



Cheyenne Downtown Development Authority

(307) 433-9730 • www.downtowncheyenne.com • 2101 O'Neil Ave., Room 202, Cheyenne, WY 82001

STAFF REPORT

Request: DDAC-26-5 : Capital Improvement Grant Request
Location: 1611 Central Ave, Cheyenne, WY 82001
Applicant: Georgia Rowswell
Owner: Rowswell, Verne David; Rowswell Georgia
Date: September 17, 2026
Staff Contact: Sophia Maes, *CRE Deputy Director*

RECOMMENDED MOTION:

Move to approve the CIG application for 1611 Central Ave (Open Door Studio and Gallery) for up to \$2,000 (50% of the approved costs) subject to the conditions outlined in the staff report and allow the Board President and Vice President to execute the grant agreement.

BACKGROUND:

The Capital Improvement Grant (CIG) Program is designed to support capital projects that enhance public infrastructure within the DDA District and deliver clear, measurable public benefit. This program focuses solely on improvements within the public right-of-way (ROW), such as lighting, streetscapes, and similar enhancements.

Georgia Rowswell, representative of Open Door Studio at 1611 Central Ave, Cheyenne, WY, has applied for a Capital Improvement Grant (CIG) to complete the following improvements:

- Installation 7' x 8' gate and knox box posts
- All required permits to enclose the alley alcove

The subject property at 1611 Central Ave was constructed in 1950 as a one-story brick building of approximately 3,584 square feet. It is located within the Central Business District (CBD) zoning district. The building currently operates as three separate commercial tenants: an art studio and gallery (Open Door Studio and Gallery), a music store, and a pizza restaurant (Bronx Pizza).

The property is classified as non-contributing to any historic district or register, which imposes no additional historic-preservation review requirements on this application, but also means the project cannot be justified on historic rehabilitation grounds.

The proposed improvements are estimated at \$4,000, with \$2,000 (50%) requested through the DDA Capital Improvement Grant (CIG) program.

The applicant is the property owner. A Letter of Authorization verifying permission for the proposed improvements was signed and is attached.



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ANALYSIS OF APPLICATION WITH REVIEW CRITERIA:

1. The application meets the definition of “project” outlined in W.S. §15-9-202 (a)(v) by aligning with at least one of the criteria.
 - a) **The planning or management of development or improvement activities:** The proposed Installation of a security gate enclosing a public alley alcove constitutes a capital improvement activity within the DDA District, satisfying the planning or management of development or improvement activities category under W.S. §15-9-202(a)(v)(a). **This request meets this criterion.**

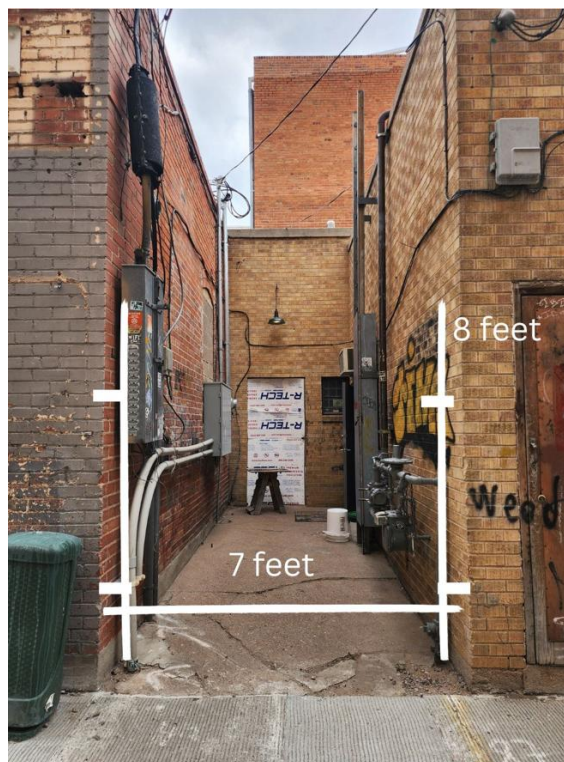


Figure 1: Dimensions for the proposed alley alcove gate at 1611 Central Ave.

