

ORDINANCE NO. 4652

ENTITLED: "AN ORDINANCE ANNEXING TO THE CITY OF CHEYENNE, WYOMING, LAND LOCATED SOUTH OF STOREY BOULEVARD, WEST OF CONVERSE AVENUE, AND NORTH OF EAST CARLSON STREET."

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

Section 1. That the City of Cheyenne hereby finds as follows:

(a) Section 20 LLC, et al., the owner of certain real property described below, has petitioned the Governing Body of the City of Cheyenne to annex said property and make it a part of the City.

(b) The property proposed for annexation is described as a parcel of land situate in a portion of Section 20, Township 14 Section 20, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point which bears N89°57'26"W, a distance of 478.33 W, a distance of 478.33 feet from the East Quarter Corner of said Section 20, also being a point on the West right of way line of Converse Avenue; thence N89°57'26"W, a distance of 500.14 feet to a point on the North right of way line of East Carlson Avenue; thence, along said right of way line for the next 4 courses, N 53° 28' 10" W for a distance of 47.91 feet to the beginning of a non-tangential curve, said curve turning to the left; thence 103.67 feet along said curve through an angle of 13° 29' 57", having a radius of 440.00 feet, and whose long chord bears N 60° 12' 32" W for a distance of 103.43 feet; thence N 66° 58' 40" W for a distance of 67.74 feet; thence N 66° 58' 27" W for a distance of 424.36 feet; thence S 23° 01' 39" W for a distance of 80.00 feet; thence S0°00'00"E, a distance of 198.30feet; thence N89°57'26"W, a distance of 413.07 feet to the Southeast corner of said SW¼SW¼NE¼; thence N 00° 00' 59" E for a distance of 657.83 feet to the North line of the S½S½NE¼ of Section 20; thence N 89° 58' 15" E along said North line for a distance of 1518.23 feet to the West right of way line of Converse Avenue; thence along said West right of way for the next 10 courses; thence S 00° 17' 11" E for a distance of 80.32 feet; thence S 89° 42' 40" W a distance of 29.96 feet; thence S 00° 11' 56" E for a distance of 99.98 feet; thence, S 89° 54' 19" W for a distance of 19.94 feet; thence, S 00° 16' 59" E for a distance of 275.05 feet; thence, N 89° 42' 54" E for a distance of 24.93 feet; thence S 00° 17' 17" E for a distance of 118.19 feet to the beginning of a non-tangential curve, said curve turning to the left; thence 8.77 feet along said curve through an angle of 00° 32' 41", having a radius of 923.00 feet, and whose long chord bears S 00° 16' 18" E for a distance of 8.77 feet; thence N 89° 20' 11" E for a distance of 25.05 feet to the beginning of a non-tangential curve, said curve turning to the left; thence 77.81 feet along said curve through an angle of 4° 57' 52", having a radius of 898.00 feet, and whose long chord bears S 03° 14' 29" E for a distance of 77.78 feet to the point of beginning.

Containing 20.41 acres, more or less.

(c) That an accurate annexation map of said land is attached to this ordinance as Exhibit A, said map prepared by Jeffrey B. Jones, a Professional Land Surveyor, licensed in the State of Wyoming, PLS Number 5910;

(d) That the annexation of said area is for the protection of health, safety, and welfare of the persons residing in the area and the City of Cheyenne;

(e) That the urban development of the area sought to be annexed will constitute a natural, geographical, economical and social part of the City of Cheyenne;

(f) That the area is a logical and feasible addition to the City and that the extension of basic services such as water and sewer systems, police and fire protection and other services customarily available in the City of Cheyenne can, within reason, be furnished;

(g) That the area is adjacent to the City of Cheyenne and is currently zoned LU – Land Use, as adopted by the Laramie County Commissioners; and

(h) That the City of Cheyenne does not own or operate its own electrical utility, and its governing body is prepared to designate a utility to serve the annexed area pursuant to W.S. 15-1-410, and to authorize the designated utility to serve the entire annexed area.

Section 2. That all of the real property described in Exhibit A is hereby annexed to the City of Cheyenne, Wyoming, and shall become a part thereof.

Section 3. That the City Clerk is directed to file an executed copy of this annexation ordinance and map (Exhibit A) with the County Clerk and Ex-Officio Register of Deeds for Laramie County, Wyoming, and shall also notify the City Engineer's Office to add said area to the official City Map of the City of Cheyenne, Wyoming.

Section 4. Sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph or section of this ordinance is declared illegal or unconstitutional, such illegality or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections.

Section 5. That this ordinance shall be in full force and effect upon its publication.

FIRST READING: November 10, 2025 SECOND READING: November 24, 2025 THIRD AND FINAL READING: December 8, 2025

(SEAL)PATRICK COLLINS, MAYOR

ATTEST: KYLIE SODEN,
CITY CLERK

Wyoming Tribune-Eagle

Published: December 13, 2025

NO.699572