

## ORDINANCE NO 1996

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to rezone two parcels of land in Tract A of the Brundage Place Subdivision of the City of Sheridan, more particularly described in Section 1, from an R-1 Residence District to a B-1 Business District.

Whereas James W. and Melody L. Thompson are the owners of the following described land and have petitioned the City Council to rezone the same from an R-1 Residence District to an B-1 Business District, and the Planning Commission of the City of Sheridan having recommended to the City Council that said zoning change be made; and a public hearing having been held thereon by the City Council;

BE IT ORDAINED BY THE CITY COUNCIL OF SHERIDAN, WYOMING:

Section 1. The following described land is hereby rezoned from an R-1 Residence District to B-1 Business District, to wit:

A tract of land situated in Tract "A" of the Brundage Place Subdivision, City of Sheridan, Sheridan County, Wyoming; more particularly described as follows: Beginning at a point which bears S 9°42'39" W a distance of 633.03 feet from the Northeast Corner of said Tract "A"; thence S 9°43'04" W for a distance of 247.24 feet; thence N 80°20'34" W for a distance of 25.16 feet; thence N 82°35'41" W for a distance of 454.14 feet; thence N 83°10'51" for a distance of 55.61 feet; thence N 89°31'37" W for a distance of 423.29 feet; thence N 0°53'34" W for a distance of 450 feet to a point which bears S 0°53'34" E a distance of 355.0 feet from the Northwest Corner of said Tract "A"; thence S 89°42'55" E for a distance of 662.15 feet; thence S 0°19'47" W for a distance of 272.07 feet; thence S 89°22'15" E for a distance of 341.84 feet to the point of beginning.

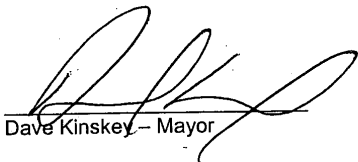
Said tract contains 8.55 acres of land, more or less.

Section 2. Upon the commencement of any commercial development on the above mentioned parcels, the landowners shall provide written evidence that the adjacent property owners to the south are agreeable to the commercial development without a vegetative screen. If such written evidence cannot be provided, a landscape buffer meeting the requirements described in Sheridan City Code Appendix A §10-20.4.1.1 shall be constructed along the southern property line of both parcels. As a further condition of approval, a written agreement, signed by the landowners, outlining these terms shall be provided to city staff.

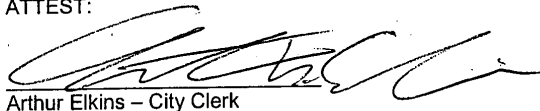
Section 3. That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

Section 4. That this ordinance shall be in full force and effect immediately upon its passage and publication as by law provided.

PASSED, APPROVED, AND ADOPTED this 17<sup>th</sup> day of April, 2006

  
Dave Kinskey - Mayor

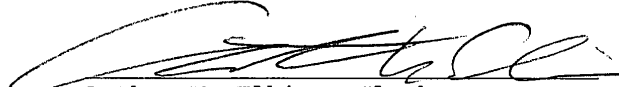
ATTEST:

  
Arthur Elkins - City Clerk

538638 ORDINANCE  
BOOK 473 PAGE 0637  
RECORDED 04/27/2006 AT 03:15 PM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

## Certification

This certifies that this is a true and correct copy of Ordinance No. 1996 approved and adopted by the City Council of the City of Sheridan at it's April 17, 2006 meeting.

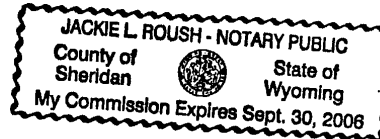
  
Arthur W. Elkins, Clerk-Treasurer

State of Wyoming     )  
                              ) SS  
County of Sheridan    )

The foregoing instrument was acknowledged before me  
this 25<sup>th</sup> day of April, 2006 by  
Arthur W. Elkins.

Witness my hand and seal.

  
Notary Public



My commission expires: Sept. 30, 2006