- b) **Landscaping or other maintenance of public areas:** While the gate is connected to public property, it is located along the alley ROW. The installation of a security gate to keep the public out of a hidden alcove on private property increases the visibility for both pedestrians and vehicles, increasing both perception and reality of alley safety. **This request meets this criterion.**
 - c) **Promotion of public events:** The proposed improvement is a permanent physical safety installation with no connection to the promotion of public events. **The request does not meet this criterion.**



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- d) **Activities in support of business recruitment and development:** The gate installation is a safety enhancement to public infrastructure but also keeps the employees and business owners safe from unauthorized visitors in the alley-adjacent area of the property. It is arguable that increased safety of employees and business operators is critical for business retainment within the Downtown District. **The request meets this criterion.**

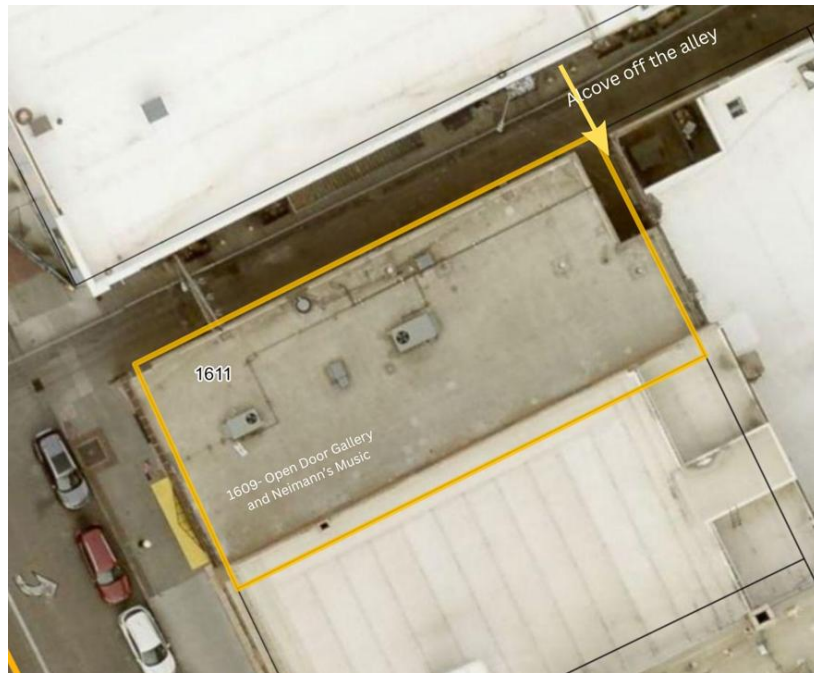


Figure 2: Location of alley alcove (between Central Ave and Warren Ave on the 1600 block).

- e) **Other economic improvement activity for which an assessment may be made on property specifically benefited thereby:** Enclosing the alley alcove to deter criminal activity and improve public safety constitutes an economic improvement activity that specially benefits the adjacent commercial properties at 1611 Central Ave, satisfying W.S. §15-9-202(a)(v)(e). **This request meets this criterion.**

The proposed alley gate installation qualifies as a statutory project under at least two independent categories (planning or management of improvement activities and other economic improvement activity specially benefiting the assessed properties). **This meets review criteria.**

2. The application meets the intent of the DDA Plan of Development outlined in W.S. §15-9-201 and §15-9-207.

The intent of the DDA Plan of Development is to:

- Carry out the purposes of the DDA:
 - Promote health, safety, prosperity, security, and general welfare
 - Halt or prevent deterioration of property values or structures within the central business district (CBD)



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- Halt or prevent the growth of blighted areas within the central business district (CBD), and
 - Assist municipalities in the development and redevelopment of such districts and in the overall planning to restore or provide the continuance thereof.
- Promote the economic growth of the Downtown District.
- Implement education and public relations programs to persuade property owners and business proprietors to carry out improvement plans.

The proposed alley gate aligns primarily with the Building & Street Character focus area of the 2024 DDA Plan of Development, specifically under Streetscape Amenities Goal 1 (improve street and sidewalk infrastructure to enhance pedestrian safety and accessibility) and the Infrastructure & Land Use focus area, Redevelopment Opportunities Goal 1 (improve street support ADA-accessible and safe pedestrian connections from the public ROW). The Transportation and Parking focus area is secondarily applicable insofar as the Plan prioritizes pedestrian safety and comfort at street level, including alley corridors. The gate directly advances these goals by securing an alley alcove that presents a documented public-safety concern, consistent with the Plan's continued support for CIG-funded public infrastructure improvements (Goal 4).

The subject property at 1611 Central Ave is zoned CBD (Central Business District) under UDC 5.4.3, which imposes no minimum setbacks, no specific façade or streetscape design standards, and no additional overlay district. The proposed gate installation is only subject to CIG program eligibility requirements, applicable municipal codes, and the pending Site Plan Minor change required by Planning & Development due to the gate height being above the standard six (6) feet height.

