

CITY OF SHERIDAN RESOLUTION 01-20

A RESOLUTION approving PL 19-33, the final plat of C5 Subdivision, a joint City-County subdivision, subdividing 10.09 acres into 2 lots. Located 304 Big Goose Road, west of Sheridan.

WHEREAS, the final plat of the C5 Subdivision has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a final plat, have been met and all documents meet the applicable requirements in Appendix B (Subdivision Regulations); with the exception of the variance from Sheridan City Code Appendix B §505(C)(1) requiring the depth-to-front ratio of lots shall not exceed 2.5 to 1; and

WHEREAS, the C5 Subdivision is a joint City-County subdivision due to its location within 1 mile of City limits requiring City Council approval; and

WHEREAS, the Sheridan County Planning and Zoning Commission recommended the approval of the proposed final plat; and

Now, therefore, be it resolved by the City Council of the City of Sheridan:

That the final plat of C5 Subdivision, a joint City-County subdivision, dividing a 10.09 acres into 2 lots, located 304 Big Goose Road,

Is hereby approved by vote of the City of Sheridan's City Council with the following variance:

1. A variance from Sheridan City Code Appendix B §505(C)(1) requiring; the depth-to-front ratio of lots shall not exceed 2.5 to 1:

In approving the variance from the depth to frontage ratio requirement the City Council finds the following in accordance with SCC Appendix B §204(A).

- The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property;
- 2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property in the area; or because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
- 3. The variance is necessary for reasonable development of the property in question and will alleviate a clearly demonstrable hardship.

In approving C5 Subdivision, the City Council finds the following as required by Sheridan City Code Appendix B §202:

- A. The plat, while outside the City limits, is accompanied by a signed preannexation agreement.
- B. The lots as platted conform to the requirements of the City Zoning Ordinance.
- C. The subdivision falls outside of the Airport Influence Area.

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FEES: \$21.00 DO RESOLUTION EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

PASSED, APPROVED, AND ADOPTED this 20th day of January 2020.

Roger Miller, Mayor

Attest:

Cecilia Good, City Clerk

State of Wyoming)

)SS

County of Sheridan)

Subscribed and sworn to (or affirmed) before me this ______day of

January , 2020 by Cecitia Good & Roger Mil

My commission expires <u>08-30-2022</u>

EMILY BREZNAU - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires August 30, 2022





LOCATION MAP OF SECTION 32, T56N, R84W (NO TRUE SCALE)

LEGEND

● 1,5" AC-PELS3884 UNLESS NOTED OTHERWISE

ENASS CAP

2" AC-USEZS

AC MITURIUM CAP

BE BRASS CAP

CITY OF SHERIDAN COUNCIL COUNTY CLERK

OTY CLERK

STAMP RECEIVING NUMBER

 C_{S} SUBDIVISION

FINAL PLAT OF

LOCATED WITHIN THE (W) SWX) SECTION 32,
TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING
NUMBER OF LOTS: 2
TOTAL AREA: 10.09 ACRES

RECHANGEN IN THE MOST MEST CONCENT OF SECTION AS, THORKE S CONSTANCE, SASEAUSE FEET, TO A FORM I WAS GAIN THE GOVERN OF SECTION AND THE FORM OF SECTION AS, THORKE S CONTROL S C THE ABONE ON FORESTOON SUBDIVISION, A TRACT OF LIVID LOCATED WITHIN THE PS. OF THE SOUTHWEST & SECTION 32, TOWNSHIP SH NORTH, RAVIGE 84 WEST, OF THE STIT PRINCPAL METICIAN, SUBBIAN COUNTY, WYOLKIN MORE PERTICULARY DESCRIBED AS FOLLOWS. CERTIFICATE OF DEDICATION

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SUBJECT TRACT CONTAINS 10.09 ACRES MORE OR LESS.

CHRISTOPHER T CHOM MECAN L CROW

1. NO PROPOSED CENTRALIZED SEWAGE SYSTEM

FIRST INTERSTATE BANK

STATE OF WYOLING):88

THE FORECOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRISTOPHER L. CROW MISS 2020.

WITHERS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES.

NOTARY PUBLIC

STATE OF MYDWING): 855

THE FOREIGNIG INSTRUMENT WAS ACKNOWLEDGED BY FRIST INTERSTATE BANK
BEFORE HE THIS 2020.

