Sheridan City Planning Commission
Meeting Agenda
May 26, 2020
7:00 PM, City Council Chamber, City Hall

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

   Motion by:

   Second:

   Vote:

3.

   Motion by:

   Second:

   Vote:

   Old Business

   New Business

4. Consideration of PL-20-13. Restoration Ranch Minor Subdivision. a request to subdivide 8.54 acres from 2 lots into 4 lots and 1 tract, zoned B-1 Business District. Located at 2554 Coffeen Ave.

   Motion by:

   Second:

   Vote:

5. Comments from commissioners and staff.

6. Adjourn

MEMO

TO: Planning Commission
FROM: Wade Sanner, Community Development Director
RE: Review, correction, and approval of minutes of the May 11, 2020 meeting.

Motion by:

Second:

Vote:

Attachments

DRAFT

CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING

COUNCIL CHAMBERS 7:05 P.M. May 11, 2020

Item #1. Call to Order and Roll Call of Members

Planning Commission members attended by phone to meet Covid-19 requirements. Chairman Tod Windsor called the meeting to order.

Present: Jason Boucher, Mike Giorgis, Paul Huson, Tom Kelly, Jon Oman, Paula Whitworth and Tod Windsor.

Absent: None.

City of Sheridan staff member present and attended by phone: Community Development Director, Wade Sanner. Planning Commission Secretary, Carolyn Byrd also attended by phone.

Item #2: Approval of Agenda as presented.

Jon Oman moved the Agenda be approved as presented. Paula Whitworth seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the April 13, 2020 meeting.

It was noted that the names of Paul Huson and Tom Kelly were incorrect on Page 5.

Paul Huson moved the minutes of April 13, 2020 be approved as corrected. Tom Kelly seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration of PL-20-1: The applicant, System Land, LLC is requesting a subdivision of the property located east of Dome Drive, south of Sheridan Links Planned Unit Development (PUD) subdivision. The subdivision will be called Cloud Peak Ranch 21st Filing. The applicant is proposing to subdivide 21.84 acres into 42 lots and 3 outlots. The property is zoned R-1 Residence District.

Wade Sanner said the property is zoned R-1, Residence District. The proposed lots meet the minimum requirements of the R-1 Zoning District and the plat conforms in all necessary aspects to the Zoning Ordinance. It is located off Mydland Road, east of Highland Elementary. They are proposing to subdivide 21.84 acres into 42 lots and 3 outlots.

The applicant has proposed to dedicate the land necessary to create pathway linkages through the proposed subdivision shown as Outlot C. It connects with existing pathway on the southwest corner to a connection point with Scott Addition to the east. Outlot A, extends the open space and future pathway allowances provided by Outlot E of the adjacent Clout Peak 16th Filing Subdivision. Outlot B, at 5.56 acres will serve as the storm water management area while also providing additional open space, which is close to 30% of the total subdivision area, well in excess of the minimum 8% required. While no formal parks are provided with this plat, the developer, System Land, LLC, has additional undeveloped land north of West 5th Street and is planning to provide park and open space in that area with future development proposal to explore a neighborhood park on the north side of West 5th Street with future development.

A final drainage study and report were provided to the City with this proposal. There is an existing detention pond as shown on the plat in the southeast corner of the subdivision. With the addition of some new drain pipe to replace open existing ditches, the storm water management design for the site appears to comply with the City's Storm Drainage Criteria. A final drainage report will be provided with the final plat application and it will be reviewed by the City Engineer for compliance prior to final approval of the permit to construct the subdivision.

When questioned if they were still using drainage from 1973, Mr. Sanner said they are using new figures.

Asked if current water and sewage would accommodate 42 new homes, Mr. Sanner said the City Engineer looked at water and drainage, but he will ask about it.

Jason Boucher moved the Planning Commission approve Cloud Peak Ranch 21st Filing, consisting of 21.84 acres which will be subdivided into 42 lots and 3 outlots. The property is zoned R-1 Residence District. Mike Giorgis seconded the motion. No further discussion. Unanimous voice vote in favor of the motion.

Item #5: **Consideration of PL-20-11**: The applicant, Patio Homes at Woodland Park LLC, is requesting a subdivision of the property located of Coffeen Avenue and Fleming Boulevard. The subdivision will be called Trailside at Woodland Park. The applicant is proposing to subdivide 3.75 acres into 28 residential lots. The property is zoned B-1 Business.

