



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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## Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Bryan Nicholas, Associate Planner

**DATE:** April 16<sup>th</sup>, 2019

**TITLE:** Review and action on a Zone Change from A2- Agricultural to MU-Mixed Use, for Tract 8, Mesa Tracts, and postponement of the Subdivision Permit & Plat for Mesa Tracts, 3<sup>rd</sup> Filing, a replat of Tract 8, Mesa Tracts, Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Holly Allison(formely known as Holly Bruegman) and the City of Cheyenne, has submitted Zone Change and Subdivision Permit & Plat applications for Mesa Tracts, 3<sup>rd</sup> Filing. The applications have been submitted to request a zone change from Agricultural (A2) to Mixed Use (MU), and to re-plat Tract 8 into three tracts; one for an existing single-family residence, one for future development, either residential or commercial, and one that is to be conveyed to the Transportation Commission of Wyoming for the future expansion of US Highway 30.

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

### BACKGROUND

A single-family residence with associated structures and an access from US Hwy 30 lies on the northern portion of Tract 8. The residence is currently on a private water well and septic system. A portion of Tract 8 was deeded to the City of Cheyenne in April 2018, which is being re-platted and dedicated as part of the 100-foot right-of-way for Christensen Road.

### **Pertinent Regulations**

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

**Section 4-2-111** of the Laramie County Land Use Regulations governing the MU – Mixed Use Zone District.

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



## **DISCUSSION**

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. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas.

PlanCheyenne categorizes this area as Mixed-Use Commercial. This category promotes primary land uses such as retail, offices, light industrial, parks, plazas, and activity centers. Residential uses, such as apartments or townhomes, are viewed as secondary uses. Areas within this category should be located near principle arterial or minor arterial streets, or transit facilities, with the intent of creating an environment that has employment and shopping opportunities.

The proposed subdivision lies within the Agricultural (A2) Zone District. Adjacent Zone Districts are primarily Agricultural in nature, ranging from AR to A2. The Saddle Ridge Subdivision, southwest of this proposed subdivision, is zoned Medium Density Residential (MR) and is located within the City's jurisdiction. A Mixed-Use (MU) Zone District lies along US 30, from Whitney Road, continuing past Sage Road. The MU Zone District allows for a mixture of residential and commercial uses; including duplexes, multi-family residential, retail sales conducted within a building, and mixed-use residential developments. If developed, the lot coverage ranges from 60 to 70 percent depending on the type of development.

Per Section 2-1-101(c) (vi), subdivisions of five (5) or fewer divisions of land are exempt from a Department of Environmental Quality Chapter 23 Review pursuant to W.S. 18-5-306.

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. is met by conformance with the Laramie County Comprehensive Plan and PlanCheyenne with the type of development.

On March 28<sup>th</sup> the Planning Commission held a public hearing to discuss this proposed Zone Change and Subdivision Permit. During the hearing the Planning Staff provided motions to approve both applications with conditions for the Plat. Public comment was received by the Commission, in which concerns were expressed regarding the existing residential and agricultural nature of the community, and that the proposed zone change to MU



would allow for commercial development that wouldn't preserve the intended residential character. An amended motion was read to approve the zone change with an additional condition of removing a note from the zone change map, but failed to pass by lack of a second. The Planning Commission stated they didn't approve of the zone change because it would create a "pocket zone", and didn't fit with the existing area. Due to this action, the Planning Commission voted to postpone their decision on the subdivision permit to the April 25<sup>th</sup> public hearing, in order to wait until this Board had voted on the zone change. On April 9<sup>th</sup>, it was determined there would not be quorum for that public hearing, requiring the subdivision be postponed to the May 9<sup>th</sup> Planning Commission public hearing.

A revised zone change map was submitted to County Planning on April 8, 2019, addressing the remaining agency comments and condition required by the Planning Commission. Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received.

Staff finds the applications are consistent with the plans and policies of Laramie County.

### **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 Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-111 of the Laramie County Land Use Regulations.

**and that the Board approve the Zone Change from A2 to MU for Tract 8, Mesa Tracts, with no conditions.**

### **PROPOSED MOTION – ZONE CHANGE**

**I move to approve the Zone Change from A2 to MU for Tract 8, Mesa Tracts, with no conditions, 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 postpone the public hearing regarding the Subdivision Permit and Plat for Mesa Tracts, 3<sup>rd</sup> Filing to the May 21, 2019 Board of County Commissioners public hearing.**



## **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 – Revised 3.28.19**

**Attachment 7: Applicant Traffic and Drainage Waiver Request Letter – Revised 3.19.19**

**Attachment 8: Existing Conditions Map**

**Attachment 9: Resolution – Zone Change**

**Attachment 10: Resolution ‘Exhibit A’ - Zone Change Map Revised 4.8.19**



# Laramie County, Wyoming



Mesa Tracts  
3rd Filing

Zone Change  
Subdivision Permit & Plat

PZ-19-00037(38)

