



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Mason Schuricht, Associate Planner

DATE: November 1, 2022

TITLE: PUBLIC HEARING: Zone Change from AR – Agricultural Residential to CB - Community Business for Sunset Tracts, 3rd Filing, Tracts 7 & 8, less the east 15' of Tract 8 to State Highway, plus 1.68 acres vacated with Longhorn Road Adjacent, Laramie County, WY.

EXECUTIVE SUMMARY

AVI, PC, on behalf of the Eldon Stellpflug Revocable Trust, has submitted a Zone Change application for Sunset Tracts, 3rd Filing, Tract 7 and a portion of Tract 8, located at 8908 Yellowstone Road. The purpose of the application is to change the zone district from AR – Agricultural Residential to CB - Community Business to allow for the continuation of an existing landscaping business along with indoor and outdoor commercial storage.

BACKGROUND

The subject property is approximately 9.79 acres and located approximately half a mile from the City of Cheyenne boundary. Currently there are other CB zoned districts within the vicinity. The existing use of the property is a commercial landscaping and nursery business, and has been operating for over 30 years. Any future commercial development on the property will require a submittal of a site plan.

Pertinent Regulation of the Laramie County Land Use Regulations which apply include:

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

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

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. While some of these areas may include existing agricultural uses, it is anticipated they are more service-oriented and may change and develop over time.

PlanCheyenne contemplates Rural Residential uses for this property. Uses include single and multi-family residences, generally served by collector or arterial streets. Supporting and complementary uses, including open space recreation, schools, places of worship and other public or civic uses are encouraged. Residential densities vary depending on use and zoning.

The property is currently zoned AR, adjacent to lots of various size and uses such as an Evangelical Lutheran Church, LCFD #2 fire hall, Saddle Tramps riding club and residential lots to the north and southeast. There are other CB lots located within a mile radius of the subject property.

The FEMA 100-year floodplain covers the south half of the property. Any development or disturbance within the floodplain area would be subject to all floodplain regulations administered through the Laramie County Land Use Regulations.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received written comments from the Evangelical Lutheran Church, owner to the south, stating their support of the zone change with a request for restrictions of allowable businesses. The comments are attached.

Section 1-2-103 (b) states that in order for the Planning Commission to recommend approval, one of the following must be found:

- 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 through the proposed development.

RECOMMENDATION and FINDINGS

Based on evidence provided, Planning Commission and Staff find that:

- a. This application does meet the criteria for a zone map amendment pursuant to section 1-2-103 (b) i. and iii. of the Laramie County Land Use Regulations
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-107 of the Laramie County Land Use Regulations.

And staff encourages the Board approve a Zone Change from AR – Agricultural Residential to CB - Community Business for Sunset Tracts, 3rd Filing, Tracts 7 & 8, less the east 15' of Tract 8 to State Highway, plus 1.68 acres vacated with Longhorn Road adjacent, Laramie County, WY.

PROPOSED MOTION

I move to approve a Zone Change from AR – Agricultural Residential to CB - Community Business for Sunset Tracts, 3rd Filing, Tracts 7 & 8, less the east 15' of Tract 8 to State Highway, plus 1.68 acres vacated with Longhorn Road adjacent, Laramie County, WY, and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

Attachment 1: Location Map

Aerial Map

Comprehensive Plan Map

PlanCheyenne Map

Current Zoning Map

Attachment 2: Agency Review Comments

Attachment 3: Citizen Comment Letter

Attachment 4: Signed Resolution

Attachment 5: Deed Narrative (AVI, PC)

Attachment 6: Resolution Exhibit A - Zone Change Map

PZ-22-00253
Zone Change

Black Hills Energy: Black Hills Energy, Eric Underhill No Response 09/01/2022
No Comments

Building Dept.: Building Dept., Daniel Peters No Comments 08/17/2022
No Comments

CenturyLink: CenturyLink, Darrin Klawon No Response 09/01/2022
No Comments

Cheyenne MPO: Cheyenne MPO, Christopher Yaney No Comments 08/17/2022
No Comments

Cheyenne Planning: Cheyenne Development Services, Seth Lloyd No Comments
08/17/2022
No Comments

County Assessor: County Assessor, Kaycee Eisele No Comments 08/17/2022
No Comments

County Attorney: County Attorney, Mark Voss No Response 09/01/2022
No Comments

County Clerk: County Clerk, Dale Davis No Response 09/01/2022
No Comments

County Conservation District: County Conservation District, Shaun Kirkwood No
Response 09/01/2022
No Comments

County Engineer: County Engineer, Scott Larson No Comments 08/22/2022
No Comments

County Public Works Department: County Public Works Department, Molly Bennett
No Response 09/01/2022
No Comments

County Real Estate Office: County Real Estate Office, Laura Pate No Comments
08/17/2022
No Comments

County Treasurer: County Treasurer, Trudy Eisele No Response 09/01/2022
No Comments

Emergency Management: Emergency Management, Matt Butler No Response
09/01/2022
No Comments

Environmental Health: Environmental Health Department, Roy Kroeger No Comments
08/17/2022
No Comments

Intraoffice: Planners, Cambia McCollom No Comments 08/23/2022
No Comments

Laramie County Fire Authority: Laramie County Fire Authority, Josh Van Vlack No
Comments 08/17/2022
No Comments

Laramie County Weed & Pest: Laramie County Weed & Pest, Brett Nelson No
Response 09/01/2022
No Comments