Mr. Sanner said this property is located at the northeast corner of Fleming Boulevard and Coffeen Avenue. It is zoned B-1 Business District. Lots 25, 26, 27 and 28 are part of the Subdivision but won't be built on and will be part of the WYDOT ROW.

WYDOT has agreed water detention take place on two Lots on the northwest corner and it will eventually be part of the WYDOT right of way.

The 20' easement will remain on the west side of Lots 1,2,3,4,5, part of 6, and on 7, 8, 9, 10, 11 and 12.

Bill Pugh with Wood Group said the easement is 18' because SAWS said they only want 18'. They will check with the City and see if 18' is ok before it goes to City Council.

Mr. Sanner said he will visit with them to make sure it is ok.

No encroachments will be allowed in the easement. In this case SAWS water line will run through there so the Utility Department said there will be no encroachments at all in the easement or across it and the developer agreed.

The following notes will be added to the plat:

> Note 1: No fences, porches, eaves or other structures are allowed to encroach into the utility easement.
>
> Note 2: Access to the existing sewer main running along the north and west property lines within the maintenance or access to the sewer main.

The applicant is requesting two variances associated with this subdivision.

The applicant is requesting two variances:

> Variance 1: A setback waiver for the setback along Fleming Boulevard for Lots 1, 17, 18 and 24. The request is the setback is reduced from 10' to 5' as the 10' setback is difficult as it reduces the area for a home on these lots.
>
> Variance 2: The applicant is requesting a variance from the depth-to-front ratio of 2.5 to 1. The request is for Lots 6 and 12 to have a depth-to-front ratio of 3.05 to 1 for Lot 6 and 3.24 to 1 for Lot 12. This variance request is due to the shape of these lots that have a greater depth than the other lots in the subdivision.

Mr. Sanner said staff is in support of these. Staff received no comments on these. This subdivision will connect to the trail system.

Jason Boucher moved the Planning Commission recommend approval of PL-20-17, Trailside Subdivision, a request to subdivide 3.75 acres from 1 lot to 28 lots, zoned B-1, and located at 5031 Coffeen Avenue. Jon Oman seconded the motion. No further discussion. Unanimous voice vote in favor of the motion.

Item #6: Comments from commissioners and staff.

Mr. Sanner said City Hall will reopen tomorrow so they could have some Commissioners come in to the meeting on May 26 and some could attend remotely. Commissioners can remain remote if they want.

Item #7: Adjourn

Jason Boucher moved the meeting adjourn. Paula Whitworth seconded the motion. Unanimous voice vote in favor of the motion.

Meeting adjourned at 7:43 P.M.

Date approved by Planning Commission: _____

Recorded by: _____

MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Staff recommends the Planning Commission recommend approval of the final plat for PL-20-13, Restoration Ranch Minor Subdivision. A request to replat 8.54 acres from two lots to four lots, and 1 tract, zoned B-1 Commercial District. Located at 2554 Coffeen Ave.

Findings of Fact

Prior to approving the final plat, the City Council will need to make the following findings per Sheridan City Code Appendix B §202:

- The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.
- The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly-acknowledged agreement not to contest future annexation proceedings.
- Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.
- All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.
- No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.

Background

The applicant, Restoration Ranch, LLC, is requesting to subdivide 8.54 acres into 4 lots. Three of the lots are being subdivided in order to separate the existing three homes on their individual lots. Lot four will be incorporated into a future residential subdivision.

Along the southern portions of Lots 1 through 3 is Tract A. Tract A is 50-feet wide in width, and will be used as an access and utility easement. Tract A will be the future road to be installed when Lot 4 is developed. In the southeast corner of Lot 4 is a temporary access easement for turn around with a 60-foot radius. Along the north, west, and southern property lines is a 10-foot utility easement.

Staff sent out 14 direct nearest neighbor notifications as part of this application, in addition to advertising in the Press and a sign posted on the property. Staff has received no comments on this application.

Staff Comments

Staff offers the following comments on final plat required findings:

- The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.

This property falls completely within the City limits, so this condition does not apply.

- The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly-acknowledged agreement not to contest future annexation proceedings.

