



**Sheridan City Planning Commission
Meeting Agenda
February 10, 2025
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. Review, correction, and approval of minutes of the January 13, 2025 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-24-41, Riverstone Park Phase II Subdivision preliminary plat. The applicant, StoneMill Properties, LLC is requesting to subdivide 1 tract into 2 tracts and 37 lots. Zoned GD Gateway District. Located on Dovetail Ln. PIN 56840910000121.

Motion by:

Second:

Vote:

5. Comments from commissioners and staff.

6. Adjourn



MEMO

TO: Planning Commission
FROM: Kelly Schroeder, Planning Director
RE: Review, correction, and approval of minutes of the January 13, 2025 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS

JANUARY 13, 2025

1. Commission Chair Tod Windsor called the meeting to order at 7:06 PM with a quorum as follows: Brandy Campbell, Margaret Morneau, Daniel Kerbs and Ryan Franklin. Commissioner James Schrodt was absent. Staff present included City Planner Kelly Schroeder and various other City staff.
2. Commissioner Kerbs moved, seconded by Commissioner Franklin to approve the agenda. The motion was approved.
3. Commissioner Campbell moved, seconded by Commissioner Morneau to approve the minutes of the November 12 Planning Commission meeting. The motion was approved.
4. Consideration of PL-24-31. The applicant, Fair Winds Connection, LLC is requesting to subdivide 12 lots and portions of vacated alleys within Block 16, Palmer's Addition into 5 lots. Zoned R-2 Residence District. Located at 41 N Carlin St. PIN 56842633000125 and 56842633000625.

City Planner Kelly Schroeder presented information regarding the subdivision.

Several neighboring landowners asked clarifying questions of the applicant.

Commissioner Kerbs moved, seconded by Commissioner Franklin to provide a positive recommendation to City Council for PL-24-31. Voice vote, unanimous, PL-24-31 was approved.

5. Consideration of PL-24-35, Ordinance 2291. The applicant, Wyoming Downs OTB4, LLC is requesting to rezone 42,663 sq feet from B-1 Business District to M-1 Industrial District. Located at 927 Coffeen Ave., Lot 1 of the ACRT Subdivision. PIN 56843526500125.

City Planner Kelly Schroeder presented information about the application. Traci Laycock, Legal Counsel for the applicant joined via GoogleMeets from Cheyenne and Dustin Coryn, of WWC Engineering spoke for the applicant and explained the reason for the rezone request.

Neighboring landowners including Legacy Pregnancy presented concerns regarding the project including presence of alcohol and gambling, City processes and choice of rezone.

Concerns from neighboring landowners and other citizens include the process as to which the rezone was requested by the City; the notification of neighboring landowners; the applicant's request to be zoned as M-1 and the addition of an M-1 lot on Coffeen.

Commissioners asked the City Attorney about the issuance of a Building Permit and the

subsequent withholding of a Certificate of Occupancy. City Attorney Brad Thimmesch explained that the City issued the Permit so as to allow Wyoming Downs to begin their renovation and decrease construction costs. The issuance of a C of O was always dependent on the rezone.

Commissioner Franklin spoke about his disagreement with the process so far but would approve it on the merits of the application, so it can move to City Council in the hope that it is denied by City Council. He prefers the zoning to stay the way it is, a B-1, not M-1 as requested by the applicant.

Commissioner Franklin moved, seconded by Commissioner Campbell to provide a positive recommendation to City Council for PL-24-35. Chair Todd Windsor agreed Planning Commission should not be the hold up for the renovation of Wyoming Downs, but he is against the rezone and approval of PL-24-35 could move it to City Council where they can discuss it further and possibly address changes to the Planning Code.

Commissioner Kerbs said he is not interested in a discussion on use. He understands M-1 needs work and believes that advancing the application is inappropriate at this location, therefore he is against the application.

Commissioner Morneau hoped an alternative could be reached.

Chairman Windsor called for a vote on PL-24-35. Commissioner Kerbs moved for a roll call vote on the issue, seconded by Commissioner Campbell. Roll Call Vote, 3 Ayes, 2 Nays. Motion passes to send a positive recommendation to City Council.

