



**Sheridan City Planning Commission
Meeting Agenda
September 14, 2026
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 August 24, 2026 meeting.

Motion by:

Second:

Vote:

New Business

4. Consideration of PL-26-32; Resolution 18-26, Alison - Minor No 2 Subdivision. The applicant, Fairgrounds Plaza Inc is requesting to subdivide 1.81 acres from 1 lot into 2 lots, zoned B-1 Business District. Located at 2335 Wetlands Dr and 604 1st Ave W. PIN 55840220000110.

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 August 24, 2026 meeting.
Motion by:
Second:
Vote:

Attachments

minutes

**CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
AUGUST 24, 2026**

1. Chairperson Kerbs called the meeting to order at 7:00 PM with a quorum as follows: Jeff Pederson, Ryan Franklin, Rio Franzman, Adam Benson and Brandy Campbell. Staff present included City Planner Kelly Schroeder, Public Works Director Hanns Mercer, City Clerk Ashlee Trangmoe, City Engineer Thomas Morneau and City Administrator Stuart McRae.
2. **Approval of Agenda**
Commissioner Franklin moved, seconded by Commissioner Pederson to approve the agenda as presented. Motion carried by unanimous consent.
3. **Approval of the Minutes of the July 27, 2026 and August 10, 2026 Meetings**
The Chair asked for any changes or additions to the minutes of July 27, 2026 and August 10, 2026. No changes or additions were noted. Commissioner Campbell moved, seconded by Commissioner Benson to approve the minutes for both meetings. Motion carried by unanimous consent.

NEW BUSINESS

4. **Consideration of PL-26-26, RES 15-26, Final plat for the Falcons Nest 2 Minor Subdivision.**
The applicants, Derek Hall, Hannah Hall and Derek Gilbert are requesting to subdivide 30.46 acres from 1 lot and unplatted land into 3 lots. Zoned R-1 Residence District. Located at 426 Kingfisher Ave and 2100 Pheasant Draw Rd. PIN 56842830000200, and 56842830000500. City Planner Kelly Schroeder presented to the Commission.

Public Comment: Opened at 7:12 PM

- A. **Janie Johlman** read a statement expressing concerns regarding increased traffic, safety, privacy, changes to the neighborhood's way of life, and the potential for the proposed easement to become a connector road. She asked that the proposed 60-foot easement be reduced to 30 feet or that the Commission deny the request.
- B. **A youth (A.W)** from the neighborhood read a statement expressing concern about the neighborhood and the desire to continue growing up in a peaceful and safe environment and asked the Commission to deny the request.
- C. **Glenn Bredin, Virgil Kinard, Carol Bredin, and Margaret Magee** shared similar concerns regarding increased traffic, safety, neighborhood character, and the possibility of the easement or emergency access eventually becoming a through-road or connection to the westside corridor. Comments emphasized preserving the peaceful nature of the neighborhood and maintaining the existing footpath rather than creating a roadway connection. Margaret Magee also stated that, if an easement is necessary for future development, it should provide access to another development rather than serve as a connection to the westside corridor.
- D. **Brandy Bradshaw** stated her family reviewed the plans before purchasing their home and understood that the area was not intended to become a roadway. She clarified that she was not opposed to the subdivision but opposed the access road, citing concerns regarding safety and property values.

- E. Lauren Steinard**, Bluebird Lane resident and HOA President, spoke about the neighborhood's strong sense of community and expressed concern regarding the potential impact of increased traffic on neighborhood character as well as property values.

Closed Public Comment at 7:45 PM.

Staff Discussion:

City Planner Kelly Schroeder clarified several concerns raised during public comment. She explained that the 15-foot utility easements on each side are intended for dry utilities serving each lot and that the water mains are located north of the property from West 5th Street. She stated that staff's role is to consider all options using the City's guiding planning documents and to plan for future community needs. City Planner Schroeder clarified that the proposed easement is not intended to serve as a high-capacity roadway and could potentially be reduced in the future once the surrounding land is fully planned and the necessary access is better understood.