Again, not applicable in this case, the property is within the city limits.

- Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.

Proposed Lots 1 through 3 will exceed the depth to front ratio of 2.5 to 1. Staff has no objections to these requests. A variance request letter has been provided by the applicant.

- All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.

This proposed subdivision is outside of the Airport influence area.

- No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.

The water lines for Lots 1, 2 and 3 run through Tract A and is readily available for each lot. However, Lots 1, 2, 3 and 4 are currently connected to septic tanks. A note was added to the plat that requires future connection to the water line when lots 1,2,3 and 4 are sold or developed.

Staff Comments

Prior to approving the final plat, the City Council will need to make the following findings per Sheridan City Code Appendix B §202:

- The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.
- The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly-acknowledged agreement not to contest future annexation proceedings.
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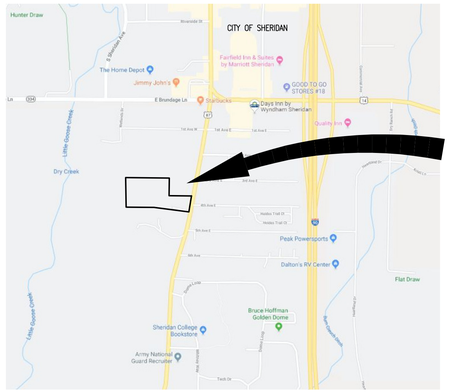
Attachments

final plat
survey
variance request letter
aerial

FINAL PLAT OF

RESTORATION RANCH MINOR SUBDIVISION

BEING A RE-SUBDIVISION OF TWO PORTIONS OF TRACT A, BRUNDAGE PLACE ADDITION
TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
LOCATED IN THE NE¼SW¼, SECTION 2, T55N, R84W,
6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA = ±8.54 ACRES



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ANDREW CAMERON AND RESTORATION RANCH LLC, BEING THE OWNER(S), PROPRIETOR(S) OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

RESTORATION RANCH MINOR SUBDIVISION BEING A RE-SUBDIVISION OF TWO PORTIONS OF TRACT A, BRUNDAGE PLACE ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK BOOK 352, PAGE 392 AND BOOK 578, PAGE 127; SUBJECT PARCEL LOCATED IN THE NE¼SW¼, SECTION 2, T55N, R84W, 6TH P.M.,SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A, BRUNDAGE PLACE ADDITION; THENCE S 09°39'19" W, 634.07 FEET ALONG THE WESTERN LINE OF COFFEEN AVENUE RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING; THENCE N 89°11'48" W, 342.39 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 352, PAGE 392; THENCE N 00°33'22" E, 270.16 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 578, PAGE 127; THENCE N 89°32'26" W, 663.12 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 578, PAGE 127 TO A POINT ON THE EASTERN LINE OF TRACT 11A OF BLUE WING MINOR SUBDIVISION; THENCE S 00°51'48" E, 450.00 FEET ALONG SAID EASTERN LINE TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 578, PAGE 127; THENCE S 89°30'34" E, 423.39 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 578, PAGE 127; THENCE S 83°14'32" E, 55.75 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 352, PAGE 392 TO THE NORTHWEST CORNER OF MECKLE MINOR SUBDIVISION; THENCE S 82°32'37" E 453.94 FEET ALONG THE NORTH LINE OF SAID MECKLE MINOR SUBDIVISION TO THE NORTHEAST CORNER OF SAID MECKLE MINOR SUBDIVISION; THENCE S 80°27'29" E, 25.29 FEET ALONG A JOG IN SAID WESTERN LINE OF COFFEEN AVE RIGHT-OF-WAY; THENCE N 09°52'08" E, 246.62 FEET ALONG SAID WESTERN LINE OF COFFEEN AVENUE RIGHT-OF-WAY TO THE POINT OF BEGINNING. CONTAINING AN AREA OF ±8.54 ACRES MORE OR LESS

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, AND

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, EASEMENTS, AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY GRANT EASEMENTS TO THE OWNERS OF EACH LOT OF THIS SUBDIVISION, FOR THE PURPOSES INDICATED HEREON, ALL EASEMENTS AND TRACT A SHOWN HERIN WITHIN THE BOUNDARY OF THE LANDS PLATTED.

