in a TIS may be useful to help understand how frequent the conflict would be. It is desired to have a good alignment with Murray Rd for future operation and safety. A mechanism needs to be in place to ensure proper alignment will take place in the future or at such a time that an adverse crash history develops. Access should be a joint access that can also serve the property to the south.

Typical access width for one entry (16 ft lane)and two exit (12 ft lanes)would be 40 ft. A minimum width should not go below 28 ft. The 15ft radii may not be sufficient for right turns into the property. See attachment for turning radii.

After any construction along WYDOT R/W, monuments must be in place.

If drainage is affected in the WYDOT R/W, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre-development rates for 2, 5, 10, 20, 50 and 100 year events. Maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. Send all drainage studies to the WYDOT bridge programs for evaluation.

Prior to any work in the WYDOT R/W, secure necessary permits through the District office.

No comments specific to zone change. See PZ-19-00205 & PZ-19-00206 for other comments.

**South Cheyenne Water & Sewer:** Dena Hansen COMMENTS ATTACHED 07/29/2019

Water and Sewer available for project. Please contact office to present site plan for modeling and site development and tap fees.

**Black Hills Energy:** Kelly Lindholm COMMENTS ATTACHED 08/05/2019

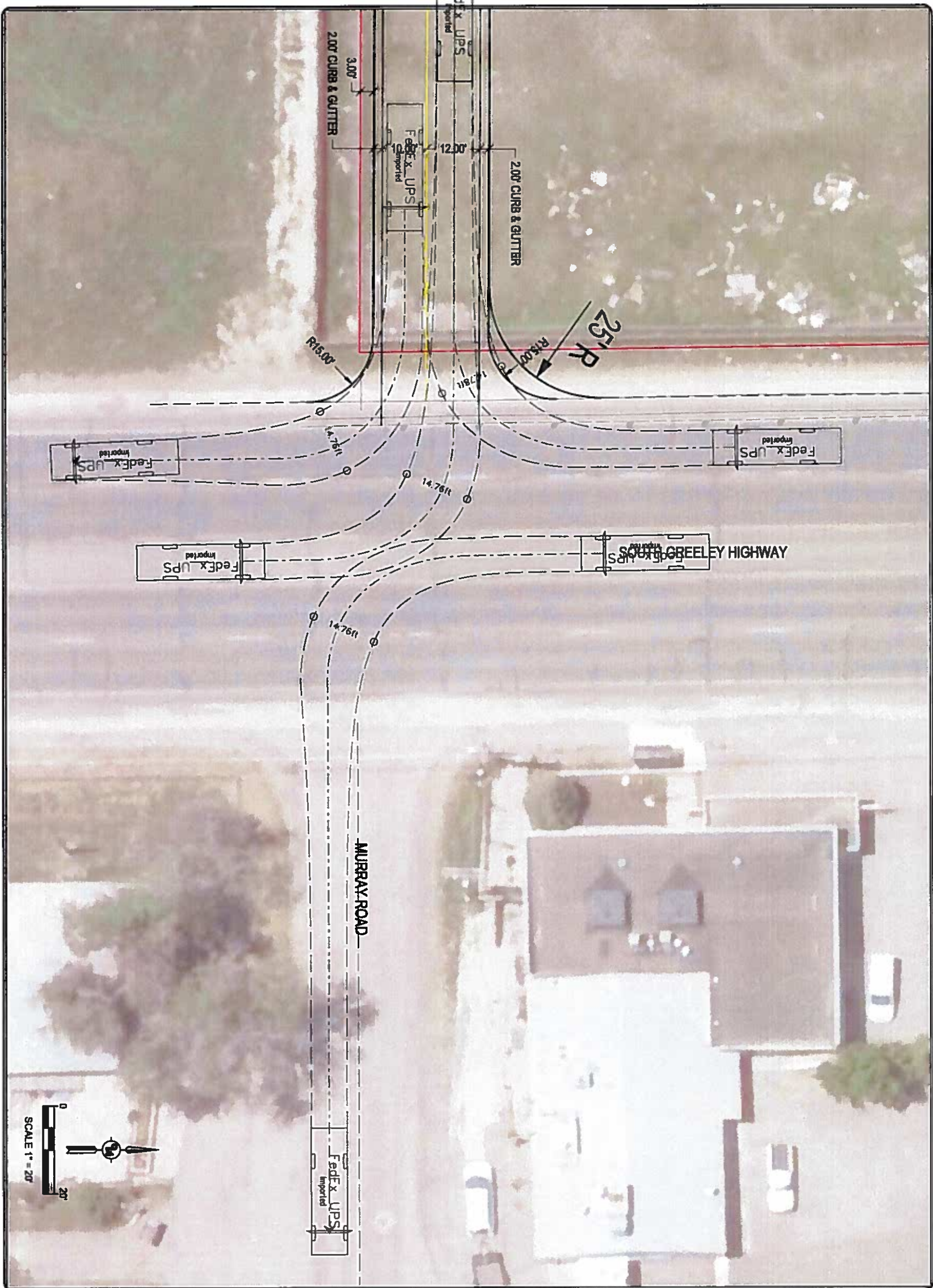
Please submit construction request at [www.blackhillsenergy.com/construction-request](http://www.blackhillsenergy.com/construction-request) to get conversations going regarding gas and electric services.

**Agencies responding with No Comment:** Environmental Health Dept., Fire District No. 1, Sheriff's Office, Planners, Laramie County Weed & Pest.

**Agencies not responding:** Cheyenne MPO, Cheyenne Urban Planning Office, Cheyenne Development Services, Greater Cheyenne Greenway, County Real Estate Office, County Treasurer, County Conservation District, CenturyLink, US Post Office, Combined Communications Center, Emergency Management, South Cheyenne Community Development, Building Dept., Charter Cable Services.