Planners: Planners, Mason Schuricht No Comments 09/01/2022
No Comments

Sheriff's Office: Sheriff's Office, Amber Shroyer No Response 09/01/2022
No Comments

US Post Office: US Post Office, Denise Null No Response 09/01/2022
No Comments

WY State Engineer's Office: Wyoming State Engineer's Office, Lisa Lindemann No
Response 09/01/2022
No Comments

WYDOT: WYDOT, Taylor McCort No Comments 08/18/2022
No Comments

King of Glory Lutheran Church
8806 Yellowstone Road
Cheyenne, WY 82009

August 30, 2022

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

RE: Proposed Storage Units by River Bend Nursery & Landscaping


To Whom It May Concern:

I am writing on behalf of the Congregation of King of Glory Lutheran Church, an adjoining neighbor to River Bend Nursery & Landscaping (River Bend).

Following our August 21, 2022, Quarterly Voter's Meeting, the members of King of Glory state

1. We have no objection to River Bend requesting a change in their property tax use from AR (Agricultural Residential) to CB (Community Business), with the following conditions within the Zoning Uses By Right and Uses Requiring Board Approval:
 - a. Adult Entertainment Establishments are NOT allowed.
 - b. Bars, cocktail lounges, and liquor stores are NOT allowed.
 - c. Storage Facilities SHALL BE fully enclosed building(s).
2. We have no objection to River Bend expanding their operation by building enclosed storage units on their property.
3. We understand no storage units will be built on the 40 feet of King of Glory property currently being used by River Bend to store landscaping rock.
4. We understand that access to the storage units will be only through the River Bend road access.

Sincerely,



Kent Drake, President
King of Glory Lutheran Church

Cc: River Bend Nursery & Landscaping
Eldon Stellpflug
8908 Yellowstone Road
Cheyenne, WY 82009

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM AR - AGRICULTURAL RESIDENTIAL TO CB – COMMUNITY BUSINESS
FOR SUNSET TRACTS, 3RD FILING, TRACTS 7 & 8, LESS THE EAST 15' OF TRACT 8
TO STATE HIGHWAY, PLUS 1.68 ACRES VACATED WITH LONGHORN ROAD
ADJACENT, 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 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 4-2-107 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 4-2-107 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from AR – Agricultural Residential to CB – Community Business for Sunset Tracts, 3rd Filing, Tracts 7 & 8, less the east 15' of Tract 8 to State Highway, plus 1.68 acres vacated with Longhorn Road Adjacent, Laramie County, WY. Laramie County, WY, as shown on the attached 'Exhibit A' – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office



October 24, 2022
4662

Mason Schuricht
3966 Archer Parkway
Cheyenne, Wyoming 82009

RE: RIVERBEND NURSERY ZONE CHANGE (PZ-22-00253)

Dear Mr. Schuricht,

At the October 18, 2022 meeting of the Laramie County Board of Commissioners, AVI, PC on behalf of the Eldon Stellpflug Revocable Trust presented an application requesting a zone change from AR – Agricultural Residential to CB – Community Business for the following property:

Sunset Tracts, 3rd Filing: Tracts 7 and 8, less the east 15' of Tract 8 to State Highway, plus 1.68 acres vacated with Longhorn Road, as described at Book 1367, Page 1148 of the Laramie County Records.

During the public hearing for this project, Doug Selby on behalf of King of Glory Lutheran Church, 8806 Yellowstone Road, expressed support for the project, requesting that adult entertainment establishments and bars and/or liquor stores be excluded from the allowable uses on the property, should the zone change request be approved. Mr. Selby also expressed concern that the property lines shown on the zone change application were not accurate, and that the King of Glory Lutheran Church owned 40' of vacated right-of-way to the north of Tract 10 that was not shown on the map. The Board motioned to postpone their decision on the zone change application until these items could be addressed.

Below are AVI's responses to Mr. Selby's concerns:

According to section 2-2-112 of the Laramie County Land Use Regulations, adult entertainment establishments are prohibited within 1000 feet of a church or place of religious worship. So, although such establishments are listed as a use-by-right in the CB – Community Business zone district, one would not be allowed on the subject property given its proximity to a church.

Bars, cocktail lounges, and liquor stores are all uses which require Board approval in the CB-Community Business zone district. Any intent to establish any of these uses on the property

would require the Board to hold a public hearing on the proposed use and then decide on whether to allow it.

To the best of our knowledge, the property lines and legal description depicted in the zone change application are correct. A search through the complete recorded deeds associated with the properties yielded a timeline of events that shows that the south half of vacated Longhorn Road right-of-way adjacent to Tract 10 was given to Mr. Stellpflug at the time it was vacated in April 1994. He then deeded just Tract 10, not including said right-of-way, to the Lutheran Church Extension Fund – Missouri Synod in August 1994. Thus, it was not possible for the Lutheran Church Extension Fund to deed said right-of-way to King of Glory Evangelical Lutheran Church in November of 1994. A more detailed timeline of events, as well as the associated deeds, are attached to this letter as **Exhibits A – G**.

