



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Nancy M. Trimble, Associate Planner

DATE: February 19, 2019

TITLE: Review and action on a Zone Change for a portion of Tract 79, Allison Tracts, 2nd Filing, and a Subdivision Permit & Plat for Wiese Subdivision, 2nd Filing, located on Lot 3, Block 1, Wiese Subdivision and a portion of Tract 79, Allison Tracts, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

AVI PC, on behalf of Prosser Investors LLC, has submitted Zone Change and Subdivision Permit & Plat applications for Wiese Subdivision, 2nd Filing, consisting of two lots located southeast of S. Greeley Hwy and E. Prosser Rd, at 207 and 319 E. Prosser Rd. The applications have been submitted to request a zone change from MR to CB for 319 E. Prosser Rd, and to replat the two lots into one to prepare for expansion of the existing storage facility operations.

Both applications have been combined into one staff report for ease of presentation and discussion, with separate motions required on the two actions.

A dual-approval process is required for the plat based the property's proximity to the City of Cheyenne jurisdiction, and submittal of the County applications on December 14, 2018. A preliminary plat was submitted to the City on December 3, 2018. On January 28, 2019, the final plat was unanimously approved.

BACKGROUND

A self-storage commercial operation exists at 207 E. Prosser Rd. The single-family residence and associated accessory structures located at 319 E. Prosser Rd are intended to be demolished and removed off-site prior to expansion of the storage facility operations.

Pertinent Regulations

Section 1-2-103(b) of the 2011 Laramie County Land Use Regulations governing the criteria for a zone map amendment.

Section 4-2-107 of the 2011 Laramie County Land Use Regulations governing the CB – Community Business Zone District.

Section 2-1-101 (a-e) of the 2011 Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

DISCUSSION

In anticipation of receiving approval on the Zone Change request, the applicant has submitted a Board Approval application for approval of expansion of the storage facilities, as required by the CB Zone District regulations. The Board Approval application will be heard today following these two applications. Upon approval of the use, a Site Plan application showing the proposed commercial development on both lots shall be submitted to County Planning for review and approval.

Approval for the existing storage facility operation located at 207 E. Prosser Rd, currently zoned CB, was granted by the Board on May 20, 2008, and the Site Plan was approved by Laramie County Planning on July 14, 2008.

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI), which is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services. The property is currently served by South Cheyenne Water & Sewer District.

PlanCheyenne designates this area as Community Business, which emphasizes a range of retail and office uses to serve neighborhoods and the community and region. This category focuses on a range of commercial activities such as general retail and office, large tenant retail, and regional malls, but also allows for offices, hotels, and service businesses.

The subject property is bordered by the CB zone district to the west, and MR – Medium Density Residential to the east and south, with uses ranging from single and multi-family residential to commercial/retail business and medical/professional offices. A change in zone for 319 E. Prosser Rd from MR to CB would align the zoning with the adjacent lot at 207 E. Prosser Rd, which is under the same ownership.

Agency review comments were received regarding corrections to the zone change and plat maps, existing water and sewer services, and requirements for the site plan application submittal. Revised zone change and plat maps were submitted to County Planning on January 14, 2019 and have resolved agency concerns. Comments regarding site plan requirements shall be addressed with the application submittal to the County.

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

At the January 24, 2019 public hearing, the Laramie County Planning Commission found the zone change application met criteria i. of Section 1-2-103(b) and recommended approval by a vote of 4 – 0. The Planning Commission also voted 4 – 0 to recommend approval of the subdivision permit and plat with no conditions. No public comment was received regarding either action.

RECOMMENDATION and FINDINGS

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 2011 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 2011 Laramie County Land Use Regulations.

and that the Board approve a Zone Change from MR to CB for a portion of Tract 79, Allison Tracts, 2nd Filing.

Based on evidence provided for the *subdivision permit & 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 2011 Laramie County Land Use Regulations.

and that the Board approve the Subdivision Permit and Plat for Wiese Subdivision, 2nd Filing with no conditions.

PROPOSED MOTION – ZONE CHANGE

I move to approve the Zone Change from MR – Medium Density Residential to CB – Community Business for a portion of Tract 79, Allison Tracts, 2nd Filing, and adopt the findings of facts a and b for the *zone change*, as shown in the staff report.

PROPOSED MOTION – SUBDIVISION PERMIT & PLAT

I move to approve the Subdivision Permit and Plat for Wiese Subdivision, 2nd Filing with no conditions, and adopt the findings of fact a for the *subdivision permit & plat*, 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: Combined Agency Comments Report**
- Attachment 7: AVI Response to Agency Comments – January 14, 2019**
- Attachment 8: Existing Conditions Map**
- Attachment 9: Plat – Revised January 14, 2019**
- Attachment 10: Resolution – Zone Change**
- Attachment 11: Resolution ‘Exhibit A’ - Zone Change Map**
- Attachment 12: Resolution – Subdivision Permit & Plat**