Furthermore, a "blighted area," as defined in W.S. 15-9-103(iii), includes deteriorated or deteriorating structures and is a menace to the public health, safety, morals, or welfare in its present condition and use. An unsecured alley alcove that enables unauthorized access, loitering, and concealment is consistent with the conditions that W.S. §15-9-103(iii) identifies as constituting a menace to public safety and welfare, and its persistence would contribute to the deterioration of the immediate public environment in the Downtown District. Installation of a 7' x 8' gate to enclose the alcove directly addresses this condition by eliminating a concealed space and improving visual clearance in the public right-of-way. **This meets this review criterion.**

3. The application meets the intent of the program.

The Capital Improvement Grant (CIG) Program supports capital projects that improve public infrastructure within the DDA District and provide a clear, measurable benefit to the community. Funding is limited to improvements located within the public right-of-way (ROW), including projects such as lighting, streetscape enhancements, pedestrian amenities, and other infrastructure improvements that contribute to the functionality, safety, and appearance of the downtown environment.

If approved, the grant will be at a rate of up to 50% of eligible improvement costs, with total approved costs reimbursable up to that 50% match, capped at \$50,000 per project.



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Proposed Improvements Eligibility:

- Improvements are located entirely within the public right-of-way: The gate is to be installed along the alley contiguous to 1611 Central Avenue on its north side. The alley is public right-of-way.
- Project was not already underway/in progress prior to application: The application was submitted August 6, 2026, prior to any stated commencement of construction, and no information in the record indicates work has begun. The Site Plan Minor has also not been approved yet, which will need approval prior to work beginning.
- At least two (2) cost estimates/bids submitted: 2 bid(s) submitted
- Property has not received DDA grant funds for the same improvements within the past five (5) years
- Property is within the DDA District boundary
- Project is not required as a condition of new construction or a private development agreements
- All proposed items are eligible expenses with no unresolved compatibility concerns

The proposed 7' x 8' alley gate falls within the CIG program parameters, which expressly covers projects that serve the public good by improving pedestrian accessibility, public safety, aesthetics, or downtown usability. Staff calculates a recommended DDA award of up to \$2,000 (50% of \$4,000 in eligible costs), consistent with the applicant's request, conditional upon Planning & Development approval of the Site Plan Minor. **This partially meets this review criterion.**

4. The application adheres to Article 16 of the Wyoming Constitution outlining the use of public funds.

Article 16, Section 6 of the Wyoming Constitution outlines the appropriate uses of public funds (such as the DDA Special District Mill Levy), limiting them to the direct benefit of the public or the necessary support of the poor. Section 13 further provides that incorporated municipalities may “appropriate from local sources of revenue such funds as may be deemed necessary for an economic or industrial development project or program, public or private, subject to approval by a vote of the majority of the registered voters of the county or municipality voting upon the question.”

The 2023 Mill Levy election, approved by a majority of the Special District’s commercial property owners, authorizes the levy of 20 mills on commercial properties within the District to fund:

1. Landscaping or maintenance of public areas;
2. Planning or management of development or improvement activities;
3. Promotion of public events; and
4. Activities in support of business recruitment and development.



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The project satisfies the 2023 Mill Levy's authorized purposes for planning or management of development or improvement activities and activities in support of business recruitment and development, consistent with the Criterion 1 of this analysis ("the application meets the definition of "project" outlined in W.S. §15-9-202 (a)(v) by aligning with at least one of the criteria") finding that statutory categories (a), (b), (d) and (e) are met.

Two bids were submitted for the project, satisfying the CIG program's minimum competitive-pricing requirement of at least two estimates per item.

The proposal meets this review criterion.

STAFF REVIEW:

The application received the following comments from DDA and City of Cheyenne staff:

Downtown Development Authority

Application fits the goals of the DDA in terms of increased safety/public experience in the ROW.

All City requirements must be fulfilled as a condition of the grant if approved by the Board.

Reach out to the Planning & Development Department regarding building permit reimbursements for downtown core development to see if this project qualifies. Up to \$5,000 per project.

<https://downtowncheyenne.com/dip-incentives-available>

Planning and Development Department

In support of this grant as it is a public right-of-way improvement that increases the safety for this building, property owner and also for the public's safety.

Building Department

Applicant is advised that work shall be performed by licensed contractors for all trades. All contractors and subcontractors are required to have/obtain all required licensing with the City of Cheyenne building division prior to commencing any work on the project. Please direct all questions to (307) 637-6265.

