

**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).

1. 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:

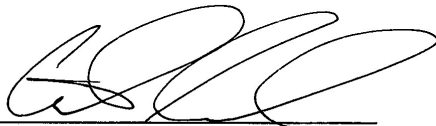
- A. The plat, while outside the City limits, is accompanied by a signed pre-annexation agreement.
- B. The lots as platted conform to the requirements of the City Zoning Ordinance.
- C. The subdivision falls outside of the Airport Influence Area.

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:

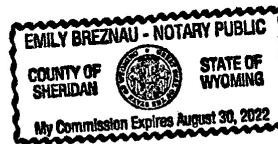

Cecilia Good, City Clerk

State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this 20th day of

January, 2020 by Cecilia Good & Roger Miller


Notary Public
My commission expires 08-30-2022

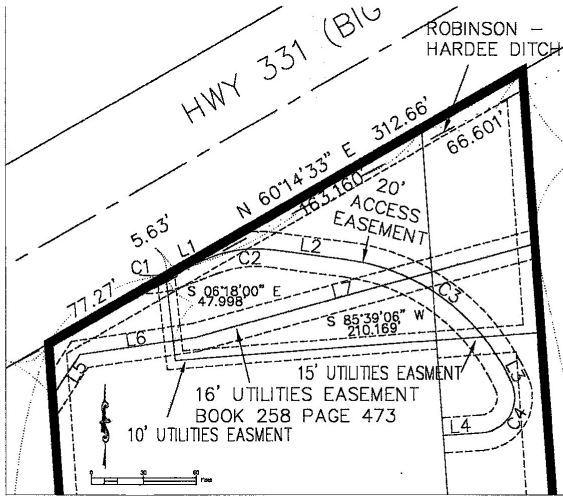
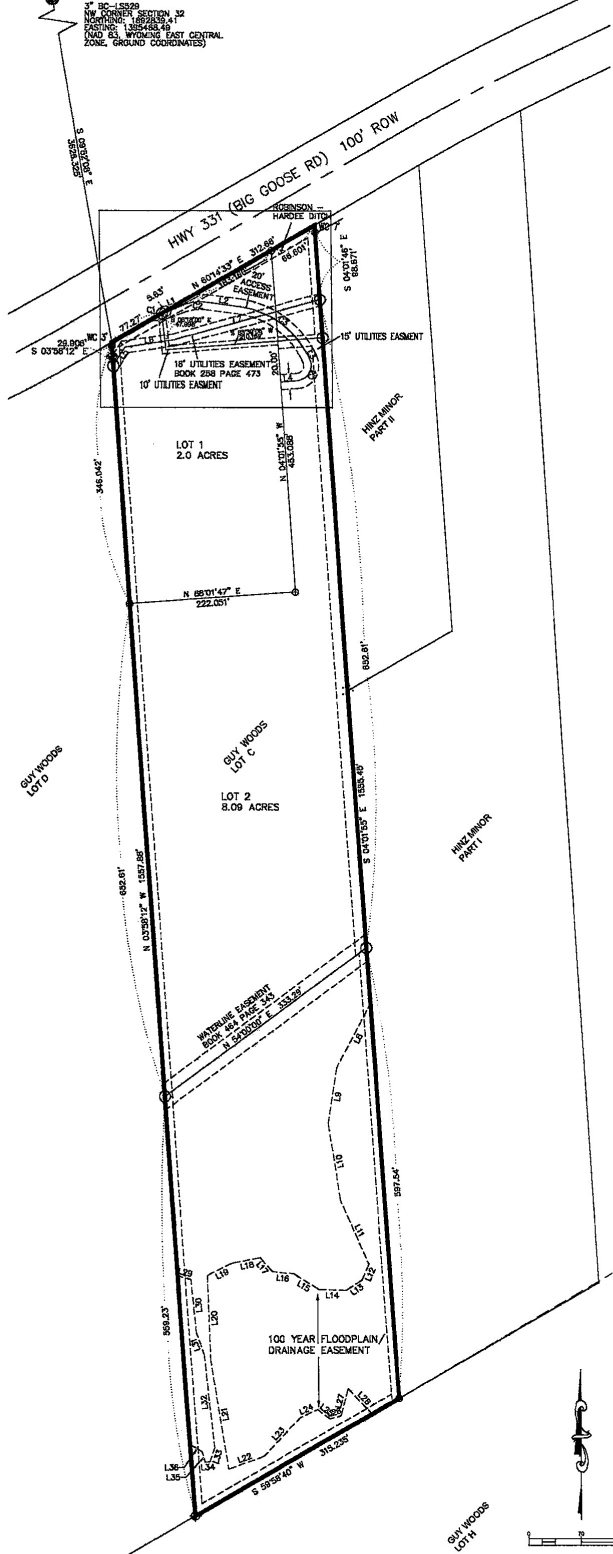