Radius from P/L  
12.5' from P/L  
at P/L

NEW OFFSET  
15

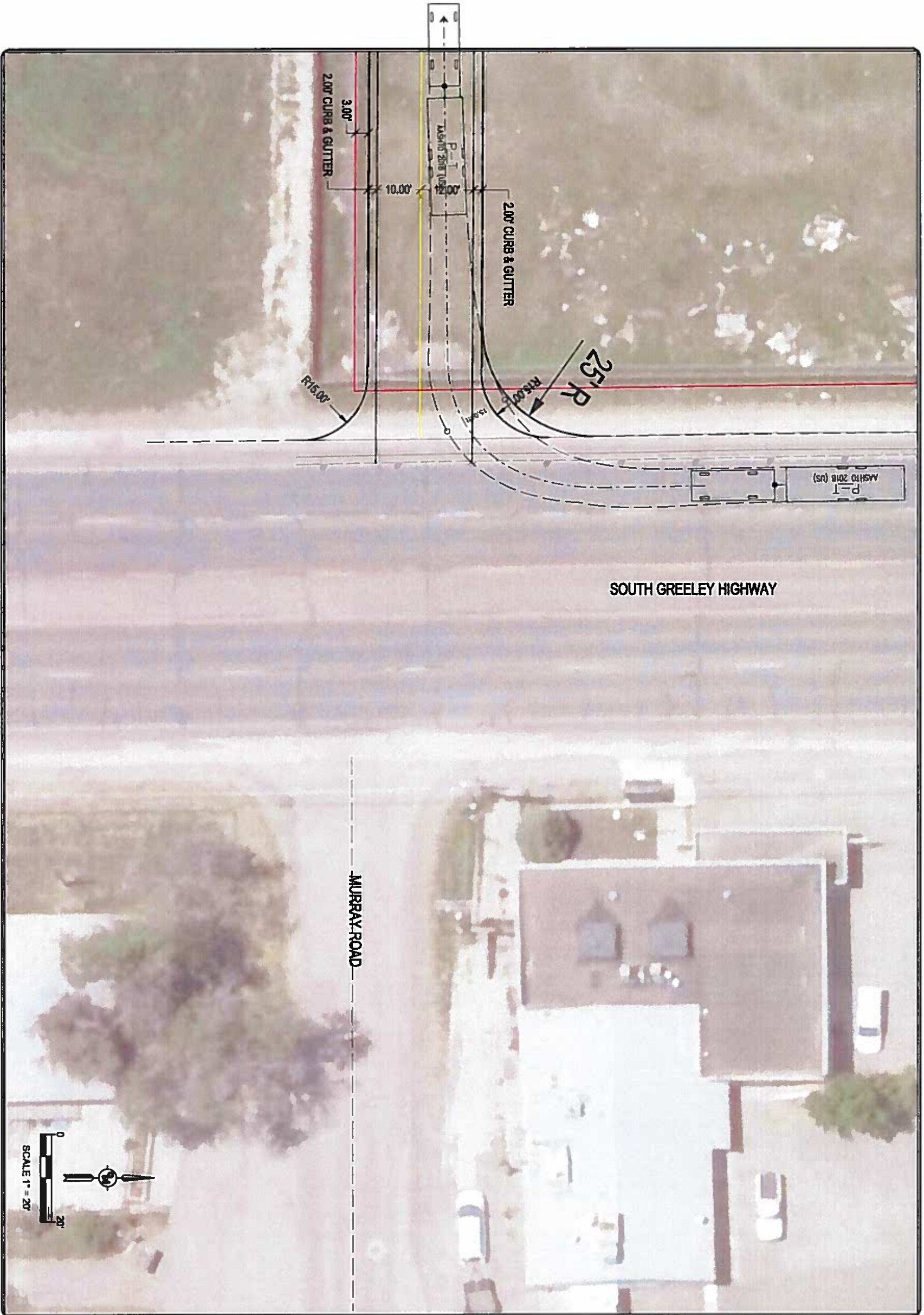


Existing

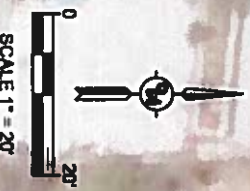


	PROJECT:	KUNKEL DEVELOPMENT	NO.	REVISION	DATE
	DRAWING TITLE:	ACCESS TO DEVELOPMENT			
DATE PLOTTED:	11/19/2019	PREPARED FOR:			
DRAWN BY:					
CHECKED BY:					
DESIGNED BY:					
JOB NO.:	4226				
DWG NO.:	1				
	OF 1				





Existing



**GDI**  
 ENGINEERING AND SURVEYING  
 307 EAST MAIN STREET  
 11501 OLD TOWN LAKE SUITE 101  
 CHICAGO, IL 60631  
 (773) 399-9900

PROJECT: **KUNKEL DEVELOPMENT**  
 DRAWING TITLE: **ACCESS TO DEVELOPMENT**

PREPARED FOR:

NO.	REVISION	DATE

DATE PLOTTED: **11/19/2019**  
 DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 JOB NO.: **4226**  
 DWG NO. **1** OF **1**



A COMMUNITY OF CHOICE

**Planning and Development Department**  
2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001  
(Phone) 307-637-6282 (Fax) 307-637-6366

August 7, 2019

Board of County Commissioners  
310 W 19th St #320  
Cheyenne, WY 82001

**RE: Country Homes, 6<sup>th</sup> Filing City Comments**

Board of County Commissioners,

In compliance with W.S. 34-12-103 (b) the City hereby submits the following comments regarding the Country Homes, 6<sup>th</sup> Filing Plat:

1. Future annexation of the property will prompt review by the City. Concurrent with annexation by petition, public improvements to streets may be required; driveway accesses will be reviewed for conformance with City standards and may require modification; and Community Facility Fees will be required to be paid to the City. The City defers timing of design and construction of public improvements to the County.
2. This area was part of a Preliminary Plat conditionally approved by the City in 2016. The layout shown on this plat map is substantially similar to the layout conditionally-approved at that time (see attachments); with the exception of the creation of a new multi-unit residential parcel behind the commercial lots along South Greeley Highway.
3. The property at the northeast corner of this plat is currently developed with a convenience store and gas station. The northern access easement allows access to this developed property, while the other access easements within Lot 2 allow for an internal circulation within the proposed development. The City strongly recommends an access easement connection between the proposed these two access easements to allow residents to within this plat and southwest of this plat direct access to the commercial properties. Such access easement could be limited to a pedestrian/bicycle-type access.
4. The City recommends the access easement extend directly from Apricot eastward to the northern College Drive access.

I do not believe that there are any items of disagreement that warrant a response by the Board of County Commissioners pursuant to W.S. 34-12-103-(b).

Thank you,

Charles W. Bloom, AICP  
Planning and Development Director

Encl: 2016 Preliminary Plat approval



A COMMUNITY OF CHOICE

## Development Department

2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001  
(Phone) 307-637-6282 (Fax) 307-637-6366

September 27, 2016

AVI, PC  
Attn: Brad Emmons  
1103 Old Town Lane, Suite #101  
Cheyenne, WY 82009

**Re: Country Homes, 5<sup>th</sup> Filing; Menkins Corner, 2<sup>nd</sup> Filing; and Barta Subdivision Preliminary Plat**

Dear Mr. Emmons:

At its regular meeting held on Monday, September 26, 2016, the City of Cheyenne City Council voted to acknowledge the Planning Commission's recommendation of approval of the above described preliminary plat, with the following 4 conditions:

1. Provide appropriate facilities to break-up Block 1 of Menkins Corner 2<sup>nd</sup> Filing / Block 1 of Country Homes 5<sup>th</sup> Filing.
2. Access spacing along South Greeley Highway and College shall comply with the requirements of the Wyoming Department of Transportation.
3. Include the detention ponds found in Menkins Corner 2<sup>nd</sup> Filing on either Menkins Corner 2<sup>nd</sup> Filing or Country Homes 5<sup>th</sup> Filing, whichever final plat is submitted first.
4. Submit each separately-named Final Plat individually.

