

**ORDINANCE NO 2237**

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, from an R-1 Residence District to a B-1 Business District; for the properties located at 2511 Coffeen Avenue and 1004 3<sup>rd</sup> Avenue East.

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from an R-1 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-1 Residence District to the B-1 Industrial District, to wit:

(See Attached Exhibit)

Section 2.

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

Section 3.

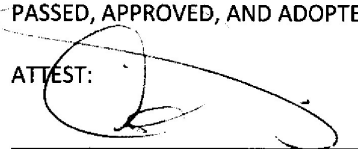
If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

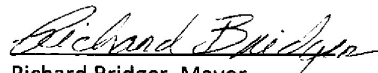
Section 4.

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 15th day of November, 2021

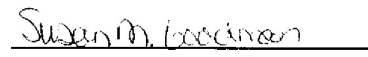
ATTEST:

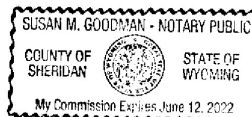
  
Cecilia Good, City Clerk  
State of Wyoming )  
                                  )SS  
County of Sheridan )

  
Richard Bridger, Mayor

Subscribed and sworn to (or affirmed) before me this 17th day of

December, 2021 by Richard Bridger, Mayor.

  
Notary Public



My commission expires 6-12-2022.

2021-774772 12/9/2021 2:49 PM PAGE: 2 OF 2  
FEES: \$15.00 PK ORDINANCE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

K:\SHERIDAN\GUNDLACH REZONE\065-005-SHEETS\021-1305-BODY.DWG 8/3/2021 3:10 PM

**LEGAL DESCRIPTION PARCEL 1:**

A TRACT OF LAND LOCATED IN THE S1/4NW1/4 AND S1/4SW1/4, SECTION 2, T.55N, R.84W, 6TH PM, SHERIDAN COUNTY, WYOMING. SAID TRACT BEING THE NORTH 150 FEET OF TRACTS 44, 45 AND 46 OF BRUNDAGE PLACE RECORDED IN THE PLAT THEREOF OF RECORD IN THE SHERIDAN COUNTY CLERKS OFFICE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID TRACT AND A POINT IN THE EASTLY RIGHT-OF-WAY LINE OF COFFEEN AVENUE, THENCE ALONG THE EASTLY RIGHT-OF-WAY LINE OF SAID COFFEEN AVENUE, N09°15'32"E, 157.75 FEET MORE OR LESS, TO AN ALUMINUM CAP AT THE INTERSECTION OF THE EASTLY RIGHT-OF-WAY LINE OF COFFEEN AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF 3RD AVENUE EAST, THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 3RD AVENUE EAST, S89°26'13"E, 140.91 FEET TO AN ALUMINUM CAP AT THE NORTHWEST CORNER OF TRACT 47 OF SAID BRUNDAGE PLACE, THENCE ALONG THE WEST LINE OF SAID TRACT 47, S02°26'42"W, 155.30 FEET TO AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, THENCE ALONG THE SOUTH LINE OF THE TRACT BEING DESCRIBED, N09°20'00"W, 165.41 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.75 ACRES OF LAND, MORE OR LESS

**LEGAL DESCRIPTION PARCEL 2:**

A TRACT OF LAND LOCATED IN THE S1/4NW1/4, SECTION 2, T.55N, R.84W, 6TH PM, SHERIDAN COUNTY, WYOMING. SAID TRACT BEING THE NORTH ONE-HALF OF TRACT 47 OF BRUNDAGE PLACE RECORDED IN THE PLAT THEREOF OF RECORD IN THE SHERIDAN COUNTY CLERKS OFFICE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID TRACT AND A POINT IN THE WEST LINE OF TRACT 47 OF SAID BRUNDAGE PLACE, THENCE ALONG THE WEST LINE OF SAID TRACT 47, N02°36'42"E, 155.30 FEET MORE OR LESS, TO AN ALUMINUM CAP AT THE NORTHWEST CORNER OF SAID TRACT 47 AND A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF 3RD AVENUE EAST, THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 3RD AVENUE EAST, S89°26'13"E, 140.91 FEET TO AN ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID TRACT 47 AND THE NORTHWEST CORNER OF LOT 1, 59th T2U SUBDIVISION, THENCE ALONG THE EAST LINE OF SAID TRACT 47 AND THE WEST LINE OF LOT 1, 59th T2U SUBDIVISION, S02°43'37"W, 155.96 FEET TO AN ALUMINUM CAP AT THE SOUTHWEST CORNER OF LOT 1, 59th T2U SUBDIVISION, THENCE ALONG THE SOUTH LINE OF THE TRACT BEING DESCRIBED, N09°32'00"W, 165.41 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

