



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: January 7, 2025

TITLE: PUBLIC HEARING regarding a Zone Change from MU-Mixed Use to LI-Light Industrial for Tract 1, Stundon Tracts, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Inberg-Miller Engineers, on behalf of Team 523, LLC, submitted an application for a Zone Change for Tract 1, Stundon Tracts, 2nd Filing. The application was submitted to change from MU-Mixed Use to a LI-Light Industrial zone district to accommodate the proposed use as an outdoor storage facility. The subject property lies at 2106 Stundon Avenue, Cheyenne, WY.

BACKGROUND

Zone districts bordering the subject property are Light Industrial and Mixed Use. The area is a mixture of residences and commercial uses. Cheyenne city limits are within one mile to the east and the proposed zone change is consistent with their comprehensive plan.

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 4-2-108 governing Light Industrial zone districts (LI).

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 Urban Residential (UR). The subject property lies within the South Cheyenne Water and Sewer District.

Agency review comments have been addressed and the plat and exhibits updated to reflect the changes. Public notice was provided per Section 1-2-104 of the Land Use Regulations. No comments were received.

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 December 12, 2024, the Laramie County Planning Commission held a public hearing on this application and voted (3-0) to recommend approval.

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) This application is in conformance with section 4-2-108 governing the LI-Light Industrial zone district.

PROPOSED MOTION

I move to approve the Zone Change from MU-Mixed Use to LI-Light Industrial for Tract 1, Stundon Tracts, 2nd Filing, Laramie County, WY, with no conditions and adopt the findings of facts 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: Stundon Tracts, 2nd Filing Administrative Plat**
- Attachment 6: Proposed Stundon Outdoor Storage Site Plan**
- Attachment 7: Resolution for Zone Change**
- Attachment 8: Zone Change Exhibit Map**



MURRAY RD

2106

409

411

2111

2117

STUNDON AVE

50 ft

**Stundon Zone Change
2106 Stundon Avenue
Cheyenne, Wyoming**

PZ-24-00091





INBERG-MILLER ENGINEERS

Casper | Cheyenne | Gillette | Green River | Riverton | Greeley, CO

November 14, 2024

24235-HE

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

RE: Zone Change for 2106 Stundon Avenue

Dear Laramie County Planning and Development,

This letter is being submitted as a request and narrative for a zone change for the property located at 2106 Stundon Avenue, Stundon Tracts (Tracts 15 & 16), Laramie County. The property has 0.86 acres total with a single-family home on Tract 15. (Pidns: 13661710800500 and 13661710800200).

The proposed development will retain the single-family residence, a proposed change in lot lines and the new lot will be utilized for outdoor storage.

The current zoning of the site is MU-Mixed Use. The proposed administrative plat adjusts the lot line on the property. The new lot (Tract 2) where the existing residence is located shall remain MU-Mixed Use.

We are requesting a zone change for the proposed new lot (Tract 1) to LI-Light Industrial, for the proposed use of the property for outdoor storage.

Why rezone is useful for applicant and community: The owner will be able to utilize property in a low impact business that aligns with the uses allowed for in the zoning requirements. The community will benefit because it brings another opportunity for outdoor storage as well as expanding the tax base for the County.

This tract is located at the southwest of the intersection of Murray Road and Stundon Avenue. The property to the west of the tract is zoned LI-Light Industrial. The other surrounding properties are zoned MU-Mixed Use.

If you have any questions, please contact us at 307-635-6827

Sincerely,

INBERG-MILLER ENGINEERS

Brooke L. Bulgrin, PE

REVIEWED BY

Gary Steele, PE



Civil | Geotechnical | Environmental | Materials Testing | Surveying | Drilling
Scan the QR Code using your mobile device to learn more about our services.



Agency Review #1

Agency Review #2

Permit Notes

Permit Number: PZ-24-00091

Parcel Number: 13661710800500

Submitted: 10/11/2024

Site Address: 2106 STUNDON AVE

Technically Complete: 10/11/2024

Applicant: Bulgrin, Brooke

Cheyenne, WY 82007

Approved: 10/25/2024

Owner: TEAM 523 LLC

Issued:

Project Description: To change the zone of parcels 13661710800500 and 13661710800200 to zoning from MU to LI

