

**CITY OF SHERIDAN
RESOLUTION 53-23**

A RESOLUTION approving PL-23-34, the Wrench Ranch Properties Revised Master Plan Phase Two - Parcel Four, to amend the Wrench Ranch Properties Master Plan Phase II for a change of use from Mixed-Use to a Light-Industrial Planning area located at Lots 2 and 3 of the Eagle View Subdivision.

WHEREAS, all applicable requirements for a master plan amendment have been met and all documents meet the applicable requirements in Appendix A, Section 16 of the Sheridan Municipal Code regarding changes and amendments to master planned developments.

Now, therefore, be it resolved by the City Council Governing Body:

That the Wrench Ranch Properties Revised Master Plan Phase II, to amend the Wrench Ranch Properties Master Plan Phase II for a change of use from Mixed-Use to a Light-Industrial Planning area located in Lots 2 and 3 of the Eagle View Subdivision.

PASSED, APPROVED, AND ADOPTED this 20th day of November 2023.


Richard Bridger, Mayor

ATTEST:


Cecilia Good, City Clerk



State of Wyoming

SS

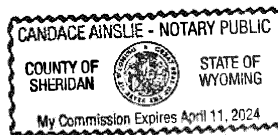
County of Sheridan

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

January, 2024 by Richard Bridger and Cecilia Good

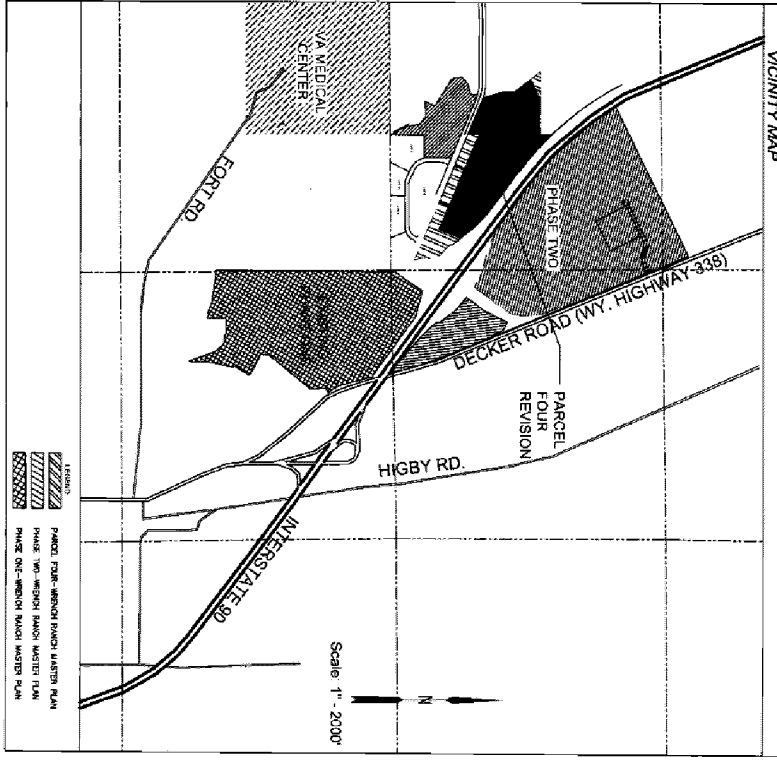
Notary Public

My commission expires 4/11/24





WRENCH RANCH PROPERTIES REVISED MASTER PLAN ~ PHASE TWO ~ PARCEL FOUR AMENDMENTS



PLANNING COMMISSION APPROVAL:

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 13 DAY OF NOVEMBER 2023
Eda Schunk Thompson
LATESTVICE-CHAIRMAN CHAIRMAN

CITY COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 20 DAY OF NOVEMBER 2023
Eda Schunk Thompson
LATESTVICE-CHAIRMAN CHAIRMAN

CITY CLERK CERTIFICATE:

THIS MASTER PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDED AT _____ M. _____ PAGE NO. _____ AND IS DULY RECORDED IN BOOK _____ PAGE NO. _____
COUNTY CLERK

DIRECTOR OF PUBLIC WORKS APPROVAL:

THIS MASTER PLAN AND FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SHERIDAN, WYOMING, PUBLIC WORKS DEPARTMENT'S POLICY AND PROCEDURE MANUAL, WHICH IS ADOPTED BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.
Eda Schunk Thompson
DIRECTOR OF PUBLIC WORKS

PLANNING DIRECTOR APPROVAL:

THIS MASTER PLAN AND PRELIMINARY PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SHERIDAN, WYOMING, PLANNING DEPARTMENT'S POLICY AND PROCEDURE MANUAL, WHICH IS ADOPTED BY THE DIRECTOR OF PLANNING DEPARTMENT OF SHERIDAN, WYOMING.
Eda Schunk Thompson
DIRECTOR OF PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATE:

I, WILLIAM E. RICH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE laws of the STATE OF WYOMING. THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF WRENCH RANCH PROPERTIES MASTER PLAN PHASE TWO PARCEL FOUR AMENDMENTS, AS MADE FROM AN ACCURATE SURVEY AND SHOWN HEREON, THAT THIS PLAT WAS MADE UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN ACCORDANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.
William E. Rich
Professional Land Surveyor
5300
WYOMING
LAND SURVEYOR NO. 5390

SHEET LIST:

- T-1 COVER SHEET
- L-1-1 REVISIONS
- L-1-2 GUIDELINES & STANDARDS

Prepared by:		Client:	
wood.		JOHN E. RICE & SONS, INC.	
Wood Group USA		DBA WRENCH RANCH	
2615 Aviation Drive		P.O. BOX 4039	
(307) 675-6400		SHERIDAN, WYOMING 82801	
www.woodplc.com		WRENCH RANCH PROPERTIES	
Client Contact: JJJ		Drawn: WEP	
Date: 9 AUG 2023		Design: WEP	
Scale: As Shown		Check: WEP	
		Task No: OFFICE LABOR	
		Sheet: 7-1	
		Rev: 0	

[illegible][illegible][illegible]

1. Subfactors – all subfactors are measured from the Property Line
2. Encroachments/Projections into the setback or along (corridor)
3. Eaves, roof projections, overhang, projection signs and other features may project into required yards a maximum of three (3) feet, provided such encroachments are supported at or behind the building setback or offset line.
4. The City Engineer may require that the project must be approved by the assessment board and the City of Sheridan.
5. Encroachments and projections shall be constructed of fire-rated or fire-resistive construction if required by the Building Codes.

[illegible]

<p>Revised Master Plan Phase Two Wrench Ranch Properties Parcel Four Amendments</p>		<p>wood.</p>		<p>Project No. P241376</p>		<p>Client JOHN F. RICE & SONS, INC. DBA WRENCH RANCH P.O. Box 4039 SHERIDAN, WY 82801-0439</p>		<p>Project Name WRENCH RANCH PROPERTIES REVISED MASTER PLAN - INTERIM SUBMITTAL TO ORDINANCE 4 STANDARD 2015</p>	
<p>Wrench Group USA 2415 Aviation Drive, Sheridan, WY 82801 (307) 676-6400 www.wrenchusa.com</p>		<p>Design WIP</p>		<p>WIP</p>		<p>Sheet S-0069</p>		<p>Revised 3</p>	
<p>Drawn By: [Blank] Checked By: [Blank] Scale: [Blank] Date: 9 AUG 2015</p>		<p>Project No. P241376</p>		<p>Client JOHN F. RICE & SONS, INC. DBA WRENCH RANCH P.O. Box 4039 SHERIDAN, WY 82801-0439</p>		<p>Project Name WRENCH RANCH PROPERTIES REVISED MASTER PLAN - INTERIM SUBMITTAL TO ORDINANCE 4 STANDARD 2015</p>		<p>Sheet S-0069</p>	
<p>Drawn By: [Blank] Checked By: [Blank] Scale: [Blank] Date: 9 AUG 2015</p>		<p>Project No. P241376</p>		<p>Client JOHN F. RICE & SONS, INC. DBA WRENCH RANCH P.O. Box 4039 SHERIDAN, WY 82801-0439</p>		<p>Project Name WRENCH RANCH PROPERTIES REVISED MASTER PLAN - INTERIM SUBMITTAL TO ORDINANCE 4 STANDARD 2015</p>		<p>Sheet S-0069</p>	