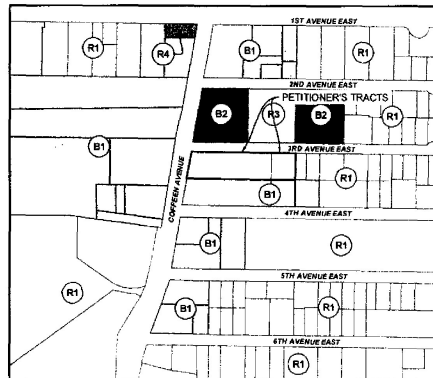
SAID TRACT CONTAINING 0.50 ACRES OF LAND, MORE OR LESS

**CERTIFICATE OF SURVEYOR**

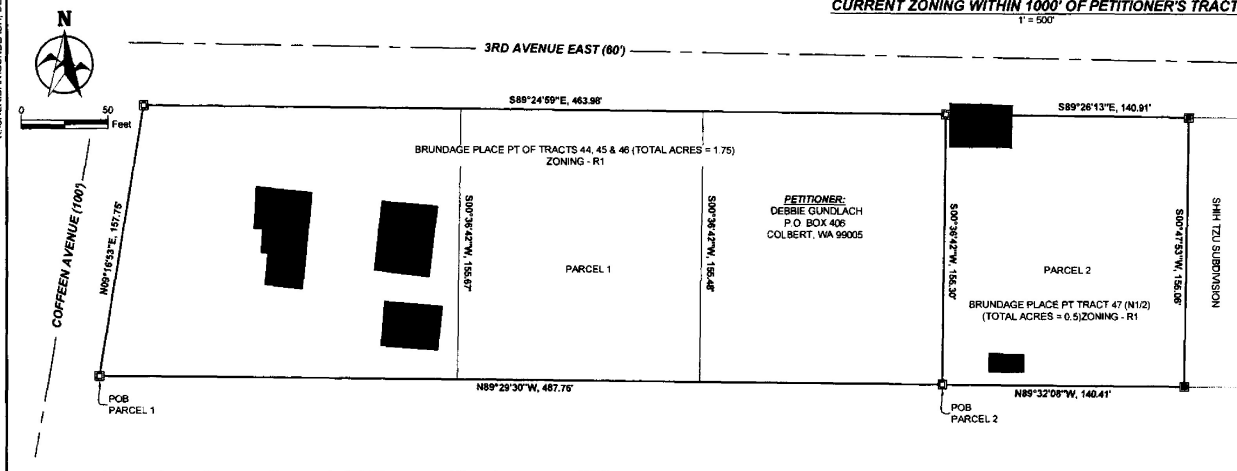
I, PAUL A. HEINTZ, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, HEREBY CERTIFY THAT PLAT HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM A SURVEY COMPLETED AUGUST 2021 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SET ALUMINUM CAP (LS17907)  
RECOVERED ALUMINUM CAP  
EXISTING BUILDING  
PETITIONER'S TRACT  
ROAD CENTERLINE  
PROPERTY LINE



**CURRENT ZONING WITHIN 1000' OF PETITIONER'S TRACT**  
1" = 500'



DATE	BY	REVISION	DATE
PREPARED BY: WWC ENGINEERING 1640 STEVEN AVE SHERIDAN, WY 82801 (307) 672-8291 www.wwc-engineering.com			
DESIGNED BY: JMC DRAWN BY: JAY CHECKED BY: JPE DATE: 8/3/2021			
SHEET 1			

**NO. 2021-774772 ORDINANCE**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
CITY OF SHERIDAN, 55 GRINNELL PLZ  
SHERIDAN WY 82801-3930

DEBORAH GUNDLACH  
GUNDLACH TRACT REZONE  
**REZONE APPLICATION EXHIBIT**  
S1/4NW1/4 & S1/4SW1/4, SECTION 2, T.55N,  
R.84W, SHERIDAN COUNTY, WYOMING