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

Respectfully submitted,



Kelly Schroeder, Planner

A.V.I. PROFESSIONAL CORPORATION

h:\4662_riverbend nursery\planning\deeds\4662 deed narrative.docx

October 24, 2022
4662

EXHIBIT A:

TIMELINE OF DEEDS FOR TRACTS 7, 8, 9, AND 10, SUNSET TRACTS, THIRD FILING

On **February 28, 1994**, Lutheran Church Extension Fund – Missouri Synod granted Eldon Stellpflug the following:

All Tract 7, all Tract 8 except the east 15 feet thereof and all Tract 10, Sunset Tracts, Third Filing, a subdivision of NE1/4 NE1/4 & N1/2 SE1/4 NE1/4 Section 12, T. 14 N., R. 67 W., 6th P.M., Laramie County, Wyoming.

(See Book 1367, Page 1148 of the Laramie County Records, or '**Exhibit B**')

On **April 5, 1994**, The Board of County Commissioners of Laramie County signed a resolution vacating W. Longhorn Road, commencing at the west right-of-way line of Yellowstone Road running thence westerly and terminating at the east right-of-way line of Buck Brush Road, located in Sunset Tracts 3rd Filing. The Resolution states the following:

The vacated right-of-way shall be divided proportionately among the adjacent landowners with .55 acres lying adjacent to each of Tracts 7 and 10 and .58 acres lying adjacent to each of Tracts 8 and 9 of Sunset Tracts 3rd Filing.

(See Book 1370, Page 0933 of the Laramie County Records, or '**Exhibit C**')

Note: this is where the 1.68 acres in the current legal description of Mr. Stellpflug's property comes from- .55 + .55 + .58 = 1.68

On **August 22, 1994**, Eldon Stellpflug granted Lutheran Church Extension Fund – Missouri Synod the following:

All of Tract 10, Sunset Tracts – Third Filing, a subdivision of NE1/4NE1/4 & N1/2SE/14NE1/4 Section 12, T. 14 N., R. 67 W., 6th P.M., Laramie County, Wyoming

(See Book 1381, Page 1448 of the Laramie County Records, or '**Exhibit D**')

Note: this deed does not indicate that Eldon granted any portion of vacated Longhorn Road to the Church.

On **November 22, 1994**, Lutheran Church Extension Fund – Missouri Synod granted King of Glory Evangelical Lutheran Church of Cheyenne Wyoming the following:

Tract 9, EXCEPT the East 15 feet thereof AND all of Tract 10, Sunset Tracts – Third Filing, a subdivision of NE1/4NE1/4 & N1/2SE/14NE1/4 Section 12, T. 14 N., R. 67 W., 6th P.M., Laramie County, Wyoming, together with South Half vacated West Longhorn Road lying adjacent thereto as vacated by the Board of County Commissioners of Laramie County in Resolution recorded April 7, 1994 in Book 1370, Page 933, Records of Laramie County, Wyoming.

(See Book 1370, Page 933 of the Laramie County Records, or '**Exhibit E**')

Note: according to the deed signed August 22, 1994, the Lutheran Church did not own the south half of vacated West Longhorn Road adjacent to tract 10 at this time. Therefore, they could not have granted it to King of Glory. They were only able to grant the south half adjacent to Tract 9.

On **November 9, 2001**, Eldon Stellpfug granted Eldon Stellpfug, Trustee and Successors in Trust of the Eldon Stellpfug Revocable Trust the following:

All Tract 7, all Tract 8 except the east 15 feet thereof and all of Tract 10, Sunset Tracts, Third Filing, a subdivision of NE1/4NE1/4 & N1/2SE/14NE1/4 Section 12, T. 14 N., R. 67 W., 6th P.M., Laramie County, Wyoming

(See Book 1621, Page 1146 of the Laramie County Records, or '**Exhibit F**')

Note: it is not clear why this deed includes Tract 10, as it was deeded to the Lutheran Church on August 22, 1994, and then to King of Glory on November 22, 1994. Also, note that this deed does not indicate that Eldon granted any portion of vacated Longhorn Road to the Trust.

On **June 6, 2005**, Eldon Stellpfug, Trustee and Successors in Trust of the Eldon Stellpfug Revocable Trust granted King of Glory Evangelical Lutheran Church of Cheyenne the following:

All of Tract 10, Sunset Tracts, Third Filing, a subdivision of NE1/4NE1/4 & N1/2SE/14NE1/4 Section 12, T. 14 N., R. 67 W., 6th P.M., Laramie County, Wyoming.

(See Book 1886, Page 731 of the Laramie County Records, or '**Exhibit G**')

Note: it is not clear why this deed includes Tract 10, as it was deeded to the Lutheran Church on August 22, 1994, and then to King of Glory on November 22, 1994. Also, note that this deed does not indicate that the Trust granted any portion of vacated Longhorn Road to King of Glory.

Conclusion:

In no instance did Eldon Stellpfug, nor Eldon Stellpflug, Trustee and Successor in the Trust of the Eldon Stellpfug Revocable Trust deed the south half of vacated Longhorn Road adjacent to Tract 10 to the Lutheran Church Extension Fund – Missouri Synod nor to the King of Glory Evangelical Lutheran Church of Cheyenne. Although the deed from the Lutheran Church to King of Glory dated November 22, 1994 indicates that the entire south half of vacated West Longhorn Road was granted in the process, this was not possible as the Lutheran Church Extension Fund – Missouri Synod never owned the south half of the vacated ROW adjacent to Tract 10 of Sunset Tracts, 3rd Filing.