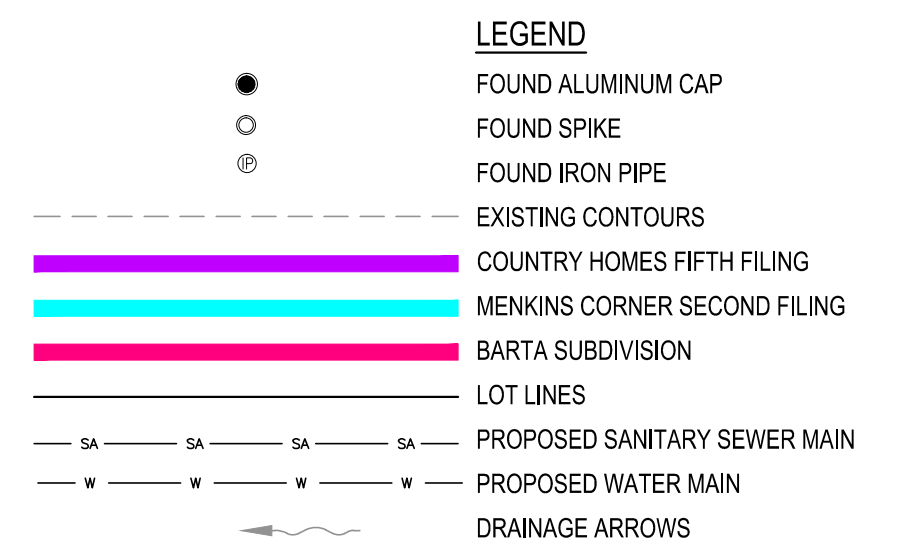
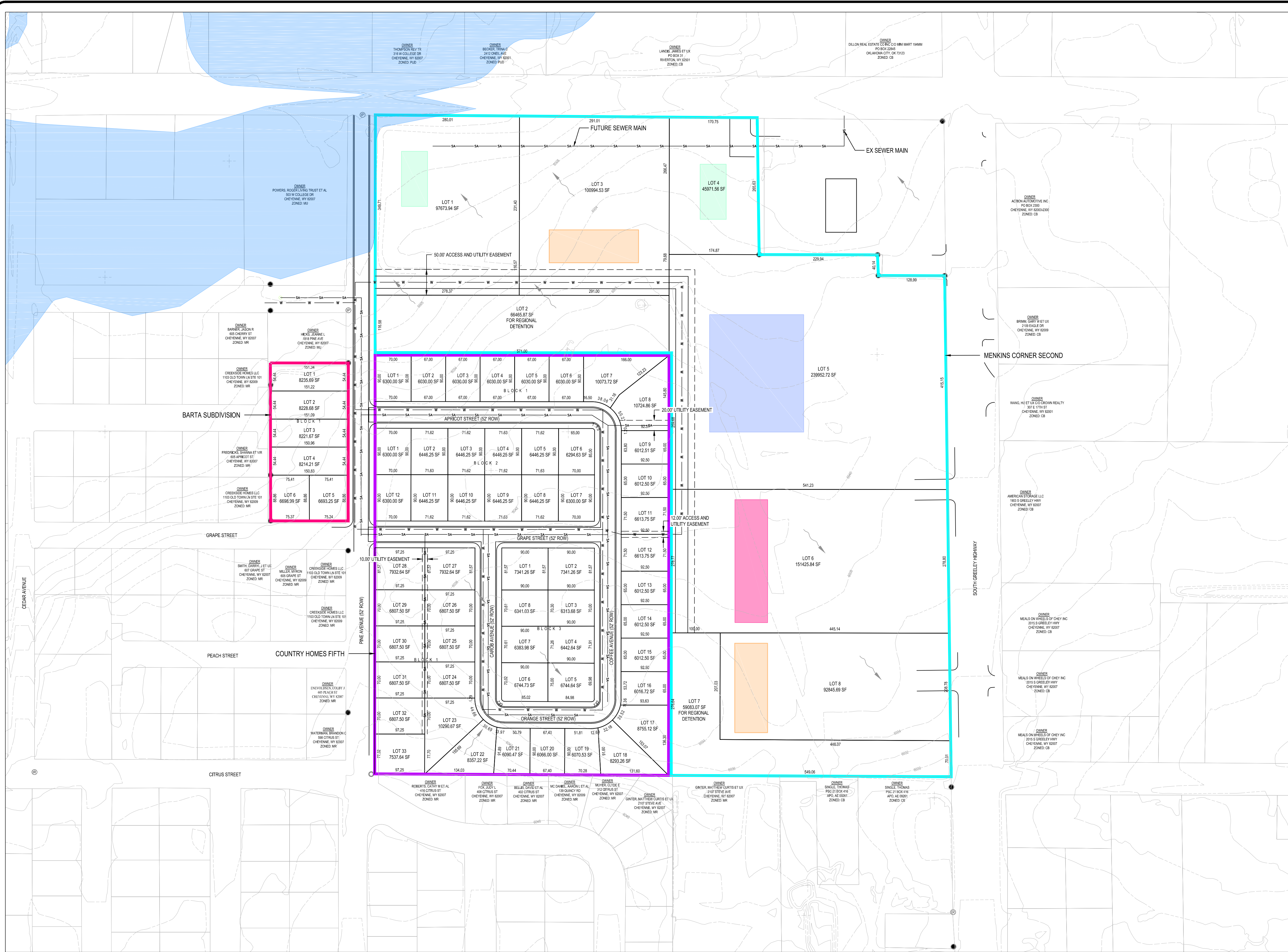
You may now proceed to the Final Plat process for any of these three plats. You have eighteen (18) months from the approval date to submit a Final Plat application.

Please call if you have any questions.

Sincerely,

Seth Lloyd  
Planner

cc: Owners  
File

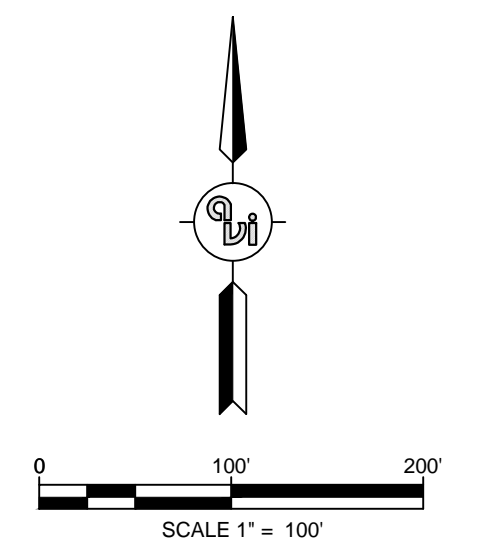
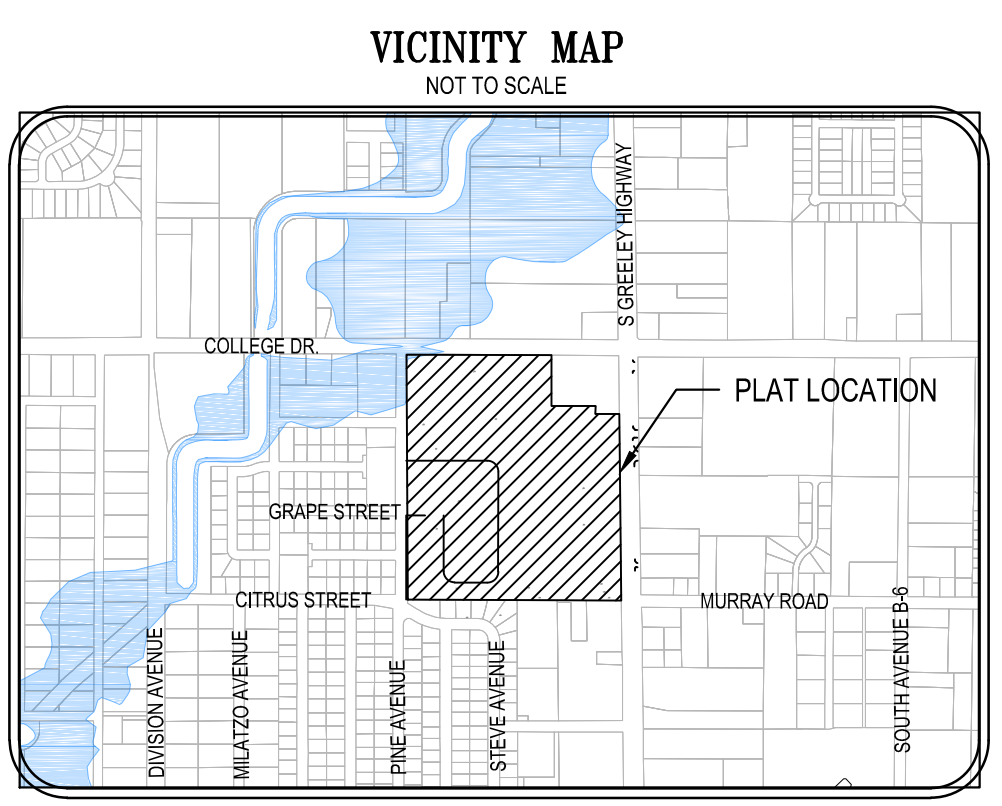