Legend

Streets
Classification

Interstate

Arterial

Collector

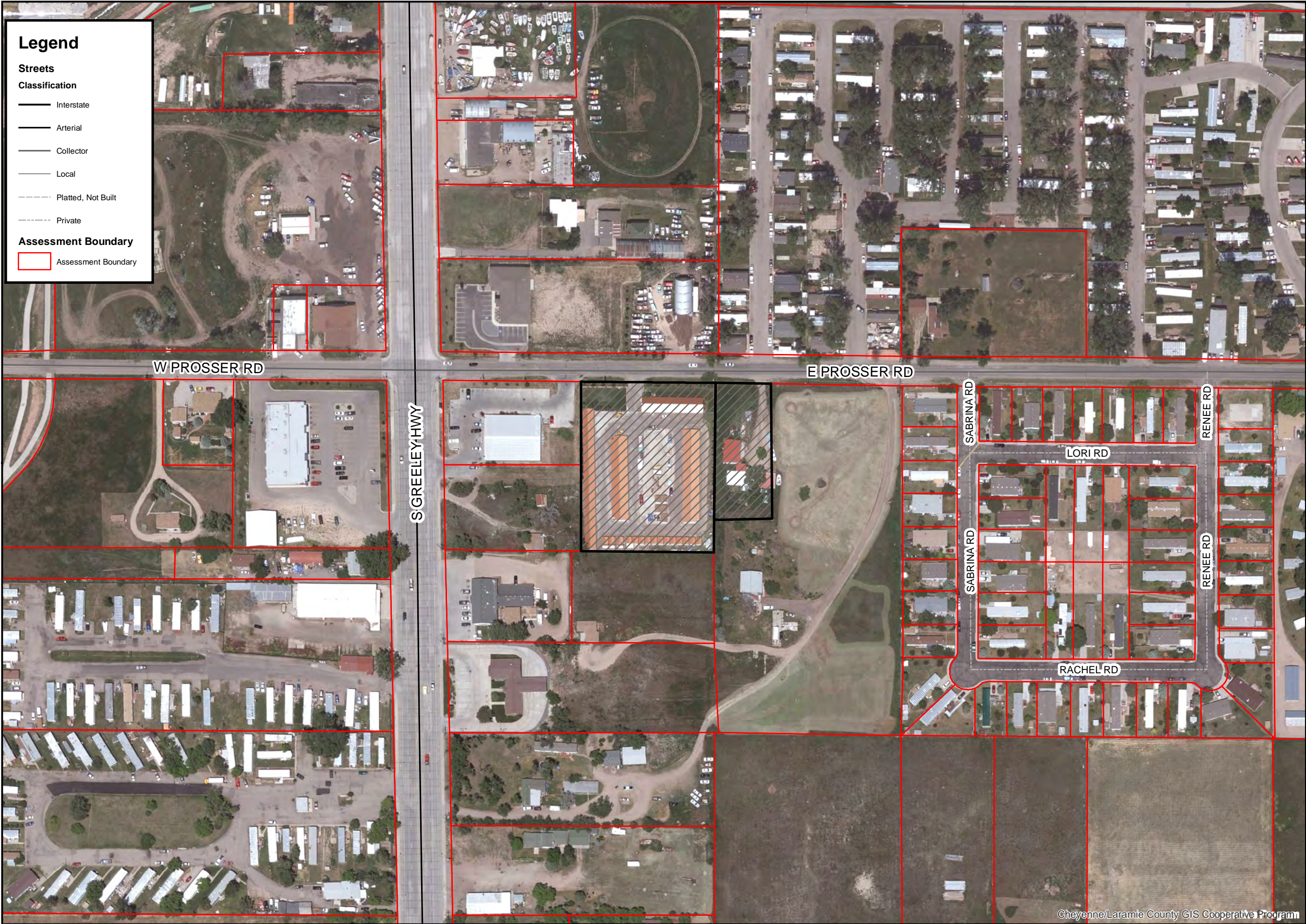
Local

Platted, Not Built

Private

Assessment Boundary

Assessment Boundary



Laramie County, Wyoming



Wiese Subdivision
2nd Filing

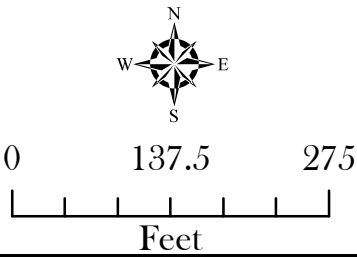
Zone Change
Subdivision Permit
&
Plat

PZ-18-00278(279)

Location Map



Printed on Dec 13, 2018



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.

Legend

Streets

Classification

—

Interstate

—

Arterial

—

Collector

—

Local

- - - - -

Platted, Not Built

- - - - -

Private

Assessment Boundary

Assessment Boundary



Laramie County, Wyoming



Wiese Subdivision
2nd Filing

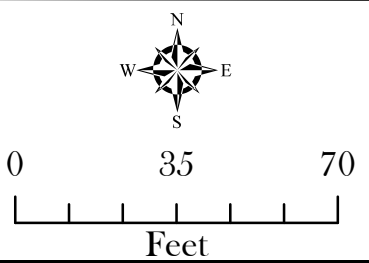
Zone Change
Subdivision Permit
&
Plat

PZ-18-00278(279)

Aerial Map



Printed on Dec 13, 2018



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Legend

Assessment Boundary

Assessment Boundary

Future Land Use Districts

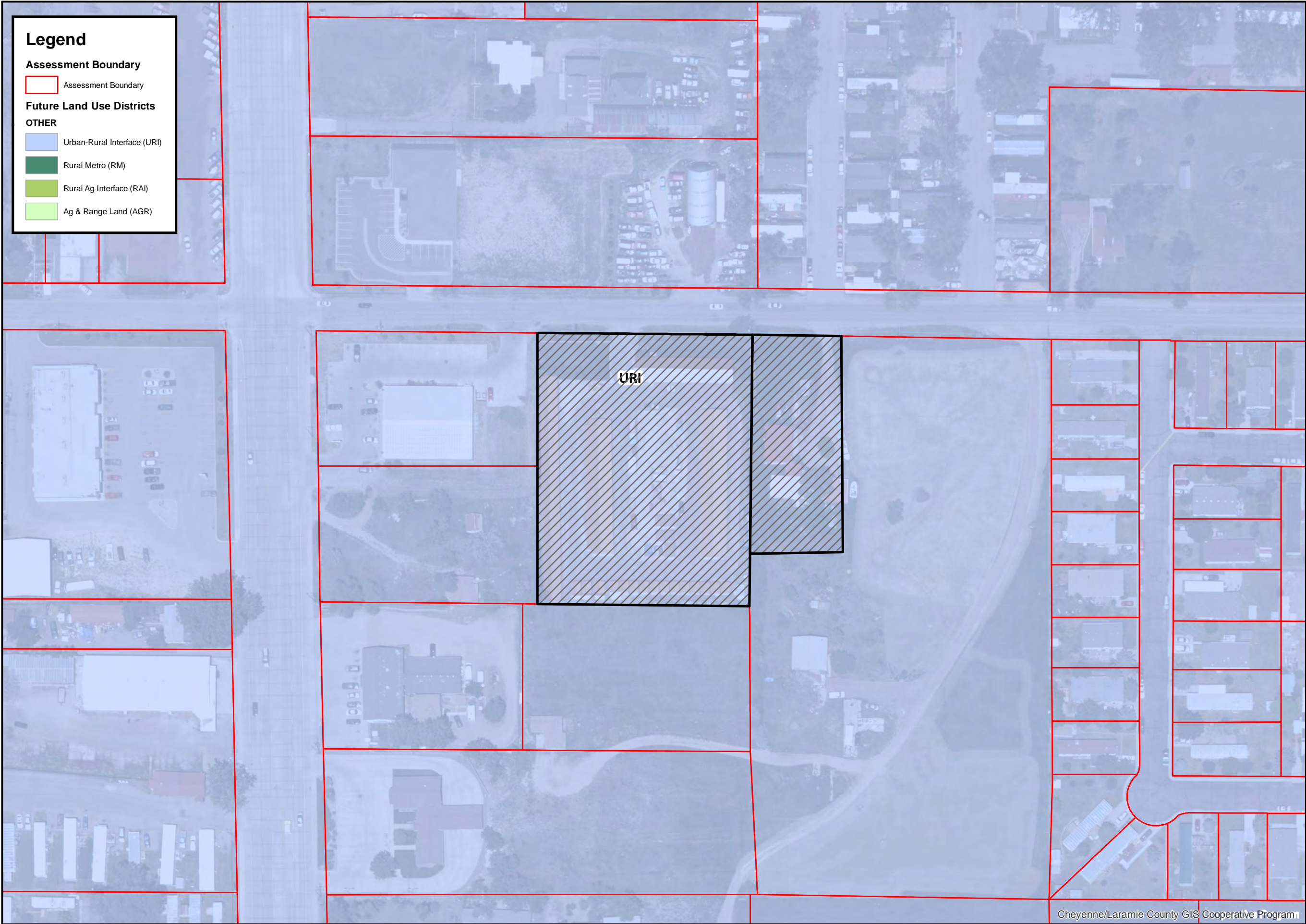
OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)