Applicant is advised that all electrical contractors and electricians are required to have/obtain all required licensing with the Wyoming department of fire prevention and electrical safety prior to commencing any work on the project. Please direct all questions to (307) 777-7288.

Applicant is advised that building permits shall be required and all plans submitted may be required to be designed and stamped by a state of Wyoming licensed design professional.



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Applicant is advised that the City of Cheyenne has adopted the 2024 I-codes, the 2018 IECC, and the 2023 (NEC). Further advise that the City of Cheyenne will be adopting the 2026 NEC with an anticipated enforcement date of July 1, 2026.

CONCLUSION:

Staff analysis is that the application mostly meets the review criteria. The applicant must obtain Planning & Development Site Plan Minor approval prior to grant disbursement, should the Board approve the application.

STAFF RECOMMENDATION:

Staff recommends the Board move to approve the CIG application for 1611 Central Ave for up to \$2,000 (50% of the approved costs) subject to the following conditions:

- Site Plan Minor is approved by City Planning & Development

ALTERNATIVES:

1. Deny the request in full until Planning & Development approvals have been secured

ATTACHMENTS:

1. DDAC-26-5 Application (6 pages)
2. 1611 Central Ave Alcove Gate Project (1 page)
3. PUDC-26-182 Comment Letter (July 28, 2026) (4 pages)
4. Alley Gate Signage Estimate #1: Corner to Corner Fence (2 pages)
5. Alley Gate Signage Estimate #2: Borderline Fencing Inc. (1 page)
6. Letter of Authorization (1 page)

 Cheyenne, WY

August 7, 2026

**Record No:
DDAC-26-5**Capital Improvement
Grant

Status: Active

Submitted On: 8/6/2026

Primary Location1611 CENTRAL AVE
Cheyenne, WY 82001**Owner**ROWSWELL, VERNE DAVID
1609 CENTRAL AVE 1609
Central Ave CHEYENNE,
WY 82001-4531**Applicant** Georgia Rowswell
 229-546-5183
 georgia.rowswell@gmail.com
 1609 Central Ave
Upper Suite
Cheyenne, WY 82001

Introduction

Applicants are encouraged to schedule a pre-application meeting with the DDA staff and other necessary City Departments early in the planning process so staff may assist in formalizing project plans. Requests for CIG funding will not be accepted or approved once improvements have begun. DDA Board approval of CIG funding must be obtained prior to the start of any construction, fabrication, or installation for which funding is requested.

Schedule a Pre-Application meeting to discuss the extent of the proposed improvements. Staff will advise the applicant of the eligibility of the proposed improvements, the availability of funds and the requirements for application.*

**Date of DDA Pre-Application Meeting:**

06/24/2026

Application

The property is within the DDA District. The District map can be found on the DDA website. *

**Property Owner***

Verne D Rowswell /Georgia L Rowswell

Building or Business Name*

Open Door Studio and Gallery/ Bronx
Pizza

Description of Work Proposed* ?

gate to enclose the alley alcove

Note: Information about the property can be found on the Laramie County Assessor's Map website at <https://maps.laramiecounty.com/>

About the Property * ?

1950 Brick building-

The Capital Improvement Grant (CIG) Program is designed to support capital projects that enhance public infrastructure within the DDA district and deliver clear, measurable public benefit. This program focuses solely on improvements within the public right-of-way (ROW), such as lighting, streetscapes, and similar enhancements. Please read the CIG Parameters for more information.

Explain how and why your project is applicable for the CIG Program*

The gate project will provide safety for the occupants of the building and the general public. It will keep people from climbing up to the roof, and prevent the homeless from sleeping and doing drugs in the alcove space.

The DDA may only fund projects that support one or more of the activities identified in W.S. §15-9-202(a)(v). Please provide a narrative explaining how your project advances one or more of the following: A. Development or improvement activities; B. Public area maintenance or landscaping; C. Public events and community engagement; D. Business recruitment and development; E. Economic improvement activities that benefit the downtown district. This response may be included in staff reports and grant evaluation materials.

Explain how and why your project fits into one or more of the above criteria*

Economic improvement comes when the public feels safe to come downtown. Sketchy alleys are a deterrent.

The DDA considers how proposed projects support the goals of the Downtown Plan of Development. The plan, adopted in 2025 (found here): downtowncheyenne.com/projects/plan-of-development/ explains that DDA funded projects must promote health, safety, prosperity, security, general welfare, and the economic growth of the Downtown District as well as halt or prevent deterioration and the growth of blighted areas within the district. This response may be included in staff reports and grant evaluation materials.