EXECUTED THIS _____ DAY OF _____, 2020.

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ANDREW CAMERON, AS A MEMBER OF RESTORATION RANCH LLC AND PERSONALLY, ON THIS _____ DAY OF_____2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:_____.

_____
RESTORATION RANCH LLC, AND ANDREW CAMERON,
AS THIER INTERESTS APPEAR OF RECORD

_____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS _____ DAY OF _____, 2020, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____ _____
DIRECTOR OF PUBLIC WORKS MAYOR

CERTIFICATE OF CITY COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS_____ DAY OF 2020.

_____
ATTEST: CITY CLERK

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK THIS _____ DAY OF _____, 2020

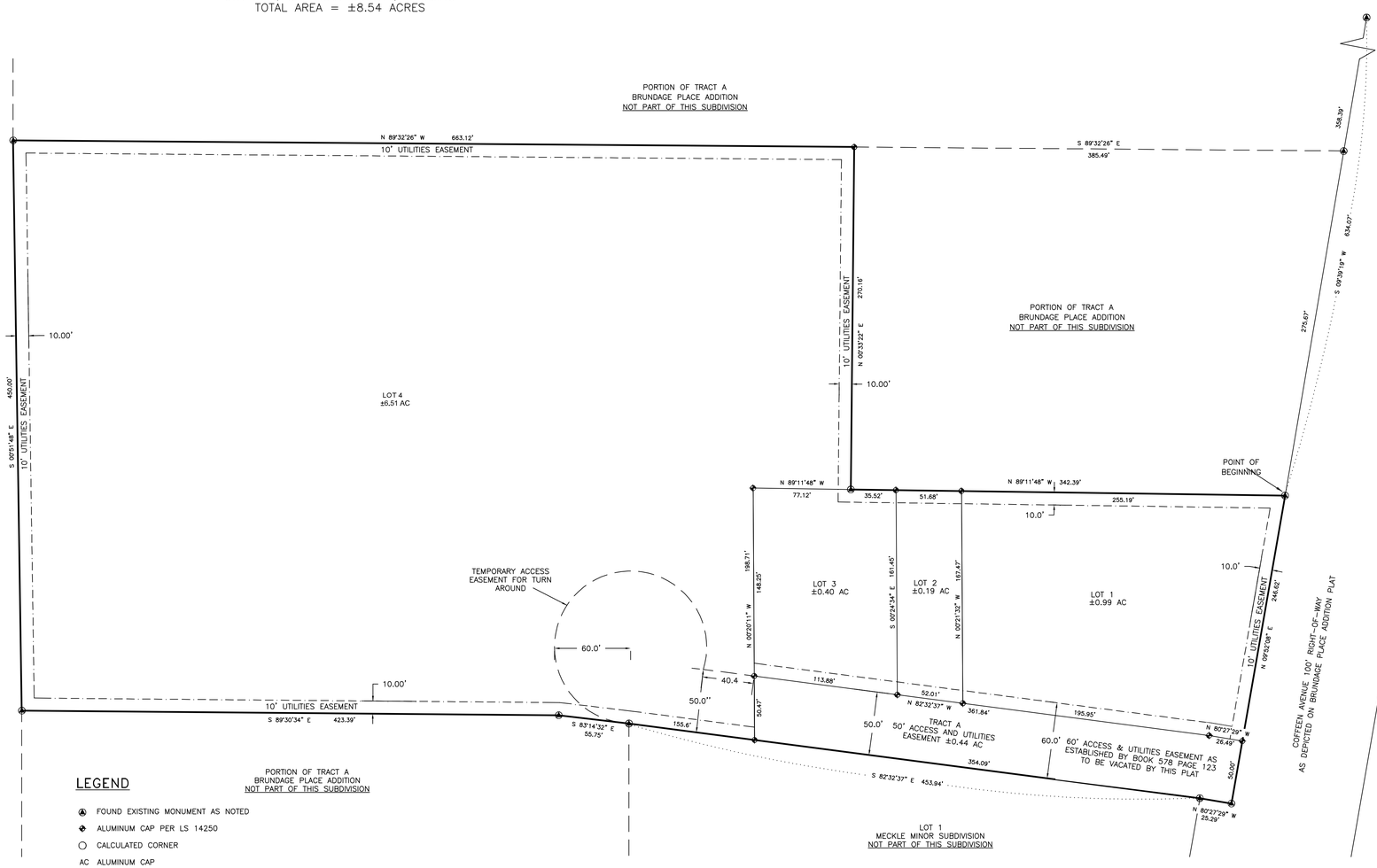
AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____,

_____ _____
COUNTY CLERK STAMP RECEIVING NUMBER

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISION THIS_____ DAY OF_____, 2020.