WITHERS MY HAND AND GEFOLAL SEAL. MY COMMISSION EXPIRES.

REVERSED BY THE SHERROAN COUNTY FLANDING AND ZONING AVID ZONING AV CERTIFICATE OF ACTION THERDAN COUNTY PLANNING AND ZONING CONMISSION NOTARY PUBLIC SIMI NOISSIMMOD

PLAT APPROVED AND SUBDINSON PERMIT ISSUED BY THE BOARD OF COLINITY COMMISSIONERS OF SHEROAM COUNTY, WYOMING THIS ______ DAY ______ OF ATTESTS. CERTIFICATE OF APPROVAL DARD OF COUNTY COMMISSIONERS

> AND CERTIFED HIS SEEN PREPARED IN ACCORDANCE WITH THE REQUIREDITY OF SHERDAN AND CERTIFED HIS SHERDAN OF THE CITY OF SHERDAN AND CERTIFED HIS OAT CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

PPROVED BY THE CITY OF SHERBAN COUNCIL OF SHERBAN THIS 2020. DAY

CERTIFICATE OF RECORDER

2. DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAWS/JPB NO PUBLIC MAINTENANCE OF STREETS, ROADS OR STORM WATER STRUCTURES A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROXED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEERS OFFICE IN CHEYENGE, WYOMING all new construction, redudeling, additions or repairs to any public or private suldings within the subsymbox shall be constructed in accordance with the Enday Courty Bulding Standards regulations and religing permits and inspections are required. WHEN PUBLIC SERVICE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE OWELLINGS SHALL CONNECT TO SAID SYSTEM. any purchaser does not have the righy to the intural elga of any streak kitsin, or altacour to the subdivision, since wycking haver Interparton laws do not eggognize any riphilm righys with hegard to kandral flow for percous living on the bank of any streak or river.

. NO PRIMIE WELLS CAN BE DRELED AND PRODUCED FROM DEPTHS LESS THAN 250 FEET BELOW THE GROUND SURFACE. WELLS MUST BE USED FOR BRHOWTON PURPOSES ONLY A SUBMISTER IS COUNTS IN CLOSS FROMITY TO THE SARBAN COUNTY JEPORT HAD NO MINER OF MY TRACT WID HIS SUCCESSES OR ASSOURS SHALL HAFE A CLASS HATCH AUARMS DICLAMANT ON COUNTRY OF SACROMA MASINS OFF OF THE MISTS, OR OTHER DISTURBANCE HACK HAT RESALT FROM LEGAL GREATON, OR ARCHAFT IN THE STANCE ORAS YOU SUBMISTORY.

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12. FRONT SETBACK: 29' REAR SETBACK: 20' SIDE SETBACK: 5'

BLUME BAKUPES, AL BULIMAS, KUTBLUMAS, MERIOR FINESS "MOR FRACES CORRUL, MOJOR OTHER STRUCTUES COMERNATIO OF EFECTO WITH THE BULIMAS LODIE MER RESTRUCTUE OF APRIALE COMPANY AND SMAL DE DIFFORCED BY THE CO SUBDIVISION CONFUNITS. SUZBOM COUNT WILL NOT BE LUBBLE HOR RESPONSIBLE FOR URBNO COMPLIANCE WITH BATORICHED HIS COMPANYT.

THE SURFACE ESTATE OF THE LAND TO BE SUBDATDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

13. BUILDING NEAR A DITCH OR WATER COURSE MAY BE RESTRICTED

CERTIFICATE OF SURVEYOR

DIRECTOR OF PUBLIC MORKS

<u>L'Danton Rossand</u>, a dan recotoso Lang Senende di Tie Saue de Vingro do Husery Chrity Han' d'As gal de Sagglecest Segunesian Tella and Coverty Han's Estiment he Selal'is de a Seneny Maie en as de Lacos an descri Seponnesia. EDISTERED LAND SHEVEYOR

DATUM:
BASS OF BEAGAGES IS
US STATE FLARE, NAD SS
WYDIANG SAST GOTTON, 2009
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PAULICUSTOS
PAULICUSTOS

C5 SUBDIVISION SHERIDAN COUNTY, WYOMING

DATE OF PREPRATOR ANGLES 21, 2019 COVER PAGE

CHES & MEDAN CHOW 802 N. MAIN STREET SHEREDAN, WYDWING BZ801



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