Explain how and why your project fits into one or more of the above criteria*

Improving the alley spaces in the city is one of the DDA's target programs. The proposed gate will keep the alcove from becoming a public nuisance and safety issue.

If your property is on the West Edge, you may be subject to compliance with the West Edge Area Wide Plan which can be found here:

<https://www.cheyennecity.org/files/sharedassets/public/v/1/departments/planningdevelopment/2016-westedge-area-wide-plan.pdf>. Please ensure you have read this document and understand the requirements. *



Estimated Total Cost of Work*

4000

Amount of CIG Funds Requested*

2000

This grant program is set up as a reimbursement grant and funding will be expended when receipts and proof of payment for the approved improvements have been received. If approved, this grant provides a 50-50 match up to \$50,000 for eligible improvements.*



Additional information or documents may be requested from the applicant which may be appropriate or beneficial to support the request for CIG funds.

DDA Board Review

The application deadline is approximately 6 weeks prior to the next regularly scheduled board meeting. Please visit our website for the exact application timeline.*



1. Approve the request as submitted
2. Deny the request in whole or in part
3. Require modifications to the applicant's plans or improvements based upon applicable plans and/or guidelines.
4. Postpone action pending further review or information/revisions by the applicant
5. The DDA Board reserves the right to change any of the terms, conditions or policies in order to better meet the goals of the program.

The applicant or an authorized representative is required to attend the DDA Board meeting and present their grant application at which the request is to be considered for action. The absence of the applicant will be cause for the DDA Board to table the application. Contractors or vendors are welcome to attend if accompanied by the applicant. *



Completion of the Improvements and Payment

After completion of the physical improvements, DDA staff will verify that the improvements are in accordance with those approved, reimbursements will be made to the applicant by the DDA according to established payment procedures. *



The DDA's participation through the ClG program is subject to the following:

Improvements previously funded by the CIG program will not be funded again for the same improvement, or modifications to the funded improvement within a five (5) year period.*



Recognition signage of DDA funding may be required to be displayed on the property for the five (5) year period.*



CIG requests that have been fully or partially funded shall not be eligible for additional funding within a five-year period for the same work. Funding of any request is subject to funds available at the time of application; applications which are partially funded will not be considered for additional funding.*



CIG application funding is limited to the budgeted funds available during the DDA fiscal year in which the application is made. Funding commitments from subsequent fiscal year's budgets will not be considered.*



Capital Improvement Grant Agreement

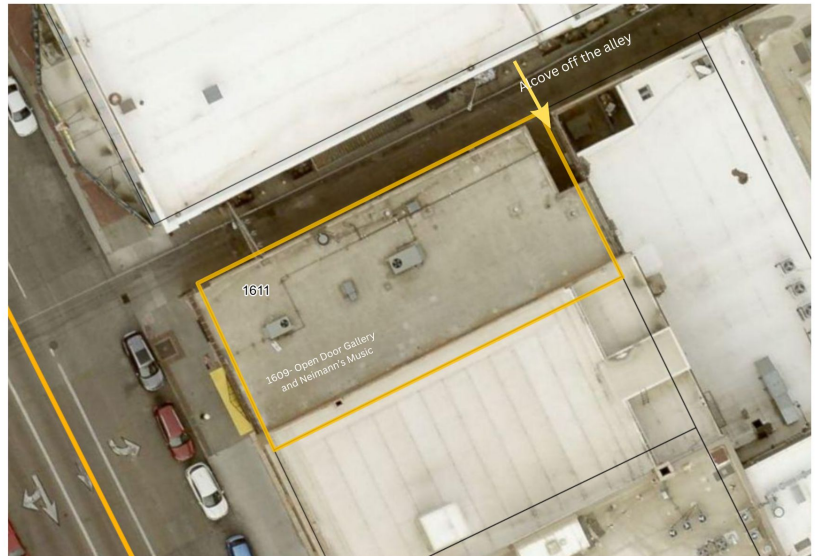
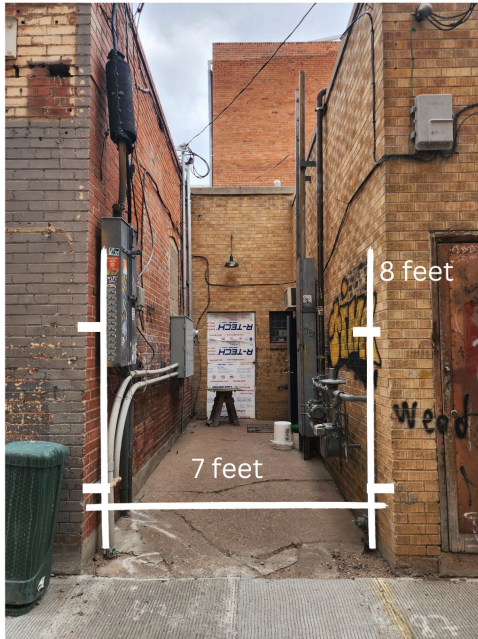
The owner agrees to complete work within a period of 12 months from date of award. The owner agrees to do all work as approved by the DDA. Any changes to the approved scope of work and costs must come in written form to the DDA Board for review and approval. Once work is complete, it is expected to be maintained appropriately and per any conditions of approval. *



