

ORDINANCE NO 2037

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to rezone a tract of land in the SW1/4SW1/4 of Section 21, Township 56 North, Range 84 West, more particularly described in Section 1, from a B-1 Business District to an R-1 Residence District.

Whereas System Land, LLC is the owner of the following described land and have petitioned the City Council to rezone the same from an B-1 Business District to an R-1 Residence 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 B-1 Business District to an R-1 Residence District, to wit:

SW1/4SW1/4, Section 21, Township 56 North, Range 84 West of the Sixth Principal Meridian, City of Sheridan, Sheridan County, Wyoming being more particularly described as follows

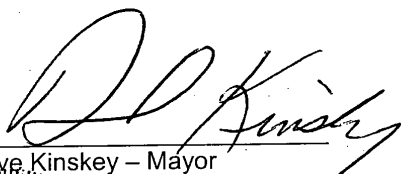
Commencing at the southwest corner of said Section 21 (monumented with a 3 1/4 " aluminum cap per PLS 2615); thence N00°14'28"W, 618.02 feet along the west line of said SW 1/4 SW 1/4 to the **POINT OF BEGINNING** of said tract; thence N00°14'28"W, 32.48 feet along said west line of said SW 1/4 SW 1/4 to a point; thence parallel to and 600.00 feet north of the north right of way line of West Fifth Street (AKA Wyoming State Highway No. 330) N88°27'16"E, 744.91 feet to a point, said point lying on the west line of Cloud Peak Ranch Third Filing to the City of Sheridan, Wyoming; thence Due South, 52.57 feet to the southwest corner of said Cloud Peak Ranch Third Filing, said point lying on the north of the Cloud Peak Ranch Fifth Filing to the City of Sheridan (monumented with a 3 1/4 aluminum cap per PLS 2615); thence Due West, 170.39 feet along said north line of Cloud Peak Ranch Fifth Filing to the northwest corner of said Cloud Peak Ranch Fifth Filing thence Due West, 574.11 feet to the **POINT OF BEGINNING** of said tract.

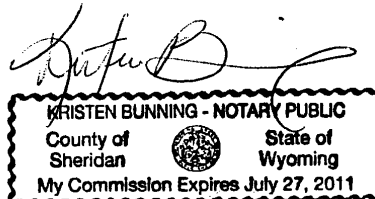
Said tract of land contains 0.73 acres of land, more or less.

Section 2. That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

Section 3. 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 3rd day of December, 2007


Dave Kinskey – Mayor



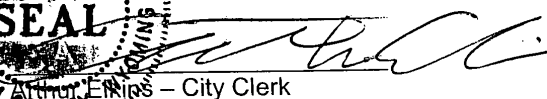

City Clerk

EXHIBIT "A"

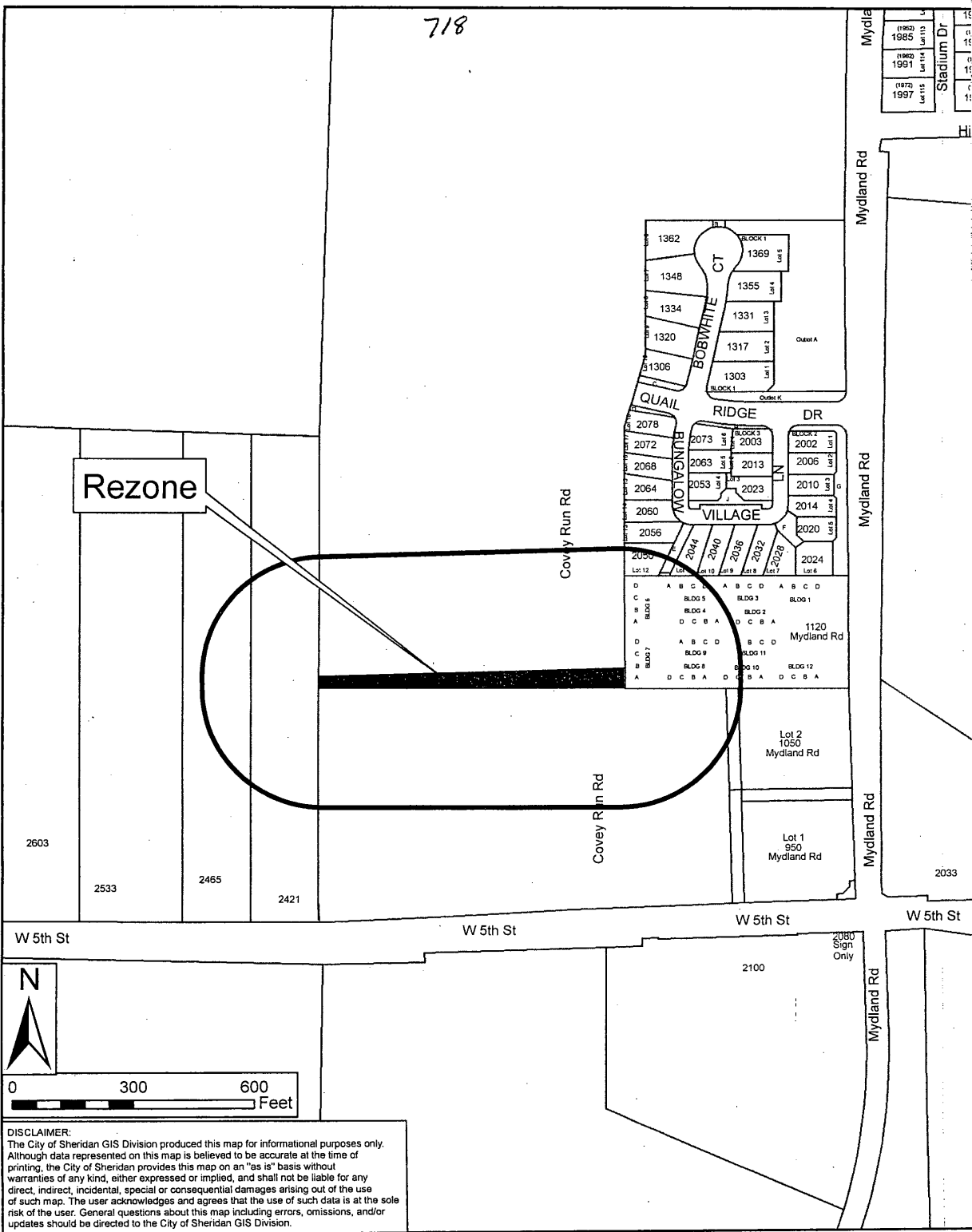
Record Owner: System Land, LLC
RE: Zoning change from B-1 to R-1
December 05, 2007