_____ _____
ATTEST: VICE CHAIRMAN CHAIRMAN



LEGEND

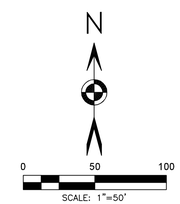
PORTION OF TRACT A
BRUNDAGE PLACE ADDITION
NOT PART OF THIS SUBDIVISION

- FOUND EXISTING MONUMENT AS NOTED
- ALUMINUM CAP PER LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- BOUNDARY LINE
- INTERIOR LOT LINE
- ADJOINING LOT LINE
- EASEMENT

NOTES:

TRACT A WILL REQUIRE STANDARD CITY OF SHERIDAN ROAD IMPROVEMENTS UPON FURTHER DEVELOPMENT OR SUBDIVISION.

LOTS 1, 2, 3, AND 4 ARE SUBJECT TO A SHARED UTILITY AGREEMENT FOR THE WATER AND SEPTIC SYSTEMS IN PLACE AS OF THE DATE OF THIS PLAT. AN INFRASTRUCTURE EXTENSION AGREEMENT SHALL REQUIRE LOTS 1, 2, 3 AND 4 TO BE CONNECTED TO THE CITY OF SHERIDAN MUNICIPAL WATER AND SEWER SERVICES PRIOR TO LOT 1, 2, 3 AND 4 BEING CONVEYED TO ANY THIRD PARTY.



BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND
(US SURVEY FEET)
PAF:1.000235

THE UNDERSIGNED SECURITY STATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED IN BOOK 993 PAGES 598-604. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

_____
(SECURITY STATE BANK)

STATE OF WYOMING)
COUNTY OF SHERIDAN) :SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR THIS _____ DAY OF _____, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

THE UNDERSIGNED FIRST INTERSTATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED ELECTRONICALLY AS DOCUMENT NUMBER 2019-754450. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

_____
(FIRST INTERSTATE BANK)

STATE OF WYOMING)
COUNTY OF SHERIDAN) :SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR THIS _____ DAY OF _____, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND , 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 RESTORATION RANCH MINOR SUBDIVISION, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.



DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF TWO PORTIONS OF TRACT A, BRUNDAGE PLACE ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK BOOK 352 PAGE 392, AND BOOK 578 PAGE 127. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT INCLUCING THE EASEMENT RECORDED IN THE RECORDS OF ABOVE SAID CLERK, AT BOOK 578 PAGE 123, ARE HEREBY VACATED. SUBJECT TO ALL OTHER LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD

PREPARED FOR: RESTORATION RANCH LLC, SHERIDAN, WYOMING

Cannon Consulting LLC
Making every shot count
201 E 5TH ST
SHERIDAN, WYOMING 82801