Commissioner Campbell	Aye
Commissioner Kerbs	Nay
Commissioner Morneau	Aye
Commissioner Franklin	Aye
Chairman Windsor	Nay

6. Comments from commissioners and staff.
 - A. City Planner Kelly Schroeder announced that the opening on Planning Commission has been advertised, and we have received one application.
7. The meeting was adjourned at 8:34 p.m. PM.

Attest: _____
Ashlee Foster, City Clerk



MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-24-41, Riverstone Park Phase II Subdivision preliminary plat. The applicant, StoneMill Properties, LLC is requesting to subdivide 1 tract into 2 tracts and 37 lots. Zoned GD Gateway District. Located on Dovetail Ln. PIN 56840910000121.

Background

Dowl, on behalf of StoneMill Properties, LLC, has submitted an application for Riverstone Park Phase II subdivision, located at 1150 Dovetail Lane (PIN 56840910000121). The subject property is currently platted as The Villages Phase II Subdivision Tract 1A and is 98.41 acres in size. It is zoned Gateway District and is located in the Villages Master Plan area. The applicant seeks to divide the property into 39 lots, 37 of which will be single-family residential lots. The remaining two lots fall within the Commercial and Mixed-Use areas of the Villages Master Plan and will be part of future development projects. The 37 single-family lots range from approximately 8,000 square feet to approximately 15,000 square feet in size. The proposed subdivision will also include an extension of Dovetail Lane and the addition of a cul-de-sac to be known as Kearny Court.

The proposed development is primarily located within the Residential area of the Villages Master Plan. Permitted uses in this area include a variety of housing types, educational facilities, and accessory uses. Minimum lot size is determined by the proposed building type. In the case of single-family detached homes as this development proposes, the gross density shall be 5 units per acre maximum. This works out to be a minimum average lot size of 8,712 square feet. The residential lots of this proposed development have an average lot size of 9,948 square feet. Setback requirements are 15 feet from the front, 5 feet from the sides, and 15 feet from the rear and will apply at the time of a building permit application.

The City of Sheridan subdivision regulations require that open space be provided for major residential subdivisions. The Villages Master Plan outlines a parks and open space concept for the entire area that will result in 21.3 acres of open space to be met through a combination of city parks, pathways, and other areas. No open space is proposed to be dedicated with the proposed Riverstone Park Phase II subdivision, however, future open space areas are shown on the preliminary plat. The proposed future city park area will be dedicated when the next phase of this Villages Master Plan comes forward.

The Riverstone Park Phase II Subdivision is the third phase of a subdivision within *The Villages Master Plan* area. *The Villages Master Plan* included a traffic report that has been reviewed and approved by WYDOT and the City of Sheridan. Riverstone Park Phase II aligns with the assumptions made in the traffic report.

Dovetail Lane will be extended 968 LF and will be a 39 foot wide road, Kearny Court will be 353 LF and

be be a 36 foot wide road and will terminate with a 60' radius cul-de-sac right-of-way, and Timberland Drive will be 139 LF and be be a 36 foot wide road and will provide future access to a future phase. All proposed streets will have a 60-foot wide right-of-way (ROW).

The Future Land Use Map indicates that this area is ideal for a combination of commercial and residential development. The Future Land Use Plan also describes a set of guiding principals for new development related to transportation, open space, commercial nodes, and housing. Being part of the Gateway District, a master plan was required for this area that details the long-term vision for development. The Villages Master Plan for this area was adopted in April 2024 and illustrates a development concept that is designed to incorporate a variety of uses that are well connected to transportation networks and that will preserve the community character, natural space, and scenic vistas of the north end of Sheridan. The proposed development adheres to the objectives outlined in the Future Land Use Plan as well as the vision detailed throughout the Villages Master Plan.

Discussion:

Staff sent notices to 25 nearby property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing. A public notice sign was also posted on the property. To date, staff has received no questions or comments regarding the proposed development.

Staff Comments

The City of Sheridan Municipal Code Appendix B, Section 303C Preliminary Project Submittal states that the Planning Commission shall consider both staff and public comments and determine whether the information and data in the preliminary project submittal indicates that the proposed development will be consistent with and promote the planning and policy objectives set forth in the Master Plan (Sheridan Land Use Plan) and the requirements for development set forth in the Ordinances of the City. The Planning Commission shall approve, conditionally approve, or disapprove the preliminary project submittal.