h:\4662_riverbend_nursery\planning\deeds\4662 timeline exhibit.docx

137450
RECEIVED
LARAMIE COUNTY
CHEYENNE, WY.

'94 MAR 3 PM 4 12

WARRANTY DEED

LUTHERAN CHURCH EXTENSION FUND-MISSOURI SYNOD , A MISSOURI NON-PROFIT CORPORATION

grantor(s), of ^{St. Louis} ~~LARAMIE~~ County, and State of ~~WYOMING~~ ^{MISSOURI},
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION(-----\$10.00-----)dollars in hand paid, the receipt
whereof is hereby acknowledged, CONVEY and WARRANT TO

ELDON STELLPFLUG , A MARRIED PERSON

grantee(s), of LARAMIE County and State of WYOMING

Address of Grantee(s): 1713 CONCHA LOOP, CHEYENNE, WYOMING 82009

the following real estate, situate in LARAMIE County and State of WYOMING,

ALL TRACT 7, ALL TRACT 8 EXCEPT THE EAST 15 FEET THEREOF
AND ALL OF TRACT 10, SUNSET TRACTS, THIRD FILING, A
SUBDIVISION OF NE1/4NE1/4 & N1/2SE1/4NE1/4 SECTION 12,
T. 14 N., R. 67 W., 6TH P.M.,
LARAMIE COUNTY, WYOMING

Hereby releasing and waiving all rights under and by virtue of the
homestead exemption laws of the State of Wyoming.

WITNESS his hand on February 28, 1994

LUTHERAN CHURCH EXTENSION FUND-MISSOURI SYNOD

A MISSOURI NON-PROFIT CORPORATION

Attest Seal:

BY: Gerald E. Wendt
Gerald E. Wendt, Assistant Secretary

BY: A. C. Haake
A. C. Haake, President

STATE OF MISSOURI
COUNTY OF ST. LOUIS

ss:

The foregoing instrument was acknowledged before me by
Gerald E. Wendt and Assistant Secretary and
A. C. Haake as President of

LUTHERAN CHURCH EXTENSION FUND-MISSOURI SYNOD , A MISSOURI NON-PROFIT CORPORATION

this 28th day of February , 19 94

Witness my hand and official seal.

My commission expires

OFFICIAL NOTARY SEAL
SUZANNE M RYAN
Notary Public State of Missouri
ST LOUIS COUNTY
My Commission Expires JUL 15, 1994

Suzanne M. Ryan
~~MISSOURI~~ NOTARY PUBLIC
STATE OF MISSOURI

'94 APR 7 AM 9 58

RESOLUTION NO. 940405-02
ROAD PETITION 331

139786

WHEREAS, The Board of County Commissioners of Laramie County has received Road Petition 331 requesting the vacation of a public right-of-way known as W. Longhorn Road commencing at the west right-of-way line of Yellowstone Road running thence westerly and terminating at the east right-of-way line of Buck Brush Road, located in Sunset Tracts 3rd Filing, a subdivision located in Section 12, T.14N., R.67W., Laramie County, Wyoming, as represented on the attached map; and

WHEREAS, the Board of County Commissioners appointed the County Engineer as a viewer to examine into the expediency of the proposed vacation; and

WHEREAS, the County Engineer has viewed and evaluated the pertinent facts regarding the proposed vacation and recommends approval of the vacation; and

WHEREAS, the Board of County Commissioners believes that the vacation of the public right-of-way, which is the subject of Road Petition 331, would be in the public interest.

NOW, THEREFORE BE IT RESOLVED THAT:

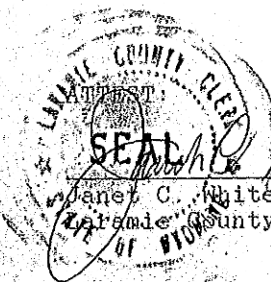
1. The public right-of-way known as W. Longhorn Road commencing at the west right-of-way line of Yellowstone Road running thence westerly and terminating at the east right-of-way line of Buck Brush Road, located in Sunset Tracts 3rd Filing, a subdivision located in Section 12, T.14N., R.67W., Laramie County, Wyoming, as represented on the attached map, be and the same is hereby vacated.
2. This vacation shall not affect the right of any public utility to continue to maintain its existing plant and equipment within the area formerly occupied by the vacated road. Private easement agreements may be obtained between the utility companies and the new landowner, the width of such easement to be determined by the parties affected.
3. The vacated right-of-way shall be divided proportionately among the adjacent landowners with .55 acres lying adjacent to each of Tracts 7 and 10 and .58 acres lying adjacent to each of Tracts 8 and 9 of Sunset Tracts 3rd Filing.
4. A copy of this Resolution and attached map shall be recorded in the Real Estate Division of the Office of the Laramie County Clerk, Ex-Officio Registrar of Deeds.

DATED this 5th day of April, 1994.

