



Development Department

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

A COMMUNITY OF CHOICE

December 20, 2023

Board of County Commissioners
Laramie County, WY

RE: PlanCheyenne Amendment Procedure

According to the Plan Amendment Process and Procedures subsection outlined in the Introduction section of PlanCheyenne, any proposed PlanCheyenne amendment "... will go before the governing body that will not have jurisdiction for comment only (e.g., a proposal to amend land uses within City limits goes to the County first for comment only)." The currently proposed PlanCheyenne amendment will edit the Future Land Use Map for land generally located southeast of the intersection of Converse Avenue and Storey Blvd. from Urban Residential to Community Business. The land considered with this amendment is currently proposed to be annexed. Final consideration of this amendment will happen after the land is annexed and will solely be within City limits. Therefore, the proposed amendment is being brought before the County Commissioners for comment only.

A motion to **recommend or deny** amending PlanCheyenne is appropriate, but City Staff is not seeking a formal resolution from the Board of County Commissioners, official comments from the Board would also suffice. After this project is considered by the County Commissioners, City Staff will submit the proposed amendment to the City of Cheyenne Governing Body, with the County Commissioners' recommendation listed in a manner similar to City Staff's recommendation in the attached staff report. The City of Cheyenne Planning Commission staff report for this item has been attached for reference.

Regards,

Connor White

Planning and Development Department
City of Cheyenne, WY
(307) 638-4342
cwhite@cheyennecity.org

Encl: Future Land Use Amendment Map

Cc: County Planning Office
County Clerk's Office



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(Phone) 307-637-6282 (Fax) 307-637-6366

CITY OF CHEYENNE PLANNING COMMISSION
JANUARY 2, 2024
STAFF REPORT

FILE: PUDC-23-182: Future Land Use Plan Amendment from UR to CB

REQUEST: A request to amend the Future Land Use Plan from UR (Urban Residential) to CB (Community Business).

LOCATION: East of Converse Avenue and south of Storey Boulevard.

APPLICANT: Randy Guill

OWNER: Horizon Development, LLC

ZONING: County A-1, proposed rezoning to CB Community Business following annexation

PURPOSE: To match a requested zone change of a portion of the area to CB Community Business for development of the property.

PREPARED BY: Connor White, Planner II



RECOMMENDED MOTION:

Move to **approve** the Resolution amending the Future Land Use Plan for a portion of land southeast of the intersection of Converse Avenue and Storey Boulevard as shown in the Future Land Use Map provided from Urban Residential to Community Business.

APPLICABLE CITY CODE SECTION(S) AND PLANS:

- PlanCheyenne (2016 Community Plan)

BACKGROUND:

The applicant is requesting amending the Future Land Use Map for roughly 7.91 acres of land from Urban Residential to CB Community Business to accommodate a zone change to permit a large Community Assembly.

A concurrent application for a zoning map amendment has been submitted. The zoning map amendment will accompany the future land use amendment at City Council. If the application for the zoning map amendment is approved, the applicant will be required to submit a site plan application for the new development.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation	Zoning	Land Use
Subject Site	Urban Residential	County A-1 (Agriculture and Rural Residential), County LR Low-density Residential	Vacant
North	Urban Residential	AR (Agricultural Residential)	Residential
South	Urban Residential / Public	MR (Medium-density Residential), P (Public)	School and Residential
East	Urban Residential	MR, P, LR (Low-density Residential)	Residential
West	Urban Residential / Mixed-use Residential	County A-1	Vacant and Residential

The property is shown as Urban Residential in the Future Land Use Plan. The Urban Residential category includes many of the Cheyenne Area’s existing neighborhoods, as well as planned future neighborhoods that will connect to City utilities. A broader variety of residential types, including single-family residences, duplexes, patio homes, townhomes, condominiums, and apartments.

ANALYSIS OF APPLICATION CONFORMANCE WITH REVIEW CRITERIA:

Should the Planning Commission wish to approve an amendment to the Future Land Use Map of the Comprehensive Plan, the Commission must make the following considerations outlined in the 2014 Community Plan (Build Chapter page 3-3). A detailed analysis is below:

1) BENEFICIAL OR ADDRESSES ISSUES - The proposed amendment is beneficial to the community or addresses issues not foreseen during the planning process.

The proposed amendment to CB Community business would be beneficial at the proposed location as it is a major intersection for two major streets. Commercial should be located along major streets and at major intersections. The proposed use for this area is for a church. Even if the church does not develop it would allow for other commercial uses at this location that could provide services to the surrounding area.

The proposed Future Land Use amendment **complies** with review criteria 1.

2) COMPATIBLY - The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan.

The subject property is adjacent to Urban Residential designations. Secondary uses for the urban residential designation allow for places of worship which is the proposed use. The commercial designation would allow the same use but also allow this corner to develop with additional commercial uses should the church not develop. This designation would be similar to other major interactions throughout the community. The proposed amendment is consistent with the goals and policies of PlanCheyenne, as discussed in more detail below.