**ZONING:**  
 THE PROPOSED DEVELOPMENT IS CURRENTLY ZONED CB AND MU  
 THE PROPOSED ZONING IS  
 COUNTRY HOMES FIFTH FILING - MR  
 MENKINS CORNER SECOND FILING  
 LOTS 2 AND 7 - MR  
 LOTS 1, 3-6 AND 8 - CB  
 BARTA SUBDIVISION - MR

- NOTES:**
- COUNTRY HOMES FIFTH FILING SUBDIVISION CONTAINS 10.67 ACRES ±  
 MENKINS CORNER SECOND FILING SUBDIVISION CONTAINS 19.62 ACRES ±  
 BARTA SUBDIVISION CONTAINS 1.06 ACRES ±
  - COUNTRY HOMES FIFTH FILING SUBDIVISION - 53 LOTS  
 MENKINS CORNER SECOND FILING SUBDIVISION - 8 LOTS  
 BARTA SUBDIVISION - 6 LOTS
  - TOPOGRAPHY IS FROM CITY OF CHEYENNE AVAILABLE CONTOURS. VERTICAL DATUM IS NGVD 29.
  - PORTIONS OF THE PLATTED BOUNDARY LIE WITHIN ZONE 'A' (NO BASE FLOOD ELEVATIONS DETERMINED) OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1356 OF OF 1650. MAP NOS. 56021C1356F WITH AN EFFECTIVE DATE OF JANUARY 2007.
  - COMMERCIAL LOTS WILL HAVE CROSS ACCESS EASEMENTS.

CENTERLINE BLOCK PERIMETER TABLE				
COUNTRY HOMES FIFTH FILING				
BLOCK	EAST	SOUTH	WEST	NORTH
1*			2298.27	1643.05
1**	439.27	97.25	464.48	123.25
2	225.35	478.50	232.00	471.85
3	343.87	218.57	343.09	232.00
MENKINS CORNER SECOND FILING				
1	972.75	1935.15	466.44	1472.70
BARTA SUBDIVISION				
1	332.61	176.61	332.61	177.34

\* LOTS 1 - 27. WEST ON BLOCK ONE IS BACK OF LOTS AND NORTH ON BLOCK 1 IS ROADWAY CENTERLINE.  
 \*\* LOTS 28 - 33



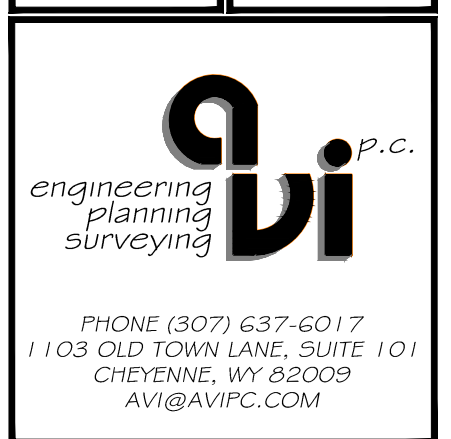
**PRELIMINARY PLAT  
 FOR  
 COUNTRY HOMES FIFTH FILING  
 MENKINS CORNER SECOND FILING  
 AND BARTA SUBDIVISION**

A REPLAT OF A PORTION OF COUNTRY HOMES FIFTH FILING  
 LOT 8 AND THE 1/2 LOT 1 BLOCK 4, BEING SITUATED IN A  
 PORTION OF THE NORTHWEST 1/4 SECTION 17, T13N, R66W,  
 OF THE 6TH PRINCIPAL MERIDIAN,  
 LARAMIE COUNTY, WYOMING  
 PREPARED JULY 2016

NO.	REVISION	DATE

PREPARED FOR:  
**COUNTRY HOMES FIFTH FILING  
 MENKINS CORNER SECOND FILING  
 AND BARTA SUBDIVISION**

DRAWING TITLE:  
**PRELIMINARY PLAT**



DATE:	JULY 2016
DRAWN BY:	CRJ
DESIGNED BY:	
CHECKED BY:	AED
JOB NO.:	3897
DRAWING NO.	1 OF 1

**PZ-19-00205(206,207) Country Homes Subdivision, 6<sup>th</sup> Filing**  
**Preliminary Development Plan, Subdivision Permit & Plat, Zone Change**

**SECOND REVIEW**

**County Engineer:** Scott Larson COMMENTS ATTACHED 08/13/2019

As a result of a meeting on Aug. 8, 2019 with the agent for the applicant, I offer the following updated comments:

1. The PDP map is adequate at this time for this development.
2. A Traffic Study, if not submitted with the Plat, will be needed with the Site Plan application.
3. The letter submitted regarding the drainage for the property is adequate at this time.
4. The Zone Change map is adequate at this time for this development so my previous comments can be disregarded and I have no further comments at this time.



Dave Bumann, PE,  
Public Works Director  
Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82007

August 8, 2019  
2-4226.19

**RE: Country Homes 6<sup>th</sup> Filing Drainage**

Dear Mr. Bumann,

This letter is in regards to the drainage concerns for the proposed development on Lot 1, Block 1 of the Country Homes 6<sup>th</sup> Filing Plat. The drainage report submitted for Country Homes 5th Filing and Barta Subdivision and the Future Drainage requirements for Menkin Corner 2nd Filing with a date of December 29th 2016 sized the regional detention pond for the above mentioned developments. The report stated that the required volume needed for Country Homes 5th was 90,795 cf or 2.08 ac-ft, for Barta was 7,240 cf or 0.17 ac-ft and Menkin Corner 2nd was 210,134 cf or 4.82 ac-ft. This gave an overall required volume of 7.07 ac-ft. The pond was designed to have a capacity of 7.2 ac-ft. Menkin Corner 2nd was analyzed using a total area of 19.5 acres and assumed that it would utilize the 85% maximum impervious coverage. Lot 1, Block 1 of the proposed Country Homes 6th Filing is 8.11 acres and using the current proposed layout the impervious area was calculated to be 4.65 acres. For the 8.11 acre parcel this gives an impervious coverage of 57% which is less than assumed 85% and the pond should have capacity for this development and the future commercial developments.

If you have any questions or require additional information, please feel free to contact our office.