<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>
10/11/2024		Application	PZ-24-00091	GENERAL	PC Hearing 12.12.24 BOCC Hearing 1.7.25	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
10/14/2024		Application	PZ-24-00091	GENERAL	No comments warranting correction by applicant. 1. The subject property is designated Urban Residential by the future land use plan; however, it is abutting an area designated Industrial, and future land use maps should typically be interpreted as 'fuzzy lines', especially within blocks. This request appears consistent with the comprehensive plan. 2. The property is bounded on two sides by LI zoning. The expansion of the LI zoning to this parcel appears consistent with existing zoning patterns in the area. 3. The narrative states that the existing residence will remain a residence. This would create a nonconforming use with the zone change. This is not an optimal result, but could be deemed acceptable based on site-specific issues.	SETH.LLOYD@LA RAMIECOUNTYWY .GOV
10/15/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comment	CANDICE.MCCART @LARAMIECOUNT YWY.GOV
10/24/2024		Application	PZ-24-00091	GENERAL	Existence and continuance of a residence, is a nonconforming use within the zone change to LI. Future land use plan is for urban residential use, not for more LI. Everything south of Murray Rd and East of Greeley Highway, is a "spot-use" zone mess. I'll point out that its the residential aspirations that appear to be putting a square peg in a round hole: everything is predominately LI/MU, with one MR zone off Greeley highway that doesn't appear to be used for MR residences. It's nonconforming to have residences scattered amongst all these commercial buildings, but "everyone else is doing it" seems to be the implication, which isn't in the LCLUR or Comprehensive Plan - but at the same time, creates its own conformity. Either a future land use plan is honored, or it isn't.	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
10/24/2024		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. No comments related to the zone change proposed. 2. 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.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV

Permit Notes

10/25/2024		Application	PZ-24-00091	GENERAL	Applications for an site plan and administrative plat will be submitted to go with this zone change. Those applications will be approved administratively and should be concurrent with the zone change approva/diapproval on 1/7/2024.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
10/25/2024	12/03/2024	Application	PZ-24-00091	POP-UP	Applications for a site plan and administrative plat will be submitted. When received Cate will be planner.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
12/02/2024		Application	PZ-24-00091	GENERAL	No comments.	SETH.LLOYD@LA RAMIECOUNTYWY .GOV
12/04/2024		Application	PZ-24-00091	GENERAL	The zone change is ONLY for Tract 1 of the pending administrative plat (PZ-24-00098). Tract 2 includes the existing residence and will remain zoned as MU. Approval of the zone change will be contingent on the admin plat approval.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV



INBERG-MILLER ENGINEERS

Casper | Cheyenne | Gillette | Green River | Riverton | Greeley, CO

November 22, 2024

24235-HE

THIS CONSTITUTES THE ORIGINAL

Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, Wyoming 82009

RE: 2106 STUNDON AVENUE
AGENCY COMMENTS REVIEW #1 RESPONSE
PERMIT NO. PZ-24-00091

To whom it may concern:

Following the receipt of the site plan application comments, Inberg-Miller Engineers (Agent for the Owner) is submitting this letter on behalf of the owner as our response to the comments received. Please see the attached comments and responses for the site plan application.

CATHERINE.CUND ALL@LARAMIECOUNTYWY.GOV

C Hearing 12.12.24 -noted
BOCC Hearing 1.7.25 -noted

SETH.LLOYD@LARAMIECOUNTYWY.GOV

No comments warranting correction by applicant. -noted

The subject property is designated Urban Residential by the future land use plan; however, it is abutting an area designated Industrial, and future land use maps should typically be interpreted as 'fuzzy lines', especially within blocks. This request appears consistent with the comprehensive plan. -noted

The property is bounded on two sides by LI zoning. The expansion of the LI zoning to this parcel appears consistent with existing zoning patterns in the area. -noted

The narrative states that the existing residence will remain a residence. This would create a nonconforming use with the zone change. This is not an optimal result, but could be deemed acceptable based on site-specific issues. -A revision has been re-submitted with an Adiminstrative Plat which reflects leaving the existing residence lot zoned MU Mixed Use.

LARAMIECOUNTY ATTORNEY@LARAMIECOUNTYWY.GOV

Existence and continuance of a residence, is a nonconforming use within the zone change to LI. Future land use plan is for urban residential use, not for more LI. Everything south of Murray Rd and East of Greeley Highway, is a "spot-use" zone mess. I'll point out that its the residential aspirations that appear to be putting a square peg in a round hole: everything is predominately LI/MU, with one MR zone off Greeley highway that doesn't appear to be used for MR residences. It's nonconforming to have residences amongst all these commercial buildings, but "everyone else is doing it" seems to be the implication, which isn't in the LCLUR or Comprehensive Plan - but at the same time, creates its own conformity. Either a future land use plan is honored, or it isn't -A revision has been re-submitted with an Adiminstrative Plat which reflects leaving the existing residence lot zoned MU Mixed Use.