Jeff Ketchum
Jeff Ketchum, Chairman
Board of Commissioners

Byron Rookstool
Byron Rookstool, Vice Chairman
Board of Commissioners

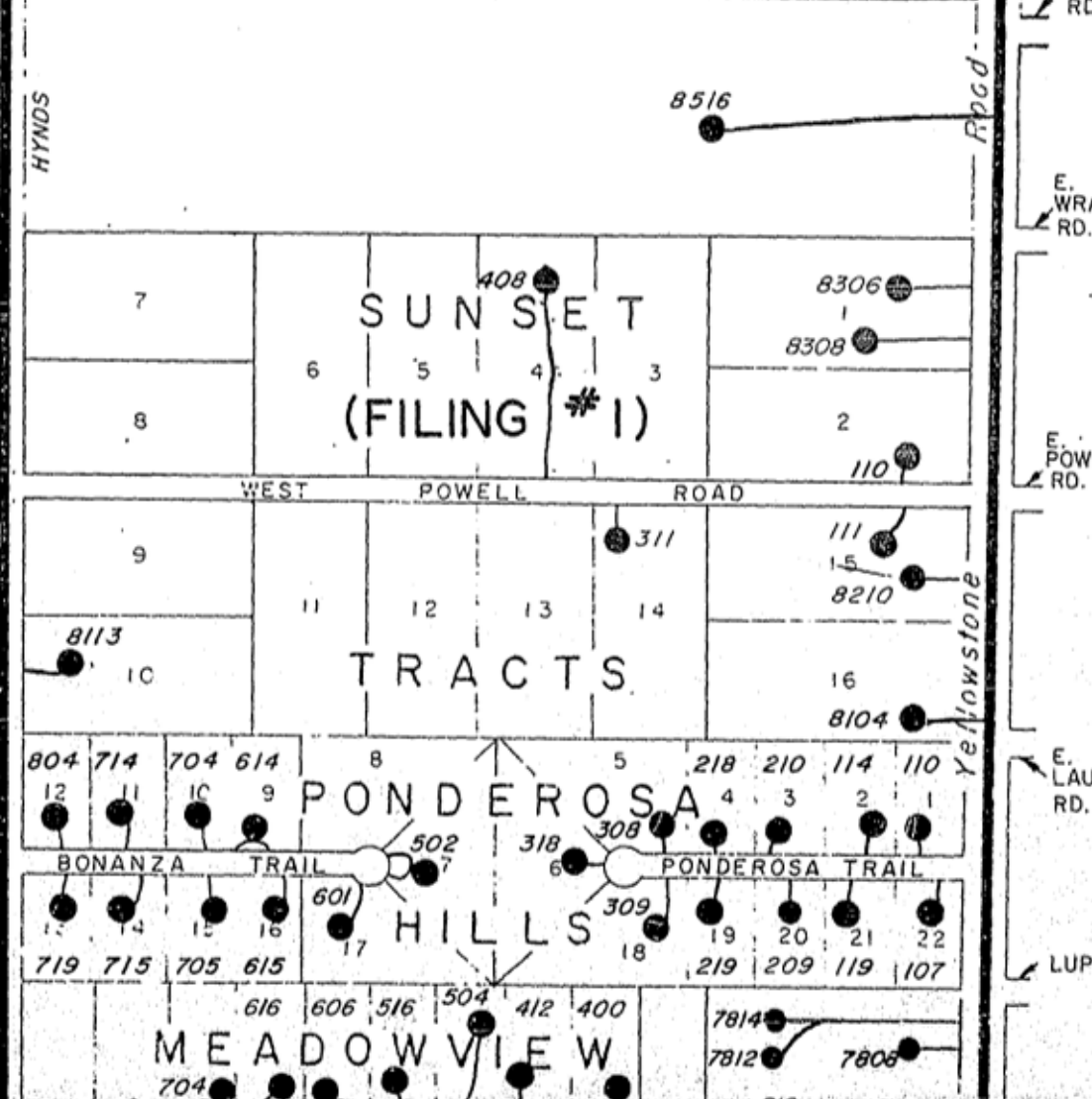
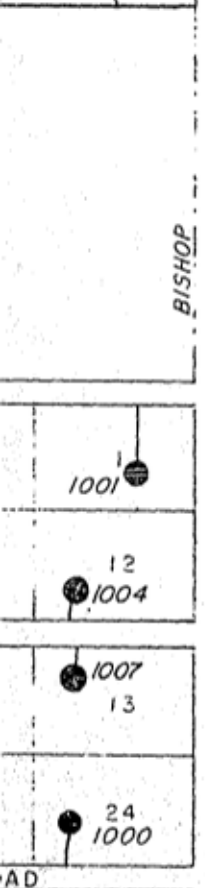
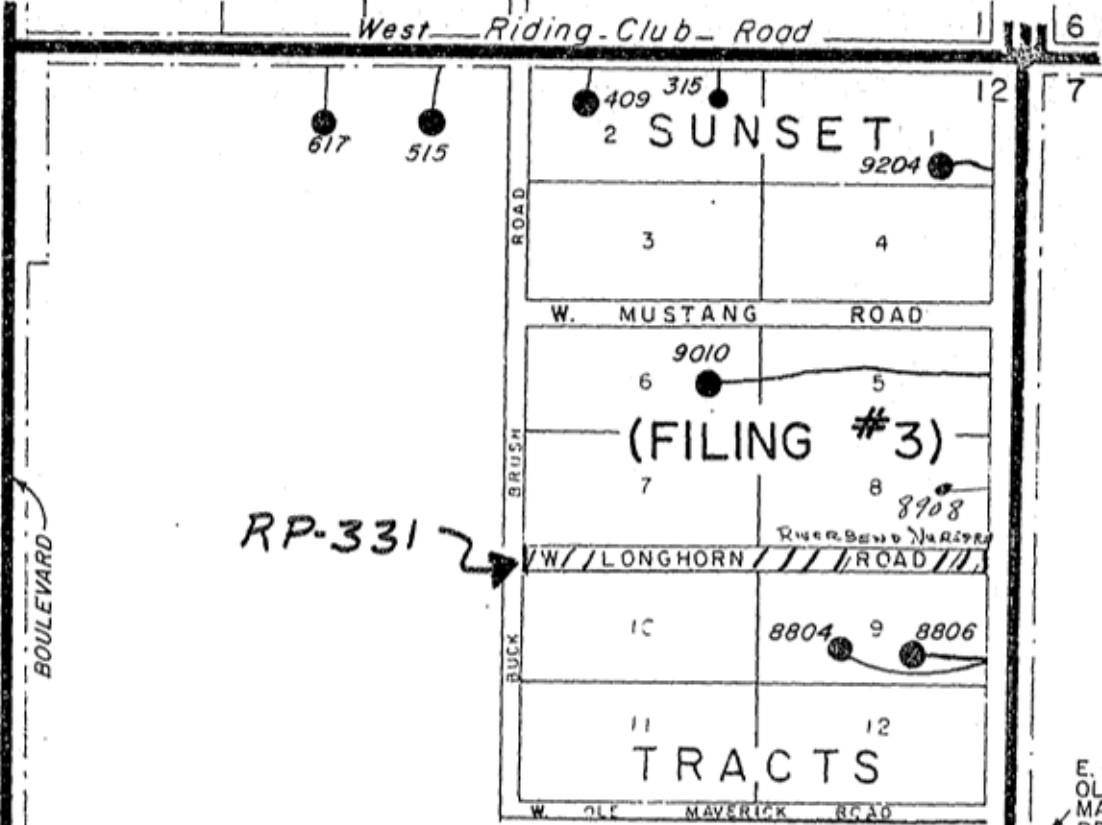
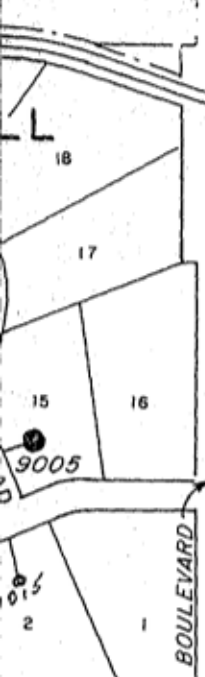
Nick Mirich
Nick Mirich,
Board of Commissioners



