

ORDINANCE NO 2021

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to rezone all of the Lots 1 thru 8, Block 4, Mountain View Addition To The City Of Sheridan, Wyoming, and all that part of vacated Heald Street lying South of Lot 8, Block 4 and Lots 1 thru 3, Block 5, Mountain View Addition, more particularly described in Section 1, from a R-4 Residence District to a R-2 Residence District.

Whereas SSR Construction is the owner of the following described land and have petitioned the City Council to rezone the same from a R-4 Residence District to a R-2 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 a R-4 Residence District to a R-2 Residence District, to wit:

BEGINNING at the Southeast intersection of College Avenue and Frank Street; Thence with the South Right of Way of College Street and the North line of Lot 1, Block 4, Mountain View Addition North 89°46'25": East 124.99 feet to the Northeast corner of said Lot 1; Thence South 00°10'36" East 613.87 feet to the Southeast corner of Lot 3, Block 5, Mountain View addition; Thence with the South line of said lot 3 South 89°51'18" West 124.86 feet to the Southwest corner of said Lot 3; Thence with East Right of Way of Frank Street North 00°11'19" West 613.70 feet to the point of BEGINNING.

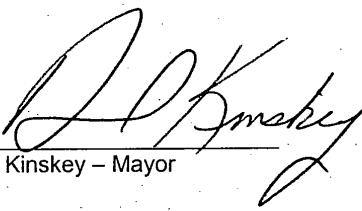
Said tract contains 1.76 acres of land, more or less.

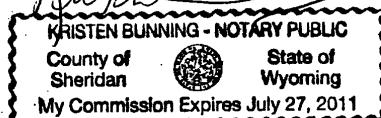
Section 2. Upon the commencement of any commercial development on the above mentioned parcels, the landowners shall provide written evidence that the adjacent property owners to the south are agreeable to the commercial development without a vegetative screen. If such written evidence cannot be provided, a landscape buffer meeting the requirements described in Sheridan City Code Appendix A §10-20.4.1.1 shall be constructed along the southern property line of both parcels. As a further condition of approval, a written agreement, signed by the landowners, outlining these terms shall be provided to city staff.

Section 3. That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

Section 4. 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 20<sup>th</sup> day of August, 2007

  
Dave Kinskey – Mayor



ATTEST:

  
Arthur Elkins – City Clerk

591390 ORDINANCE  
BOOK 490 PAGE 0651  
RECORDED 11/02/2007 AT 10:45 AM.  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

## Rezone request

