

**BUILDING DETAIL**

**EXHIBIT "A"**  
**PUD**

**FOR THE VICTORIANS**

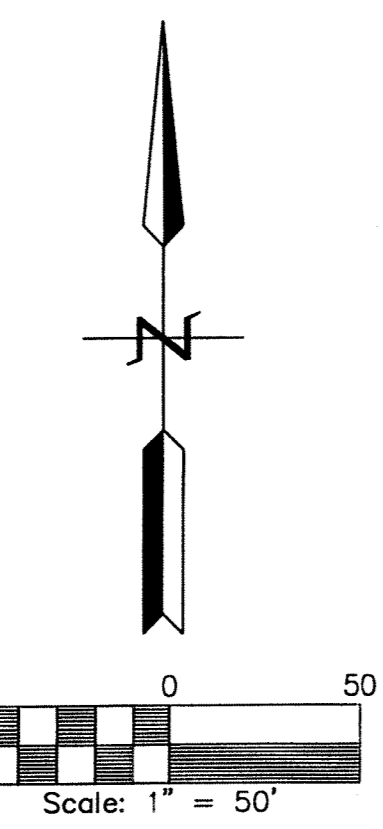
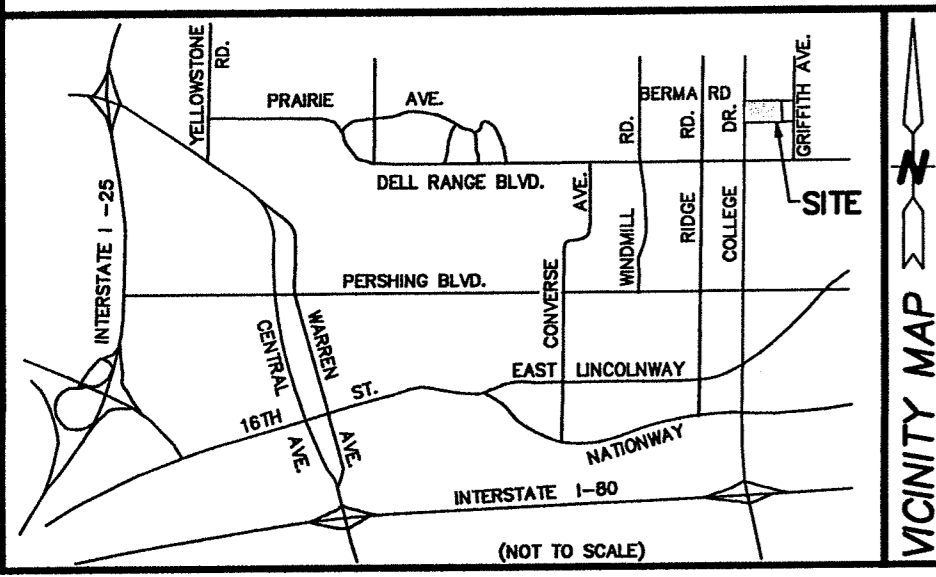
A REPLAT OF LOTS 1 THRU 11,  
BIERMA SUBDIVISION,  
CITY OF CHEYENNE,  
LARAMIE COUNTY, WYOMING.  
PREPARED JANUARY, 2003



**STEIL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
1102 WEST 19th STREET P.O. BOX 2073  
PH(307)634-7273 CHEYENNE, WY. 82003

**ZONING**

PRESENT ZONING.....MR-2  
PROPOSED ZONING.....PUD

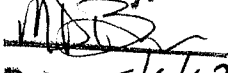


**LEGEND**

- SET 3/4" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 2500"
- ⊙ FOUND 1/2" IRON PIPE
- ⊕ FOUND PLASTIC CAP STAMPED "CSSA PELS 347"
- △ CITY CONTROL MONUMENT
- (M) DENOTES MEASURED DATA THIS SURVEY
- (P) DENOTES DATA PER PLAT OF "BIERMA SUBDIVISION"
- (P1) DENOTES DATA PER PLAT OF "DELL RANGE ADDITION FOURTH FILING"
- ▭ PROPOSED CONCRETE SURFACE
- ▨ PROPOSED BITUMINOUS SURFACE
- ▩ PROPOSED LANDSCAPED AREA
- EXISTING CATCH BASIN
- ST- EXISTING STORM SEWER LINE
- PW- PROPOSED WATER LINE
- W- EXISTING WATER LINE
- PSL- PROPOSED SANITARY SEWER LINE
- SA- EXISTING SANITARY SEWER LINE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING WATER VALVE
- ⊗ PROPOSED SANITARY SEWER MANHOLE
- ⊗ EXISTING SANITARY SEWER MANHOLE

**LOT COMPUTATION TABLE**

Total Area	2.04 ACRES (89,038 SQ.FT.)
City Street R/W	20,487 SQ.FT.
Smallest Tract	3,594 SQ.FT. (Lot 4, Block One)
Largest Tract	4,233 SQ.FT. (Lot 9, Block Two)
Residential Tracts	18
Average Residential Tract	3,808 SQ.FT.