Staff recommends that Planning Commission find that the preliminary plat for Riverstone Park Phase II major subdivision demonstrates that the project will be consistent with the Future Land Use Plan and the Ordinances of the City of Sheridan, and that they approve the preliminary plat.

Attachments

preliminary plat
aerial

RIVERSTONE PARK PHASE II SUBDIVISION
PRELIMINARY PLAT

A RESUBDIVISION OF TRACT 1A OF THE VILLAGES PHASE II SUBDIVISION
AND LOCATED IN THE NE¹₄ OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT INCLUDES THE RESUBDIVISION OF TRACT 1 THE VILLAGES, PHASE I,
AS RECORDED PLAT V, NUMBER 22, IN THE RECORDS OF THE SHERIDAN
COUNTY CLERK.

OWNER

STONEMILL PROPERTIES, LLC
1150 DOVETAIL LANE
SHERIDAN, WYOMING, 82801

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STONEMILL PROPERTIES, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF
INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY.

THAT THE FORGOING PLAT DESIGNATED AS RIVERSTONE PARK PHASE II, IS LOCATED IN SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, CITY
OF SHERIDAN, SHERIDAN COUNTY WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°0'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF
DECKER ROAD (AKA STATE HIGHWAY 338), AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY S 22°22'10" E, 150.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, S 67°37'50" W, 485.04 FEET;
THENCE S 67°37'50" W, 56.46 FEET; THENCE S 50°36'47" W, 226.14 FEET; THENCE S 63°13'38" W, 448.56 FEET; THENCE 158.59 FEET THROUGH
A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 60°34'39", A CHORD BEARING OF S 08°33'30" W, AND A
CHORD LENGTH OF 151.31 FEET; THENCE S 28°52'59" E, 314.71 FEET; THENCE 447.91 FEET THROUGH A CURVE TO THE LEFT, HAVING A RADIUS
OF 1033.00 FEET, A CENTRAL ANGLE OF 24°50'37", A CHORD BEARING OF S 48°41'42" W, AND A CHORD LENGTH OF 444.41 FEET; THENCE S
36°16'24" E, 121.24 FEET; THENCE S 53°43'36" E, 66.00 FEET; THENCE N 36°16'24" E, 121.24 FEET; THENCE 456.92 FEET, THROUGH A CURVE
TO THE RIGHT, HAVING A RADIUS OF 967.00 FEET, A CENTRAL ANGLE OF 27°04'24", A CHORD BEARING OF N 49°48'36" E, AND A CHORD LENGTH
OF 452.68 FEET; THENCE N 63°20'48" E, 641.35 FEET; THENCE S 22°36'02" E, 642.57 FEET, TO THE NORTHWEST CORNER OF LOT 1, WRENCH
RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE; THENCE ALONG THE WEST LINE OF SAID LOT 1 THROUGH A NON-TANGENT CURVE TO THE
RIGHT, HAVING AN ARC LENGTH OF 545.88 FEET, A RADIUS OF 600.00 FEET, A CHORD BEARING OF S 3°42'19" W, AND A CHORD LENGTH OF
527.25 FEET; THENCE ALONG THE WEST LINE OF LOT 2 OF SAID SUBDIVISION, S 29°46'09" W, 686.87 FEET, TO A POINT ON THE EAST RIGHT OF
WAY OF INTERSTATE 90; THENCE ALONG SAID RIGHT OF WAY, S 17°36'11" W, 29.98 FEET; THENCE N 72°23'12" W, 317.23 FEET; THENCE 668.94
FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2400.00 FEET, A CHORD BEARING OF N 64°24'06" W, AND A CHORD LENGTH OF
666.77 FEET; THENCE, N 53°43'25" W, 938.67 FEET; THENCE 919.04 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5550.12
FEET, A CHORD BEARING OF N 48°58'45" W, AND A CHORD LENGTH OF 917.99 FEET; THENCE LEAVING SAID RIGHT OF WAY, N 46°57'09" E,
639.11 FEET, ALONG THE SOUTH BOUNDARY LINE OF THE CITY OF SHERIDAN'S DOUBLEDAY SPORTS COMPLEX; THENCE NORTH 1007.13 FEET;
THENCE N 89°25'38" E, 383.38 FEET; THENCE 156.24 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.98 FEET, A CHORD
BEARING OF S 58°36'08" E, AND A CHORD LENGTH OF 148.26 FEET; THENCE S 26°38'08 " E, 97.62 FEET; THENCE 47.12 FEET THROUGH A
CURVE TO THE RIGHT, HAVING A RADIUS OF 30.01 FEET, A CHORD BEARING OF S 18°22'09" W, AND A CHORD LENGTH OF 42.43 FEET; THENCE
S 26°37'51" EAST, 60.00 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF DOVETAIL LANE; THENCE ALONG SAID RIGHT OF WAY, N 63°25'53"
E, 150.00 FEET, TO THE NORTHWEST CORNER OF TRACT 2 OF THE VILLAGES PHASE I; THENCE ALONG THE WEST LINE OF SAID TRACT 2 S
26°37'51" E, 830.73 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 2, N 63°22'09" E, 524.36 FEET; THENCE N 63°22'09" E, 258.45
FEET; THENCE N 67°37'50" E, 541.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 98.61 ACRES, MORE OR LESS