The proposed Future Land Use amendment **complies** with review criteria 2.

3) IMPACT MITIGATION - The proposed amendment will address and mitigate impacts on transportation, services, and facilities.

Transportation:

The transportation network in this area of the City is currently developed. All impacts to the transportation network will be addressed through the platting and site plan processes. Additional rights-of-way are proposed with the proposed plat.

Services:

The proposed change will not have any adverse effects on the provision of services to the subject property. Service providers, such as the fire department, will be included in platting and site planning processes to assess service needs.

Facilities:

The proposed change will likely not require new facilities outside of the development area.

The proposed Future Land Use amendment **complies** with review criteria 3.

- 4) SERVICE PROVISION - The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision**

This land is currently proposed to be annexed into City limits and urban facilities and services are available to the subject properties.

The proposed Future Land Use amendment **complies** with review criteria 4.

- 5) ANNEXATION - The proposed amendment does not jeopardize the City's ability to annex the property.**

The subject property is currently proposed to be annexed into City limits.

The proposed Future Land Use amendment **complies** with review criteria 5.

- 6) URBAN SERVICES AREA - The proposed amendment is consistent with the logical expansion of the Urban Services Area.**

This land is currently within the Urban Services Area and does not expand the current area.

The proposed Future Land Use amendment **complies** with review criteria 6.

- 7) STRICT ADHERENCE - Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.**

Strict adherence to the Plan may result in unintended consequences. While the land could develop completely with residential, the proposed area is at the intersection of two major streets which is better suited for commercial centers and development. By changing the future land use for this corner it allows it to develop with high intense uses than residential and keep the residential away from a major intersection.

The proposed Future Land Use amendment **complies** with review criteria 7.

- 8) PUBLIC WELFARE AND CONSISTENCY – The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of PlanCheyenne and the elements thereof.**

Staff is satisfied that the proposed application will not have any adverse effects on public welfare. Furthermore, the application accomplishes the following policies contained within PlanCheyenne:

- **Policy 1.1.A: Balanced Mix of Land Uses**

The Future Land Use Plan establishes a balanced mix of residential and non-residential land uses throughout the Cheyenne Area. The City and County should use the Future Land Use Plan and this Plan's policies as the main tools for guiding decisions about growth and development.

- **Policy 2.2.B: Mix of uses in Neighborhoods**
Incorporate a mix of uses in new neighborhoods including complementary nonresidential uses such as neighborhood commercial services, where feasible and appropriate, that serve nearby residents and are designed and operated in harmony with the residential characteristics of a neighborhood.
- **Policy 3.3.A: Commercial Development in Designated Activity Centers**
Encourage the concentration of commercial, employment, and other services within designated activity centers (Community/Regional Activity Centers, Mixed-Use, and Neighborhood Business), as delineated on the Future Land Use Plan. Ensure individual uses are aligned with the scale, mix of uses, locational guidance, and desire characteristics defined for each type of center in this chapter. Place a particular emphasis on the design quality of business development to create vital and lasting centers and attractive places.

The proposed Future Land Use amendment **complies** with review criteria 8.

CONFORMANCE WITH APPLICABLE PLANS:

No other plans are applicable for this area.

CONCLUSION:

Staff recommends a Community Business Land Use Category for this property because it is located at the intersection of two major streets and allows for a proposed church. A future land use amendment to Community Business will support future rezoning initiatives in the area that permit the development of the land with new developments that will support the adjacent neighborhoods.

ALTERNATIVES:

1. Approve the Resolution amending the Land Use Plan as submitted by the applicant and expanded upon by staff (**Staff Recommendation**).
2. Approve the Resolution amending the Land Use Plan subject to modifications.
3. Deny the Resolution to not amend the Land Use Plan. The Planning Commission must conclude that the project does not meet all the review criteria. As part of the motion, findings for denial must be stated.
4. Postpone the Resolution until issues identified during the meeting can be resolved.

General Information Regarding Alternatives:

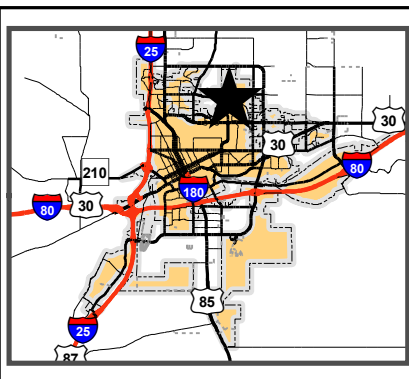
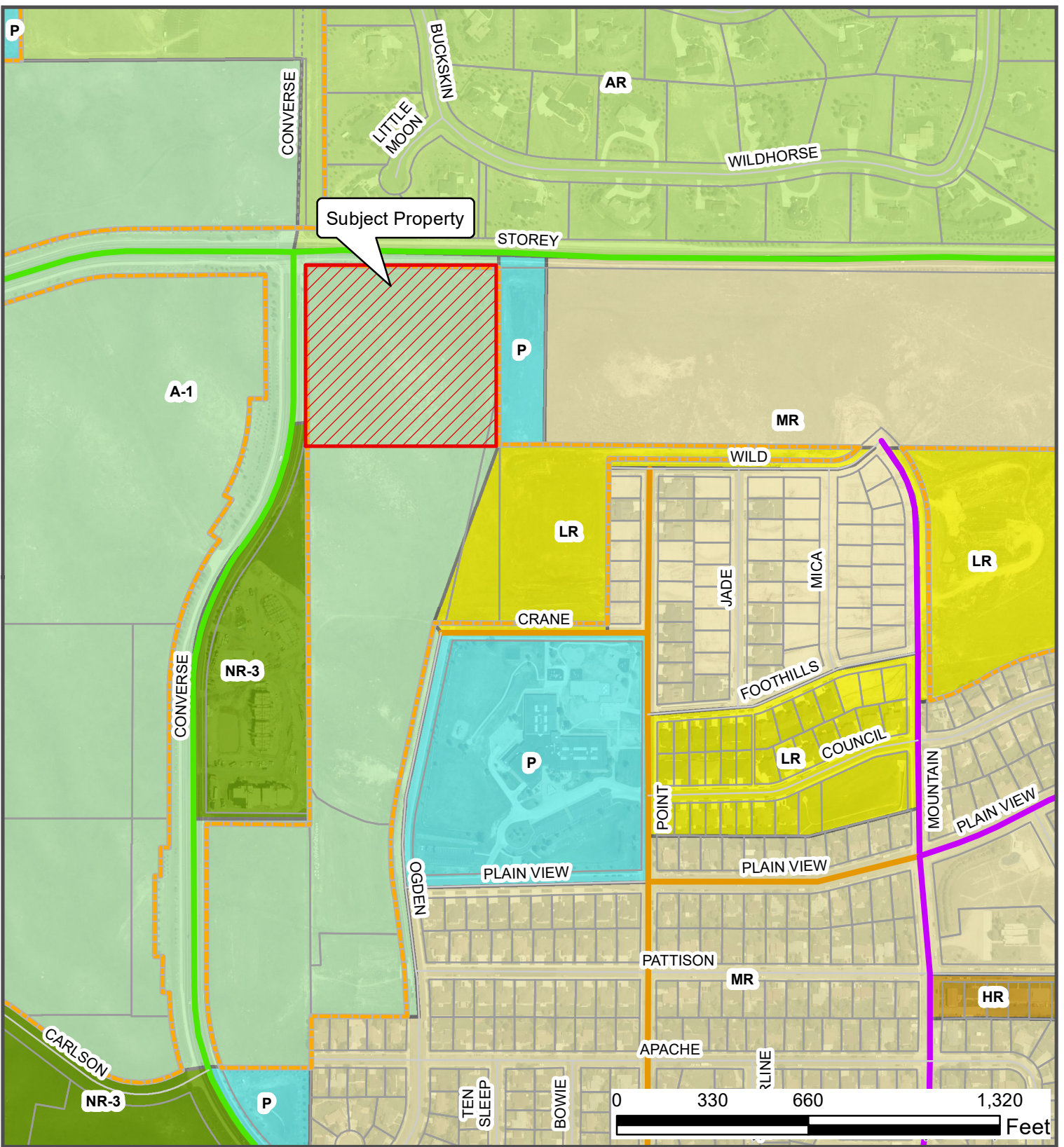
In the event that the Commission acts contrary to staff's recommendation, the Commission shall cite specific reasons (based on the review criteria) for approval or denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution amending the Land Use Plan for a portion of land southeast of the intersection of Converse Avenue and Storey Boulevard as shown in the applicants submitted Future Land Use map from Urban Residential to CB Community Business.

ATTACHMENTS:

1. Zoning Map
2. Land Use Plan Map
3. Application
4. Applicants Future Land Use Map – Area to be amended.

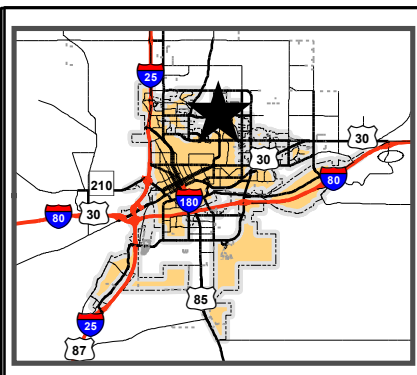
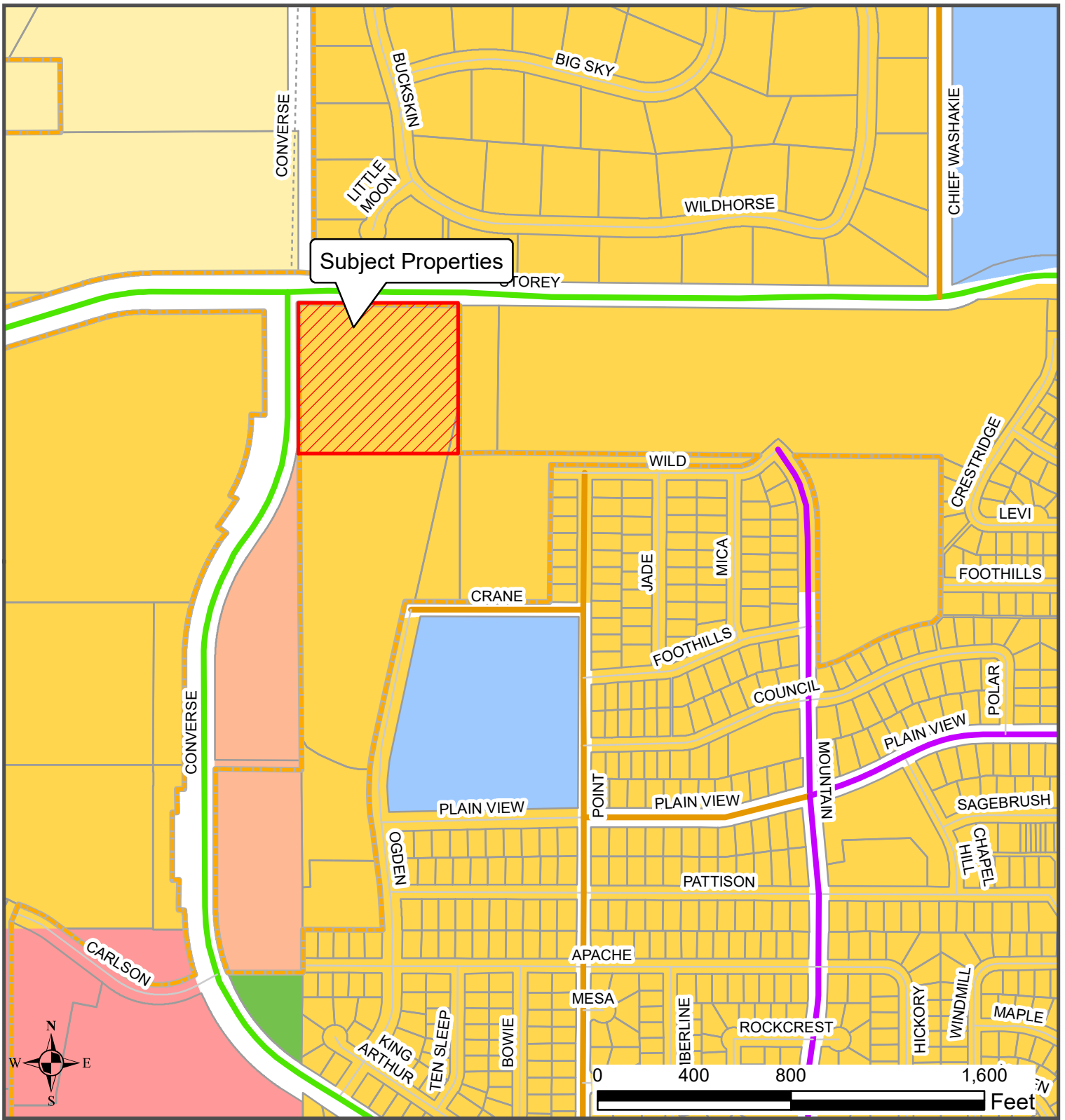


Attachment 1: Zoning Map PUDC-23-182

This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.

Legend

Nov19_CityLimits	A-1 / Agricultural and Rural Residential
Interstate	A-2 / Agricultural
Principal Arterial	AG / City Agricultural
Minor Arterial	MUR / Mixed Use Residential Emphasis
Major Collector	CBD / Central Business District
Minor Collector	CB / Community Business
Local	NB / Neighborhood Business
Private	MU / Mixed Use - County
Platted not built	MUB / Mixed Use Business Emphasis
HR / High Density Residential	MUE / Mixed Use Employment Emphasis
MR / Medium Density Residential	HI / Heavy Industrial
LR / Low Density Residential	LI / Light Industrial
NR-2 / Neighborhood Residential - Med. Density	P / Public
NR-3 / Neighborhood Residential - High Density	AD / Airport District
AR / Agricultural Residential	PUD / Planned Unit Development
	X / Exempt



Attachment 2: Land Use Map PUDC-23-181

This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.

Legend					
	City Limits		Agricultural/Rural		Industrial
	Interstate		Rural Residential		Central Business District
	Principal Arterial		Urban Transition Residential		Community Business
	Minor Arterial		Urban Residential		Public and Quasi-Public
	Major Collector		Mixed-Use Residential		Military/Federal
	Minor Collector		Mixed-Use Commercial		Open Space and Parks
	Local		Mixed-Use Employment		
	Private				
	Platted not built				
	Ownership				



PUDC-23-182

Comprehensive Plan
Amendment

Status: Active

Submitted On: 11/14/2023

Primary Location

0

Owner

Applicant

Taran Triplett

307-286-0991

taran@edwardsdevelopment.com

2505 E 13th St
Cheyenne, WY 82001

Application

This application has a deadline. The deadline is typically the Wednesday after the 4th Monday of the month. Application Schedule.