Laramie County, Wyoming



Wiese Subdivision
2nd Filing

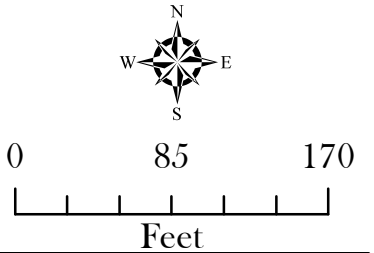
Zone Change
Subdivision Permit
&
Plat

PZ-18-00278(279)

Comprehensive Plan
Map



Printed on Dec 13, 2018



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Legend

Assessment Boundary

Assessment Boundary

PlanCheyenne (2014)

NEW_FLUP

Agriculture/Rural

Rural Residential

Urban Transition Residential

Urban Residential

Mixed-use Residential

MU-E

Industrial

Mixed-use Commercial

Community Business

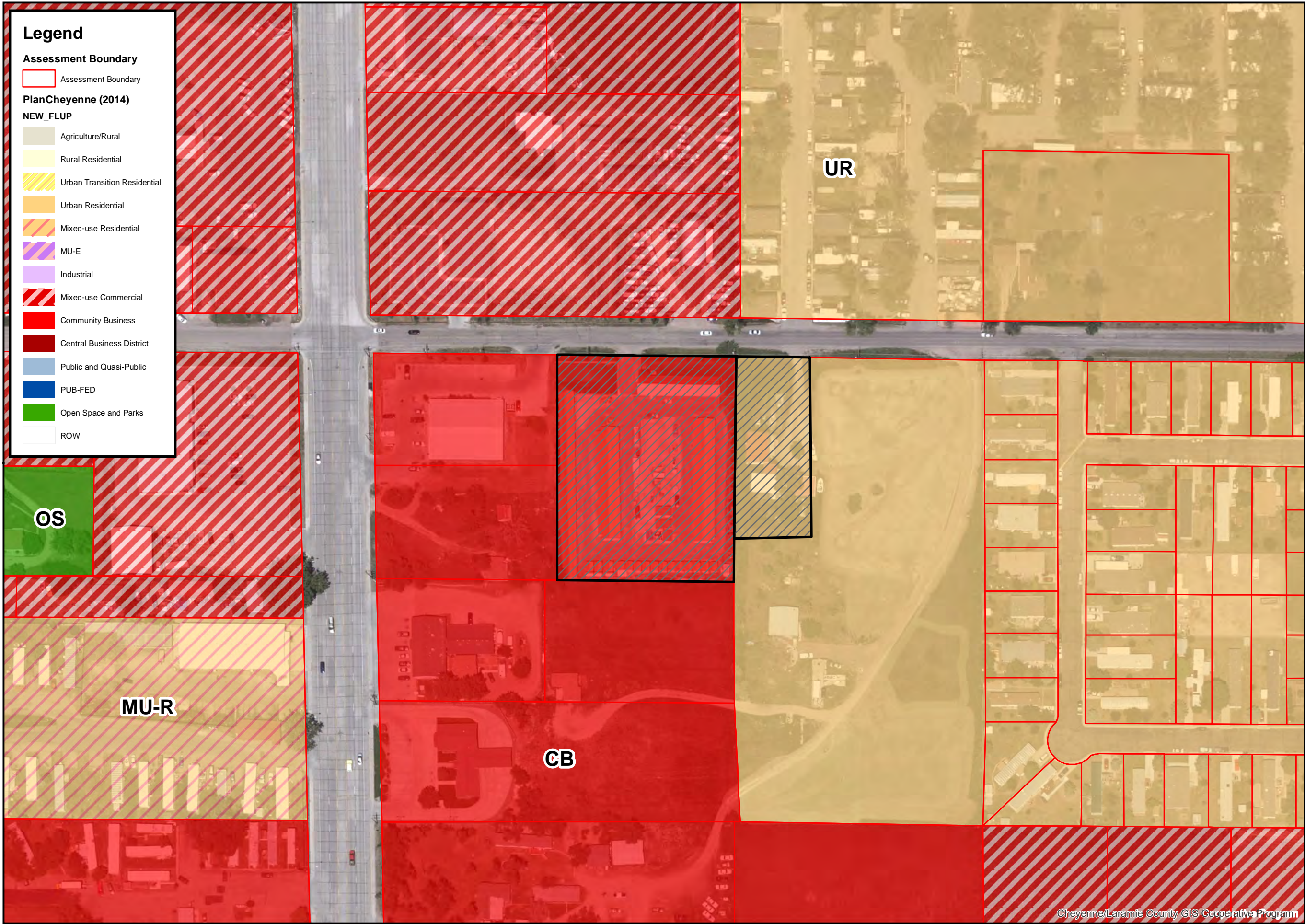
Central Business District

Public and Quasi-Public

PUB-FED

Open Space and Parks

ROW



Laramie County, Wyoming



Wiese Subdivision
2nd Filing

Zone Change
Subdivision Permit
&
Plat

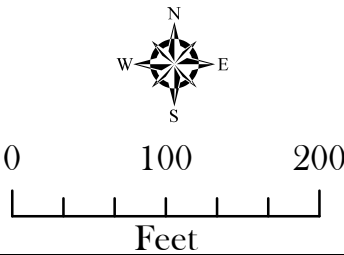
PZ-18-00278(279)

PlanCheyenne Map

SUBJECT PROPERTY



Printed on Dec 13, 2018



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Legend

Assessment Boundary

Assessment Boundary

Zoning Districts

All Other Values

Archer Special Use District (ASU)

Agricultural (A-2)

Agricultural and Rural Residential (A-1)

Agricultural Residentail (AR)

Low Density Residential - Established (LR-1)

Low Density Residential - Developing (LR-2)

MR

Medium Density Residential - Established (MR-1)

Medium Density Residential - Developing (MR-2)

High Density Residential - Established (HR-1)

High Density Residentiail - Developing (HR-2)

MU

Mixed Use with Residential Emphasis (MUR)

Mixed Use with Business Emphasis (MUB)

Neighborhood Business

Community Business (CB)