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, BLOCKS, STREETS, AND EASEMENTS

AND THAT UTILITIES EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS
LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING WATER
LINES, SEWER LINES, STORM SEWER LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY
USED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND
RELEASED.

EXECUTED THIS _____ DAY OF _____ 2024. BY:

StoneMill Properties, LLC

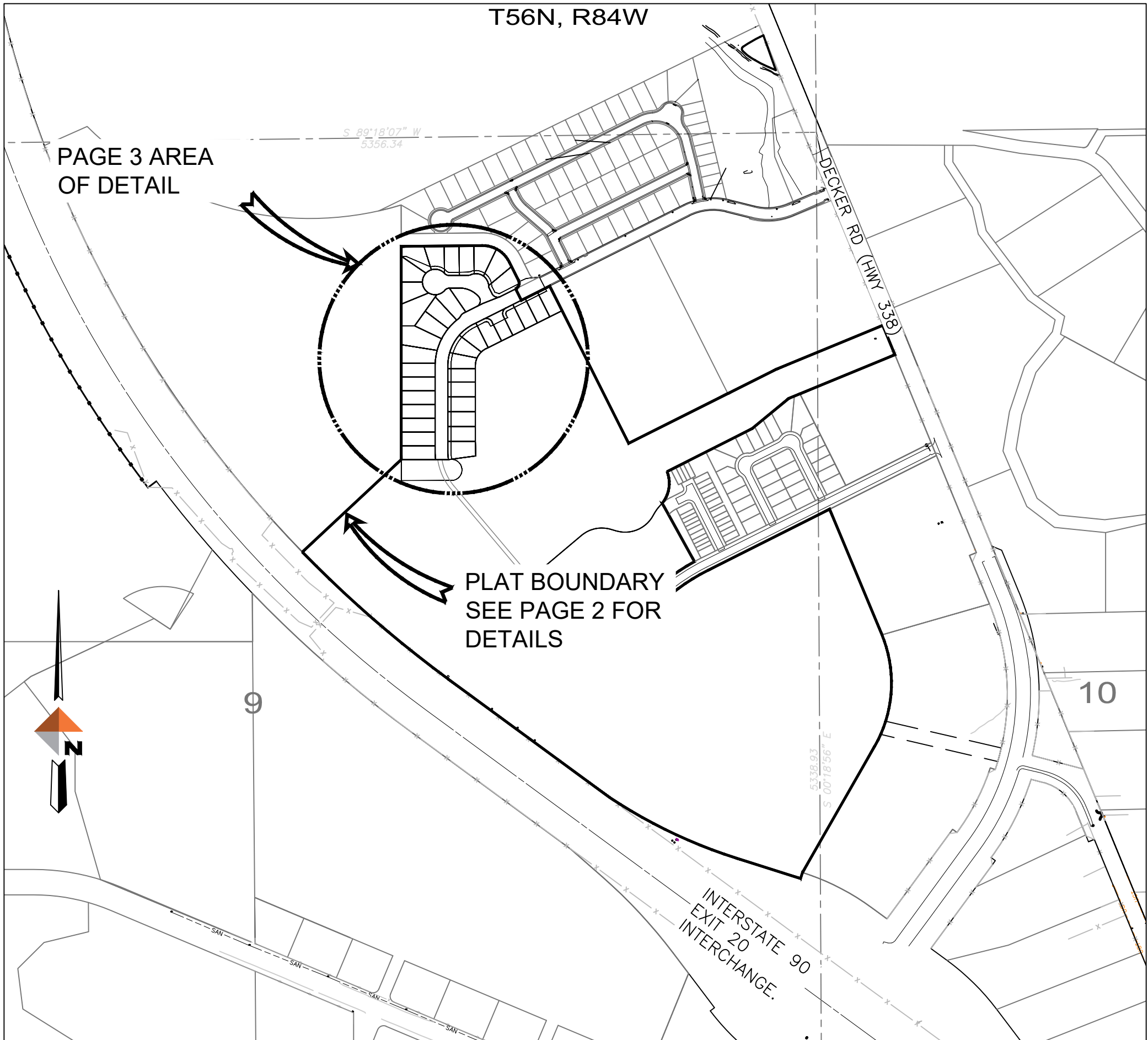
By: Swayne Redinger, Member

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024.

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

NOTARY PUBLIC



BASIS OF BEARING

NAD83 WYOMING STATE PLANE COORDINATE SYSTEM; EAST CENTRAL ZONE; PAF 1.000235

ZONING

GATEWAY DISTRICT, LOCATED WITHIN THE VILLAGES MASTER PLAN

APPROVAL OF MORTGAGEE

MORTGAGEE: FIRST NORTHERN BANK

By: _____

TITLE: _____

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024.

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