Location Map

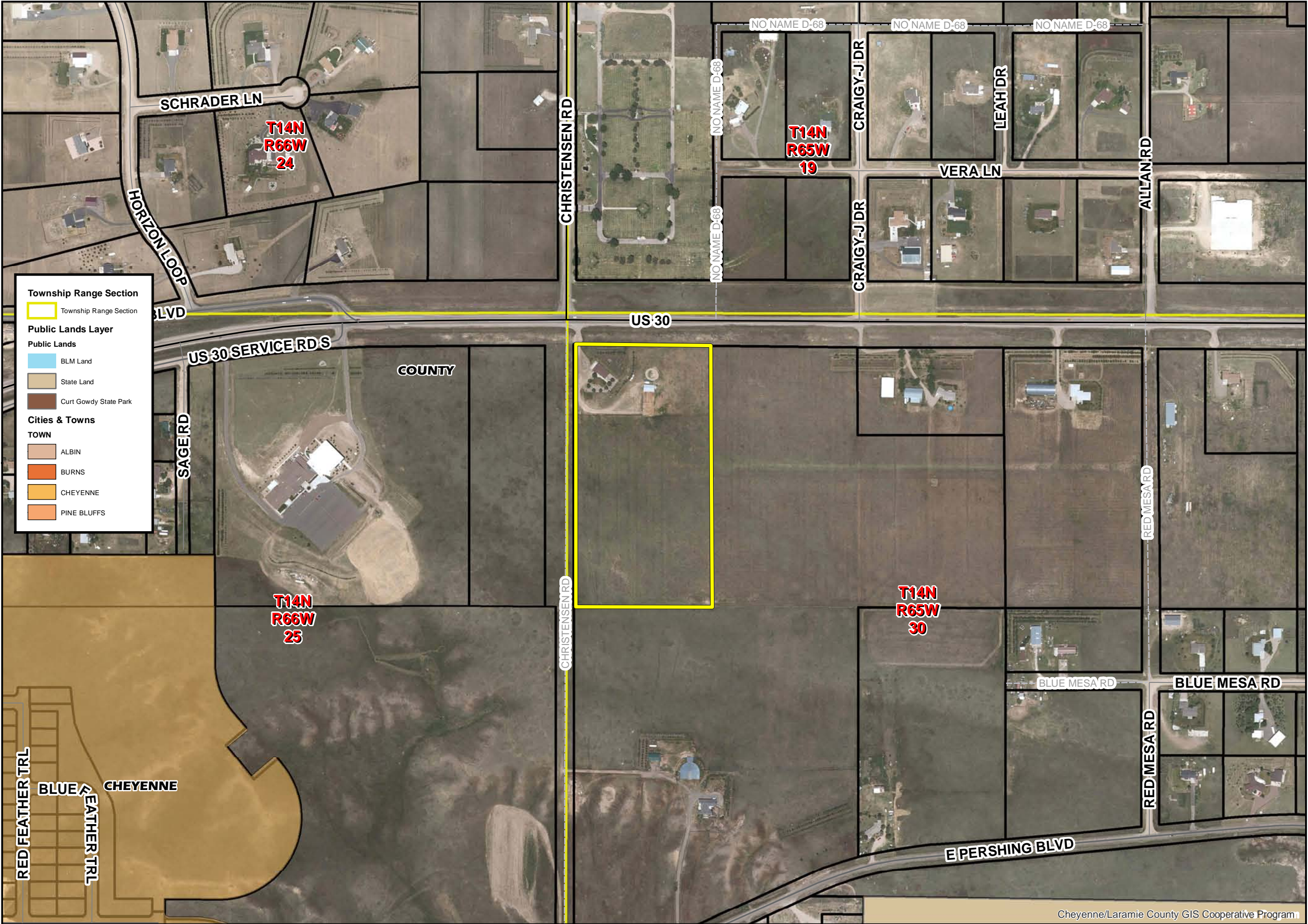
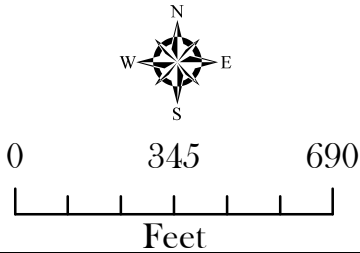
SUBJECT PROPERTY



## LEGEND

- Streets**
- Classification**
- Interstate
  - Arterial
  - Collector
  - Local
  - Platted, Not Built
  - Private
  - Property Lines

Printed on Feb 25, 2019



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





# Laramie County, Wyoming



Mesa Tracts  
3rd Filing

Zone Change  
Subdivision Permit & Plat

PZ-19-00037(38)

Aerial Map

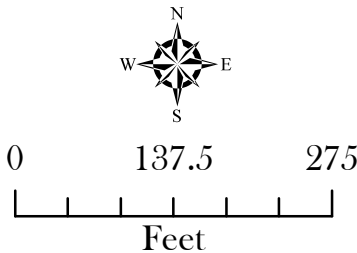
SUBJECT PROPERTY



## LEGEND

- Streets**  
**Classification**
- Interstate
  - Arterial
  - Collector
  - Local
  - Platted, Not Built
  - Private
  - Property Lines
  - Addresses

Printed on Feb 25, 2019



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# Laramie County, Wyoming



Mesa Tracts  
3rd Filing

Zone Change  
Subdivision Permit & Plat

PZ-19-00037(38)