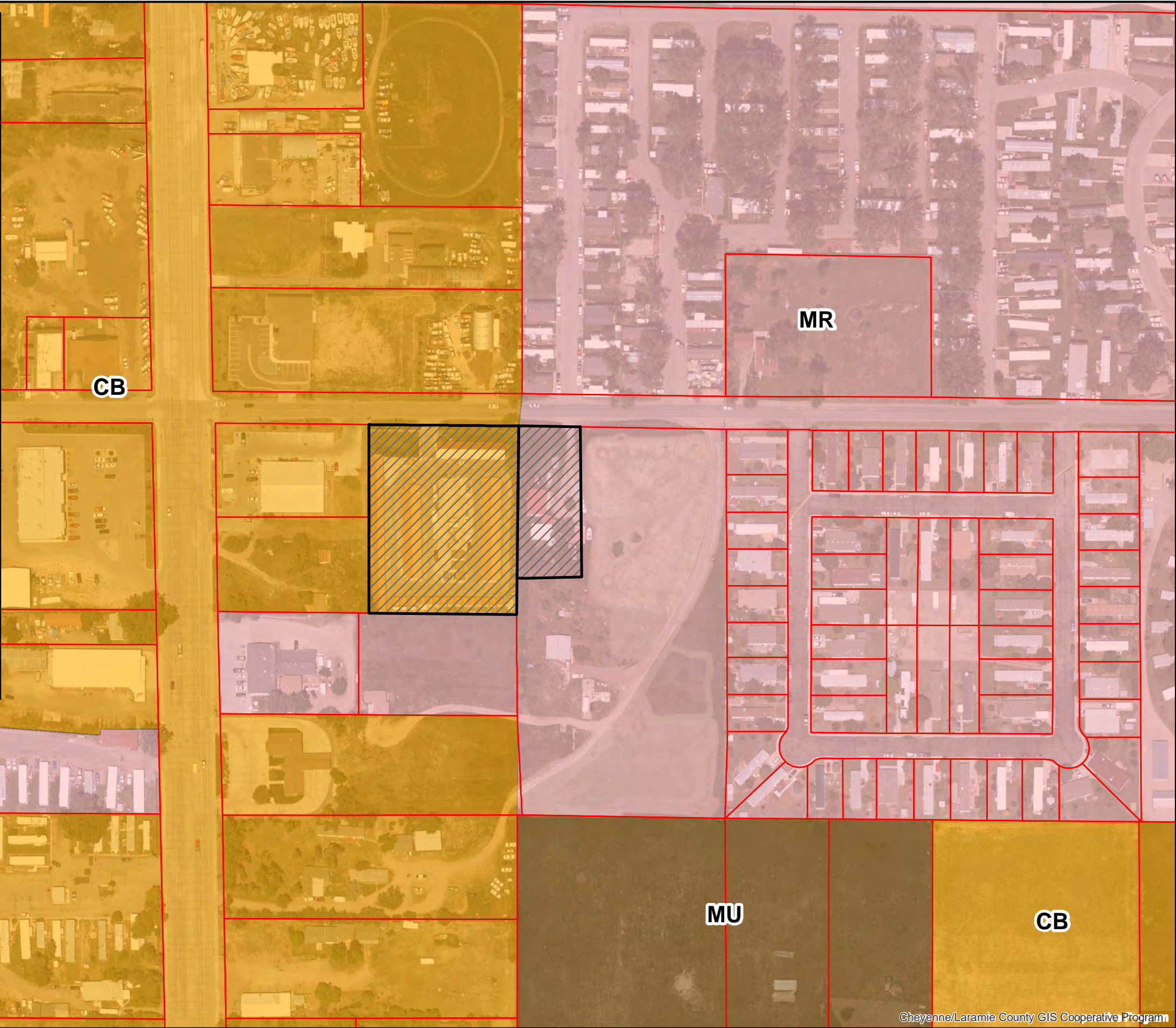
Light Industrial (LI)

Heavy Industrial (HI)

Public (P)

Planned Unit Development (PUD)

Military (M)



Cheyenne/Laramie County GIS Cooperative Program

Laramie County, Wyoming



Wiese Subdivision
2nd Filing

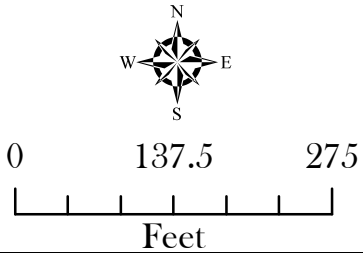
Zone Change
Subdivision Permit
&
Plat

PZ-18-00278(279)

Zoning Map



Printed on Dec 13, 2018



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PZ-18-00278(279) Wiese Sub 02 – Zone Change and Subdivision Permit/Plat

County Engineer: Scott Larson COMMENTS ATTACHED 12/26/2018

Zone Change:

The Zone Change Map should show the existing/current ownership and zoning of the existing storage site/property immediately to the west of the property that is being rezoned to CB.

Subdivision Permit/Plat:

Engineer Review

1. *I concur with the request for a waiver of a detailed Traffic Study and Drainage Study at this time. However, a Drainage Study will be required with the Site Plan Application. A Traffic Study may be needed at the time of the Site Plan Application if the total of the existing site and proposed development/addition creates more than 200 vpd.*
2. *There is no signature line for the County Clerk to sign the plat.*
3. *Under the Acknowledgements, the year 2018 is listed for the signature, but it will most likely be 2019 for this signature so the year should probably be changed.*

Surveyor Review

1. *BASIS OF BEARINGS is indicated as "THE SOUTH LINE OF LOT 3, BLOCK 1 OF WIESE SUBDIVISION ... ". SAID LINE HAVING A BEARING S89°37'14"E AT A DISTANCE OF 238.41 FEET. The LEGAL DESCRIPTION also calls out this course as S89°37'14"E at a distance of 238.41 feet, however, the Plat indicates this course S89°22'40"E at a distance of 238.42 feet (R1) and S89°37'14"E at a distance of 238.33 (M). A little clarification might be needed.*

South Cheyenne Water & Sewer: Scott Sprakties COMMENTS ATTACHED

12/28/2018

Existing water and sewer taps for 319 E Allison. Would like to know if the services were being utilized for business expansion or they were going to be deleted. Please contact our office with information pertaining to these issues.

Planners: Nancy Trimble COMMENTS ATTACHED 01/03/2019

This property is within one mile of the City and requires a dual-approval process for the plat. A Preliminary Plat was submitted to the City of Cheyenne on 12/3/18.

Upon approval of the Zone Change request for 319 E Prosser from MR to CB, Board Approval and Site Plan Applications are required in order to allow for expansion of the existing storage facility operation.

Corrections on the plat, per County Engineer comments, shall occur prior to recordation.

Agencies responding with No Comment: County Assessor, County Public Works Department, Combined Communications Center, Fire District No. 1, CenturyLink.

Agencies not responding: Cheyenne MPO, Cheyenne Urban Planning Office, Cheyenne Development Services, County Real Estate Office, County Treasurer, US Post Office, Emergency Management, Sheriff's Office, Black Hills Energy, Cheyenne Engineering Services, South Cheyenne Community Development, Building Dept.



January 14th, 2019

2-4189.18

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

RE: Response to Review Comments for Wiese Subdivision, 2nd Filing (12/26/18)

(PZ-18-00282(283)) 1st Review

Dear Mrs. Trimble,

Please find enclosed the revised Plat Map for the above referenced project, showing revisions per review comments from the report on December 26th, 2018. We have provided responses shown in red to each commenting agency, please see below.

Please feel free to contact our office at any time should there be further comments, questions, or further information needed for this project.

Sincerely,

A.V.I. PROFESSIONAL CORPORATION

A handwritten signature in black ink that reads 'Bryan Nicholas'.

Bryan Nicholas

County Engineer: Scott Larson COMMENTS ATTACHED 12/26/2018

Zone Change:

The Zone Change Map should show the existing/current ownership and zoning of the existing storage site/property immediately to the west of the property that is being rezoned to CB.

Information showing the existing zone district and ownership shown on the legend.

Subdivision Permit/Plat:

Engineer Review

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study at this time. However, a Drainage Study will be required with the Site Plan Application. A Traffic Study may be needed at the time of the Site Plan Application if the total of the existing site and proposed development/addition creates more than 200 vpd.

Noted, a Drainage Study will be included in the Site Plan submittal. Bases on the estimated daily trips (3-11) the proposed development would create, a letter requesting a traffic study will be provided.