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 _____, 2024.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE
CITY OF SHERIDAN, WYOMING THIS _____ DAY OF _____, 2024.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF CITY PLANNING COMMISSION

THIS PLAT REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION
THIS _____ DAY OF _____ 2023.

CHAIRMAN

SECRETARY

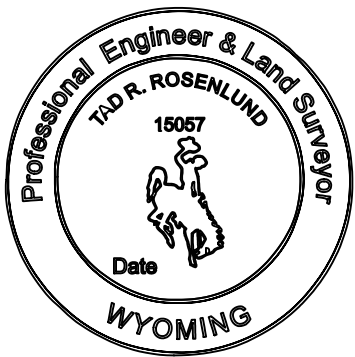
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK
____M., AND IS DULY

RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____.

COUNTY CLERK

LAND SURVEYOR CERTIFICATE

I, TAD R. 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 THE VILLAGES - PHASE II 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 THE
LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING
THE SUBDIVISION OF LAND,



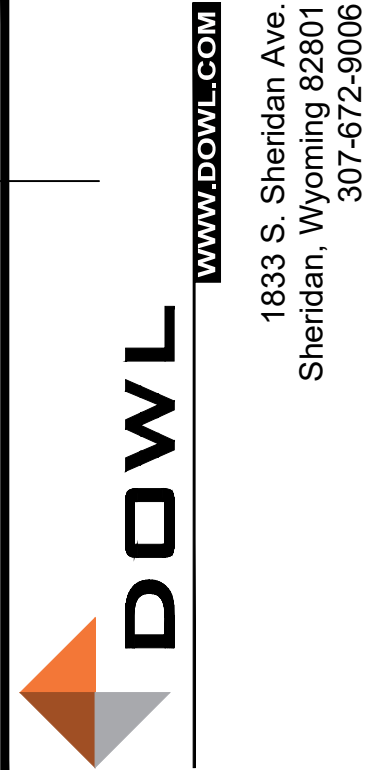
PRELIMINARY PLAT
RIVERSTONE PARK PHASE II SUBDIVISION
SHERIDAN, WYOMING

PROJECT 5063.28057.01
DATE 12/18/24

© DOWL 2024

SHEET

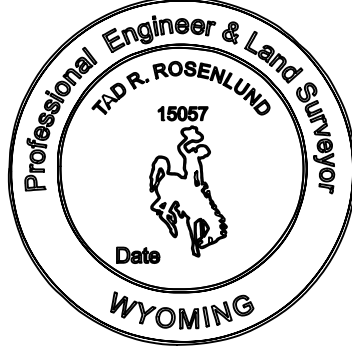
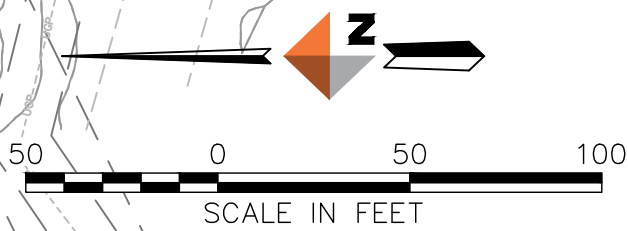
1 OF 3