Georgia L Rowswell

Aug 6, 2026

1609/1611 Central Ave
Alcove Gate project
Georgia Rowsell 229-546-5183



Left side close up



Right side close up



CITY OF
CHEYENNE
— WYOMING —

**PLANNING &
DEVELOPMENT**

2101 O'Neil Avenue
Cheyenne, WY 82001
(307) 637-6282
cheyennecity.org

July 28, 2026

Georgia Rowswell
1609 Central Ave, Upper Suite
Cheyenne, WY 82001

Re: Site Plan Minor for 1611 Central Avenue, legally described as North 39' of Lot 5, North 39' of W1/2 Lot 6, Block 388

Dear Georgia Rowswell,

The above-referenced site plan submitted on July 15, 2026, has been reviewed per adopted design and development standards for the City of Cheyenne. The code referenced throughout this letter is the City of Cheyenne's Unified Development Code (UDC). City Agency comments are noted below.

Please submit one digital copy of the revised site plan review packet, along with a response to comments document through the OpenGov Public Portal at cheyennecity.org/panda.

If you have any questions about any of the City's comments, please contact the reviewer directly or you may contact me at 307-637-6283 or mdennis@cheyennecity.org. We look forward to working with you on this project. Thank you.

Regards,



Morgan Dennis
Planner I

Encl: Department Comments
Map Summary
UDC 2.3.4.d Review Criteria

North 39' of Lot 5, North 39' of W1/2 Lot 6, Block 388, Cheyenne, Wyoming – Site Plan Minor Application – Review Comments [PUDC-26-182] – 1611 Central Ave

Planning & Development

(Morgan Dennis – 307-637-6283)

1. An Administrative Adjustment will need to be submitted in order for the 8' fence to be allowed. The review criteria for UDC 2.3.4.d1 is attached to this comment letter. This criteria will need to be addressed and submitted for review. There is a fee of \$100.

Fire

(Jim Schamerhorn – 307-637-6312)

1. Ensure a Knox Box is installed on the exterior of the fence with access keys and after hours contact information for fire response.



General Comment

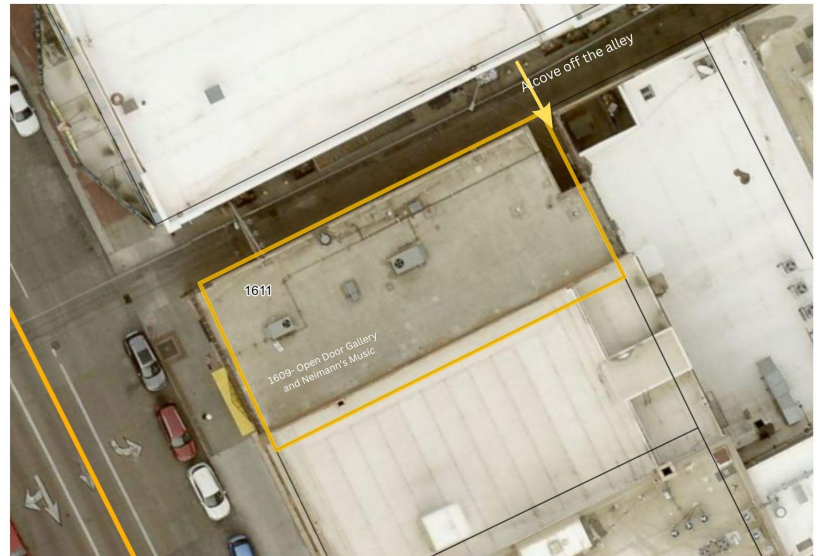
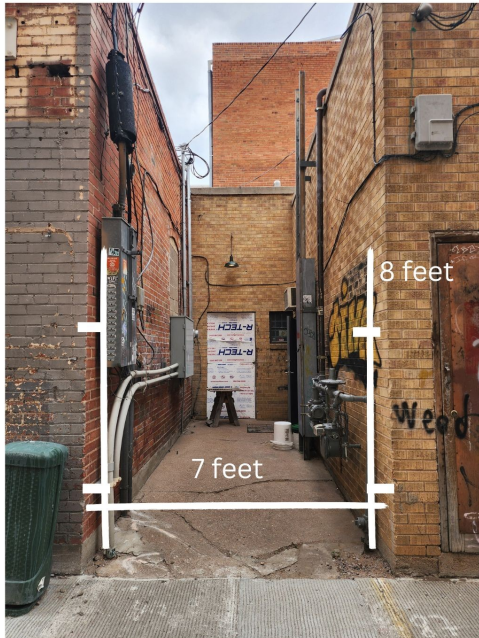
Public Works