MOLLY.BENNETT @LARAMIECOUNT YWY.GOV

1. No comments related to the zone change proposed. -noted
2. 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. -noted

CATHERINE.CUND ALL@LARAMIECOUNTYWY.GOV

Applications for an site plan and administrative plat will be submitted to go with this zone change. Those applications will be approved administratively and should be concurrent with the zone change approval/diapproval on 1/7/2024. -noted

With these items, we kindly ask for a variance to this request by Laramie County.

If you have any questions, please contact us at 307-635-6827.

Sincerely,

INBERG-MILLER ENGINEERS



Brooke L. Bulgrin, P.E.
Civil Engineer

BLB\p:\24235-HE-HS LEVI JOHNSTON 2106 Stundon Ave Outdoor Storage\Civil\Zone Change\24235- PZ-24-00091 Agency Comments Review #1 Response Letter.docx



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

Disclaimer: These notes are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at the pre-application stage.

Date: <u>5/29/24</u> Staff: <u>JA, CC, PH, SK, DP, SCUSD</u> Property Owner: <u>Team 523 LLC</u>		
Project Description: <u>Outdoor Storage Facility</u>		
Project Location/Address: <u>2106 Sturdon Ave</u>		R #: <u>0005997899</u>
ATTENDEES/AGENTS/PARTIES		
Applicant <u>Levi Johnston</u>	Phone <u>630-8612</u>	Email <u>Xlerate3029@gmail.com</u>
Other	Phone	Email
Other	Phone	Email
APPLICATION TYPE(S)		
<input checked="" type="checkbox"/> Administrative Plat (Vacation? <u>Y/N</u>)	<input type="checkbox"/> Site Plan - Minor	
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan - For Records	
<input type="checkbox"/> Board Approval	<input type="checkbox"/> Subdivision Exemption	
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Subdivision Permit & Plat	
<input type="checkbox"/> Family Exemption	<input type="checkbox"/> Variance	
<input type="checkbox"/> Preliminary Development Plan	<input checked="" type="checkbox"/> Zone Change	
<input checked="" type="checkbox"/> Site Plan - Major		
GUIDANCE		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees:	
<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 type="checkbox"/> Yes <input type="checkbox"/> No	Plat / Site Plan / Plot Plan / Record of Survey / Preliminary Dev. Plan / <u>Zone Change Map</u> :	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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:	



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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Community Facility Fees Acknowledgement Letter: <i>no new lots</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Public Safety Fees Acknowledgement Letter: <i>no new lots</i>
<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 type="checkbox"/> TBD	Road/Easement Use Agreement:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	ROW Construction Permit: <i>for any new access construction</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Environmental Health Review / Approval: <i>depending on business type</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit: <i>low-impact</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319:

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: <i>for zone change</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Engineer Review – Paid by Applicant:



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

Miscellaneous Notes:

Planning options:

- Rezone to CB if only ^{or LI} outdoor storage; ~~and~~ Board Approval required concurrently
- NO concurrent Board Approval if LI
- Can stay MU and have outdoor storage if Board approves and if associated w/ an approved use (i.e. retail, other light commercial)
- Site plan after ZC or concurrently on an "at-risk" basis
- may move lot line w/ admin plat

City: - City is reviewer on site plans in County

- SCWSD is subject to annexation in future, please also submit water/sewer load/cals to BOPU
- if use is established prior to any annexation, may continue

SCWSD: - Send BOPU demand sheet to them please; we can provide

- residential tap (existing) is sufficient

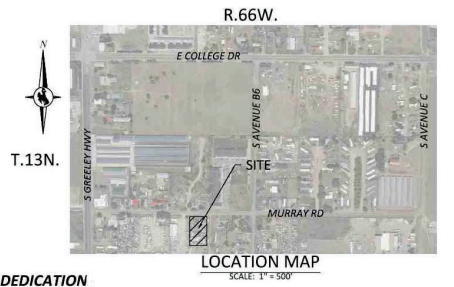
Building: HUD-stamped mobile dwellings cannot obtain a commercial occupancy w/o retrofitting (engineered)

