

ORDINANCE NO 2283

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to rezone the entirety of the land located at 51 W 4th St., Sheridan, Wyoming more particularly and shown on the attached Exhibit A, from an R-3 Residence District to a B-2 Business District;

WHEREAS, the owner of the following described land has petitioned the City Governing Body to rezone the same from a R-3 Residence District to a B-2 Business District, and a public hearing having been held thereon by the Governing Body; and

WHEREAS, this Ordinance was presented to the City Planning Commission on May 13, 2024 with its recommendation submitted to and received by the City Governing Body; and

WHEREAS, notice of the Governing Body public hearing, as required by W.S. 15-1-602 was published on May 6 2024; and

WHEREAS, the City did not receive a protest against the change of district boundary in accordance with W.S. 15-1-603.

THEREFORE BE IT ORDAINED BY THE CITY OF SHERIDAN GOVERNING BODY:

Section 1.

The following described land is hereby rezoned from an R-3 Residence District to a B-2 Business District, to wit:

(See Attached EXHIBIT)

Section 2.

The City of Sheridan Zoning Map shall be updated in accordance with this Ordinance.

Section 3.

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

Section 4.

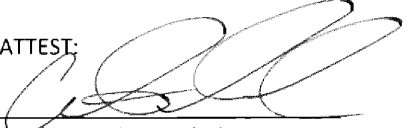
If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

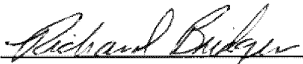
Section 5.

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 17th day of June, 2024

ATTEST:


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

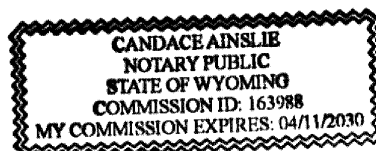

Richard Bridger, Mayor

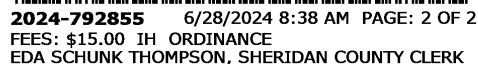
Subscribed and sworn to (or affirmed) before me this 17th day of