Project Name*

The Bluffs 12th Filing

Is this application proposing amending the Future
Land Use Map?*

Yes

Is this application proposing amending the text of
the Plan?*

No

Review Criteria

The following review criteria are found in PlanCheyenne regarding a Comprehensive Plan amendment. Please acknowledge the proposed amendment meets each review criterion by checking the box.

1. The proposed amendment is beneficial to the community or addresses issues not foreseen during the planning process.*

2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan.*

3. The proposed amendment will address and mitigate impacts on transportation, services, and facilities.*



4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision.*



5. The proposed amendment does not jeopardize the City's ability to annex the property.*



6. The proposed amendment is consistent with the logical expansion of the Urban Services Area.*



7. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.*



8. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of PlanCheyenne and the elements thereof.*



Certification

A resident of Cheyenne or the plan area of Laramie is required to submit an application for a comprehensive plan amendment.*

I, the applicant, am a resident of Cheyenne (or the plan area of Laramie County).

I hereby certify that I am the owner, applicant, or agent named herein and 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 this application and accompanying documents are true and accurate to the best of my knowledge.*

Taran Triplett
Nov 10, 2023

Petition to Amend Comprehensive Plan Future Land Use Map

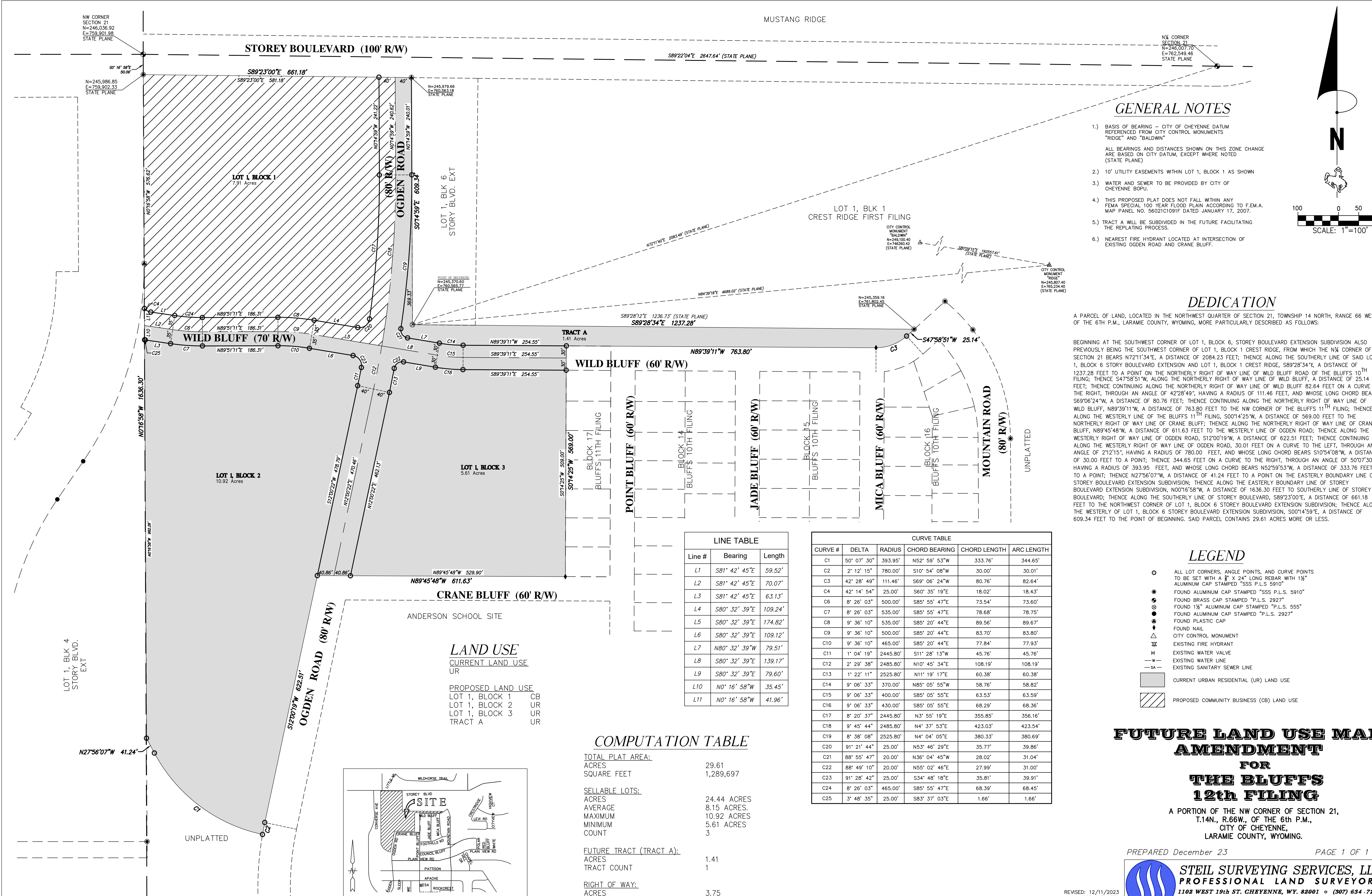
I, Taran Triplett, of 2505 E 13th Street, Cheyenne, WY 82001 am hereby petitioning to amend the Comprehensive Plan specific to a parcel of land located in T14N R66W NW¼ NW¼ Sec 21. The parcel in question, known as The Bluffs 12th Filing, is approximately 7.91 acres located at the corner of Converse Avenue and Storey Boulevard (see attached Preliminary Plat, Annexation Map and Zone Change Map for reference). The area currently falls under the “Mixed-Use Residential” future land use type. This petition proposes changing the parcel in question to a “Community Business” future land use type. Specifically, the property is currently being developed as a future location for a church.