W

BUCK BRUSH RD

West Riding-Club-Road



E. OLE MAVERICK RD.

E. WRANGLER RD.

E. POWELL RD.

E. LAUGHLIN RD.

LUPE RD.



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JK

WARRANTY DEED

'94 AUG 22 PM 3 49

149185

ELDON STELLPFLUG AND KAREN D. STELLPFLUG, HUSBAND AND WIFE grantor(s) of Laramie County and State of Wyoming, for and in considerations of *****Ten Dollars and other good and valuable considerations***** in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Lutheran Church Extension Fund - Missouri Synod, a Missouri Non-Profit Corporation grantee(s), County of St. Louis and State of Missouri the following described real estate, situate in Laramie County and State of Wyoming, to-wit:

All of Tract 10, Sunset Tracts - Third Filing, a Subdivision of N~~W~~N~~W~~ & N~~W~~S~~W~~N~~W~~ Section 12, T. 14 N., R. 67 W., 6th P. M., Laramie County, Wyoming

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS our hands this 22nd day of August, 1994.

[Handwritten signature]
[Handwritten signature: Karen D. Stellpflug]

Attest Seal:

State of Wyoming)
County of Laramie)s

The foregoing instrument was acknowledged before me by Eldon Stellpflug and Karen D. Stellpflug, husband and wife this 22 day of August, 1994.

Witness my hand and official seal.

[Handwritten signature: Margene E. Lyon]
NOTARY PUBLIC

My Commission Expires:

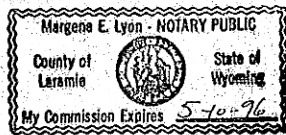


EXHIBIT "A"

Tract 9, EXCEPT the East 15 feet thereof AND All of Tract 10, Sunset Tracts - Third Filing, a Subdivision of ~~NE1/4NE1/4~~ & ~~N1/2SE1/4NE1/4~~ Section 12, T. 14 N. R. 67 W., 6th P. M., Laramie County, Wyoming together with South Half of vacated West Longhorn Road lying adjacent thereto as vacated by the Board of County Commissioners of Laramie County in Resolution recorded April 7, 1994 in Book 1370, Page 933, Recrds of Laramie County, Wyoming

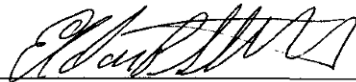
WARRANTY DEED

Eldon Stellpflug, a single person, GRANTOR, of Laramie County, Wyoming, for and in consideration of Ten dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Eldon Stellpflug, Trustee and Successors in Trust of the Eldon Stellpflug Revocable Trust Agreement dated October 30, 2001, GRANTEE, whose address is 1713 Concha Loop, Cheyenne, Wyoming, the following-described real estate, situate in Laramie County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

All Tract 7, all Tract 8 except the east 15 feet thereof and all of Tract 10, Sunset Tracts, Third Filing, a subdivision of NE ¼ NE ¼ & N ½ SE ¼ NE ¼ Section 12, T. 14 N., R. 67 W., 6th P.M., Laramie County, Wyoming.

SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, COVENANTS, AND/OR EASEMENTS OF RECORD.

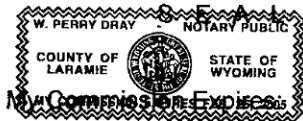
WITNESS my hand this 9 day of Nov., 2001.