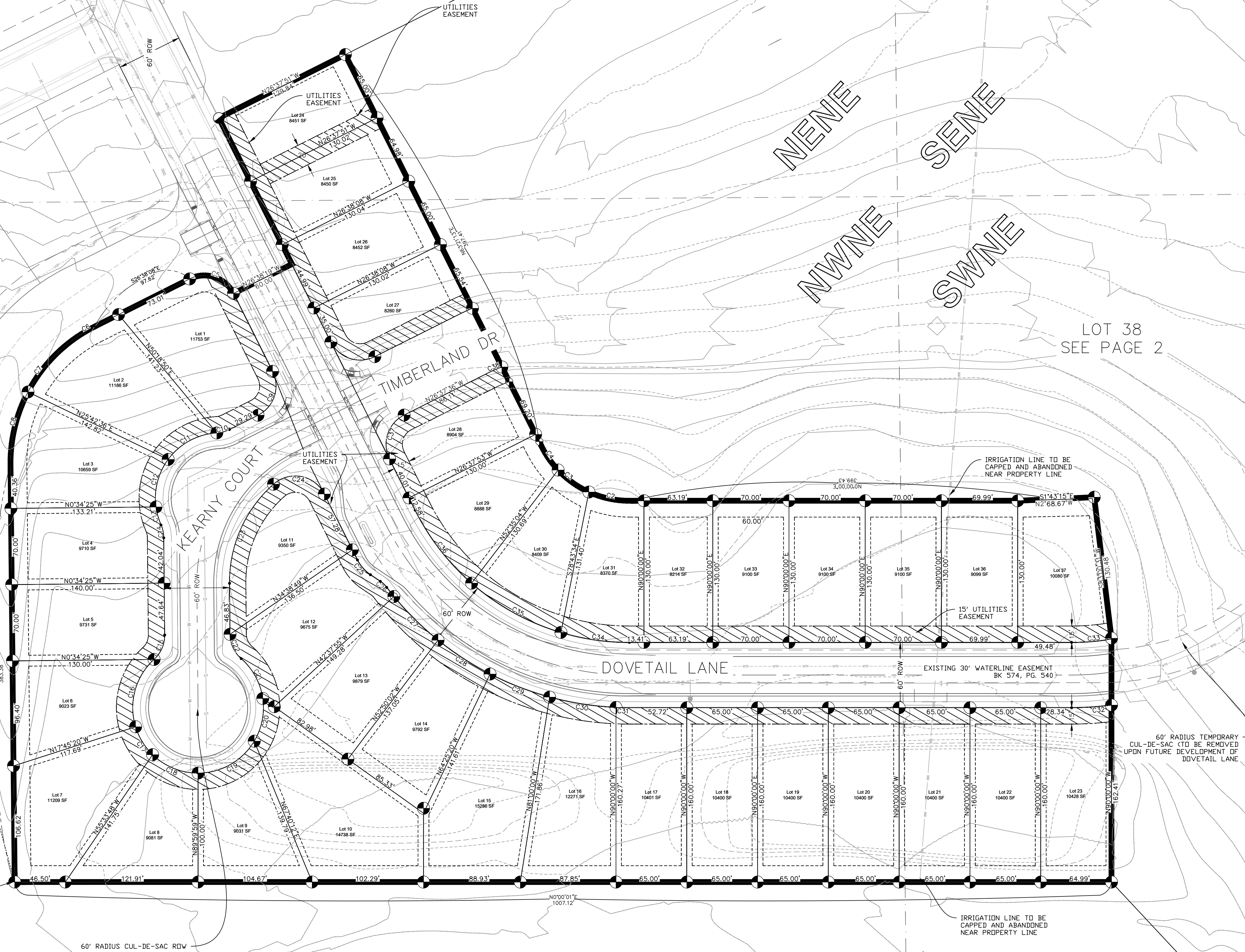
REVISIONS			
REV	DATE	DESCRIPTION	BY
1	11/13/24	PRELIMINARY PLAT	TRE