The Unified Development Code (UDC) Article 5 lists the Community Business District (CB) zoning as appropriate for Civic uses serving a number of residential neighborhoods. The location of the parcel at the corner of two arterial roads lends itself well to access from adjacent neighborhoods as well as from more distant areas within the city. The proposed connections of Ogden Road and Wild Bluff provide a buffer to minimize impacts on surrounding areas and transportation impacts, which is also a goal of the CB zoning. The proposed connections also serve to relive traffic pressure on the remaining neighborhood and will benefit future development of the area. Should the development of a church not come to fruition, the CB future land use type could accommodate a variety of different types of commercial use on the corner parcel.

Signed,

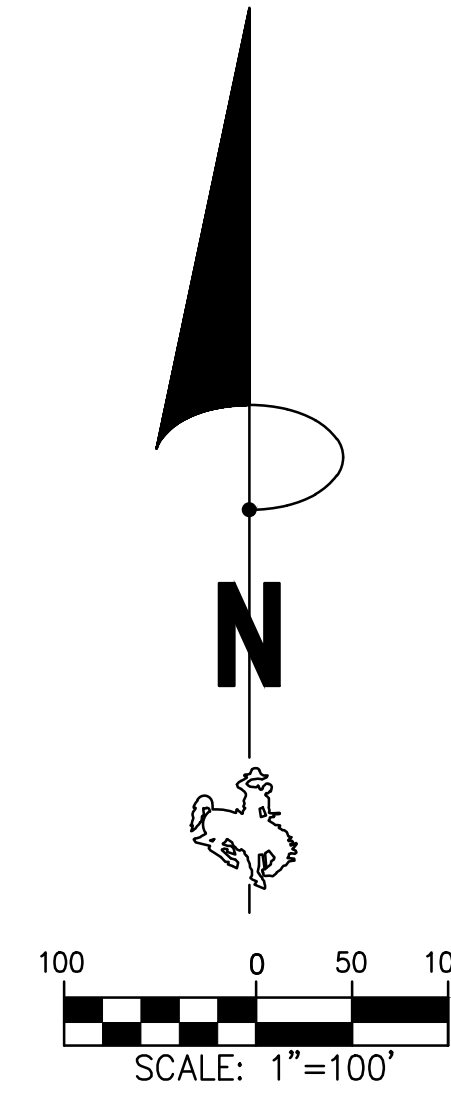
A handwritten signature in black ink, appearing to be 'Taran Triplett', with a long horizontal stroke extending to the right.

Taran Triplett



GENERAL NOTES

- 1.) BASIS OF BEARING - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "RIDGE" AND "BALDWIN"
ALL BEARINGS AND DISTANCES SHOWN ON THIS ZONE CHANGE ARE BASED ON CITY DATUM, EXCEPT WHERE NOTED (STATE PLANE)
- 2.) 10' UTILITY EASEMENTS WITHIN LOT 1, BLOCK 1 AS SHOWN
- 3.) WATER AND SEWER TO BE PROVIDED BY CITY OF CHEYENNE BOFU.
- 4.) THIS PROPOSED PLAT DOES NOT FALL WITHIN ANY FEMA SPECIAL 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. MAP PANEL NO. 56021C1091F DATED JANUARY 17, 2007.
- 5.) TRACT A WILL BE SUBDIVIDED IN THE FUTURE FACILITATING THE REPLATING PROCESS.
- 6.) NEAREST FIRE HYDRANT LOCATED AT INTERSECTION OF EXISTING OGDEN ROAD AND CRANE BLUFF.