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the southwest corner of said Section 21 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PLS 2615); thence N00°14'28"W, 618.02 feet along the west line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract; thence N00°14'28"W, 32.48 feet along said west line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point; thence, parallel to and 600.00 feet north of the north right of way line of West Fifth Street (AKA Wyoming State Highway No. 330) N88°27'16"E, 744.91 feet to a point, said point lying on the west line of Cloud Peak Ranch Third Filing to the City of Sheridan, Wyoming; thence Due South, 52.57 feet to the southwest corner of said Cloud Peak Ranch Third Filing, said point lying on the north line of the Cloud Peak Ranch Fifth Filing to the City of Sheridan (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PLS 2615); thence Due West, 170.39 feet along said north line of Cloud Peak Ranch Fifth Filing to the northwest corner of said Cloud Peak Ranch Fifth Filing; thence Due West, 574.11 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 0.73 acres of land, more or less.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.



718

Rezone

1982	Lot 113	113
1985	Lot 114	114
1986	Lot 115	115
1991	Lot 116	116
1997	Lot 117	117

Hi

2603

2533

2465

2421

W 5th St

W 5th St

W 5th St

W 5th St



0 300 600 Feet

DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. Although data represented on this map is believed to be accurate at the time of printing, the City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

Mydland Rd

Mydland Rd

Mydland Rd

Mydland Rd

Covey Run Rd

Covey Rd

Map details including lot numbers (1362, 1348, 1334, 1320, 1306, 1303, 1317, 1355, 1369), street names (BOBWHITE CT, QUAIL RIDGE DR, VILLAGE DR), and block numbers (BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 7, BLOCK 8, BLOCK 9, BLOCK 10, BLOCK 11, BLOCK 12).