Respectfully Submitted

**AVI PROFESSIONAL CORPORATION**

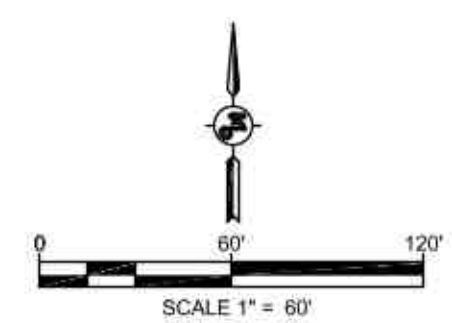
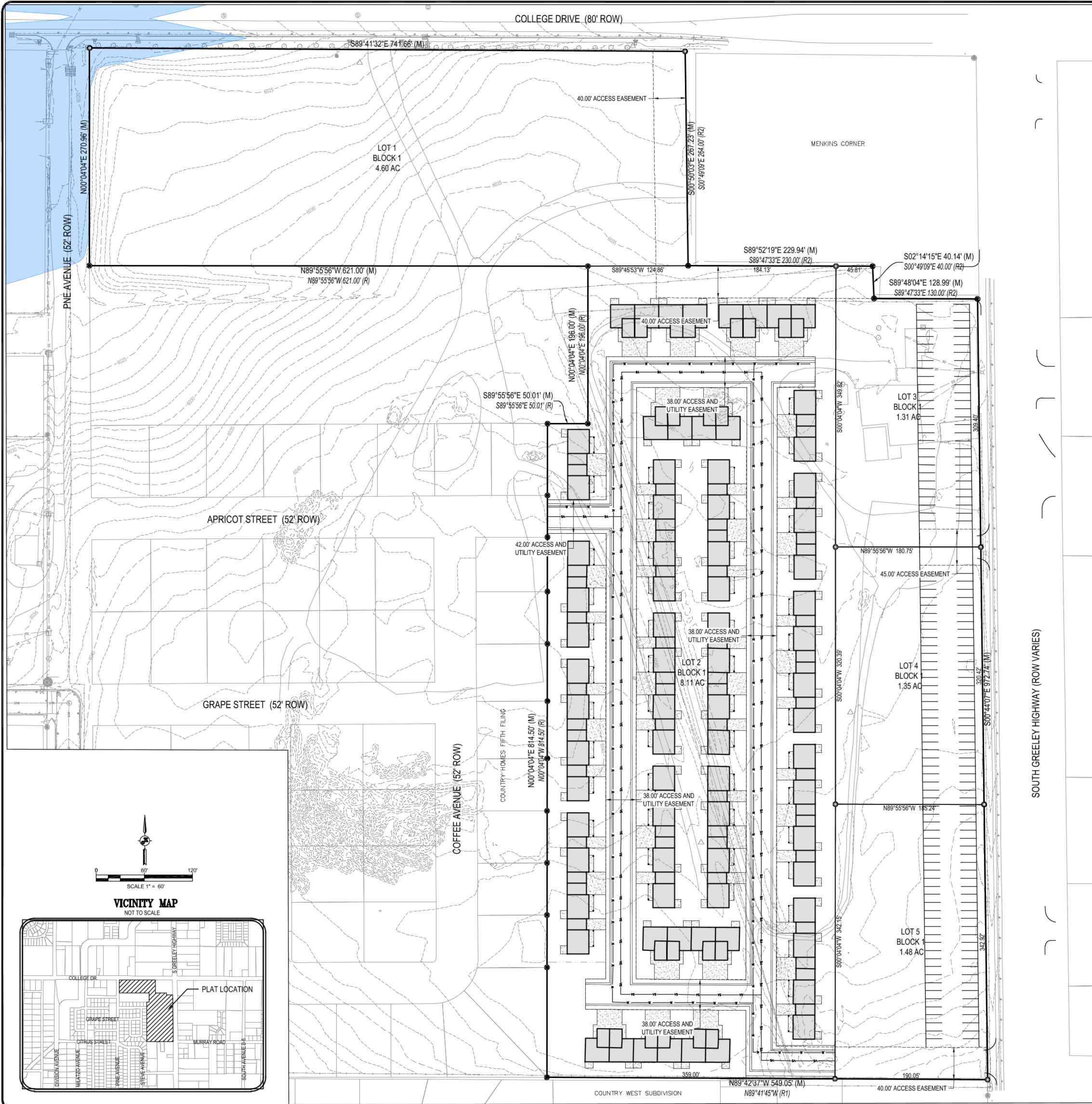
A handwritten signature in blue ink, appearing to read 'C. Johnson'.

Christine Johnson, PE

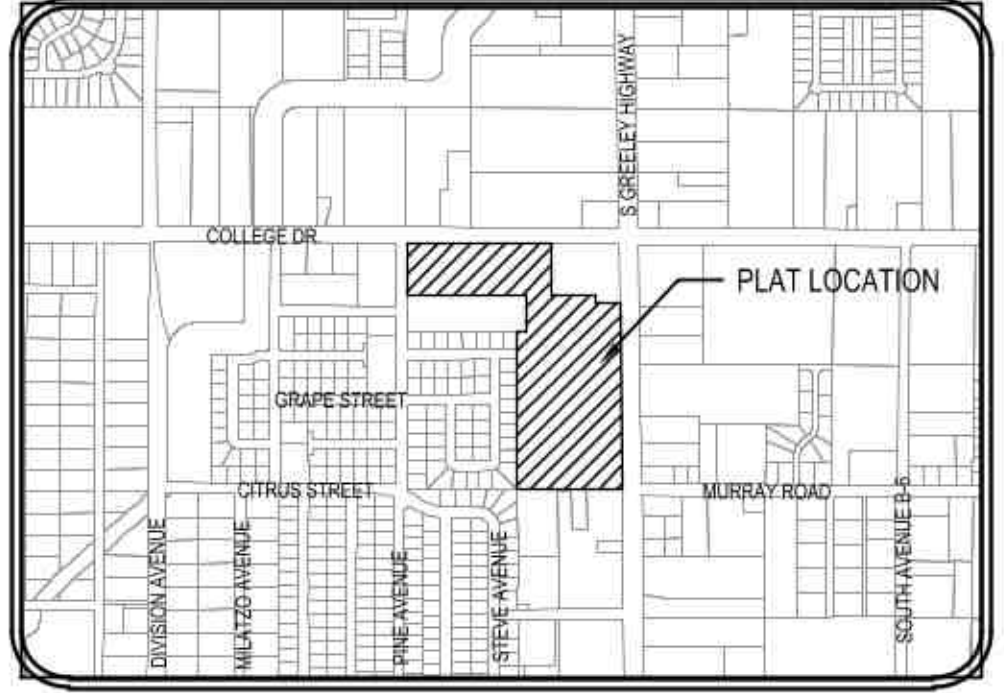
**Cc:** file

h:\4226\_s. greeley hwy\corress\del\4226 drainage explanation.docx

H:\4226\_S\_Drawing\1917\AVIP\AVIP\4226\_PRELIM\_PLAT.dwg Jul 12, 2019 - 1:54pm cphmm



**VICINITY MAP**  
NOT TO SCALE



**LEGEND**

	FOUND ALUMINUM CAP
	EXISTING CONTOURS
	PROPOSED SANITARY SEWER MAIN
	PROPOSED WATER MAIN

**ZONING:**  
THE PROPOSED DEVELOPMENT IS CURRENTLY ZONED CB  
THE PROPOSED ZONING IS CB & HR

- NOTES:**
- COUNTRY HOMES SIXTH FILING SUBDIVISION CONTAINS 16.84 ACRES ±
  - COUNTRY HOMES SIXTH FILING SUBDIVISION - 5 LOTS
  - TOPOGRAPHY IS FROM AVI SURVEY IN AUGUST OF 2016
  - PORTIONS OF THE PLATTED BOUNDARY LIE WITHIN ZONE 'A' (NO BASE FLOOD ELEVATIONS DETERMINED) OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1356 OF OF 1650. MAP NOS. 56021C1356F WITH AN EFFECTIVE DATE OF JANUARY 2007.
  - COMMERCIAL LOTS WILL HAVE ACCESS EASEMENTS.
  - PUBLIC WATER OR WASTE WATER SYSTEMS TO CONNECT TO EXISTING SOUTH CHEYENNE WATER AND SEWER SYSTEMS.
  - FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 1.

