

**ORDINANCE NO 2232**

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 the M-1 Industrial District, R-1 Residence District, and R-3 Residence District to the B-1 Business District; for the properties located at: 1325 Sheridan Avenue (PIN: 56843530001733), 1331 Sheridan Avenue (PIN: 56843530003433), and 600 Avoca Avenue (PIN: 56843520006133).

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from the M-1 Industrial District, R-1 Residence District, and R-3 Residence District to the B-1 Business 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 lands are hereby rezoned from the M-1 Industrial District, R-1 Residence District, and R-3 Residence District to the B-1 Business 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.

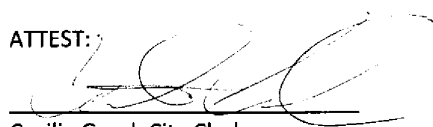
If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

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 15th day of November, 2021

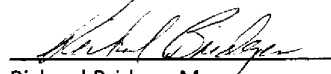
ATTEST:

  
Cecilia Good, City Clerk

State of Wyoming )

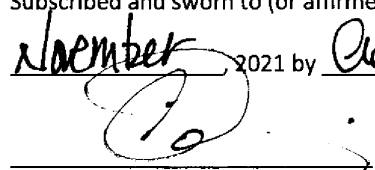
)SS

County of Sheridan )

  
Richard Bridger, Mayor

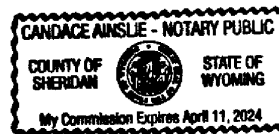
Subscribed and sworn to (or affirmed) before me this 15th day of

November 2021 by Cecilia Good and Richard Bridger

  
Notary Public

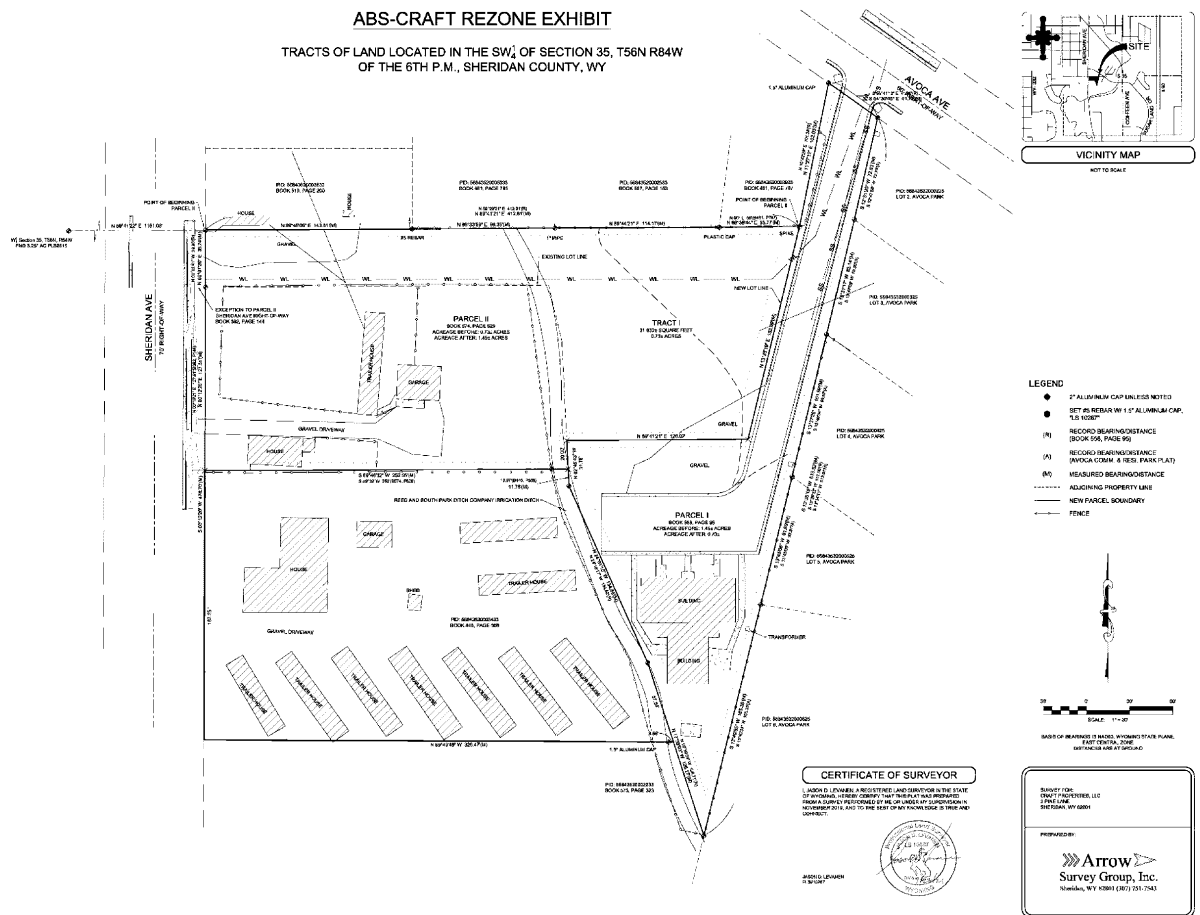
My commission expires

4/1/24



**ABS-CRAFT REZONE EXHIBIT**

TRACTS OF LAND LOCATED IN THE SW<sub>4</sub> OF SECTION 35, T56N R84W  
 OF THE 6TH P.M., SHERIDAN COUNTY, WY



**NOTES**  
 1. NO TITLE SEARCH WAS PERFORMED BY ARROW SURVEY GROUP.  
 2. FOR THE PURPOSE OF REZONING PARCELS OF LAND AS SHOWN.

**CERTIFICATE OF SURVEYOR**  
 I, JASON D. FORBES, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY CERTIFY THAT THE DATA AND INFORMATION CONTAINED HEREIN WERE OBTAINED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND CONSCIENCE.

Survey ID# 23047  
 Survey Group, Inc.  
 Sheridan, WY 82801

Prepared by:  
**Arrow**  
 Survey Group, Inc.  
 Sheridan, WY 82801 (307) 251-7543

**NO. 2022-777261 ORDINANCE**  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 CITY OF SHERIDAN 55 GRINNELL PLZ  
 SHERIDAN WY 82801-3930