  
Date: 5/6/03

**ENTITLED: "AN ORDINANCE AMENDING TITLE 17 ZONING, CHAPTER 17.08 ZONING DISTRICTS ESTABLISHED AND SECTION 17.08.040 CHEYENNE CITY MAP OF THE CHEYENNE CITY CODE 2002, BY CHANGING THE ZONING CLASSIFICATION FROM MR-2 MEDIUM-DENSITY RESIDENTIAL - DEVELOPING DISTRICT TO PUD PLANNED UNIT DEVELOPMENT DISTRICT FOR LOTS 1 – 9, BLOCK ONE AND LOTS 1 – 9, BLOCK TWO, THE VICTORIANS, CHEYENNE, WYOMING (LOCATED EAST OF AND ADJACENT TO N. COLLEGE DRIVE, SOUTH OF ROGERS AVENUE)."**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE WYOMING:**

**Section 1.** That in accordance with Title 17 Zoning, Chapter 17.08 Zoning Districts Established and Section 17.08.040 Cheyenne city map of the Cheyenne City Code 2002, for the area and property described as The Victorians, Cheyenne, Wyoming, be changed to PUD Planned Unit Development District.

**Section 2.** That the requested zone change was recommended for approval by the Cheyenne and Laramie County Planning Commission on May 5, 2003, pursuant to Section 17.148.060 Decision-makers—Planning commission.

**Section 3.** That in accordance with Title 17 Zoning, Chapter 17.92 PUD Planned Unit Development District and Section 17.92.050 Final plan and ordinance or resolution of the Cheyenne City Code 2002, the following standards shall govern this PUD zoning classification.

**Section 4. A. Uses by Right.**

- 1. Single-family residential.
- 2. Home occupation (Section 17.116.030).

**Section 5. Minimum Lot Size.**

3,500 square feet. Minimum width 28-feet.

**Section 6. Maximum Building and Site Coverage.**

The total coverage of each residential structure shall not exceed 60% of the total lot area. Total coverage of building, parking and outside storage shall not exceed 90% of the total lot area.

**Section 7. Maximum Building Height.**

The maximum building height shall not exceed two stories or 30-feet from the front door elevation to the ridge line of the roof.

**Section 8. Setbacks.**

A. Minimum setbacks will be as follows.

- 1. front yard.....twenty (20) feet
- 2. rear yard.....fifteen (15) feet
- 3. side yard.....five feet (including along interior street)

B. Ten (10) foot minimum between buildings.

**Section 9. Development Performance Standards.**

Residential structures shall be constructed in accordance with the Building Code adopted by the City of Cheyenne or currently adopted building standards as may be adopted and/or amended from time to time.

**Section 10. Buffering Requirements.**

Fencing along the perimeter of the development is required. It shall be uniform in design with a maximum height of six feet.

**Section 11. Signage.**

One typical double-faced real estate "For Sale", "For Lease" and/or "For Rent" sign per lot may be allowed provided it does not exceed an area of four (4) square feet per side. Signs for home occupations shall be in accordance with the general requirements for Home Occupations (Section 17.116.030 of the Cheyenne City Code 2002).

**Section 12. Parking.**

Every residential lot shall have a minimum of two off-street parking spaces.

**Section 13. Traffic Visibility Across Corner Lots.**

A triangular space shall be provided across corner lots for adequate sight visibility. This space is to be kept free from all obstructions to vision, including plant materials and vegetation, between the heights of two and one-half and twelve-feet above the street grades. The responsibility lies with the adjacent landowner to maintain this visibility. The triangle is to be determined by a diagonal line drawn across the lot, fifteen-feet back along the property lines from the intersection of the property lines. Ref: Section 17.116.180 of the Cheyenne City Code 2002.

**Section 14. Ownership and Maintenance of Common Area.**

The Homeowners' Association will be responsible for maintenance of the common access driveways.

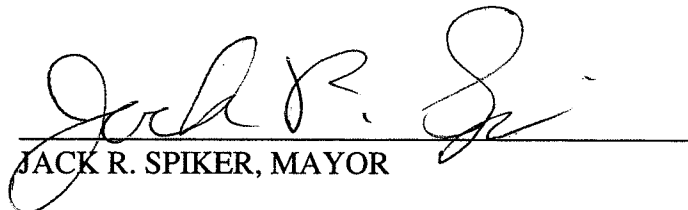
**Section 15.** That the City Engineer of the City of Cheyenne or his designated representative alter and amend the adopted Zoning Map as described in Section 17.08.040 Cheyenne city map of the Cheyenne City Code 2002, to comply with the change of zone as described in Section 1 of this ordinance upon notification by the City Clerk's office of publication of said ordinance.

**Section 16.** That this ordinance shall be in full force and effect upon its publication.

FIRST READING: May 12, 2003

SECOND READING: May 27, 2003

THIRD AND FINAL READING: June 9, 2003

  
JACK R. SPIKER, MAYOR

(SEAL)  
ATTEST:

  
CAROL A. INTLEKOFER, CITY CLERK

publish date: Wyoming Tribune-Eagle  
June 17, 2003