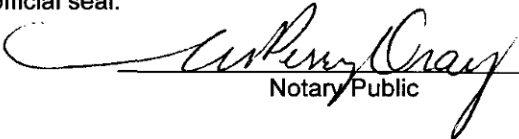


STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

The foregoing Warranty Deed was acknowledged before me by Eldon Stellpflug this 9th day of November, 2001.

Witness my hand and official seal.





Notary Public

EXHIBIT G

File No.: 4523-596347 (SS)

WARRANTY DEED

Eldon Stellpflug, Trustee and Successors in Trust of the Eldon Stellpflug Revocable Trust Agreement dated October 30, 2001, grantor(s) of Laramie County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

King of Glory Evangelical Lutheran Church of Cheyenne, a Wyoming Non-Profit Corporation, grantee(s),

whose address is: 8806 Yellowstone Road, Cheyenne, WY 82009 of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

All of Tract 10, Sunset Tracts, Third Filing, a Subdivision of NE1/4NE1/4 and N1/2SE1/4NE1/4 of Section 12, Township 14 North, Range 67 West of the 6th P.M., Laramie County, Wyoming

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 6 day of June, 2005.

[Handwritten signature]

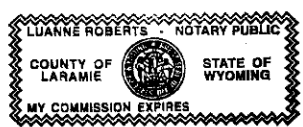
Eldon Stellpflug, Trustee and Successors in Trust

State of Wyoming)
)ss.
County of Laramie)

The foregoing instrument was acknowledged before me this 6 day of June, 2005, by Eldon Stellpflug, Trustee and Successors in Trust of the Eldon Stellpflug Revocable Trust Agreement dated October 30, 2001. Witness my hand and official seal.

