

**ORDINANCE NO 2235**

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to zone the entirety of the land more particularly described in Appendix A Section 1., and shown on the attached Exhibit A, from an R-3 Residence District to a B-1 Business District; for the property designated as 2533 Coffeen Avenue.

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from an R-3 Residence District to a B-1 Business District, and a public hearing having been held thereon by the City Council; THEREFORE

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

Section 1.

The following described land is hereby rezoned from an R-3 Residence District to the M-1 Industrial District, to wit:

The South 155 feet of Tract 44, 45, and 46 of Brundage Place, a Subdivision of the SW1/4NW1/4 of Section 2, Township 55 North, Range 84 West of the Sixth Principle Meridian, Sheridan County, Wyoming.

Section 2.

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

Section 3.

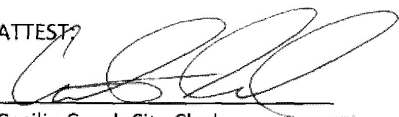
If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4.

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

PASSED, APPROVED, AND ADOPTED this 7th day of September 2021

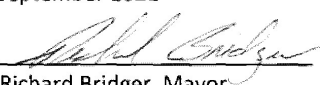
ATTEST:

  
Cecilia Good, City Clerk

State of Wyoming )

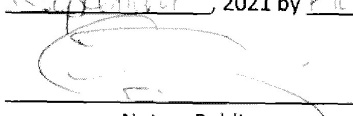
)SS

County of Sheridan )

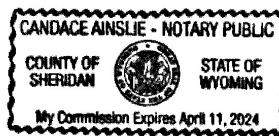
  
Richard Bridger, Mayor

Subscribed and sworn to (or affirmed) before me this 7th day of

September, 2021 by Richard Bridger & Cecilia Good

  
Notary Public

My commission expires 4/11/24





K:\SHERIDAN\PICKREL, CLINT\2021\161 PICKREL PARCEL REZONE\05\CAD\SHEETS\2021\161-BNDY.DWG 6/9/2021 12:17 PM

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE S1/4NW1/4, SECTION 2, T.55N., R.84W., 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT BEING THE SOUTH 1/2 OF TRACTS 44, 45 AND 46 OF BRUNDAGE PLACE RECORDED IN THE PLAT THEREOF OF RECORD IN THE SHERIDAN COUNTY CLERK'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" ALUMINUM CAP MONUMENTING THE SOUTHWEST CORNER OF SAID TRACT AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COFFEEN AVENUE, THENCE ALONG THE WEST LINE OF THE TRACT BEING DESCRIBED AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID COFFEEN AVENUE, N09°41'00"E. A DISTANCE OF 156.41 FEET TO A 3/4" ALUMINUM CAP MONUMENTING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, THENCE ALONG THE NORTH LINE OF THE TRACT BEING DESCRIBED S88°23'30"E. A DISTANCE OF 487.78 FEET TO A 3/4" ALUMINUM CAP MONUMENTING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED AND A POINT ON THE WEST LINE OF TRACT 47, BRUNDAGE PLACE, THENCE ALONG THE EAST LINE OF THE TRACT BEING DESCRIBED AND THE WEST LINE OF TRACT 47, BRUNDAGE PLACE S90°42'17"W. A DISTANCE OF 154.82 FEET TO A 3/4" ALUMINUM CAP MONUMENTING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 4TH AVENUE EAST, THENCE ALONG THE SOUTH LINE OF SAID 4TH AVENUE EAST N89°26'45"W. A DISTANCE OF 512.17 FEET TO THE POINT-OF-BEGINNING.

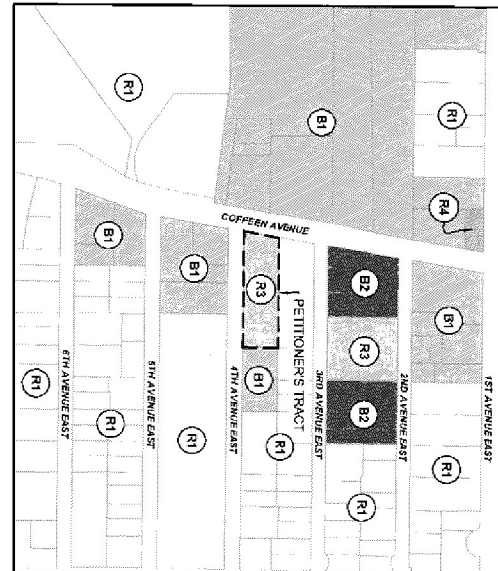
SAID TRACT CONTAINING 1.77 ACRES OF LAND, MORE OR LESS.