2. There is no signature line for the County Clerk to sign the plat.

The signature line for the County Clerk signature can be found next to the signature line for the Chairman of the Board of County Commissioners.

3. Under the Acknowledgements, the year 2018 is listed for the signature, but it will most likely be 2019 for this signature so the year should probably be changed..

Noted, date has been changed to 2019.

Surveyor Review

1. BASIS OF BEARINGS is indicated as "THE SOUTH LINE OF LOT 3, BLOCK 1 OF WIESE SUBDIVISION ... ". SAID LINE HAVING A BEARING S89°37'14"E AT A DISTANCE OF 238.41 FEET. The LEGAL DESCRIPTION also calls out this course as S89°37'14"E at a distance of 238.41 feet, however, the Plat indicates this course S89°22'40"E at a distance of 238.42 feet (R1) and S89°37'14"E at a distance of 238.33 (M). A little clarification might be needed.

Noted, the plat has been revised to accurately reflect the bearing and distance.

South Cheyenne Water & Sewer: Scott Sprakties COMMENTS ATTACHED 12/28/2018

Existing water and sewer taps for 319 E Allison. Would like to know if the services were being utilized for business expansion or they were going to be deleted. Please contact our office with information pertaining to these issues.

Noted, we will contact the SCW&SD prior to any construction for the proposed development.

Planners: Nancy Trimble COMMENTS ATTACHED 01/03/2019

This property is within one mile of the City and requires a dual-approval process for the plat. A Preliminary Plat was submitted to the City of Cheyenne on 12/3/18.

Comment noted.

Upon approval of the Zone Change request for 319 E Prosser from MR to CB, Board Approval and Site Plan Applications are required in order to allow for expansion of the existing storage facility operation.

A Board Approval application was submitted to the Planning and Development Office on 1/9/19 seeking approval for the use of a storage facility. Applicant acknowledges this is dependent on the approval of the Zone Change from MR to CB.

Corrections on the plat, per County Engineer comments, shall occur prior to recordation.

Noted, corrections have been made. A revised plat will be submitted prior to the Board public hearing.

H:\1189_Prosser Road\PLANNING\FINAL PLATT\1189_Prd_Map.dwg Dec 12, 2018 -- 4:13pm bricholas

- LEGEND**
- FOUND SPIKE
 - FOUND ALUMINUM CAP
 - SET 2" ALUMINUM CAP AVI PC PLS 12045
 - (R) RECORD DATA FROM LEGAL DESCRIPTION
 - (R1) RECORD DATA FROM WIESE SUBDIVISION
 - (R2) RECORD DATA FROM ALLISON TRACTS, 2ND FILING

NOTES:

- WIESE SUBDIVISION, 2ND FILING CONTAINS 2.30 ACRES ±, ONE LOT, AND ONE BLOCK
- NO FLOOD HAZARD AREAS ARE WITHIN THE PROPOSED SUBDIVISION (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 1650, MAP NOS. 56021C1356F WITH AN EFFECTIVE DATE OF JANUARY 17, 2017.
- FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1.
- WATER AND SEWER SYSTEMS TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT.
- DISTANCES ARE U.S. SURVEY FOOT

LAND ANALYSIS

- AREAS IN WHICH SLOPES ARE 10% OR GREATER - SHOWN
- FLOODWAYS AND 100 YEAR FLOODPLAIN - N/A
- BODIES OF WATER - N/A
- SIGNIFICANT NATURAL FEATURES, SUCH AS RIDGE LINES, AND MATURE TREES TO BE PRESERVED - SHOWN
- SOILS THAT ARE UNSUITABLE FOR BUILDING - N/A
- EXISTING AND PROPOSED EASEMENTS, ROADS, BUILDINGS, SIDEWALKS, WHERE BUILDING IS PROHIBITED - SHOWN

OWNER:
REALTY INCOME PROPERTIES 17 LLC
C/O FAMILY DOLLAR ATTN: LEASE ADMIN
PO BOX 1017
CHARLOTTE, NC 28201
ZONED: CB-COMMERCIAL BUSINESS

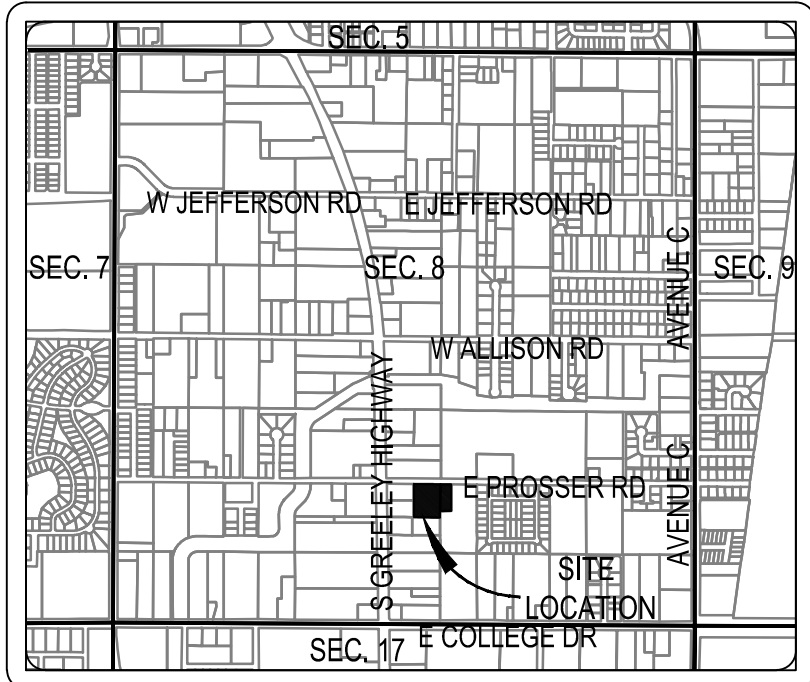
OWNER:
H AND H LLC
738 CHERRY ST
CHATTANOOGA, TN 37402
ZONED: CB-COMMERCIAL BUSINESS