DEDICATION

A PARCEL OF LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 6, STOREY BOULEVARD EXTENSION SUBDIVISION ALSO PREVIOUSLY BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 CREST RIDGE, FROM WHICH THE N¼ CORNER OF SECTION 21 BEARS N72°11'34"E, A DISTANCE OF 2084.23 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 6 STOREY BOULEVARD EXTENSION AND LOT 1, BLOCK 1 CREST RIDGE, S89°28'34"E, A DISTANCE OF 1237.28 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WILD BLUFF ROAD OF THE BLUFFS 10TH FILING; THENCE S47°58'51"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF WILD BLUFF, A DISTANCE OF 25.14 FEET; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF WILD BLUFF 82.64 FEET ON A CURVE TO THE RIGHT, THROUGH AN ANGLE OF 42°28'49", HAVING A RADIUS OF 111.46 FEET, AND WHOSE LONG CHORD BEARS S69°06'24"W, A DISTANCE OF 80.76 FEET; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF WILD BLUFF, N89°39'11"W, A DISTANCE OF 763.80 FEET TO THE NW CORNER OF THE BLUFFS 11TH FILING; THENCE ALONG THE WESTERLY LINE OF THE BLUFFS 11TH FILING, S00°14'25"W, A DISTANCE OF 569.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CRANE BLUFF; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CRANE BLUFF, N89°45'48"W, A DISTANCE OF 611.63 FEET TO THE WESTERLY LINE OF OGDEN ROAD; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF OGDEN ROAD, S12°00'19"W, A DISTANCE OF 622.51 FEET; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF OGDEN ROAD, 30.01 FEET ON A CURVE TO THE LEFT, THROUGH AN ANGLE OF 2°12'15", HAVING A RADIUS OF 780.00 FEET, AND WHOSE LONG CHORD BEARS S10°54'08"W, A DISTANCE OF 30.00 FEET TO A POINT; THENCE S44°55'55"E, A DISTANCE OF 344.65 FEET ON A CURVE TO THE RIGHT, THROUGH AN ANGLE OF 50°07'30", HAVING A RADIUS OF 393.95 FEET, AND WHOSE LONG CHORD BEARS N52°59'53"W, A DISTANCE OF 333.76 FEET TO A POINT; THENCE N27°56'07"W, A DISTANCE OF 41.24 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF STOREY BOULEVARD EXTENSION SUBDIVISION; THENCE ALONG THE EASTERLY BOUNDARY LINE OF STOREY BOULEVARD EXTENSION SUBDIVISION, N00°16'58"W, A DISTANCE OF 1636.30 FEET TO SOUTHERLY LINE OF STOREY BOULEVARD; THENCE ALONG THE SOUTHERLY LINE OF STOREY BOULEVARD, S89°23'00"E, A DISTANCE OF 661.18 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 6 STOREY BOULEVARD EXTENSION SUBDIVISION; THENCE ALONG THE WESTERLY OF LOT 1, BLOCK 6 STOREY BOULEVARD EXTENSION SUBDIVISION, S00°14'59"E, A DISTANCE OF 609.34 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 29.61 ACRES MORE OR LESS.

LINE TABLE

Line #	Bearing	Length
L1	S81° 42' 45"E	59.52'
L2	S81° 42' 45"E	70.07'
L3	S81° 42' 45"E	63.13'
L4	S80° 32' 39"E	109.24'
L5	S80° 32' 39"E	174.82'
L6	S80° 32' 39"E	109.12'
L7	N80° 32' 39"W	79.51'
L8	S80° 32' 39"E	139.17'
L9	S80° 32' 39"E	79.60'
L10	N0° 16' 58"W	35.45'
L11	N0° 16' 58"W	41.96'

CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	50° 07' 30"	393.95'	N52° 59' 53"W	333.76'	344.65'
C2	2° 12' 15"	780.00'	S10° 54' 08"W	30.00'	30.01'
C3	42° 28' 49"	111.46'	S69° 06' 24"W	80.76'	82.64'
C4	42° 14' 54"	25.00'	S60° 35' 19"E	18.02'	18.43'
C6	8° 26' 03"	500.00'	S85° 55' 47"E	73.54'	73.60'
C7	8° 26' 03"	535.00'	S85° 55' 47"E	78.68'	78.75'
C8	9° 36' 10"	535.00'	S85° 20' 44"E	89.56'	89.67'
C9	9° 36' 10"	500.00'	S85° 20' 44"E	83.70'	83.80'
C10	9° 36' 10"	465.00'	S85° 20' 44"E	77.84'	77.93'
C11	1° 04' 19"	2445.80'	S11° 28' 13"W	45.76'	45.76'
C12	2° 29' 38"	2485.80'	N10° 45' 34"E	108.19'	108.19'
C13	1° 22' 11"	2525.80'	N11° 19' 17"E	60.38'	60.38'
C14	9° 06' 33"	370.00'	N85° 05' 55"W	58.76'	58.82'
C15	9° 06' 33"	400.00'	S85° 05' 55"E	63.53'	63.59'
C16	9° 06' 33"	430.00'	S85° 05' 55"E	68.29'	68.36'
C17	8° 20' 37"	2445.80'	N3° 55' 19"E	355.85'	356.16'
C18	9° 45' 44"	2485.80'	N4° 37' 53"E	423.03'	423.54'
C19	8° 38' 08"	2525.80'	N4° 04' 05"E	380.33'	380.69'
C20	91° 21' 44"	25.00'	N53° 46' 29"E	35.77'	39.86'
C21	88° 55' 47"	20.00'	N36° 04' 45"W	28.02'	31.04'
C22	88° 49' 10"	20.00'	N55° 02' 46"E	27.99'	31.00'
C23	91° 28' 42"	25.00'	S34° 48' 18"E	35.81'	39.91'
C24	8° 26' 03"	465.00'	S85° 55' 47"E	68.39'	68.45'
C25	3° 48' 35"	25.00'	S83° 37' 03"E	1.66'	1.66'