Comprehensive Plan  
Map

SUBJECT PROPERTY



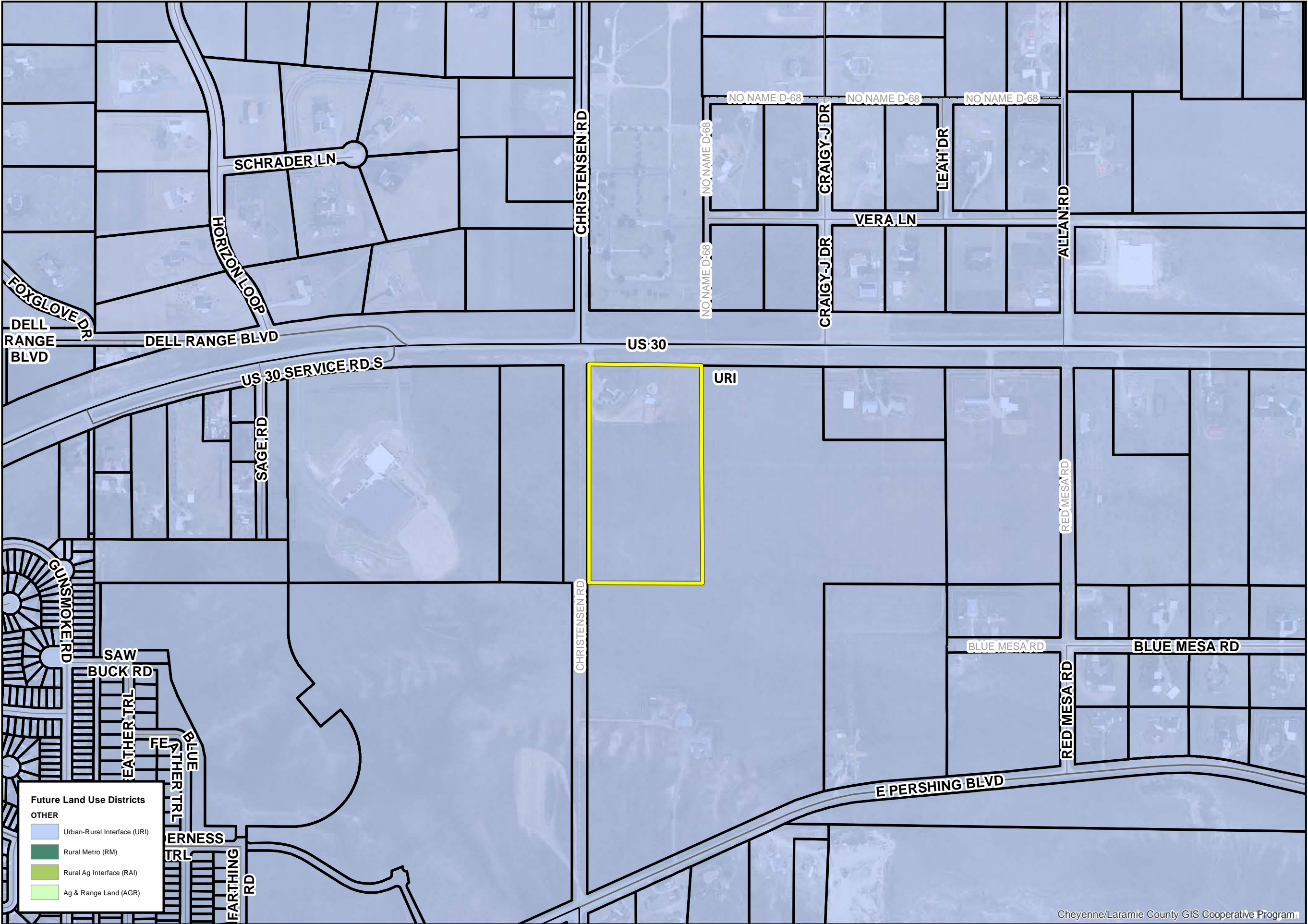
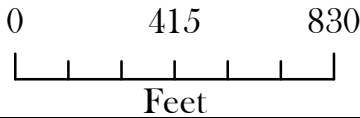
### LEGEND

**Streets**

**Classification**

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private
- Property Lines

Printed on Feb 25, 2019



- Future Land Use Districts**
- OTHER**
- Urban-Rural Interface (URI)
  - Rural Metro (RM)
  - Rural Ag Interface (RAI)
  - Ag & Range Land (AGR)

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# Laramie County, Wyoming



Mesa Tracts  
3rd Filing

Zone Change  
Subdivision Permit & Plat

PZ-19-00037(38)