- LAND ANALYSIS:**
- COUNTRY HOMES SIXTH FILING SUBDIVISION - 16.84 ACRES
  - A. AREAS IN WHICH SLOPES ARE 10% OR GREATER - N/A
  - B. FLOODWAYS AND 100 YEAR FLOOD PLAINS - SHOWN  
COUNTRY HOMES SIXTH FILING - 0.41 AC± (500 YEAR)
  - C. BODIES OF WATER - N/A
  - D. SIGNIFICANT NATURAL FEATURES, SUCH AS RIDGE LINES AND MATURE TREES TO BE PRESERVED - N/A
  - E. SOILS THAT ARE UNSUITABLE FOR BUILDING - N/A
  - F. EXISTING AND PROPOSED EASEMENTS, ROADS, TRAILS OR OTHER FEATURES WHERE BUILDING IS PROHIBITED - SHOWN 2.68AC±

SOUTH GREELEY HIGHWAY (ROW VARIES)

**COUNTY LAND ANALYSIS AND  
PRELIMINARY DEVELOPMENT PLAN  
FOR  
COUNTRY HOMES SIXTH FILING**  
BEING SITUATED IN A PORTION OF THE  
NORTHEAST 1/4 NORTHWEST 1/4 SECTION 17, T13N, R66W,  
OF THE 6TH PRINCIPAL MERIDIAN,  
LARAMIE COUNTY, WYOMING  
PREPARED JULY 2019

NO.	REVISION	DATE

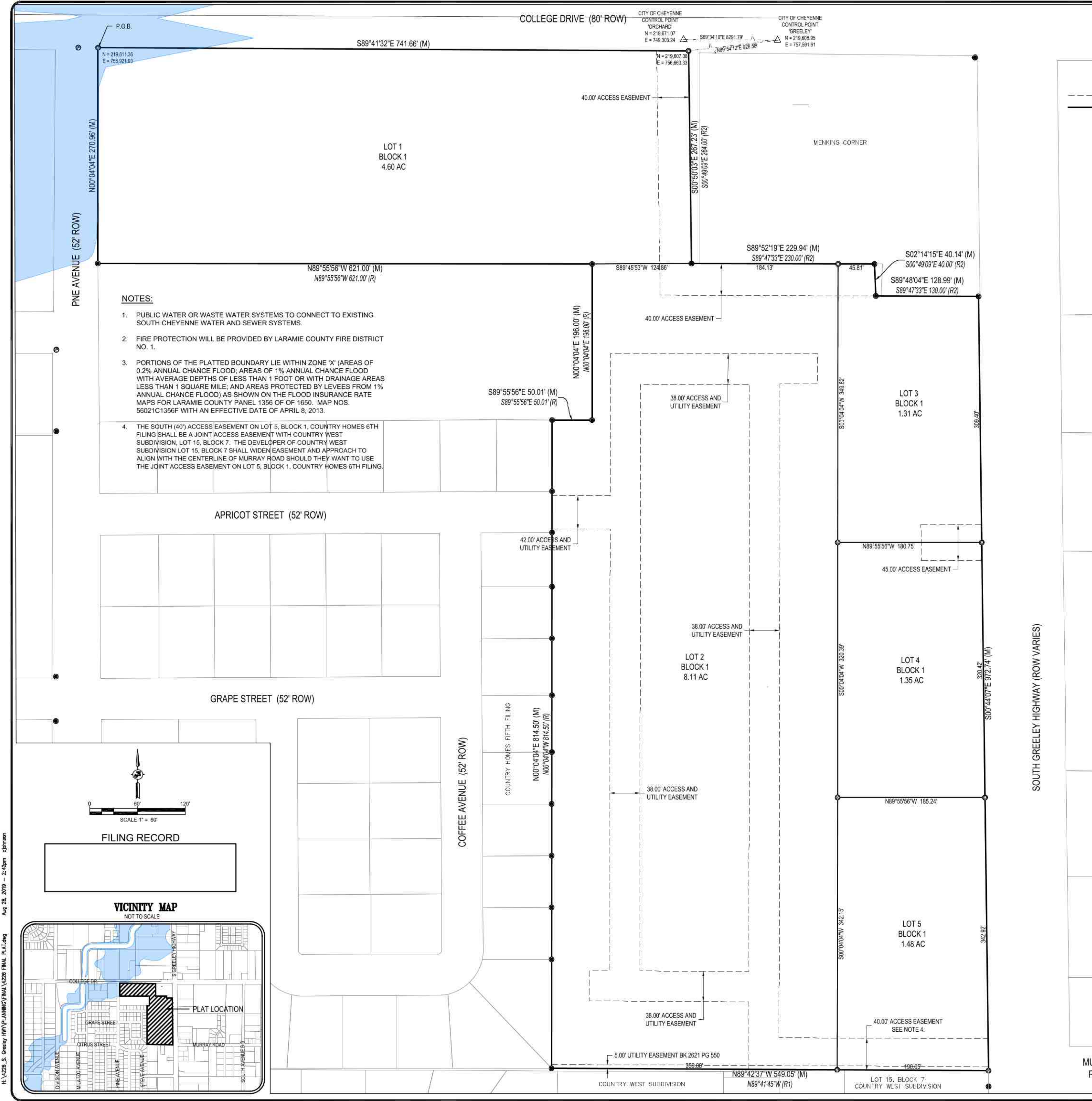
PREPARED FOR:  
**CAL KUNKEL**  
**6238 GOLDEN EAGLE WAY**  
**BILLINGS, MT 59106**

PROJECT:  
**COUNTRY HOMES SIXTH FILING**

DRAWING TITLE:  
**COUNTY LAND ANALYSIS AND  
PRELIMINARY DEVELOPMENT PLAN**

307.637.6017  
1103 OLD TOWN LANE, SUITE 101  
CHEYENNE, WY 82009  
AVI@AVIPC.COM

DATE:	Jul 12, 2019
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	
JOB NO.:	4226
DRAWING NO.	1 OF 1



**LEGEND**

- FOUND ALUMINUM CAP
- SET 2" ALUMINUM CAP AVI PC PLS 12045
- (R) RECORD DATA FROM COUNTRY HOMES FIFTH FILING
- (R1) RECORD DATA FROM COUNTRY WEST SUBDIVISION
- (R2) RECORD DATA FROM MENKINS CORNER
- - - EASEMENT LINE
- PROPERTY BOUNDARY

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY OF COLLEGE DRIVE AND THE EAST RIGHT OF WAY OF PINE AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY OF COLLEGE DRIVE S89°41'32"E A DISTANCE OF 741.66 FEET TO A POINT ON THE WESTERLY BOUNDARY OF MENKINS CORNER; THENCE ALONG SAID WESTERLY BOUNDARY LINE S00°50'03"E A DISTANCE OF 267.23 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF MENKINS CORNER; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES: S89°52'19"E A DISTANCE OF 229.94 FEET TO A POINT; THENCE S02°14'15"E A DISTANCE OF 40.14 FEET TO A POINT; THENCE S89°48'04"E A DISTANCE OF 128.99 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTH GREELEY HIGHWAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY S00°44'07"E A DISTANCE OF 972.74 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF COUNTRY WEST SUBDIVISION; THENCE ALONG SAID NORTHERLY BOUNDARY OF COUNTRY WEST SUBDIVISION N89°42'37"W A DISTANCE OF 549.05 FEET TO A POINT ON THE EASTERLY BOUNDARY OF COUNTRY HOMES FIFTH FILING; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES: N00°04'04"E A DISTANCE OF 196.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID COUNTRY HOMES FIFTH FILING; THENCE ALONG SAID NORTHERLY BOUNDARY N89°55'56"E A DISTANCE OF 621.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF PINE AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY N00°04'04"E A DISTANCE OF 270.96 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 16.84 ACRES MORE OR LESS