OWNER:
RICHARD MENKIN
PO BOX 243
CHEYENNE, WY 82003
ZONED: MR-RESIDENTIAL

OWNER:
RICHARD MENKIN
PO BOX 243
CHEYENNE, WY 82003
ZONED: MR-RESIDENTIAL

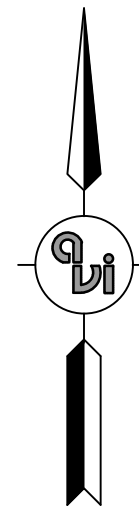
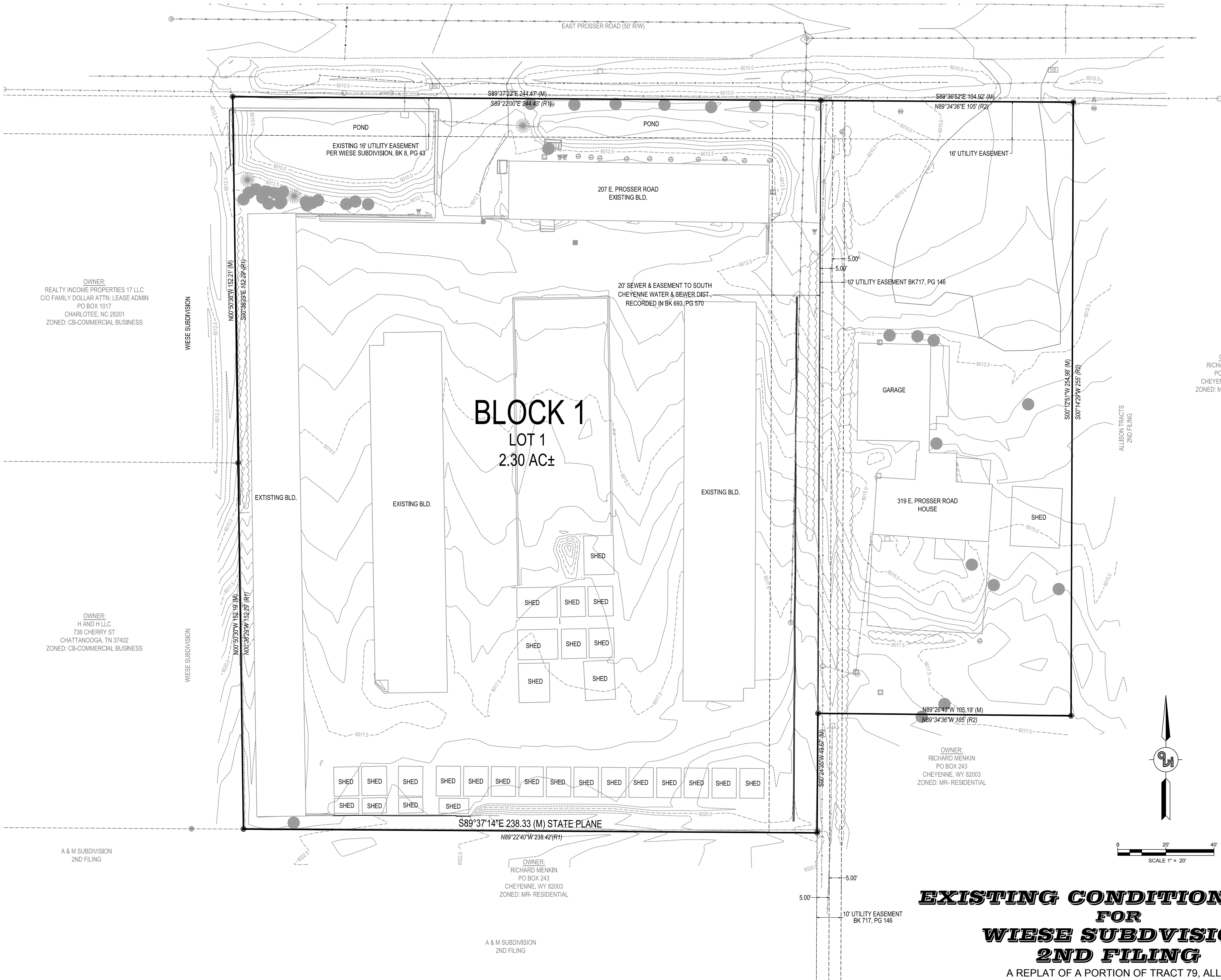
OWNER:
RICHARD MENKIN
PO BOX 243
CHEYENNE, WY 82003
ZONED: MR-RESIDENTIAL

VICINITY MAP



R.66W.

T.13N.



0 20' 40'
SCALE 1" = 20'

**EXISTING CONDITIONS MAP
FOR
WIESE SUBDIVISION,
2ND FILING**

A REPLAT OF A PORTION OF TRACT 79, ALLISON TRACTS, 2ND FILING AND LOT 3, BLOCK 1, WIESE SUBDIVISION, BEING SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING

PREPARED NOVEMBER 2018

NO.	REVISION	DATE
1	SUBMITTAL	11.30.18

PREPARED FOR:
PROSSER INVESTORS, LLC
5613 DTC PARKWAY STE 810
GREENWOOD VILLAGE, CO 80110

PROJECT:
WIESE SUBDIVISION, 2ND FILING
DRAWING TITLE:
EXISTING CONDITIONS MAP

307.637.6017 1103 OLD TOWN LANE, SUITE 101 CHEYENNE, WY 82009 AVI@AVIPC.COM
DATE:
Dec 12, 2018
DRAWN BY:
BMN
DESIGNED BY:
BMN
CHECKED BY:
AD
JOB NO.:
4189
DRAWING NO.
1
OF 1

LEGEND

- ① FOUND SPIKE
② FOUND ALUMINUM CAP
③ SET 2" ALUMINUM CAP AVI PC PLS 12045
(R1) RECORD DATA FROM WIESE SUBDIVISION
(R2) RECORD DATA FROM MAP OF SURVEY,
BY JOHN J. STUDLEY PLAT CABINET 6, SLOT 193

NOTES:

- WIESE SUBDIVISION, 2ND FILING CONTAINS 2.30 ACRES ±.
- NO FLOOD HAZARD AREAS ARE WITHIN THE PROPOSED SUBDIVISION (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 1650. MAP NOS. 56021C1356F WITH AN EFFECTIVE DATE OF JANUARY 17, 2017.
- FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1.
- WATER AND SEWER SYSTEMS TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT.
- DISTANCES ARE U.S. SURVEY FOOT

BASIS OF BEARINGS

SOUTH LINE OF LOT 3, BLOCK 1 OF WIESE SUBDIVISION BEING MONUMENTED BY FOUND ALUMINUM CAPS AT EACH END. SAID LINE BEARING S89°37'14"E AT A DISTANCE OF 238.41 FEET.