EXISTING SITE SURVEY EXHIBIT OF

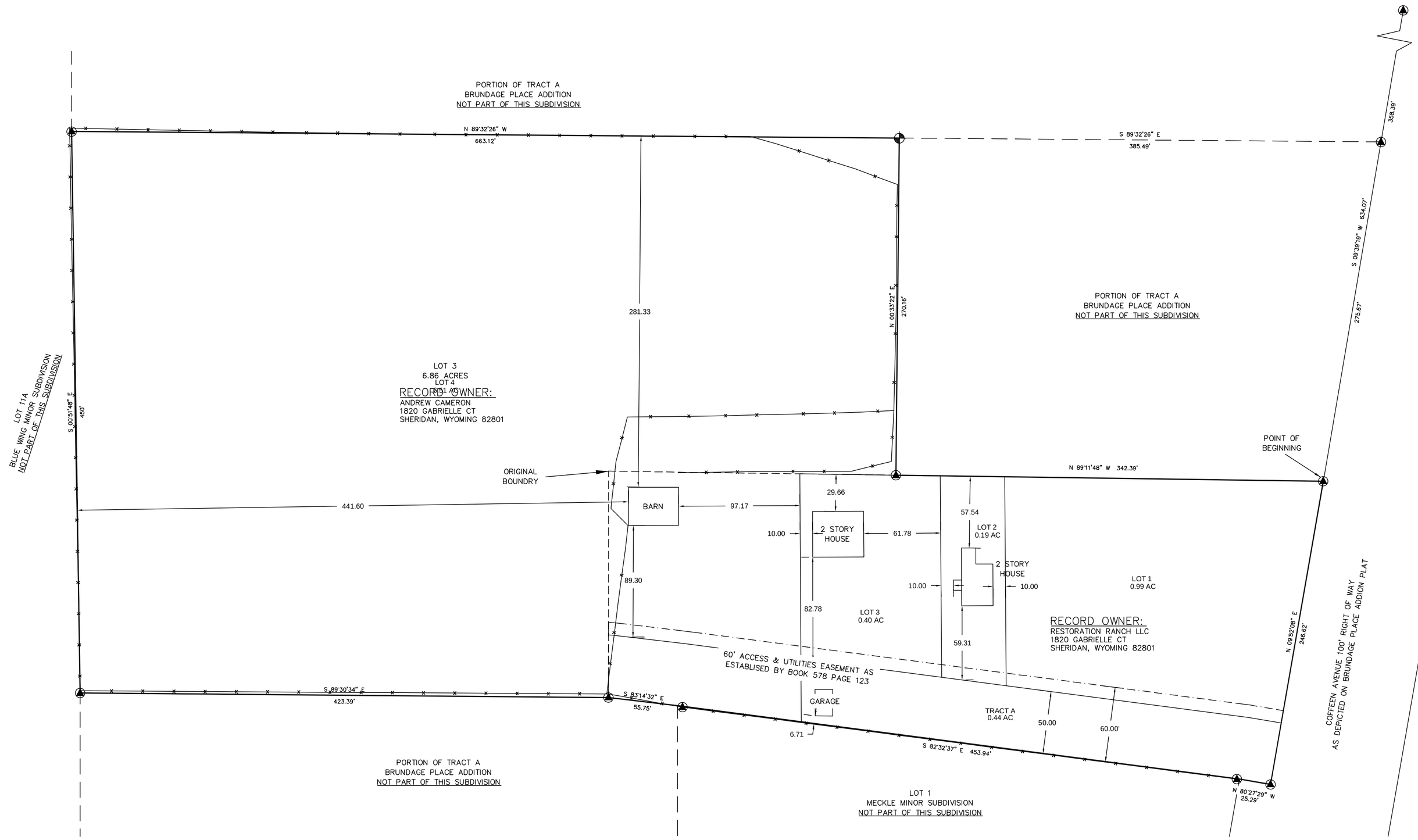
RESTORATION RANCH MINOR SUBDIVISION

BEING A RE-SUBDIVISION OF TWO PORTIONS OF TRACT A, BRUNDAGE PLACE ADDITION
TO THE CITY OF SHERIDAN, SHERDIAN COUNTY, WYOMING
LOCATED IN THE NE¼SW¼, SECTION 2, T55N, R84W,
6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA = ±8.54 ACRES

LEGEND

- FOUND EXISTING MONUMENT AS NOTED
- ALUMINUM CAP PER LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- BOUNDARY LINE
- INTERIOR LOT LINE
- ADJOINING LOT LINE
- EASEMENT
- BARBWIRE FENCE
- WOOD FENCE

NOTE TRACT A BRUNDAGE PLACE ADDITION HAS NOT BEEN RE-PLATED.