**BASIS OF BEARINGS**

COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901. TO CONVERT TO STATE PLANE COORDINATES ADD 200,000 FT TO THE NORTHING AND 700,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999663732.  
 EXAMPLE POINT 100  
 GROUND NORTHING = 61979.187  
 GROUND EASTING = 48199.569  
 N = (61979.187+200000)\*SF = 261891.092  
 E = (48199.569+700000)\*SF = 747947.973  
 STATE PLANE NORTHING = 261891.092  
 STATE PLANE EASTING = 747947.973

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT RICHARD MENKIN, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "COUNTRY HOMES SIXTH FILING," DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, DOES HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

RICHARD MENKIN

**ACKNOWLEDGEMENTS**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD MENKIN THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, \_\_\_\_\_, WYOMING

MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS**

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIR PERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ COUNTY CLERK

**CERTIFICATE OF SURVEYOR**

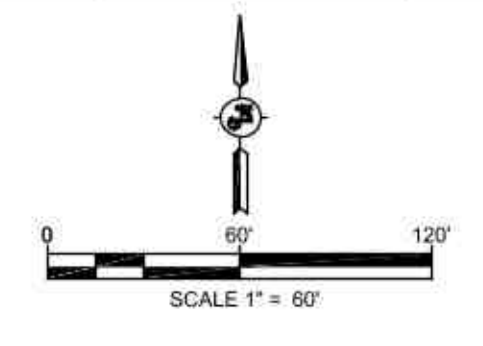
I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



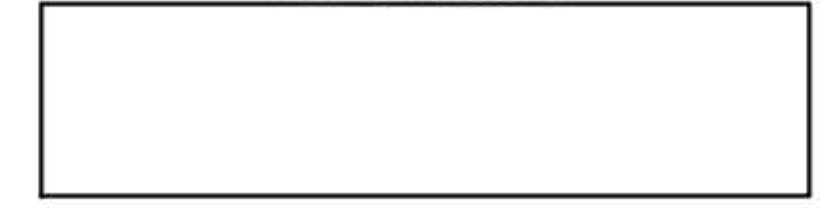
**FINAL PLAT FOR COUNTRY HOMES SIXTH FILING**  
 BEING SITUATED IN A PORTION OF THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 17, T13N, R66W, OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING  
 PREPARED JULY 2019

**NOTES:**

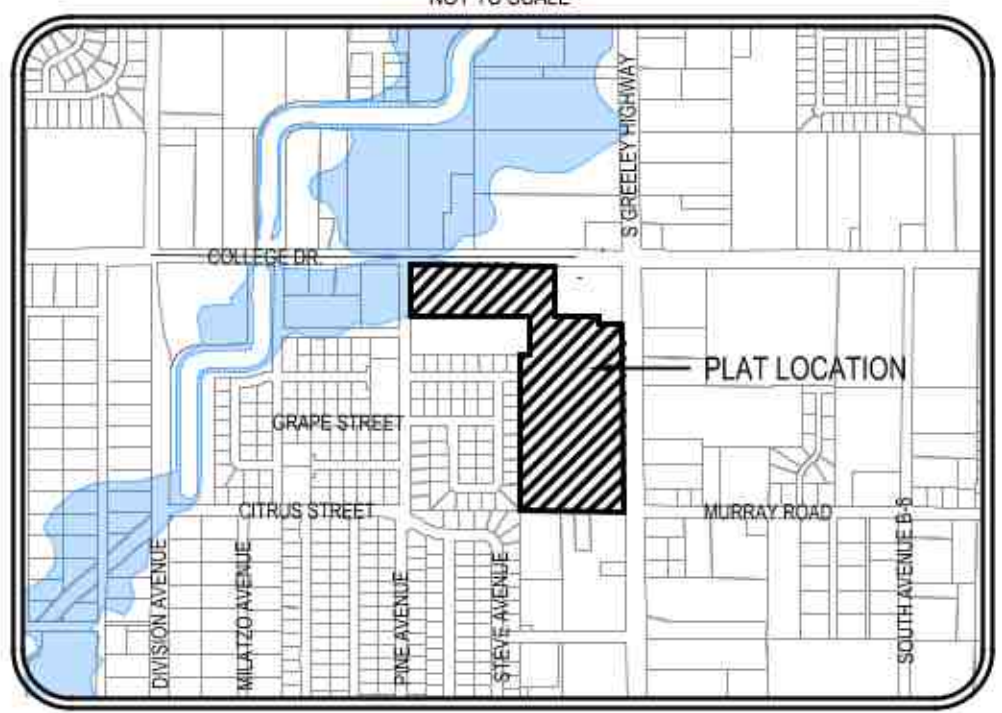
1. PUBLIC WATER OR WASTE WATER SYSTEMS TO CONNECT TO EXISTING SOUTH CHEYENNE WATER AND SEWER SYSTEMS.
2. FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 1.
3. PORTIONS OF THE PLATTED BOUNDARY LIE WITHIN ZONE 'X' (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1356 OF OF 1650. MAP NOS. 56021C1356F WITH AN EFFECTIVE DATE OF APRIL 8, 2013.
4. THE SOUTH (40') ACCESS EASEMENT ON LOT 5, BLOCK 1, COUNTRY HOMES 6TH FILING SHALL BE A JOINT ACCESS EASEMENT WITH COUNTRY WEST SUBDIVISION, LOT 15, BLOCK 7. THE DEVELOPER OF COUNTRY WEST SUBDIVISION LOT 15, BLOCK 7 SHALL WIDEN EASEMENT AND APPROACH TO ALIGN WITH THE CENTERLINE OF MURRAY ROAD SHOULD THEY WANT TO USE THE JOINT ACCESS EASEMENT ON LOT 5, BLOCK 1, COUNTRY HOMES 6TH FILING.



**FILING RECORD**



**VICINITY MAP**  
NOT TO SCALE



DATE	
REVISION	
NO.	
PREPARED FOR:	CAL KUNKEL 6238 GOLDEN EAGLE WAY BILLINGS, MT 59106
PROJECT:	COUNTRY HOMES SIXTH FILING
DRAWING TITLE:	FINAL PLAT
DATE:	Aug 28, 2019
DRAWN BY:	CRJ
DESIGNED BY:	
CHECKED BY:	AED
JOB NO.:	4226
DRAWING NO.	1 OF 1

H:\2019\_5\_Country\_Homes\_Sixth\_Filing\FINAL\2019\_FINAL\_PLAT.dwg Aug 28, 2019 - 2:47pm cshman



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
COUNTRY HOMES, 6TH FILING, LOCATED IN A PORTION OF THE NE1/4 NW1/4  
SECTION 17, T. 13 N., R. 66 W., OF THE 6TH P.M.,  
LARAMIE COUNTY, WY.**

**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 subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

**WHEREAS**, the application is in conformance with the CB – Community Business zone district; and

**WHEREAS**, this resolution is the subdivision permit for Country Homes Subdivision, 6<sup>th</sup> Filing.

**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 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-107 governing the CB – Community Business zone district.