PlanCheyenne Map

SUBJECT PROPERTY



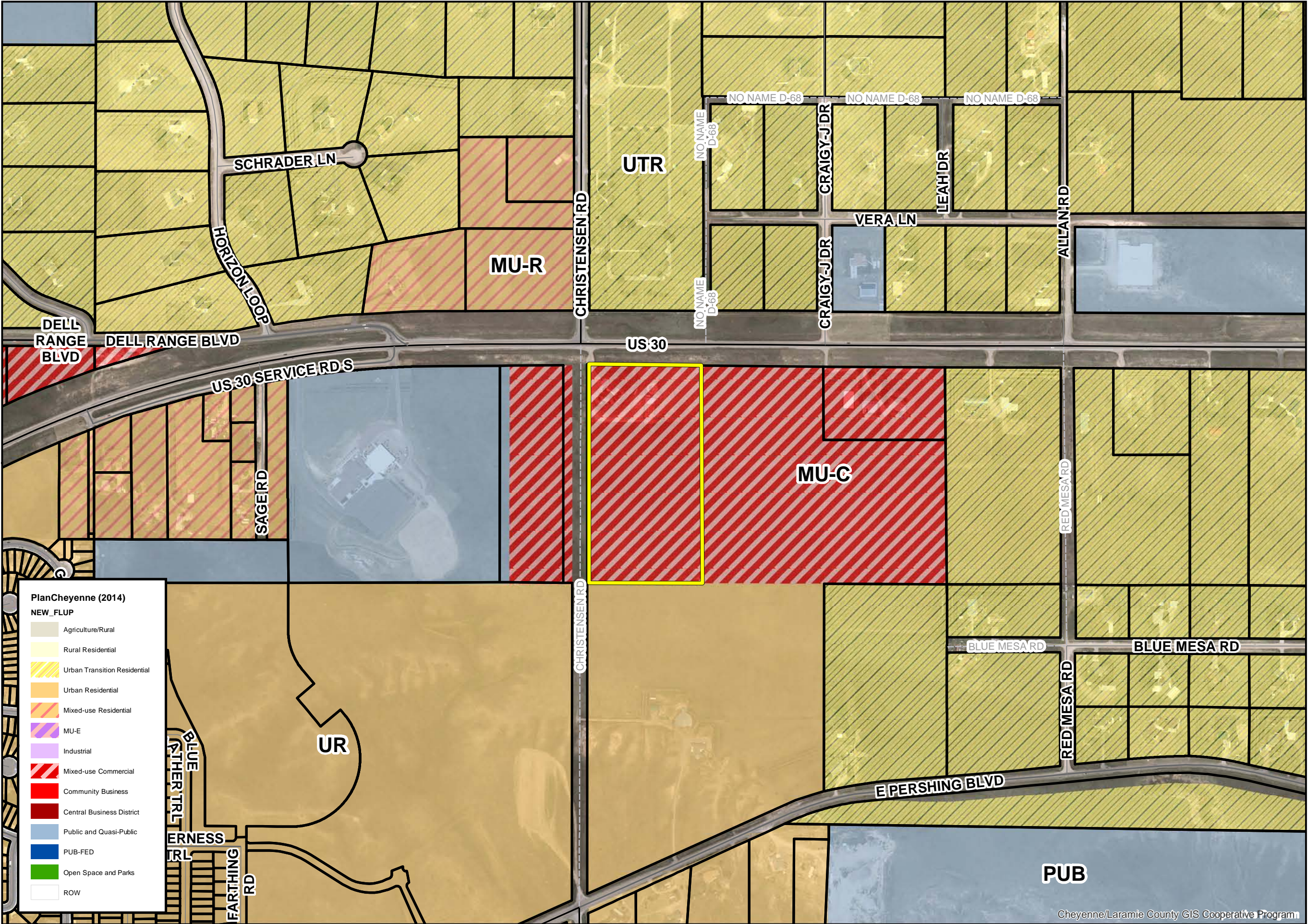
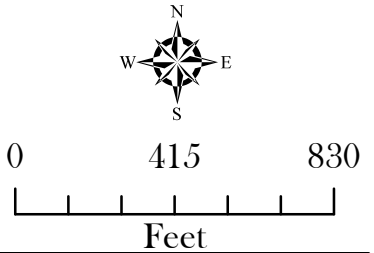
### LEGEND

#### Streets

##### Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private
- Property Lines

Printed on Feb 25, 2019



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# Laramie County, Wyoming



Mesa Tracts  
3rd Filing

Zone Change  
Subdivision Permit & Plat

PZ-19-00037(38)

Current Zoning Map

SUBJECT PROPERTY



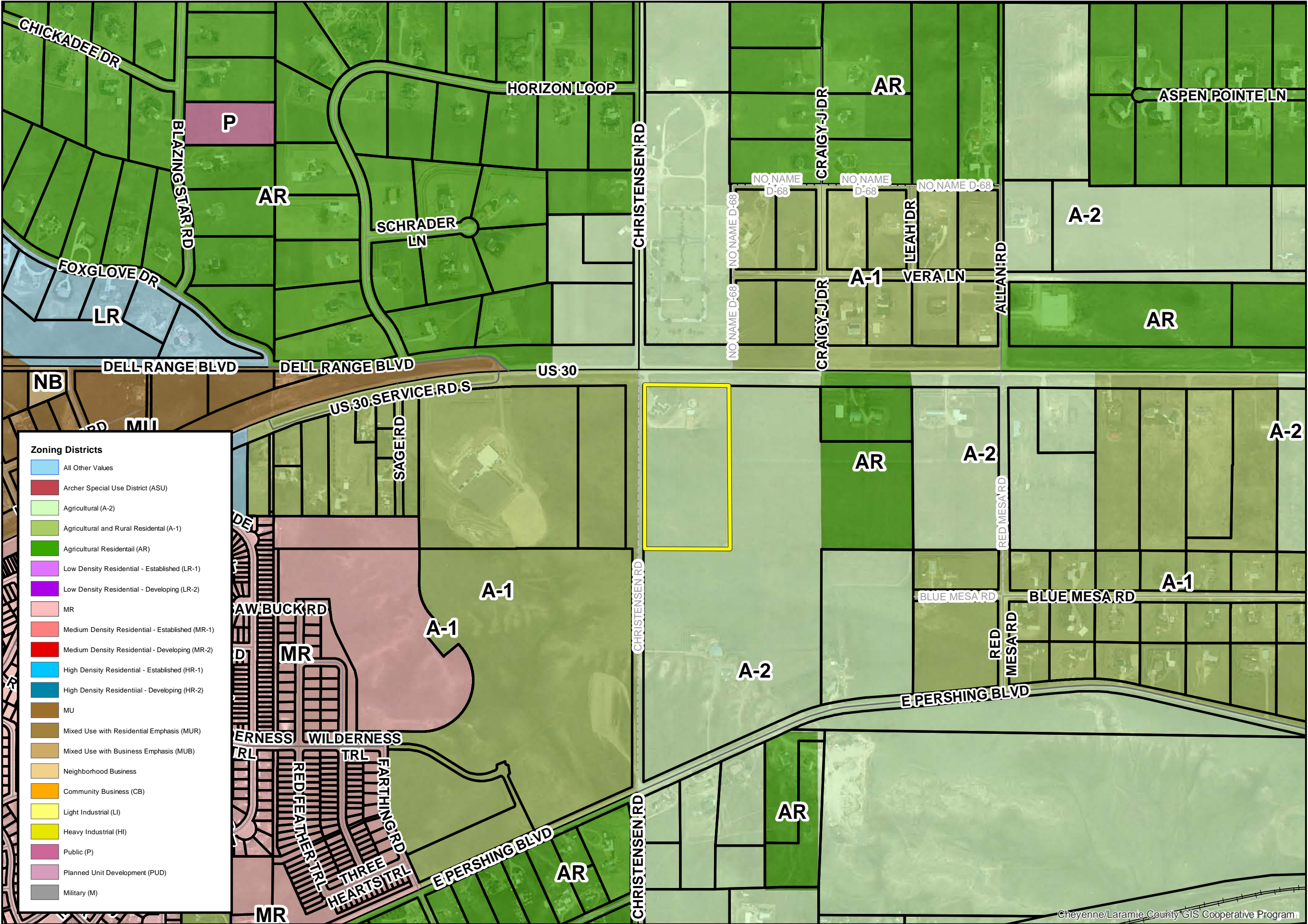
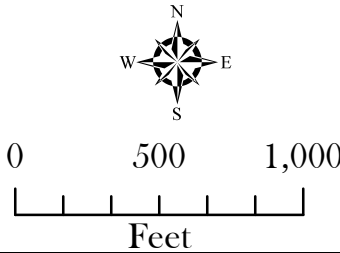
### LEGEND