(Public Work – 307-637-6263)

1. Please be sure the new gate doesn't encroach on the right of way.

Reviewer	
Sign-off	
BOPU	
Constructio	GJS
Development	
Engineering	
Fire Prevention	

1609/1611 Central Ave
 Alcove Gate project
 Georgia Rowsell 229-546-5183



Left side close up



Right side close up

d. **Review Criteria.** In considering an administrative adjustment, the Director shall find that all of the following criteria exist:

1. The relief requested is compatible with the character of the surrounding area in terms of building scale, building form, landscape, and site design.
2. The relief requested supports the Intent and Applicability statements of the zoning district, and meets and achieves the Design Objectives of any specific standards.
3. The relief requested is based upon sound planning or urban design principles that are professionally recognized and consistent with the Comprehensive Plan.
4. The relief requested is based on the context of the property, is not solely for the convenience of one particular application on the site, and is not generally applicable to other sites in the area.
5. The relief requested is the minimum necessary to meet the Intent and Applicability of the zoning district and the Intent of the Administrative Adjustment process.
6. The relief requested does not alter the general concept of any preliminary development plan or regulating plan applicable to the property, and specifically preserves the design excellence or outstanding public amenity that was the basis for the PUD or regulating plan.
7. The relief requested is within any specific bounds of discretion granted by these regulations, or where no such bounds are specified results in only a minor modification of the standard that produces no perceived impact on abutting property.
8. Any review and recommendations of other reviewing bodies supports these findings.

2.4 TEXT AMENDMENTS AND ANNEXATIONS

2.4.1 Text Amendments

2.4.2 Annexations

2.4.1 Text Amendments

- a. **Intent.** Text amendments are intended to insure that the generally applicable laws contained in the Unified Development Code reflect the broad public interests, long-range planning goals, and general health, safety and welfare of the community.
- b. **Applicability.** The text amendment process is applicable to any change in the provisions of these regulations and may be initiated by:
 1. The City Council on its own initiative;
 2. The Planning Commission on its own initiative; or
 3. The Director or City Engineer on their own initiative.
- c. **Specific Procedures.** A text amendment shall require the following specific procedures:
 1. *Staff Review.* Prior to submittal to the Planning Commission, a text amendment shall require a review and report by Staff. Staff may submit the application to any pertinent outside agencies or other entities for review and comment. Staff shall schedule text amendments for one or more a public hearings with the Planning Commission.
 2. *Published Notice.* Notice shall be published in a newspaper of general circulation and to the City of Cheyenne website at least 15 days but no more than 21 days prior to the scheduled Planning Commission review indicating the general the nature of the amendment, the location for further information on that amendment, and the date, time and location of the Planning Commission review.
 3. *Planning Commission Public Hearing.* The Planning Commission shall review the amendment according to the criteria in this section. Upon the close of the public hearing(s), the Planning Commission shall:
 - (a) Recommend to the City Council that the amendment be approved;



Contract

Corner to corner Fence
PO Box 1852
Cheyenne, WY 82003
+13073650498

Contact:

georgia Roswell
1609 Central Ave
Cheyenne, WY 82001
(229) 546-5183
georgia.rowswell@gmail.com

Job Location:

1609 Central Ave
Cheyenne, WY 82001

Estimate Info:

Date: 07/15/2026
Estimate: georgia Roswell
Rep: Dustin Shupe
Job #422

Client Agreement

Install 7' of 8' tall chain link with a gate with a panic bar with handle and a knox box posts will be mounted to plates anchored to the cement. no holes will be cut in the concrete. Customer is responsible for any permitting needed.