N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

Cannon Consulting LLC
Making every shot count
201 E. 5TH ST.
SHERIDAN, WYOMING 82801

Prepared by Cannon Consulting LLC / (307) 752-0109

DATE PREPARED: 2/3/20

902 North Main Street ■ Sheridan, WY 82801

Lane Thompson, PE
City of Sheridan
55 Grinnell Plaza
Sheridan WY 82801

Dear Mr. Thompson:

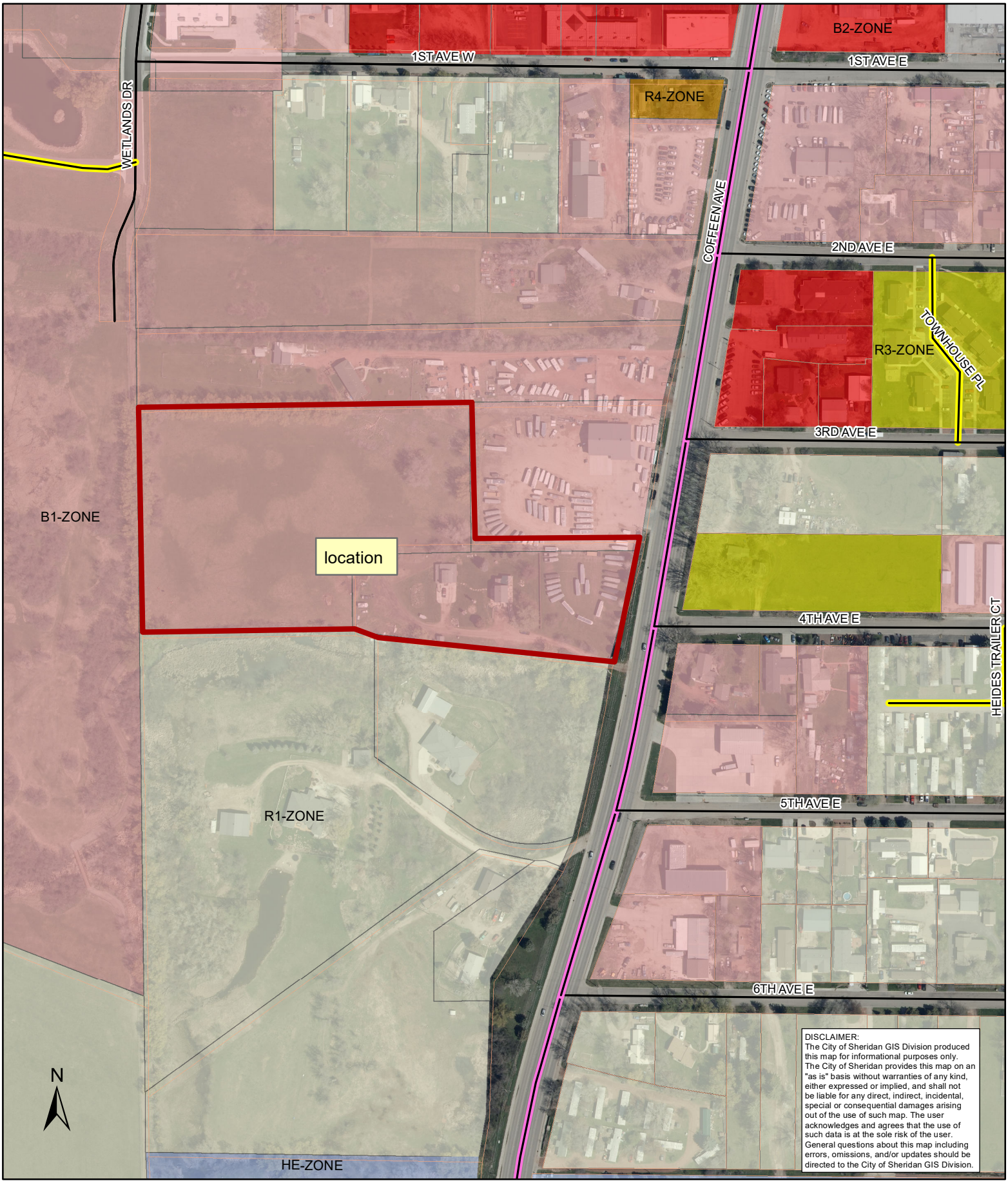
This letter is in regards to the Restoration Ranch Minor Subdivision located at 2554 Coffeen Avenue, Sheridan, WY 82801.

We are requesting a variance for the depth to front ratio for the lots in the Restoration Ranch Minor Subdivision, the size of the lots are large enough to creating ample buildable area.

If you have any other questions or comments, feel free to contact me.

Thank you for your consideration in this matter,

Megan Crow, P.E.



CITY OF Sheridan WYOMING

Restoration Ranch Minor Subdivision

0 85 170 340 Feet

Name: sgoodman Date: 04/01/2020