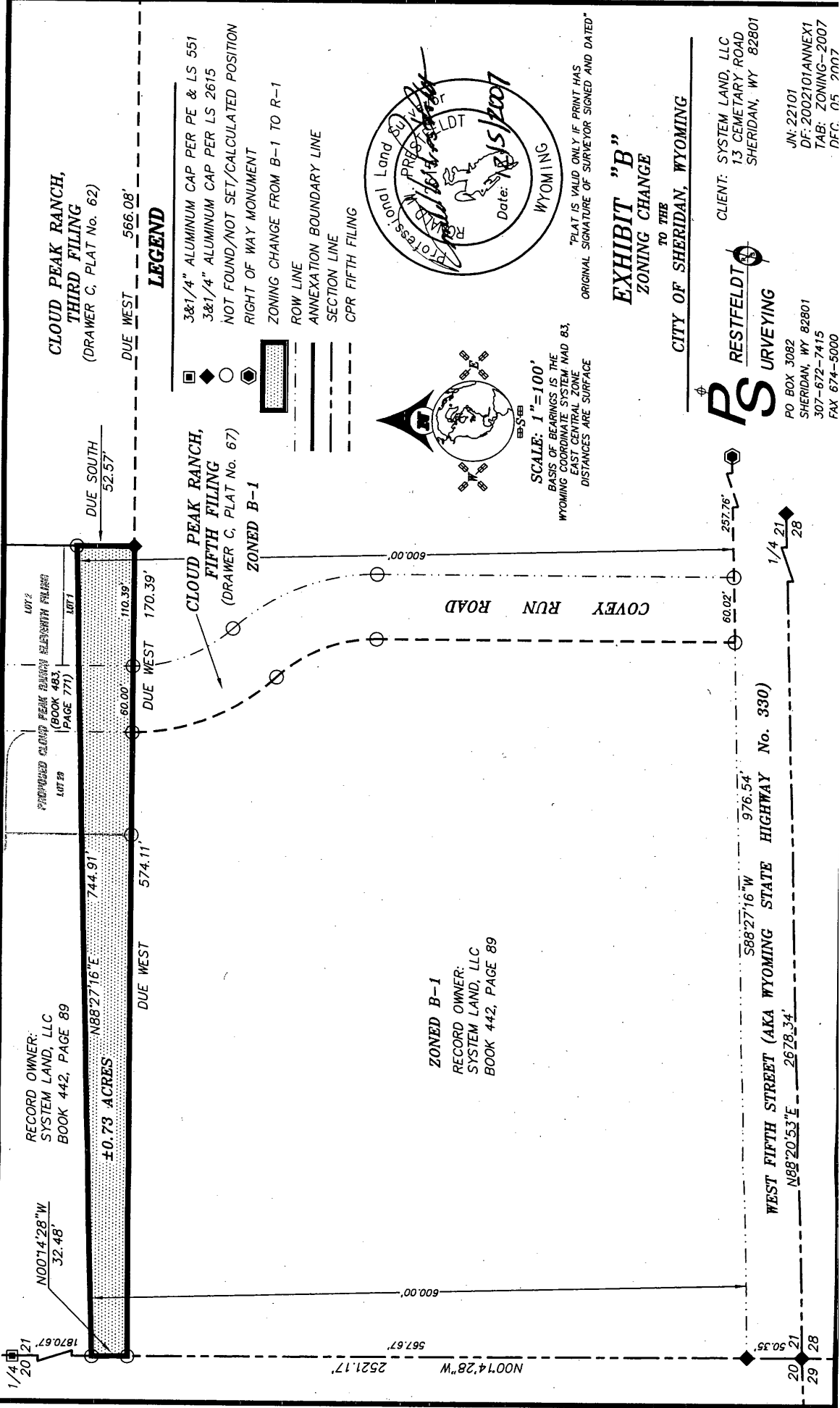
Lot 2
1050
Mydland Rd

Lot 1
950
Mydland Rd

2100

2080
Sign
Only

2033



CLOUD PEAK RANCH,
THIRD FILING
(DRAWER C, PLAT No. 62)

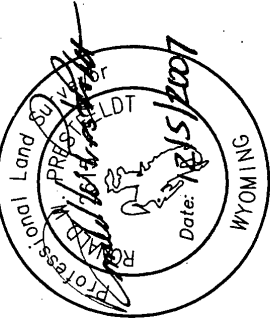
DUE WEST 566.08'

LEGEND

- 3&1/4" ALUMINUM CAP PER PE & LS 551
- 3&1/4" ALUMINUM CAP PER LS 2615
- NOT FOUND/NOT SET/CALCULATED POSITION
- RIGHT OF WAY MONUMENT
- ZONING CHANGE FROM B-1 TO R-1
- ROW LINE
- ANNEXATION BOUNDARY LINE
- SECTION LINE
- CPR FIFTH FILING

CLOUD PEAK RANCH,
FIFTH FILING
(DRAWER C, PLAT No. 67)

ZONED B-1



"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B"
ZONING CHANGE

TO THE
CITY OF SHERIDAN, WYOMING

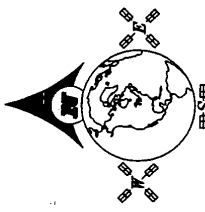
PS RESTFELDT
SURVEYING

CLIENT: SYSTEM LAND, LLC
13 CEMETARY ROAD
SHERIDAN, WY 82801

JN: 22101
DF: 2002101ANNEX1
TAB: ZONING-2007
DFC: 05 2007

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

SCALE: 1"=100'
BASIS OF BEARINGS IS THE
WYOMING COORDINATE SYSTEM NAD 83,
EAST CENTRAL ZONE
DISTANCES ARE SURFACE



ZONED B-1
RECORD OWNER:
SYSTEM LAND, LLC
BOOK 442, PAGE 89

RECORD OWNER:
SYSTEM LAND, LLC
BOOK 442, PAGE 89

±0.73 ACRES

N00°14'28"W
32.48'

744.91'

N88°27'16"E

DUE WEST

574.11'

DUE WEST

170.39'

DUE SOUTH
52.57'

COVEY RUN ROAD

60.02'

257.76'

S88°27'16"W

976.54'

WEST FIFTH STREET (AKA WYOMING STATE HIGHWAY No. 330)

N88°20'53"E

2678.34'

20 21

29 28

1/4 21

28