#### Streets

##### Classification

- Interstate
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Printed on Feb 25, 2019



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**County Engineer:** Scott Larson COMMENTS ATTACHED 03/08/2019

Under General Information on the Zone Change map, it indicates there are 2 lots, but the Zone Change map only shows one Tract and not two. This was more than likely copied from the plat map, but isn't applicable for the Zone Change Map.

**WYDOT:** Randy Griesbach COMMENTS ATTACHED 03/07/2019

In order to protect the Transportation Commission interest in the highway, and to anticipate any future changes to the highway, the preferred interest is fee ownership by the Transportation Commission to handle the right of way in the best manner and avoid any possible legal or access issues in the future. The most appropriate and desirable course for this development would be to transfer the 1.55 acres, shown as dedicated to the public on the plat, to the Transportation Commission by Warranty Deed or Quit Claim deed. That area would then be removed from the plat boundary, and would not require Transportation Commission approval.

**Planners:** Bryan Nicholas COMMENTS ATTACHED 03/08/2019

1. For the purposes of a Zone Change Map, existing conditions should be removed from the map.
2. Information, land use, and current zoning of adjacent properties need to be shown on the map.
3. Legal description should be for the existing property, and not reflect the new legal for the proposed subdivision.

**Cheyenne Development Services:** Seth Lloyd COMMENTS ATTACHED 03/08/2019

Please see the plat for official comments from the City to the Board of County Commissioners on the platting action.

PlanCheyenne identifies this area as Mixed-use Commercial and within the Urban Service Boundary. The future uses anticipated on this property would include a mix of commercial and residential uses at an urban density with full connection to urban services. The proposed zoning appears in line with the future land use designation of the property, though the actual development of the subject property with an urban-level mix of uses would likely require annexation.

**AGENCIES WITH NO COMMENTS:**

County Assessor  
County Public Works Department  
Environmental Health Department  
Sheriff's Office  
Planners



**AGENCIES WITH NO RESPONSE:**

Cheyenne MPO

Cheyenne Development Services

County Attorney

County Real Estate Office

County Treasurer

County Conservation District

Wyoming State Engineer's Office

US Post Office

Combined Communications Center

Emergency Management

Fire District No. 2

High West Energy

CenturyLink

Cheyenne Engineering Services

Laramie County Weed & Pest





A COMMUNITY OF CHOICE

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

March 8, 2019

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

**RE: Mesa Tracts, 3<sup>rd</sup> Filing City Comments**

Board of County Commissioners,

In compliance with W.S. 34-12-103 (b) the City hereby submits the following comments regarding the Mesa Tracts, 3<sup>rd</sup> Filing plat:

1. Future annexation of the property will prompt review by the City. Concurrent with annexation by petition, public improvements to streets may be required; driveway accesses will be reviewed for conformance with City standards and may require modification; and Community Facility Fees will be required to be paid to the City.

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

Thank you,

Charles W. Bloom, AICP  
Planning and Development Director





# Steil Surveying Services

Professional Land Surveyors & Development Specialists

February 4, 2019

Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82007  
(307) 633-4303

**InRe: Request for waiver of the Traffic Study, Drainage Report & GESC requirements for a Final Plat, to be known as MESA TRACTS, 3<sup>rd</sup> FILING, a subdivision of Tract 8, Mesa Tract, Laramie County, WY (±19.91 acres)**

Steil Surveying Services, agent for the owners, intends to plat the above-noted property into two tracts; one for the existing residential use and another for potential commercial or residential use. The plat is accompanied by a Zone Change to MU – Mixed-Use to allow the existing residential use to remain while allowing for potential commercial use of the remaining ±12 acres. Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study, Drainage Report, and GESC Permit pursuant to Sections 2-1-100.b, 3-1-105, 3-5-105, and 3-2-102 of the Laramie County Land Use Regulations.