**And the Board approves the Subdivision Permit and Plat for Country Homes Subdivision, 6<sup>th</sup> Filing.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF**

\_\_\_\_\_, 2019.

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Linda Heath, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

  
\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM CB – COMMUNITY BUSINESS TO HR – HIGH DENSITY RESIDENTIAL  
FOR A PORTION OF THE NE1/4 NW1/4 SECTION 17, T. 13 N., R. 66 W.,  
OF THE 6TH PM, LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS  
COUNTRY HOMES SUBDIVISION, 6<sup>TH</sup> FILING, LOT 2, BLOCK 1.**

**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 previously adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 4-2-105 of the Laramie County Land Use Regulations.

**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 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 is in conformance with the requirements of section 4-2-105 of the Laramie County Land Use Regulations.

**And the Board approves a Zone Change from CB – Community Business to HR – High Density Residential for Country Homes Subdivision, 6th Filing, Lot 2, Block 1, Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF**

**\_\_\_\_\_, 2019.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Linda Heath, Chairman

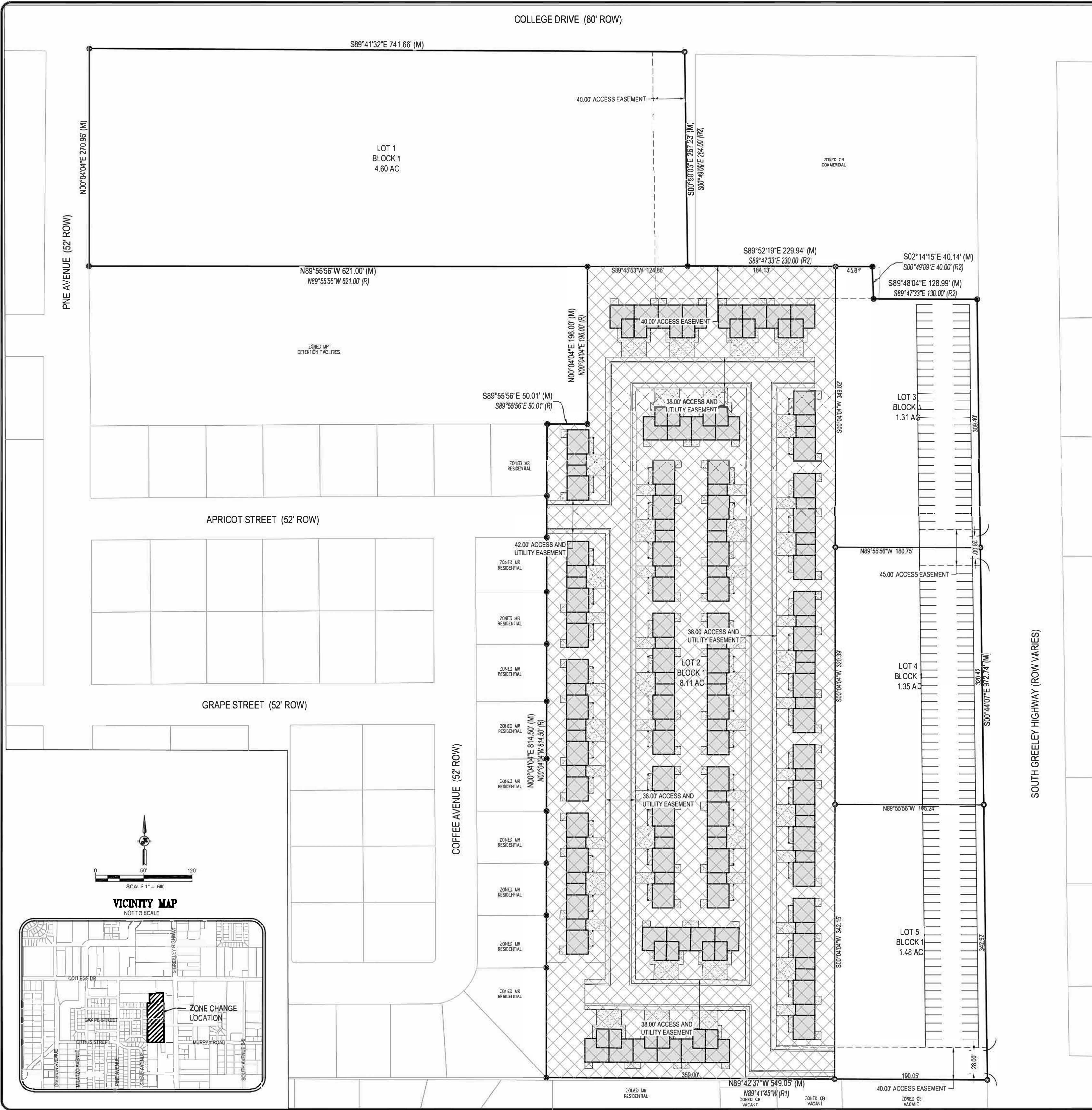
ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

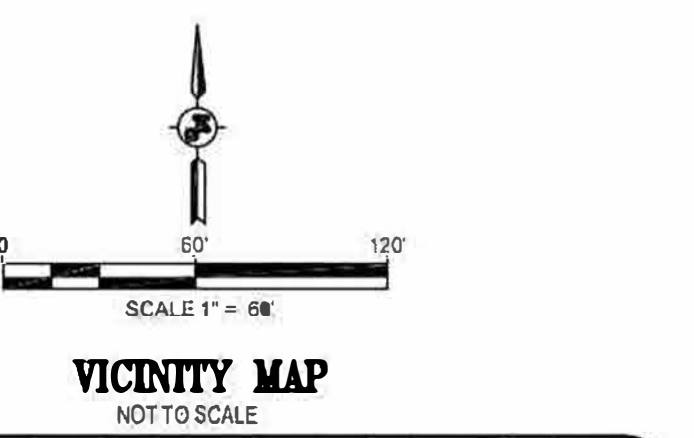
  
\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney

H:\2018\_5\_Dwgs\1817\PLANNING\ZONE CHANGE\222\_ZONE CHANGE.dwg Jul 12, 2019 - 1:56pm cphmen



**LEGAL DESCRIPTION**  
LOT 2, BLOCK 1, COUNTRY HOMES SIXTH FILING

**NOTES:**  
CURRENT ZONING: CB  
PROPOSED ZONING: HR



**ZONE CHANGE FOR LOT 2 BLOCK 1 COUNTRY HOMES SIXTH FILING**  
BEING SITUATED IN A PORTION OF THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 17, T13N, R66W, OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING  
PREPARED JULY 2019

### EXHIBIT A

NO.	REVISION	DATE

PREPARED FOR:  
**CREEKSIDE HOMES 2, LLC**  
1103 OLD TOWN LANE  
CHEYENNE, WY 82009

PROJECT: **COUNTRY HOMES SIXTH FILING**  
DRAWING TITLE: **ZONE CHANGE**



307.637.6017  
1103 OLD TOWN LANE, SUITE 101  
CHEYENNE, WY 82009  
AV@AVIPCO.COM

DATE: Jul 12, 2019  
DRAWN BY:  
DESIGNED BY:  
CHECKED BY:

JOB NO.: 4226

DRAWING NO. 1 OF 1