- may submit w/ current owner signature

EXHIBIT A

Laramie County Planning and Development Fee Schedule					
Application and sign fees shall be paid at the time of application submittal. Other fees will be billed to the applicant.					
Application	Fee	Sign (per sign)	Legal Ad (per ad)	Engineer Review	Mailing
Preliminary Development Plan	\$1000.00	\$26.00	N/A	Actual Cost	Actual Cost
Low Impact GESC	\$250.00	N/A	N/A	Actual Cost	N/A
Standard GESC	\$500.00	N/A	N/A	Actual Cost	N/A
Board Approval	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Variance	\$600.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Temporary Use	\$100.00	N/A	N/A	N/A	N/A
Address – New Oil & Gas Facility	\$200.00	N/A	N/A	N/A	N/A
Address – Existing Oil & Gas Facility	\$100.00	N/A	N/A	N/A	N/A
Floodplain Development Permit	\$200.00	N/A	N/A	Actual Cost	N/A
Site Plan, New and Major Amendments	\$750.00	\$26.00	Actual Cost – if applicable	Actual Cost	Actual Cost
Site Plan, Minor Amendments	\$250.00	\$26.00	N/A	Actual Cost	Actual Cost
Zone Change	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Wireless Tower	\$250.00	\$26.00 - if applicable	Actual Cost – if applicable	Actual Cost	Actual Cost
Family Child Care Home	\$100.00	N/A	N/A	N/A	N/A
Subdivision Permit (25 lots or less)	\$1,200.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Subdivision Permit (26 lots or more)	\$1,800.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Administrative Plat	\$750.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Road/Easement Naming	\$200.00	\$26.00	N/A	N/A	Actual Cost
Environmental Health Fee **See-Note**	\$200.00 with public sewer. \$200 plus \$10.00 per lot without public sewer (not to exceed \$500.00)				
Community Facility Fees	Land within a water/sewer district or serviced by a district: \$500.00 per acre, rounded to the nearest .1 acre. Minimum \$250.00				
Community Facility Fees	Land outside a water/sewer district with no public water/sewer services: \$50.00 per acre, rounded to the nearest .1 acre. Minimum \$25.00				
Public Safety Fees	Land within any water and/or sewer district or serviced by a public water system shall be assessed a \$200.00 per lot public safety fee				
Public Safety Fees	Land outside of a water and/or sewer district shall be assessed a \$1,000.00 per lot public safety fee				

**Note: Health Dept. fee increase relating to subdivision permit/plat process approved by Laramie County Board of Commissioners on June 2, 2015, and Board of Health on June 16, 2015.



DEDICATION

Know all men by these presents that TEAM 523, LLC, Rob Cozad, managing member is the owner in fee simple of that parcel of land described in Book 2794 on Page 657, Laramie County by Records, being Lot 14 and Lot 15, STUNDON TRACTS, according to the official plat filed for record on October 31, 1953, Records of Laramie County, Wyoming, located in Section 17, T.13N., R.66W., 6th P.M., Laramie County, Wyoming.

Have caused the same to be surveyed and plotted and known as STUNDON TRACTS, 2ND FILING, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires, and grant the easements as shown hereon for the purposes indicated.

Rob Cozad, Managing Member
TEAM 523, LLC

ACKNOWLEDGEMENT:

STATE OF WYOMING)
COUNTY OF LARAMIE) ss

The dedication instrument was acknowledged before me this ___ day of _____, by Rob Cozad, Managing Member, Team 523, LLC.

Notary Public: _____ My Commission Expires _____

STATEMENT OF SURVEYOR

I, Randall S. Stelzner, a Professional Land Surveyor of the State of Wyoming, do hereby state that this plat is a true, complete and correct representation of a Replat of Tract 14 and Tract 15, Stundon Tracts as laid out, divided and shown hereon, that such plat was made from an accurate survey of said property under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with Laramie County subdivision regulations governing the subdivision of land.

In witness whereof, I have set my hand and seal this ___ day of _____.

Randall S. Stelzner
Registered Land Surveyor
Number: LS 5134

ACKNOWLEDGEMENT:

STATE OF WYOMING)
COUNTY OF FREMONT) ss

In witness whereof, I have set my hand and seal this ___ day of _____.