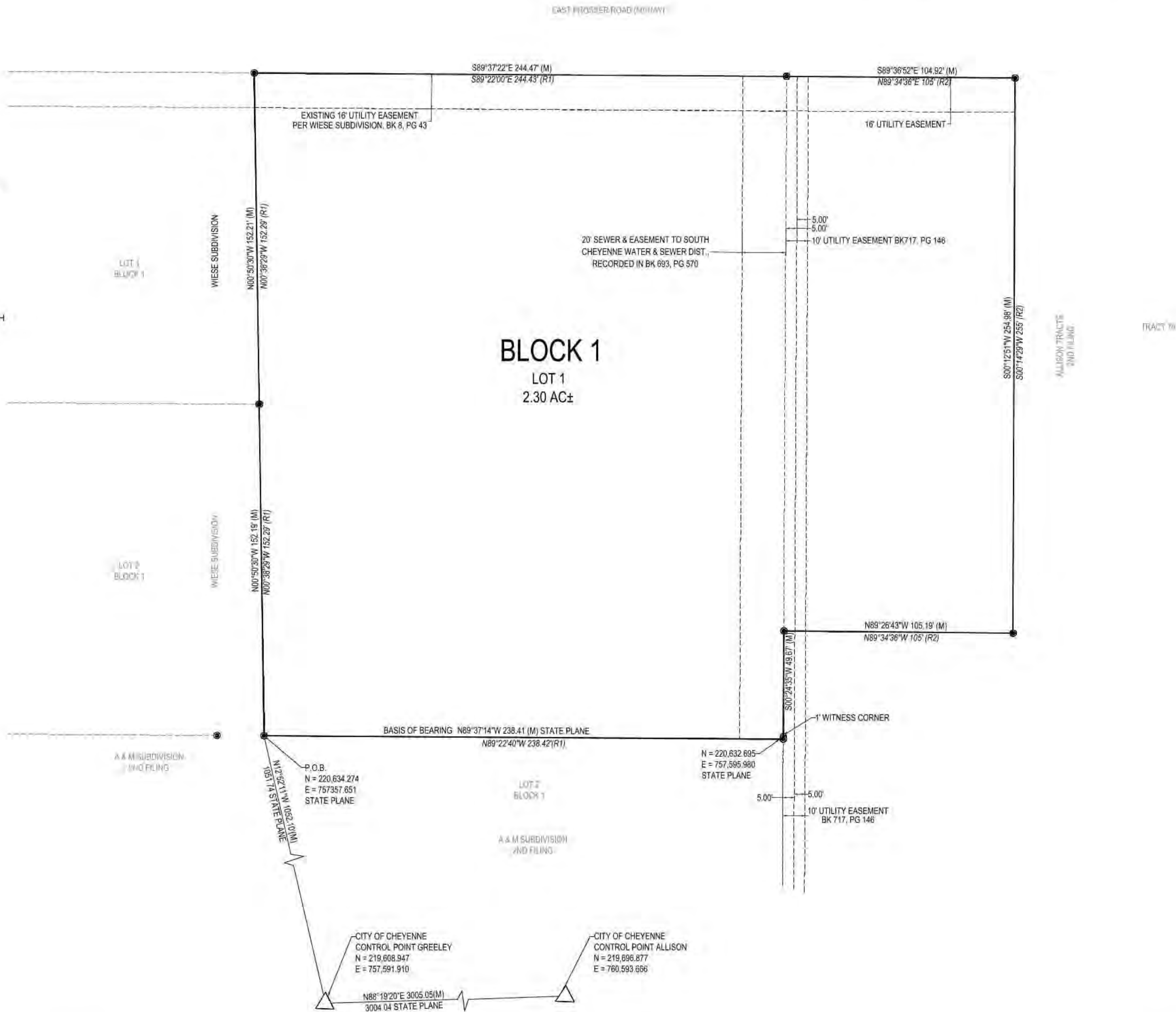
COORDINATES SHOWN ARE ARE US STATE PLANE NAD 1983, WYOMING STATE PLANE EAST FIPZONE 4901. TO CONVERT FROM STATE PLANE TO GROUND COORDINATES MULTIPLY BY A PROJECT SCALE FACTOR OF 1.0003358810 AND SUBTRACT 100000 FROM THE NORTHING AND 500000 FROM THE EASTING.

EXAMPLE POINT = POINT OF BEGINNING
STATE PLANE NORTHING = 220634.274
STATE PLANE EASTING = 757357.651
N = (220634.274 x SF)-100000 = 120708.376
E = (757357.651 x SF)-500000 = 257612.018

ORIGINAL FIELD SURVEY BY: AVI PC OCTOBER 2018

BLOCK 1

LOT 1
2.30 AC±



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MARK CAMPBELL, MANAGER OF PROSSER INVESTORS, LLC., OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "WIESE SUBDIVISION, 2ND 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 TO THE PUBLIC THE RIGHTS OF WAY THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

MARK CAMPBELL
MANAGER OF PROSSER INVESTORS, LLC

ACKNOWLEDGEMENTS

STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK CAMPBELL, MANAGER OF PROSSER INVESTORS, LLC., THIS _____ DAY OF _____, 2019, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, _____, WYOMING

MY COMMISSION EXPIRES _____

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.



0 30' 60'
SCALE 1" = 30'

FINAL PLAT
FOR
WIESE SUBDIVISION
2ND FILING

A REPLAT OF A PORTION OF TRACT 79, ALLISON TRACTS, 2ND FILING AND LOT 3, BLOCK 1, WIESE SUBDIVISION, BEING SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING

PREPARED NOVEMBER 2018

LEGAL DESCRIPTION

A REPLAT OF A PORTION OF TRACT 79 OF ALLISON TRACTS, 2ND FILING, AND LOT 3, BLOCK 1, OF WIESE SUBDIVISION, BEING LOCATED IN A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF WIESE SUBDIVISION AND A POINT ON THE NORTH PROPERTY LINE OF LOT 2, BLOCK 1, A&M SUBDIVISION, THENCE ALONG THE EAST PROPERTY LINE OF LOT 2, BLOCK 1, WIESE SUBDIVISION; N00°50'30"W A DISTANCE OF 152.19 FEET TO A POINT ON THE EAST PROPERTY LINE OF LOT 1, BLOCK 1, WIESE SUBDIVISION; THENCE ALONG SAID EAST PROPERTY LINE OF LOT 1, BLOCK 1, WIESE SUBDIVISION; N00°50'30"W A DISTANCE OF 152.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST PROSSER ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF EAST PROSSER ROAD S89°37'22"E A DISTANCE OF 244.47 TO A POINT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF EAST PROSSER ROAD S89°36'52"E A DISTANCE OF 104.92 FEET TO A POINT; THENCE S00°12'51"W A DISTANCE OF 254.98 FEET TO A POINT; THENCE N89°26'43"W A DISTANCE OF 105.19 FEET TO A POINT; THENCE S00°24'35"W A DISTANCE OF 49.67 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID LOT 2, BLOCK 1, A&M SUBDIVISION; THENCE ALONG SAID NORTH PROPERTY LINE OF LOT 2, BLOCK 1, A&M SUBDIVISION N89°37'14"W A DISTANCE OF 238.41 MORE OR LESS TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINS 2.30 ACRES MORE OR LESS

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

DEVELOPMENT DIRECTOR _____

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS _____ DAY OF _____, 20____.

MAYOR _____ CITY CLERK _____

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIR PERSON FOR THE PLANNING COMMISSION _____

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS _____ DAY OF _____, 20____.