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C2	38.29'	90.00'	24°22'42"	S12°11'21"W	38.01'
C3	34.96'	90.00'	22°15'21"	S35°30'23"W	34.74'
C4	26.29'	90.00'	16°44'22"	S55°00'14"W	26.20'
C5	47.13'	30.00'	90°00'26"	N18°22'31"E	42.43'
C6	87.09'	140.00'	35°38'36"	S44°27'01"E	85.70'
C7	87.09'	140.00'	35°38'36"	S44°27'01"E	85.70'
C8	69.15'	140.00'	28°17'53"	S76°25'15"E	68.44'
C9	47.12'	30.00'	89°59'26"	S71°37'51"E	42.42'
C10	12.12'	30.00'	23°09'19"	S15°03'29"E	12.04'
C11	52.53'	60.00'	50°09'31"	S28°33'34"E	50.86'
C12	40.93'	60.00'	39°04'58"	S78°08'46"E	40.14'
C13	16.80'	60.00'	16°02'29"	N74°17'31"E	16.74'
C14	12.12'	30.00'	23°09'19"	N77°50'55"E	12.04'
C15	25.23'	30.00'	48°11'23"	S66°28'44"E	24.49'
C16	67.61'	60.00'	64°33'54"	S74°39'59"E	64.09'
C17	30.32'	60.00'	28°57'18"	N58°34'24"E	30.00'
C18	46.18'	60.00'	44°05'44"	N22°02'53"E	45.05'
C19	61.43'	60.00'	58°39'52"	N29°54'21"W	58.78'
C20	40.78'	60.00'	38°56'33"	N78°42'34"W	40.00'
C21	42.50'	60.00'	40°34'58"	S61°31'41"W	41.62'
C22	25.23'	30.00'	48°11'23"	S65°19'53"W	24.49'
C23	102.64'	120.00'	49°00'20"	N66°04'15"W	99.54'
C24	54.95'	30.00'	104°56'31"	N10°54'10"E	47.58'
C25	18.23'	35.50'	29°25'41"	N48°39'35"E	18.03'
C26	8.03'	25.44'	18°05'57"	N43°20'38"E	8.00'
C27	57.10'	280.00'	11°41'02"	S44°42'33"W	57.00'
C28	57.10'	280.00'	11°41'02"	S33°01'31"W	57.00'
C29	58.74'	280.00'	12°01'12"	N21°10'23"E	58.63'
C30	61.82'	280.00'	12°39'00"	N08°50'18"E	61.69'
C31	12.28'	280.00'	2°30'48"	N01°15'24"E	12.28'
C32	36.75'	280.00'	7°31'15"	N03°45'38"W	36.73'
C33	36.82'	220.00'	9°35'21"	N04°47'41"W	36.78'
C34	63.72'	220.00'	16°35'45"	N08°17'53"E	63.50'
C35	94.37'	220.00'	24°34'39"	N28°53'05"E	93.65'
C36	85.24'	220.00'	22°12'02"	N52°16'25"E	84.71'
C37	47.12'	30.00'	89°59'26"	N71°37'51"W	42.42'
C38	13.97'	120.00'	6°40'07"	S23°18'05"E	13.96'

- LEGEND
- FOUND MONUMENT LS 15057
 - SET 2" ALUMINUM CAP - PELS 15057
 - COMPUTED POINT - NOTHING FOUND, NOTHING SET
 - UTILITIES EASEMENT (WIDTHS VARY)
 - SETBACK LINE
 - SECTION LINE
 - INTERIOR SECTION LINE
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED EXTERIOR BOUNDARY
 - EXISTING CONTOUR (2' AND 10' INTERVALS)
 - PROPOSED CONTOUR (2' AND 10' INTERVALS)



- NOTES
- DEVELOPMENT IMPROVEMENTS SHALL FOLLOW THE VILLAGES MASTER PLAN.
 - ALL PUBLIC UTILITIES ARE AVAILABLE FOR ALL TRACTS.
 - NO WATER RIGHTS ARE ASSOCIATED WITH THE PROPERTY.