Subscribed and sworn to before me this ___ day of _____, by Randall S. Stelzner:

Notary Public: _____ My commission expires _____

DECLARATION VACATING PREVIOUS PLATTING

This plat is the resubdivision of Lots 14 and 15, STUNDON TRACTS recorded as Document #53827, in Folder #120, of the Records of Laramie County. All earlier plats or portions thereof, encompassed by the boundaries of this plat, are hereby vacated.

COUNTY APPROVALS

Approved by the Laramie County Planning Department this ___ day of _____.

Director: _____
In witness whereof, I have set my hand and seal this ___ day of _____.
Subscribed and sworn to before me this ___ day of _____ by _____ Printed Name

Notary Public: _____ My commission expires _____

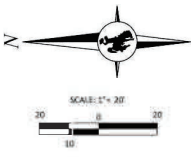
Approved by the Laramie County Public Works Department this ___ day of _____.

Director: _____
In witness whereof, I have set my hand and seal this ___ day of _____.
Subscribed and sworn to before me this ___ day of _____ by _____ Printed Name

Notary Public: _____ My commission expires _____

GENERAL NOTES:

1. BASIS OF BEARING - CITY OF CHEYENNE DATUM, NAD83 (92) REFERENCED FROM CITY CONTROL MONUMENTS "GREELY" AND "ALLISON"
2. TOTAL SUBDIVISION AREA IS 0.88 ACRES.
3. SUBJECT PROPERTY IS IN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X AS SHOWN ON FIRM MAP S60213356, EFFECTIVE JANUARY 17, 2007.
4. PROPERTIES TO BE SERVED BY THE SOUTH CHEYENNE WATER & SEWER DISTRICT
5. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO THE FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
6. THE LANDS WITHIN THIS PLAT WILL BE SERVED BY THE LARAMIE COUNTY FIRE DISTRICT NO. 1.
7. THERE ARE NO BLOCKS ASSOCIATED WITH THIS PLAT.
8. THERE IS NO PROPOSED PHASING FOR THE SUBDIVISION.



LEGEND

- REBAR FOUND
- ALUMINUM CAP FOUND
- REBAR WITH ALUMINUM CAP
- SET STAMPED IN C/S 5/13/2024
- () RECORD DATA
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- VACATED PROPERTY LINE

FILING RECORD

**FINAL PLAT OF
STUNDON TRACTS, 2nd FILING
AN ADMINISTRATIVE REPLAT OF LOTS 14 AND 15,
STUNDON TRACTS
LOCATED IN SECTION 17,
T.13N., R.66W., 6TH P.M.
LARAMIE COUNTY, WYOMING.**

INBERG MILLER ENGINEERS
350 FARELEY BOULEVARD
CHEYENNE, WYOMING 82007
(307)655-6827
Drawn by BLB/RS

DATE: 12/08/2024 2:23:35 HS
FILE: 124235-HS Administrative Plat.dwg



RESOLUTION NO. _____

A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM MU- MIXED USE TO LI – LIGHT INDUSTRIAL FOR TRACT 1, STUNDON TRACTS, 2ND FILING, 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 4-2-108 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 MU – Mixed Use to LI – Light Industrial for Tract 1, Stundon Tracts, 2nd Filing, as shown on the attached Zone Change Map Exhibit with no conditions.

PRESENTED, READ, AND ADOPTED THIS _____ DAY OF _____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Board of County Commission Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

