

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

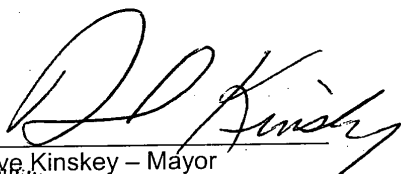
Commencing at the southwest corner of said Section 21 (monumented with a 3 1/4 " aluminum cap per PLS 2615); thence N00°14'28"W, 618.02 feet along the west line of said SW 1/4 SW 1/4 to the **POINT OF BEGINNING** of said tract; thence N00°14'28"W, 32.48 feet along said west line of said SW 1/4 SW 1/4 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.

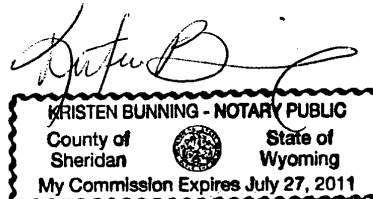
Said tract of land contains 0.73 acres of land, more or less.

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



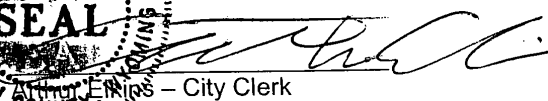

City Clerk

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.