**CERTIFICATE OF SURVEYOR:**

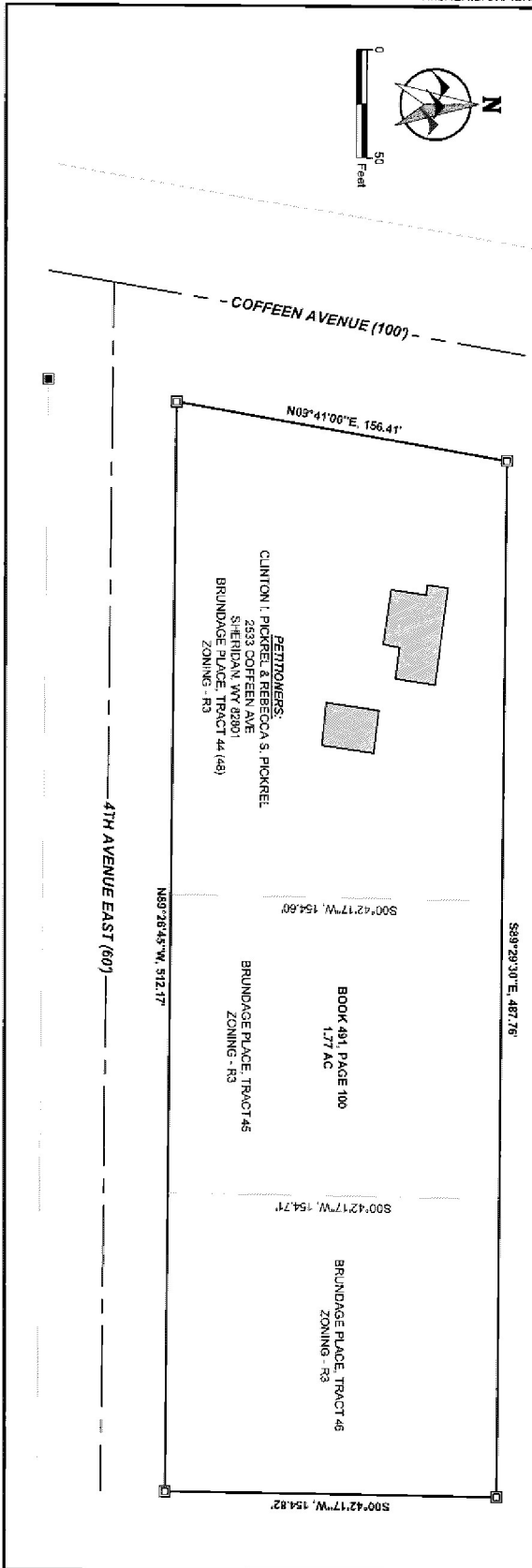
I, JOHN BRUCKNER, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, HEREBY CERTIFY THAT PLAT HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM A SURVEY COMPLETED IN MAY 2021 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SET ALUMINUM CAP (1.517907)  
RECOVERED ALUMINUM CAP  
PETITIONER'S TRACT  
ROAD CENTERLINE  
PROPERTY LINE



**CURRENT ZONING WITHIN 1000' OF PETITIONER'S TRACT**



CLINTON I. PICKREL & REBECCA S. PICKREL

PICKREL TRACT REZONE

REZONE APPLICATION EXHIBIT

SW1/4NW1/4, SECTION 2, T. 55N., R. 84W., SHERIDAN COUNTY, WYOMING

PREPARED BY:

**WWC ENGINEERING**  
1646 TERRA AVE.  
SHERIDAN, WY 82801  
(307) 672-0751  
www.wwcengineering.com

NO.	REVISION	BY	DATE

PROJECT NO.:

DESIGNED BY: JMC  
DRAWN BY: JMC  
CHECKED BY: JMC  
DATE: 6/9/2021

1