, 2024 by Cecilia Good & Richard Bridger

Notary Public

My commission expires 4/11/30



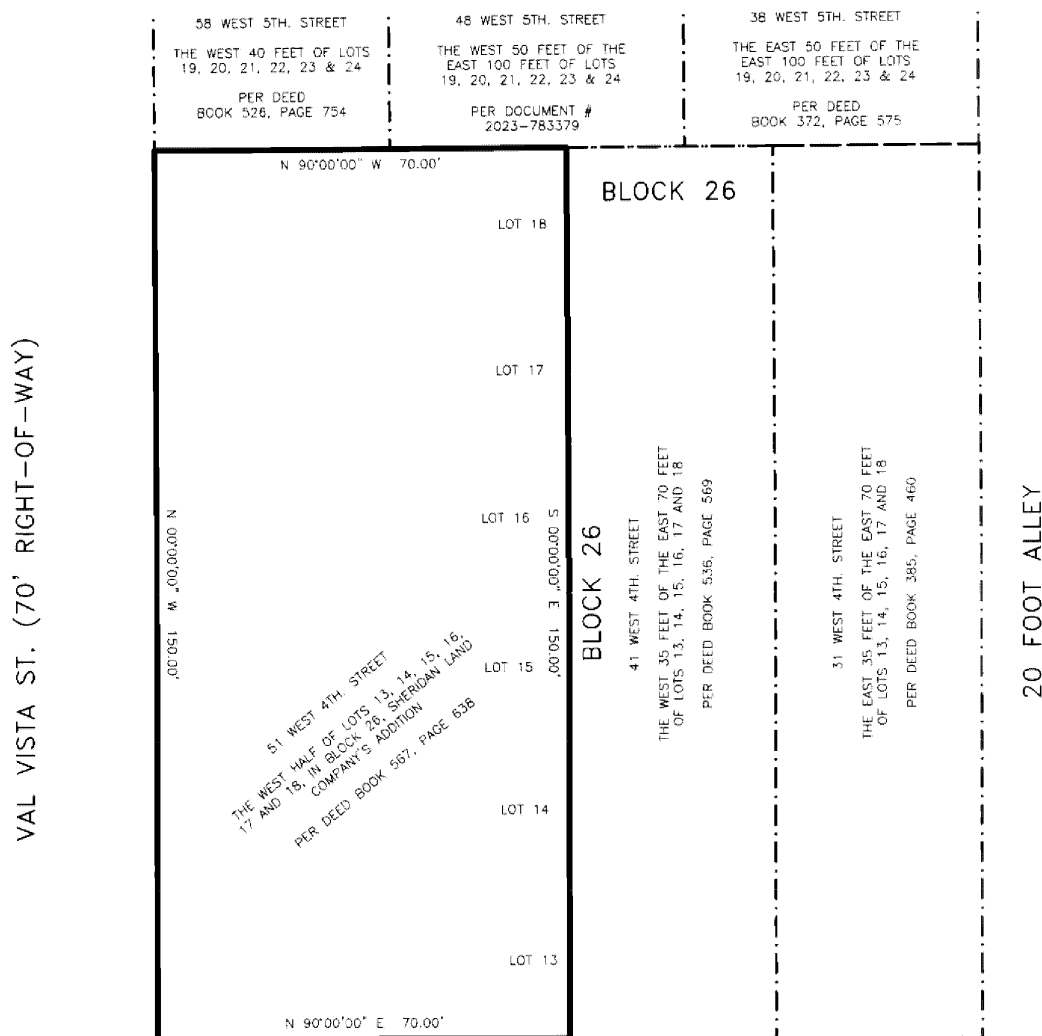


LEGAL DESCRIPTION


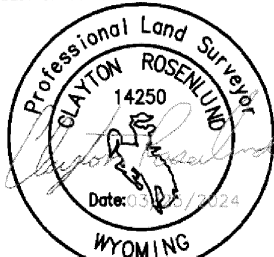
A TRACT OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¹/₄SE¹/₄) OF SECTION 22 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¹/₄NE¹/₄) OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING THE WEST HALF OF LOTS 13, 14, 15, 16, 17 AND 18, IN BLOCK 26, SHERIDAN LAND COMPANY'S ADDITION TO THE TOWN, NOW CITY OF SHERIDAN, WYOMING. SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 26, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SUBJECT TRACT, THENCE NORTH, 150.00 FEET ALONG THE WEST LINE OF SAID BLOCK TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE EAST, 70.00 FEET ALONG THE NORTH LINE OF SAID LOT 18 TO THE MIDPOINT OF SAID NORTH LINE; THENCE SOUTH, 150.00 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID LOTS 13, 14, 15, 16, 17 AND 18 TO THE SOUTH LINE OF SAID LOT 13; THENCE WEST, 70.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

(CONTAINING AN AREA OF ±10500 SQ. FT. (±0.24 ACRES))



SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY
CERTIFY THAT THIS PLAT WAS MADE FROM AN
ACTUAL FIELD SURVEY PERFORMED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT IT
CORRECTLY SHOWS THE LOCATION TO THE
BEST OF MY KNOWLEDGE.

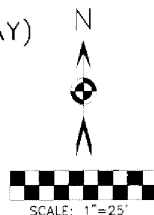


Cannon Consulting LLC
Making every shot count

WEST 4TH ST. (70' RIGHT-OF-WAY)

LEGEND

- ◆ FOUND MONUMENT AS NOTED
 ○ CALCULATED CORNER
 POB POINT OF BEGINNING
 — SUBJECT TRACT BOUNDARY
 - - - ADJOINING LOT LINES
 ORIGINAL LOT LINES
 SECTION LINE



BASIS OF BEARINGS & DISTANCES ARE:
PER SHERIDAN LAND COMPANY'S PLAT
(BEARINGS & DISTANCES ARE OF RECORD)

PREPARED BY:
CANNON CONSULTING, LLC
PO BOX 6106
SHERIDAN, WY 82801

FOR: IN, KON HO & SUN OK
121 RED FOX RD
DINANCE SHERIDAN, WY 82801

Prepared by Cannon Consulting LLC (307) 752-0109

NO. 2024-792855 ORDINANCE
EDA-SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CITY OF SHERIDAN 55 GRINNELL PLZ
SHERIDAN WY 82801-3930