No portion of the proposed subdivision falls within a FEMA 100-year Special Flood Hazard Area per F.I.R.M PANEL No. 56021C1114F; dated January 17, and given the lack of existing drainage/flood problems in the area and the minimal scope of proposed development, we are requesting a waiver from any detailed drainage study.

The proposed final plat proposes a “40’x80’ Joint access easement at the current driveway access at Christensen Road. Preliminary traffic generation numbers are provided on the Existing Conditions Map as follows:

TRAFFIC AND TRIP GENERATION BY USE			
SINGLE-FAMILY RURAL RESIDENTIAL			
AVERAGE DAILY TRIPS			
Existing use	1 Unit x 6 ADT	=	6
Proposed additional	1 Units x 6 ADT	=	6
TOTAL		12 AVERAGE DAILY TRIPS (ADT)	
A.M./P.M. PEAK-HOUR TRIPS			
Existing platted lots	1 Units x 1.6/Unit	=	1.6
Proposed additional	1 Units x 1.6/Unit	=	1.6
TOTAL		3.2 PEAK HOUR TRIPS	

Given these preliminary plans and analyses, prior reviews and approvals, limited surface runoff increases, and/or potential of significant traffic generation, or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact us with any questions or concerns.

Sincerely,

Casey L. Palma, AICP  
Steil Surveying Services, LLC  
[CPalma@SteilSurvey.com](mailto:CPalma@SteilSurvey.com)

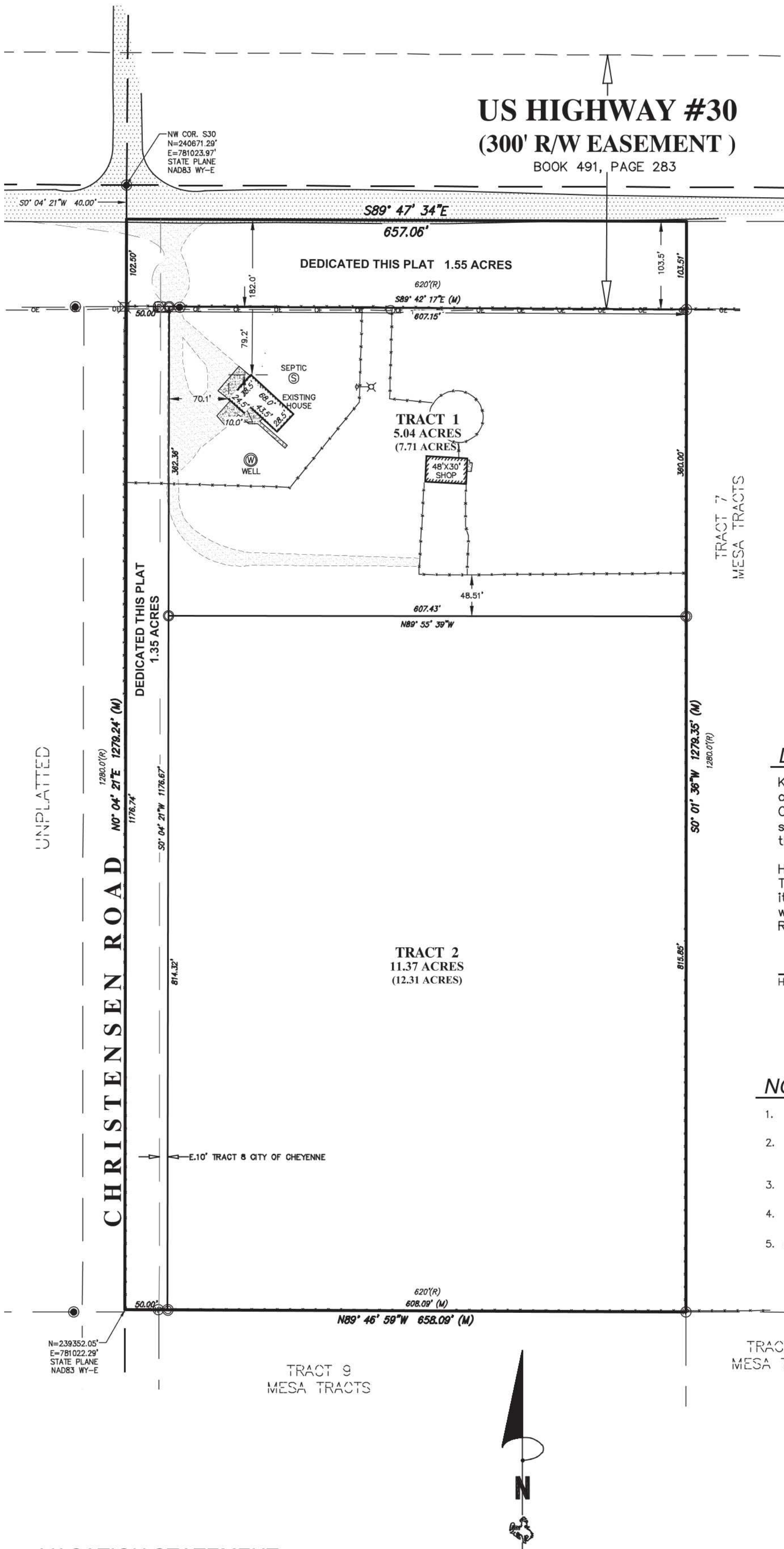
**LARAMIE  
COUNTY**

**FEB 15 2019**

**PLANNING & DEVELOPMENT  
OFFICE**



NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2  
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



### LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" ON 5/8" x 24" REBAR
- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 2500"
- FOUND 5/8" REBAR
- FOUND 1/2" IRON PIPE
- FOUND BOLT
- FOUND WYDOT R/W MONUMENT
- DENOTES MEASURED DATA THIS SURVEY
- DENOTES RECORD DATA PER MESA TRACTS
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING FENCE LINE
- EXISTING BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING GRAVEL SURFACE

### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: The City of Cheyenne, owner in fee simple of the West 10 feet of Tract 8, Mesa Tracts, Laramie County, Wyoming AND Holly Allison (AKA Holly Bruegman), owner in fee simple of all of Tract 8, Archer Estates, Laramie County, Wyoming LESS the West 10 feet of said Tract;

Have caused the same to be surveyed, platted and known as MESAA TRACTS, 3rd 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 do furthermore dedicate to the public the Rights-of-Way as shown hereon.

Holly Allison as Holly Bruegman

Mayor Marian J. Orr for the City of Cheyenne

### NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.999665203
- ELEVATIONS: NAVD88, BASED ON BENCHMARK C-90ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910". UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M PANEL #56021C1120F; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- ( ) ACRES) DENOTES GROSS ACREAGE OF LOT (TO CL OF ADJACENT RIGHT-OF-WAY).

### CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

## MESA TRACTS 3rd FILING EXISTING CONDITIONS

A REPLAT OF TRACT 8,  
MESA TRACTS AND A PORTION OF  
ADJACENT RIGHTS-OF-WAY  
SITUATED IN THE NW1/4NW1/4, SECTION 30,  
T.14N, R.65W., 6th P.M.  
LARAMIE COUNTY, WYOMING

PREPARED JANUARY 2019



**STEIL SURVEYING SERVICES, LLC**  
**PROFESSIONAL LAND SURVEYORS**  
**PLANNING & DEVELOPMENT SPECIALISTS**

1102 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789

www.SteilSurvey.com o info@SteilSurvey.com

### VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE  
ALL OF TRACT 8, MESA TRACTS

### VICINITY MAP



### GENERAL INFORMATION

TOTAL PLAT AREA : ±19.31 ACRES  
PUBLIC R/W DEDICATED : ±2.90 ACRES

NUMBER OF LOTS: 2  
NUMBER OF RESIDENTIAL LOTS: 2  
AVERAGE LOT SIZE (DENSITY) : 8.21 ACRES (NET)

EXISTING ZONE DISTRICT:  
A-1 - AGRICULTURAL  
PROPOSED ZONE DISTRICT:  
MU - MIXED-USE

REVISED: 02/13/19

\\2019 DWG\\19080 T10-T3POR ArcherEst2ndREPLAT.dwg

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

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM A2 – AGRICULTURAL TO MU – MIXED USE  
FOR TRACT 8, MESA TRACTS, 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 4-2-111 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 4-2-111 of the Laramie County Land Use Regulations.

**And the Board approves a Zone Change from A2 – Agricultural to MU – Mixed Use for Tract 8, Mesa Tracts, 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:

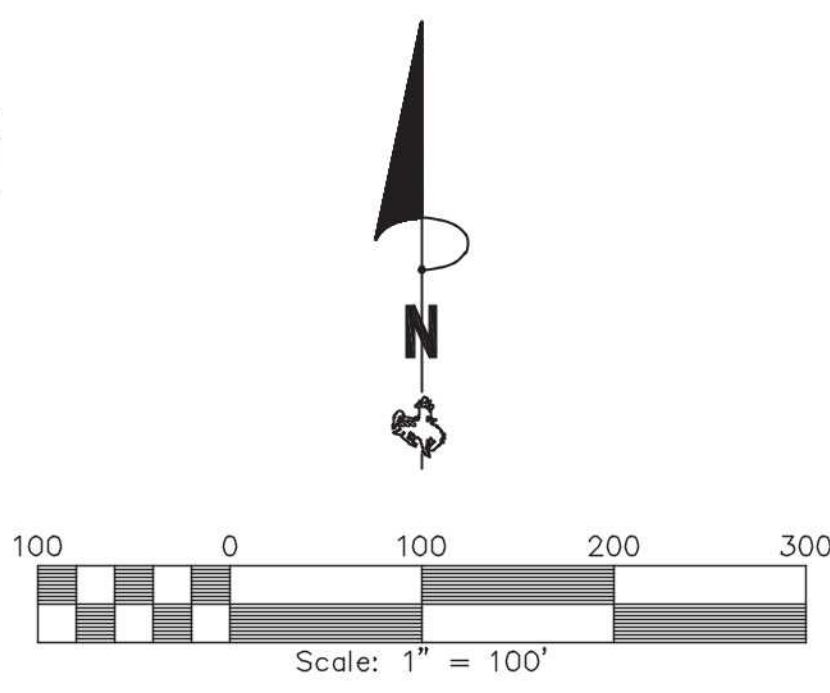
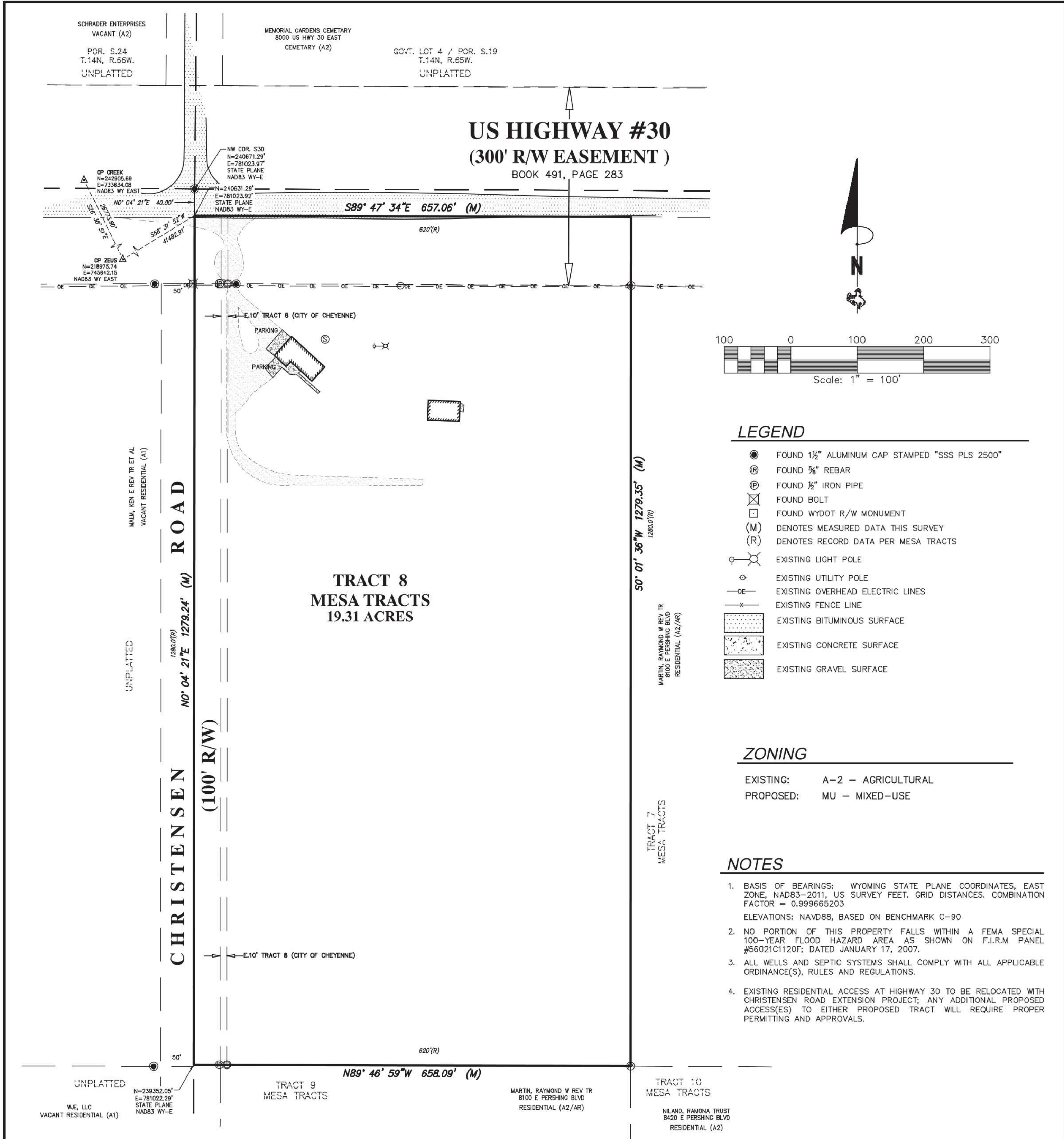
\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

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



EXHIBIT 'A'



LEGEND

- FOUND 1½" ALUMINUM CAP STAMPED "SSS PLS 2500"
- Ⓡ FOUND ¾" REBAR
- Ⓟ FOUND ½" IRON PIPE
- ⊗ FOUND BOLT
- FOUND WYDOT R/W MONUMENT
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA PER MESA TRACTS
- ⊗ EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINES
- x— EXISTING FENCE LINE
- [Pattern] EXISTING BITUMINOUS SURFACE
- [Pattern] EXISTING CONCRETE SURFACE
- [Pattern] EXISTING GRAVEL SURFACE

ZONING

EXISTING: A-2 — AGRICULTURAL  
PROPOSED: MU — MIXED-USE

NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.999665203  
ELEVATIONS: NAVD88, BASED ON BENCHMARK C-90
- NO PORTION OF THIS PROPERTY FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M PANEL #56021C1120F; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- EXISTING RESIDENTIAL ACCESS AT HIGHWAY 30 TO BE RELOCATED WITH CHRISTENSEN ROAD EXTENSION PROJECT; ANY ADDITIONAL PROPOSED ACCESS(ES) TO EITHER PROPOSED TRACT WILL REQUIRE PROPER PERMITTING AND APPROVALS.

ZONE CHANGE MAP  
for  
TRACT 8  
MESA TRACTS

ALL OF TRACT 8,  
MESA TRACTS AND A PORTION OF  
ADJACENT RIGHTS-OF-WAY  
SITUATED IN THE NW¼NW¼, SECTION 30,  
T.14N, R.65W., 6th P.M.  
LARAMIE COUNTY, WYOMING

PREPARED JANUARY 2019



STEIL SURVEYING SERVICES, LLC  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS  
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