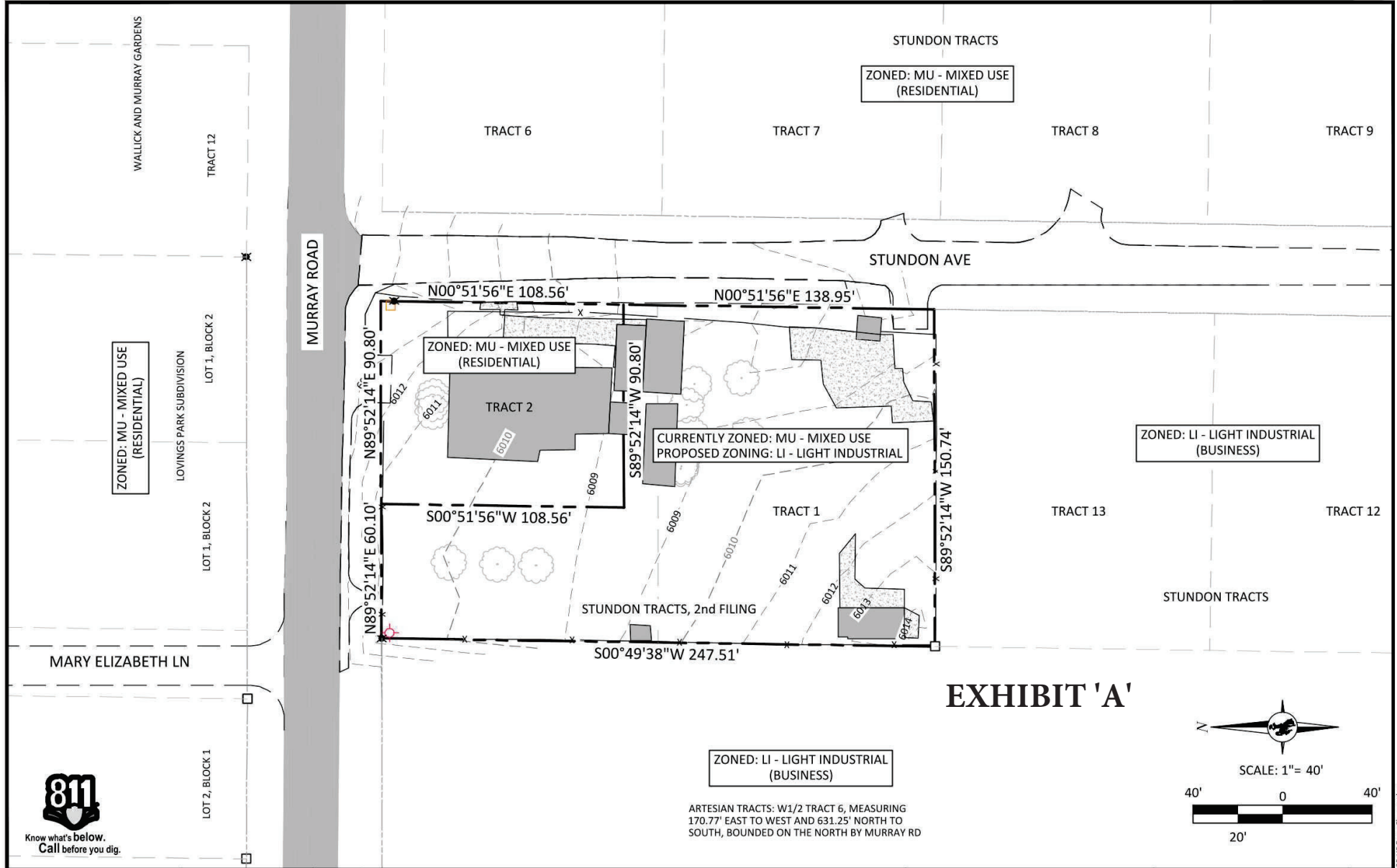
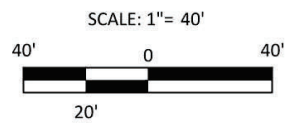


EXHIBIT 'A'



ZONED: LI - LIGHT INDUSTRIAL (BUSINESS)

ARTESIAN TRACTS: W1/2 TRACT 6, MEASURING 170.77' EAST TO WEST AND 631.25' NORTH TO SOUTH, BOUNDED ON THE NORTH BY MURRAY RD



SCALE	HORZ 1"= 40'	VERT	REVISIONS
DRN	BLB	BK: ----	JOB NO. 24235-HE
CHK.	PAGE: ----	DATE: 11-14-24	



INBERG-MILLER ENGINEERS
 124 East Main Street 1120 East C Street 350 Parsley Boulevard 193 West Flaming Gorge Way 1300 East US Hwy 14-16 300 E. 16th St. Ste 305
 Riverton, WY 82501 Casper, WY 82601 Cheyenne, WY 82007 Green River, WY 82935 Gillette, WY 82716 Greeley, CO 80631
 307-856-8136 307-577-0806 307-635-6827 307-875-4394 307-682-5000 970-373-0099

ZONE CHANGE TRACTS 1 & 2

2106 STUNDON AVE CHEYENNE, WY

SHEET C101

Any use, reuse, or CADD adaptation of this drawing other than for the specific purpose intended, by anyone, without written authorization from the engineer, will be at the Client's risk and full legal responsibility. DO NOT SCALE DRAWING

FILE: 24235-HE Zone Change.dwg