Terms & Conditions

By signing this contract, you agree to the Terms & Conditions on the following pages.

Grand Total \$2,500.00

Amount Due \$2,500.00

I understand and agree with the enclosed contract.

Customer Name _____ Date _____

Company Name _____ Date _____



Contract

Corner to corner Fence
PO Box 1852
Cheyenne, WY 82003
+13073650498

Corner to corner is not responsible for damage to sprinkler systems. Customer is responsible for getting all private utilities located prior to start of project. A private utility is anything passed the meter, any wells, underground utilities to buildings, gas powered outdoor appliances etc. By doing business with us you agree to allow us to put our signage on the fence. Payment terms are 50% down and balance upon completion. Commercial projects are still required to do 50% down but will have a net 30 for the remaining balance after project is completed. Down payments secure your pace in our schedule and though we do our best to keep up with timelines given for approximate install dates these timelines may change without notice. Any down payment received may be forfeited if customer chooses to terminate contract prior to work being completed. down payments are used to purchase materials necessary for the project. Special order products are any non-stock items and will not be refunded. Any balance not paid in accordance with these terms is subject to a \$75 late fee plus 1.5% interest of total bill every 30 days a balance remains. All pricing given is a cash price. We accept cash check and card however all card transaction will incur additional 4% fee added to bill. Cash or check is preferred methods of payment. If a check is returned you agree to pay Corner to Corner Fence the original amount owed plus \$50 insufficient funds fee. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Finished product will consist of pickets, chain link, wire, to be installed on the outside of the fence unless otherwise specifically requested before work to be completed or in such cases where obstacles prohibit us from doing so i.e. building next to existing fence or trees/bushes. Customer is responsible for clearing fence line of any trees, bushes, or debris of any kind that would otherwise be outside of the scope of work.

BORDERLINE FENCING
3425 McCann Avenue
Cheyenne, WY 82001
+13072868389
blfi@live.com

Estimate 26-14933



ADDRESS Georgia Rowswell 1609 W Lincolnway Cheyenne, WY 82001	DATE 06/22/2026	TOTAL \$7,200.00	

DESCRIPTION	QTY	RATE	AMOUNT
7' Wide opening with gate Commercial Galvanized Chain Link Swing Gate with crash bar Posts will be saw cut in concrete	1	7,200.00	7,200.00
Thanks for the opportunity!			
	SUBTOTAL		7,200.00
	TAX		0.00
	TOTAL		\$7,200.00

THANK YOU.

Accepted By

Accepted Date

Borderline Fencing, Inc is not responsible for take-offs. Any additional items will be charged accordingly. No returns on special order. 30% restocking fee on items in resalable condition. Borderline Fencing, Inc is not liable for your underground irrigation system. Including but not limited to; Damaged lines, wires, heads, etc.. Borderline Fencing, Inc is not responsible for unmarked property lines.



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

LETTER OF AUTHORIZATION

I am/we are the legal owner(s) of the property being considered under this application, hereby described as:
1611 and 1609 Central Ave

and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in the following applications (list all application types):

- | | | |
|------------------------------|---------------------------|----------|
| 1. <u>Verne D. Rowsell</u> | 3. <u>Site Minor App.</u> | 5. _____ |
| 2. <u>Georgia L. Rowsell</u> | 4. _____ | 6. _____ |

I am/we are the legal owner(s) of said property; have read this "Letter of Authorization" and know the contents thereof; and so hereby certify under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

OWNER(S) OF RECORD (All owners of record must sign; provide extra sheets if necessary):

Verne D Rowsell

Print Name

Verne D. Rowsell

Signature

7/15/26

Date

Georgia L Rowsell

Print Name

Georgia L. Rowsell

Signature

7/15/26

Date

I/we grant permission to City staff and officials to enter the property to conduct inspections or site visits necessary for review of the project. I/we certify, under penalty of perjury, authorize the following people or persons to act as agent for of the subject application(s) and to perform all acts for development on my/our property.

This authorization is valid for: ☒ 1 year; ☐ 2 years; ☐ Other _____ (Must select one)

APPLICANT(S) (LLCs, Corporations and Partnerships shall identify an officer as the primary contact):

Georgia L Rowsell

Print Name

Georgia L. Rowsell

Signature

7/15/26

Date

Print Name

Signature

Date

AGENT(S):

Print Name

Signature

Date

Print Name

Signature

Date