FINAL PLAT OF C5 SUBDIVISION

LOCATED WITHIN THE (SW $\frac{1}{4}$ SW $\frac{1}{4}$) AND THE (NW $\frac{1}{4}$ SW $\frac{1}{4}$) 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

NW COR. S.32 T.56 R.84

7" 30-1-5529
NW CORNER SECTION 32
TOWNSHIP 56 NORTH
RANGE 84 WEST
OF THE 6TH PRINCIPLE
MERIDIAN
ROAD 63 WYOMING EAST CENTRAL
ZONE GROUND COORDINATES



LEGEND

- ① 1.5" AC-SET LS14250
- ② 2" AC-PEL33884 UNLESS NOTED OTHERWISE
- ③ 2" AC-LS529
- CALCULATED CORNER
- ▲ ALUMINUM CAP
- ⊕ BRASS CAP
- ⊙ WITNESS CORNER
- EASEMENT
- - - TRACT / PROPERTY LINE
- - - REEDED BOUNDARY LINE
- - - BIG GOOSE ROAD 100' RIGHT-OF-WAY
- - - 100 YEAR FLOOD PLAN

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40	20.00	18.84	S 83°43'22" E	28°43'09"
C2	78	36.72	36.36	N 83°23'26" E	28°03'16"
C3	120	113.35	109.36	N 55°28'28" W	54°13'01"
C4	20	59.21	53.22	N 29°48'28" E	112°18'18"

LINE (M)	BEARING	(M) DISTANCE	(R) BEARING	(R) DISTANCE
L1	N 89°21'48" E	22.04		
L2	S 85°24'28" E	24.56		
L3	S 85°14'14" E	18.04		
L4	S 85°58'05" W	22.34		
L5	S 33°34'56" W	28.44	S 32°48'13" W	27.09
L6	S 61°39'01" W	66.86	S 60°53'08" W	68.89
L7	S 74°41'41" W	201.56	S 73°45'58" W	200.68
L8	S 28°08'36" W	86.17		
L9	S 08°53'36" W	74.71		
L10	S 08°02'43" E	103.30		
L11	S 23°53'49" E	82.45		
L12	S 23°32'54" W	22.65		
L13	S 56°55'00" W	25.44		
L14	N 87°51'21" W	36.28		
L15	N 57°59'36" W	39.13		
L16	N 84°32'45" W	28.17		
L17	N 40°46'41" W	24.85		
L18	S 78°48'32" W	57.93		
L19	S 83°46'34" W	57.10		
L20	S 02°33'53" E	112.63		
L21	S 09°05'28" E	146.72		
L22	N 69°54'26" E	50.35		
L23	N 42°44'40" E	70.22		
L24	N 64°42'56" E	28.48		
L25	S 52°41'30" E	20.48		
L26	N 74°18'10" E	15.63		
L27	N 14°55'40" E	37.18		
L28	S 63°29'03" E	47.76		
L29	S 76°40'55" E	18.22		
L30	S 05°41'01" E	69.91		
L31	S 19°25'21" E	52.12		
L32	S 08°00'33" E	125.14		
L33	S 18°18'11" W	19.66		
L34	S 86°01'47" W	6.13		
L35	N 16°38'22" W	14.19		
L36	N 59°12'42" W	15.95		

FINAL PLAT OF
C5 SUBDIVISION
SHERIDAN COUNTY, WYOMING

201 E 8TH ST
SHERIDAN, WYOMING 82801

RECORDED: 02/19/2020
DATE OF PREPARATION: AUGUST 21, 2020
DURS & MEDIAN CREW
100 N. MAIN STREET
SHERIDAN, WYOMING 82801

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