

ORDINANCE NO 2253

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 M-1 Industrial District to a R-3 residence District; for the property located at 1700 Bender Land.

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from an M-1 Industrial District to a R-3 Residence 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 M-1 Industrial District to the R-3 Residence 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.

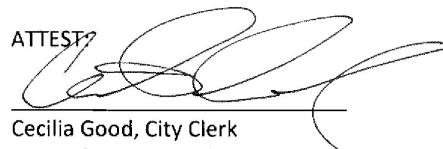
If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

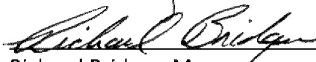
Section 4.

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 18<sup>th</sup> day of July, 2022

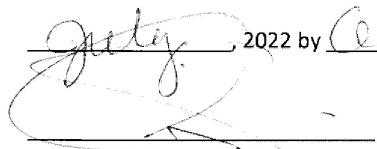
ATTEST:

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

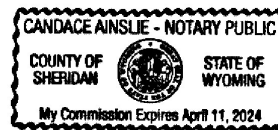
  
Richard Bridger, Mayor



Subscribed and sworn to (or affirmed) before me this 27<sup>th</sup> day of July, 2022 by Cecilia Good

  
Notary Public

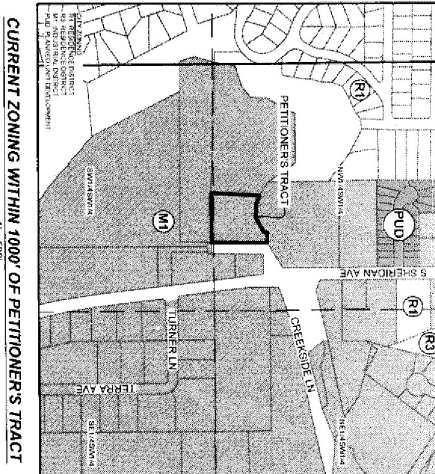
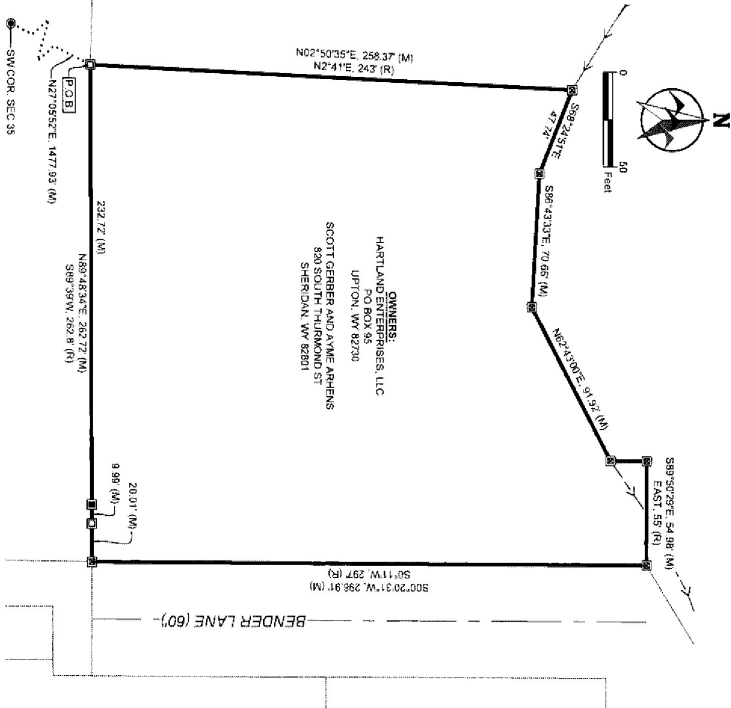
My commission expires 4/11/24



# LEGAL DESCRIPTION

A tract of land located in and being a portion of the NW1/4SW1/4 of Section 35, Township 56 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at a point from which the southeast corner of said Section 35 bears S77°05'27"W, 1477.03 feet thence S89°50'29"E, 54.98 feet, more or less, to a point in the west line of the Goose Creek, thence along the west line of the Goose Creek for the real 1/4 mile, S88°24'31"E, 47.74 feet thence S88°43'32"E, 70.66 feet thence N82°43'30"E, 91.62 feet thence leaving said tract, N07°09'34"E, 19.35 feet thence S88°50'29"E, 54.98 feet, more or less, to the extension of the west line of Bender Lane, thence along the west line of Bender Lane, S07°20'17"W, 296.91 feet thence S89°50'29"E, 202.72 feet, more or less, to the point of beginning and contains 1.53 acres, more or less, and is subject to any and all easements, rights of way, reservations, and other encumbrances that have been legally acquired.



CURRENT ZONING WITHIN 1000' OF PETITIONER'S TRACT

1" = 500'

- CALCULATED CORNER
- SET BACK WITH ALUMINUM CAP P.L.S. #1346
- RECOVERED ALUMINUM CAP
- PETITIONER'S TRACT
- PROPERTY LINE
- ROAD CENTER LINE
- LITTLE GOOSE CREEK CENTER LINE

## CERTIFICATE OF SURVEYOR

I, PAUL A. HEINTZ, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS SURVEY 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.



SCOTT GERBER

## REZONE APPLICATION EXHIBIT

NW1/4SW1/4, SECTION 35, T.56N., R.84W., SHERIDAN COUNTY, WYOMING

PREPARED BY:  
  
 1848 TERRA AVE.  
 SHERIDAN, WY 82801  
 (307) 474-4400  
 www.wwcengineering.com

NO.	REVISION	BY	DATE

PROJECT NO.: 2021-115

DESIGNED BY: JTG
DRAWN BY: JTG
CHECKED BY: JTG
DATE: 10/26/2021

1

2022-780372 7/27/2022 9:48 AM PAGE: 2 OF 2  
 FEES: \$15.00 PK ORDINANCE  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2022-780372 ORDINANCE  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 CITY OF SHERIDAN 55 GRINNELL PLZ  
 SHERIDAN WY 82801-3930