My commission expires: 6-30-07

[Handwritten signature: Luanne Roberts]
Notary Public



IRONHORSE CAPITAL LIMITED PARTNERSHIP
ZONING: AR
LAND USE: RESIDENTIAL VACANT LAND

BENSON, SCOTT A ET UX
ZONING: AR
LAND USE: RESIDENTIAL

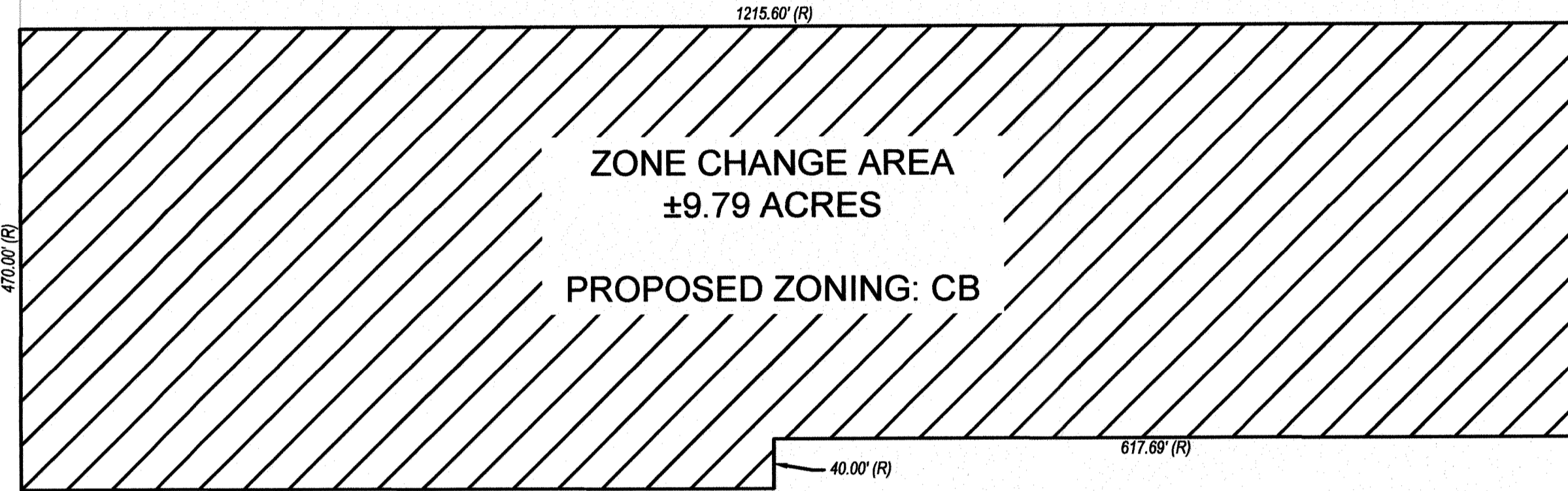
YELLOWSTONE BAPTIST CHURCH
ZONING: AR
LAND USE: EXEMPT

CHEYENNE SADDLE TRAMPS
ZONING: AR
LAND USE: COMMERCIAL

BUCK BRUSH ROAD

YELLOWSTONE ROAD

CAHOON, RABURN E ET AL
ZONING: AR
LAND USE: RESIDENTIAL



LARAMIE COUNTY
FIRE DISTRICT 2
ZONING: AR
LAND USE: EXEPT

IRONHORSE CAPITAL LIMITED PARTNERSHIP
ZONING: AR
LAND USE: RESIDENTIAL VACANT LAND

KING OF GLORY EVANGELICAL LUTHERAN CHURCH
ZONING: AR
LAND USE: EXEMPT

KING OF GLORY EVANGELICAL LUTHERAN CHURCH
ZONING: AR
LAND USE: EXEMPT

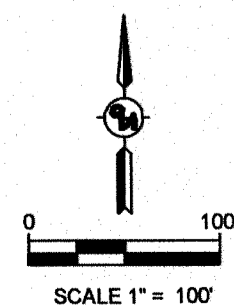
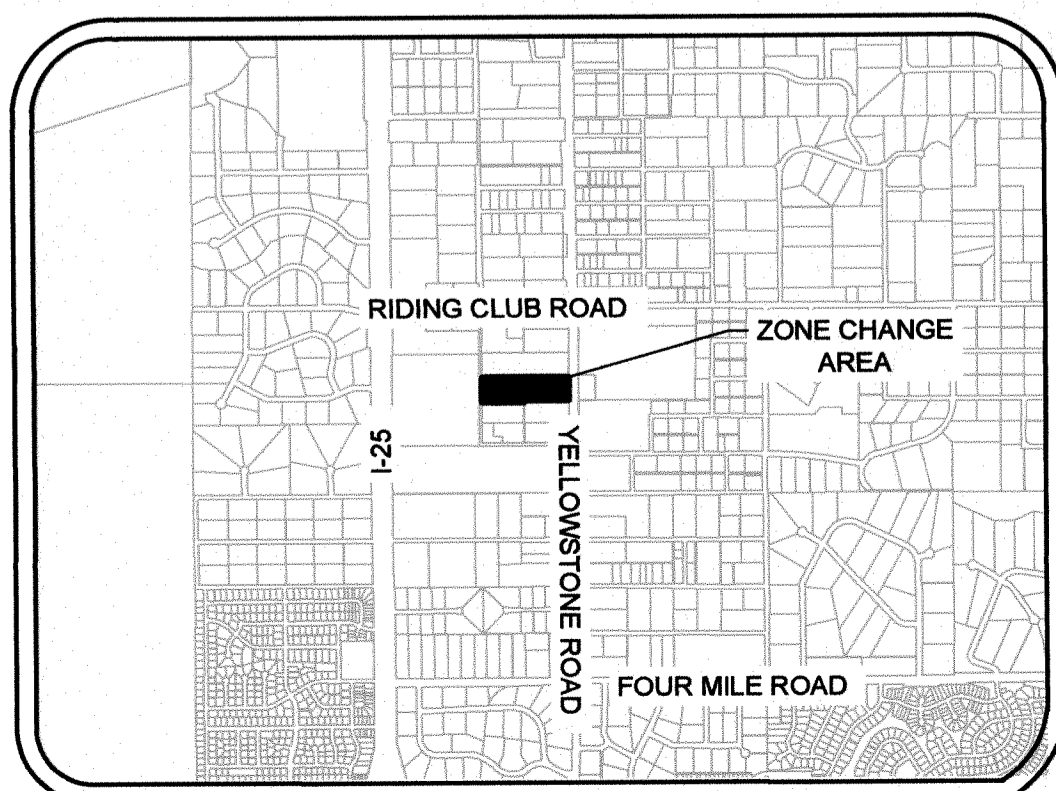
FENDER, JOSEPH D ET UX
ZONING: AR
LAND USE: RESIDENTIAL

IRONHORSE
CAPITAL LIMITED
PARTNERSHIP
ZONING: AR
LAND USE:
RESIDENTIAL
VACANT LAND

LEGIRSKI, EUGENE R
ZONING: AR
LAND USE: RESIDENTIAL

CONNOLLY, KURT ET AL
ZONING: AR
LAND USE: RESIDENTIAL VACANT LAND

VICINITY MAP
NOT TO SCALE



NOTES:

1. EXISTING ZONING: AR - AGRICULTURAL RESIDENTIAL
2. PROPOSED ZONING: CB - COMMUNITY BUSINESS
3. EXISTING ACCESS OFF YELLOWSTONE ROAD TO REMAIN
4. PARKING AREA TO BE REDESIGNED WITH SITE PLAN SUBMITTAL
5. SCREENING TO BE DETERMINED WITH SITE PLAN SUBMITTAL
6. YELLOWSTONE ROAD DEDICATION INFORMATION LOCATED AT BOOK 895, PAGE 449 OF THE LARAMIE COUNTY RECORDS
7. LONGHORN ROAD VACATION INFORMATION LOCATED AT BOOK 1370, PAGE 933 OF THE LARAMIE COUNTY RECORDS

**ZONE CHANGE MAP
FOR
RIVERBEND NURSERY**
BEING TRACTS 7 AND 8 OF SUNSET TRACTS, 3RD FILING
LESS THE EAST 15' OF TRACT 8 FOR STATE HIGHWAY
PLUS 1.68 ACRES VACATED WITH LONGHORN ROAD
LARAMIE COUNTY, WY
A.K.A
8908 YELLOWSTONE ROAD, CHEYENNE, WY 82009
PREPARED AUGUST 2022

NO.	REVISION	DATE

PREPARED FOR:
ELDON STELLPFLUG
8908 YELLOWSTONE RD
CHEYENNE, WY 82009

PROJECT:
RIVERBEND NURSERY

DRAWING TITLE:
ZONE CHANGE MAP

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

DATE:
Aug 03, 2022

DRAWN BY:
KS

DESIGNED BY:
KS

CHECKED BY:
BP

JOB NO.:
4662

DRAWING NO. **1** OF 1