REVISIONS		BY	DESCRIPTION
REV	DATE	TRF	
1	11/13/24		PRELIMINARY PLAT

DOWL

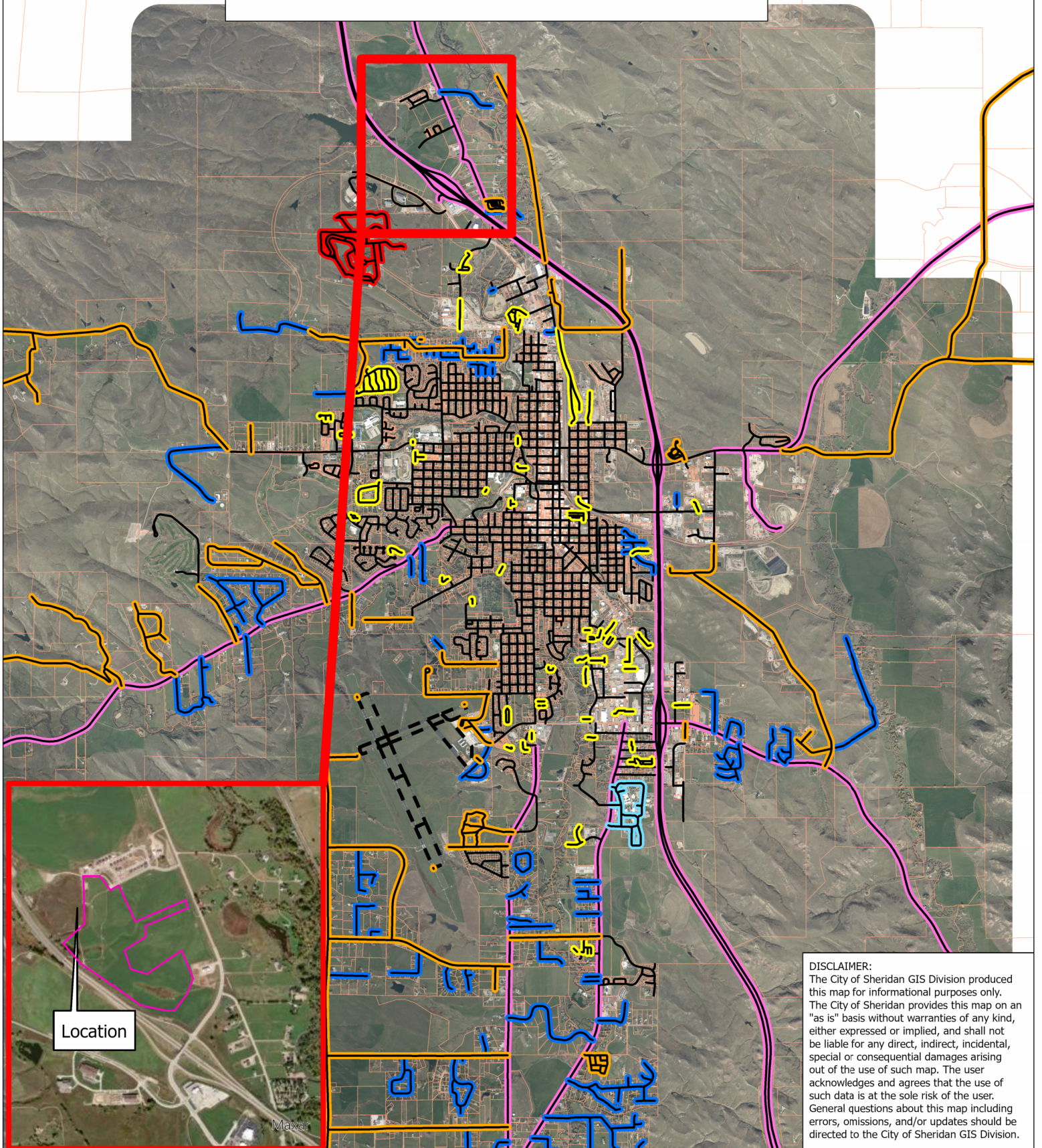
WWW.DOWL.COM

1833 S. Sheridan Ave.
Sheridan, Wyoming 82801
307-672-9006

PRELIMINARY PLAT
RIVERSTONE PARK PHASE II SUBDIVISION
SHERIDAN, WYOMING

PROJECT 5063.28057.01
DATE 12/18/24

Riverstone Park Phase II



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