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS _____ COUNTY CLERK _____

NO.	REVISION	DATE
1	SUBMITTAL	11.30.18
2	REVIEW COMMENTS	1.14.19

PREPARED FOR:
PROSSER INVESTORS, LLC
5613 DTC PARKWAY STE 810
GREENWOOD VILLAGE, CO 80110

PROJECT:
WIESE SUBDIVISION, 2ND FILING

DRAWING TITLE:
FINAL PLAT

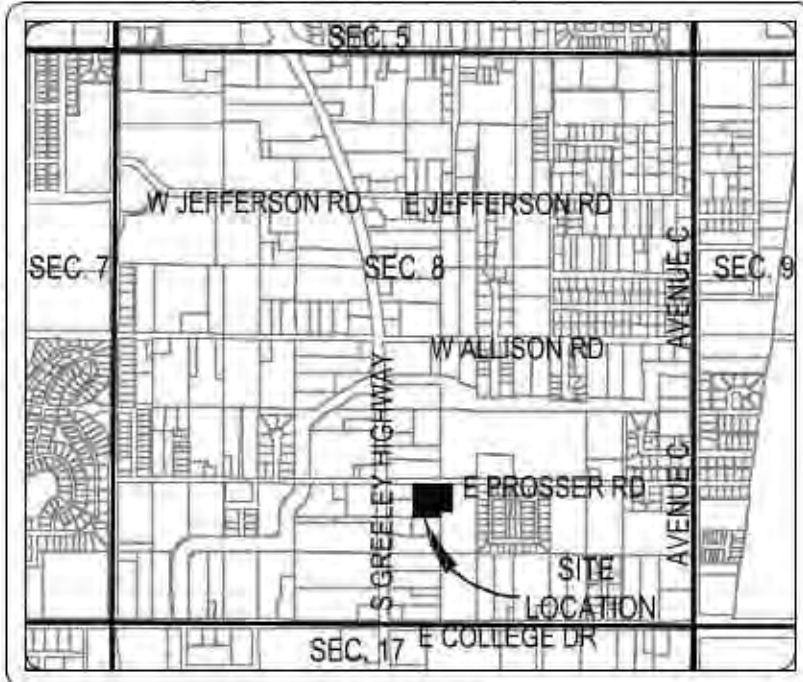


DATE:	Jan 14, 2019
DRAWN BY:	BMN
DESIGNED BY:	BMN
CHECKED BY:	AD

JOB NO.: 4189

DRAWING NO. 1 OF 1

VICINITY MAP



R.66W.

T.13N.

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM MR - MEDIUM DENSITY RESIDENTIAL TO CB – COMMUNITY BUSINESS
FOR A PORTION OF TRACT 79, ALLISON TRACTS, 2ND FILING,
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 2011 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 2011 Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-107 of the 2011 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 2011 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 2011 Laramie County Land Use Regulations.

And the Board approves a Zone Change from MR – Medium Density Residential to CB – Community Business for a portion of Tract 79, Allison Tracts, 2nd Filing, 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

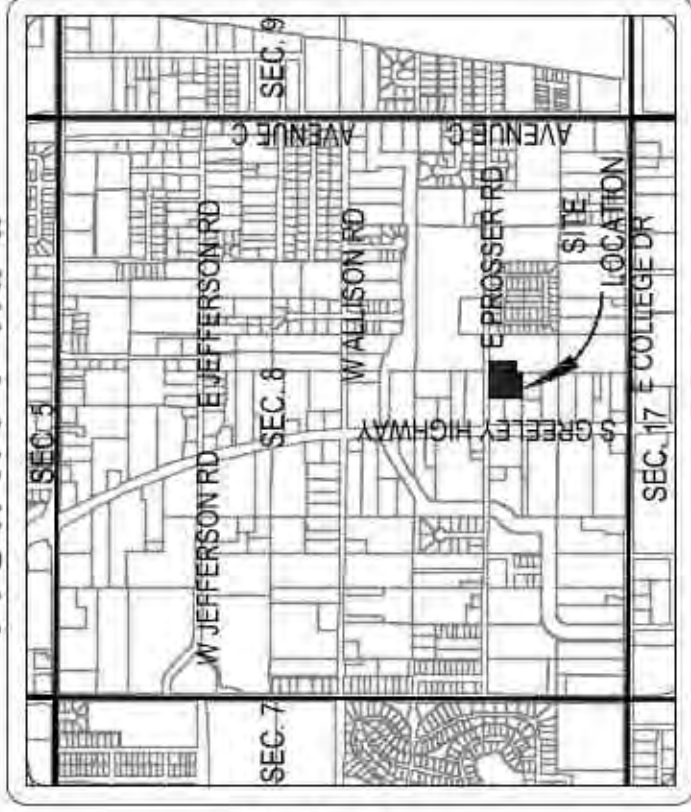
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney



EAST PROSSER ROAD (50' ROW)

WIESE SUBDIVISION

WIESE SUBDIVISION

REALTY INCOME PROPERTIES 17 LLC
C/O FAMILY DOLLAR ATTN: LEASE ADMIN
PO BOX 1017
CHARLOTTE, NC 28201
ZONED: CB-COMMERCIAL BUSINESS

OWNER:
H AND H LLC
736 CHERRY ST
CHATTANOOGA, TN 37402
ZONED: CB-COMMERCIAL BUSINESS

A & M SUBDIVISION
2ND FILING

OWNER:
RICHARD MENKIN
PO BOX 243
CHEYENNE, WY 82003
ZONED: MR-RESIDENTIAL

S89°22'00"E 244.43' (R1)
S89°37'22"E 244.47' (M)

S89°22'00"E 244.43' (R1)
S89°37'22"E 244.47' (M)

16 UTILITY EASE

500°38'29"E 152°29'(R1)
N00°51'08"W 152°21'(M)

500°38'29"E 152.29(R1)
N00°49'51"W 152.19 (M)

500°38'29"E 152.29(R1)
N00°49'51"W 152.19 (M)

S89°37'14"E 238.41' (M)
N89°22'40"W 238.42' (R1)

OWNER:
RICHARD MENKIN
PO BOX 243
CHEYENNE, WY 82003
ZONED: MR-RESIDENTIAL

E00°00'00" 325.35/R2)

E00°00'00" 325.35/R2)

20' SEWER & EASEMENT TO SOUTH
CHEYENNE WATER & SEWER DIST.,
RECORDED IN BK 693 PG 170

UTILITY EASEMENT BK717, PG 166

ALLISON TRACTS
2ND FILING

OWNER:
RICHARD MENKIN
PO BOX 243
CHEYENNE, WY 82003
ZONED: MR-RESIDENTIAL

0 20' 40'

SCALE 1" = 20'

**ZONE CHANGE MAP
FOR
A PORTION OF TRACT 79,
ALLISON TRACTS, 2ND FILING**

A PORTION OF TRACT 79, ALLISON TRACTS, 2ND FILING, BEING SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST, OF THE 6TH PRIME MERIDIAN, LARAMIE COUNTY, WYOMING
PREPARED NOVEMBER 2018

EXHIBIT A

PROJECT:

SOUTHWEST SELF STORAGE ZONE CHANGE

DRAWING TITLE:

ZONE CHANGE MAP

PREPARED FOR:

PROSSER INVESTORS

5613 DTC PARKWAY STE 810

GREENWOOD VILLAGE, CO 80110



ENGINEERING
PLANNING
SURVEYING

307.637.6047
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82003
AVIR@AVIPC.COM

DATE: _____

DRAWN BY:

DESIGNED BY:	BMN
CHECKED BY:	

JOB NO.:

DRAWING NO. 1 OF 1

NO.	REVISION	DATE
1	SUBMITTAL	11/12/18
2	REVIEW COMMENTS	1/14/19

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
WIESE SUBDIVISION, 2ND FILING, LOCATED ON LOT 3, BLOCK 1, WIESE
SUBDIVISION AND A PORTION OF TRACT 79, ALLISON TRACTS, 2ND FILING,
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 2011 Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the 2011 Laramie County Land Use Regulations; and

WHEREAS, this resolution is the subdivision permit for Wiese Subdivision, 2nd 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 2011 Laramie County Land Use Regulations.

And the Board approves the Subdivision Permit and Plat for Wiese Subdivision, 2nd 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