CRANE BLUFF (60' R/W)

ANDERSON SCHOOL SITE

LAND USE
CURRENT LAND USE
UR

PROPOSED LAND USE
LOT 1, BLOCK 1 CB
LOT 1, BLOCK 2 UR
LOT 1, BLOCK 3 UR
TRACT A UR

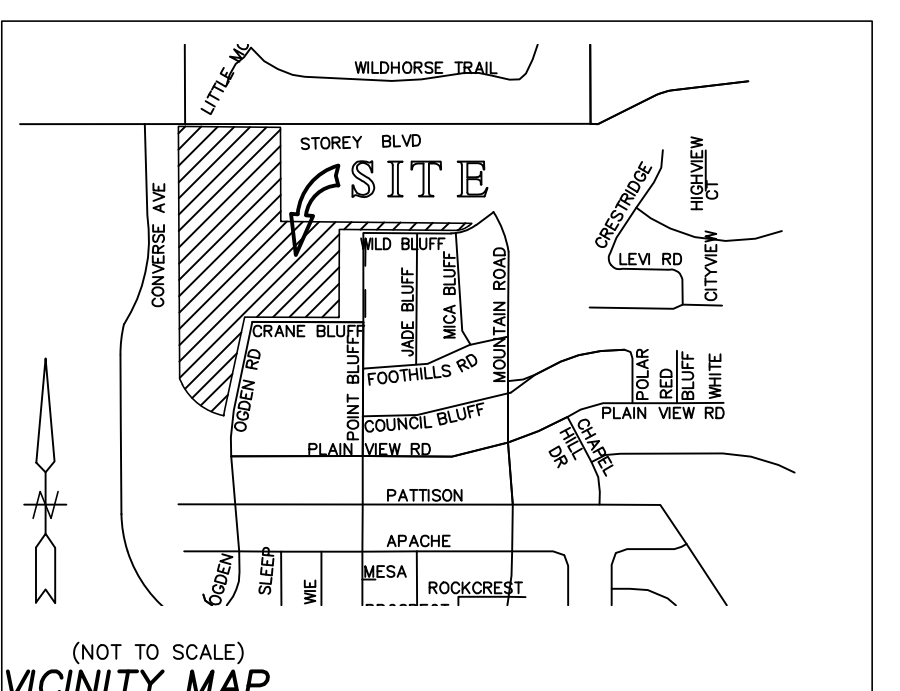
COMPUTATION TABLE

TOTAL PLAT AREA:
ACRES 29.61
SQUARE FEET 1,289,697

SELLABLE LOTS:
ACRES 24.44
AVERAGE 8.15 ACRES.
MAXIMUM 10.92 ACRES
MINIMUM 5.61 ACRES
COUNT 3

FUTURE TRACT (TRACT A):
ACRES 1.41
TRACT COUNT 1

RIGHT OF WAY:
ACRES 3.75



LEGEND

- ALL LOT CORNERS, ANGLE POINTS, AND CURVE POINTS TO BE SET WITH A 1/2" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND BRASS CAP STAMPED "P.L.S. 2927"
- FOUND 1/2" ALUMINUM CAP STAMPED "P.L.S. 555"
- FOUND ALUMINUM CAP STAMPED "P.L.S. 2927"
- FOUND PLASTIC CAP
- ◆ FOUND NAIL
- △ CITY CONTROL MONUMENT
- ⊗ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- w- EXISTING WATER LINE
- s-s- EXISTING SANITARY SEWER LINE
- CURRENT URBAN RESIDENTIAL (UR) LAND USE
- ▨ PROPOSED COMMUNITY BUSINESS (CB) LAND USE

FUTURE LAND USE MAP AMENDMENT FOR THE BLUFFS 12th FILING

A PORTION OF THE NW CORNER OF SECTION 21, T.14N., R.66W., OF THE 6TH P.M., CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.SteilSurvey.com • info@SteilSurvey.com

REVISD: 12/11/2023 23346_BLUFFS
Z:\PROJECTS\CREST RIDGE\THE BLUFFS 12TH\COMPREHENSIVE PLAN AMENDMENT\LAND USE MAP.DWG
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