Commissioner Discussion:

Chair Kerbs asked when secondary access is required. City Planner Schroeder clarified that it is required for major subdivisions and that a 60-foot right-of-way is standard unless a variance is requested. It was noted the purpose is to preserve future access and that a subsequent replat could modify, relocate, reduce, or remove the easement. City Planner Schroeder added that preserving the easement on Lot 2 allows future access options to be considered with the next property owner.

Commissioner Franzman asked about the existing pathway easement and where it was located, City Planner Schroeder clarified that it is subject to a less restrictive license agreement that can be terminated. Commissioner Benson asked whether the proposed access could ever be developed into a roadway without returning for additional approval. City Planner Schroeder confirmed that it could not bypass approval and would require approval through the major subdivision process. Chair Kerbs further clarified whether future changes would return to the Planning Commission and City Council, and City Planner Schroeder confirmed that alterations to the proposed roadway would require review and approval through both bodies.

With no further discussion pending, Chairperson Kerbs called for a motion.

- **Motion:** Commissioner Benson motioned, seconded by commissioner Pederson, to forward a positive recommendation to the Governing Body to approve PL-26-26, Resolution 15-26, Final Plat for the Falcons Nest 2 Minor Subdivision without any conditions. Motion carried by unanimous voice vote.

Commissioner Benson stated that while he is new to the Planning Commission, he believes in the planning process and emphasized that the current proposal does not build a road but establishes an easement to preserve future options. He expressed appreciation for the area and the desire to preserve its character while keeping options available for future planning, noting he could not base his decision on what may or may not happen in the future.

- 5. Consideration of Petition for De-Annexation, Ordinance 2306-26.** The applicant, KW Capital LTD is requesting to de-annex 1.5 acres of unplatted land, currently zoned R-3 Residence District. Located at 4672 Coffeen Ave. PIN 55841420000333. City Planner Kelly Schroeder presented to the Commission.

Commissioner Discussion:

Commissioner Franklin noted his understanding that even if de-annexed, City requirements and subdivision standards would still apply due to its location. He asked when development began if the applicant would have to sign a pre-annexation agreement anyhow. City Planner Schroeder clarified that a pre-annexation agreement would be more directly related to City utilities but confirmed that applicable City standards would continue to apply. Commissioner Franklin noted concerns regarding City building fees and expressed support for the de-annexation to simplify building while in County limits.

Commissioner Campbell asked the reason for the requested de-annexation. Applicant Eric Whitehead explained that he initially approached the City regarding development plans and annexation was recommended through the DRC (Development Review Committee) process. Following annexation, he shared his plans for development weren't working in City limits. He explained that de-annexation is necessary to modify the property boundary and record a plat that accommodates the proposed development. Whitehead presented a conceptual plan showing the proposed property configuration, easement and sewer line extending toward Trout Lane. He stated that he anticipates seeking annexation again in the future.

Staff Discussion:

City Planner Schroeder stated that while staff understands the applicant's development plans, staff must also consider the City's long-term growth and logical annexation patterns. She noted that the property already receives City services and stated that staff does not believe de-annexation is consistent with the City's long-term growth interests.

Commissioner Discussion:

Commissioner Franzman asked whether there were other options available to the applicant. City Planner Schroeder stated that she had offered to meet with the applicant to discuss alternatives, including the potential annexation of properties to the north. Commissioner Benson asked whether any property owner may request de-annexation. City Planner Schroeder explained that anyone may petition, but only a few requests have occurred in approximately the last 20 years, including one initiated by the City to address an ownership issue at the golf course. She noted that de-annexation must follow the process established by Wyoming Statute, including required notifications and petition procedures, with the final decision made by the Governing Body.

Commissioner Franklin stated that he viewed de-annexation as a less expensive way to address requirements created by the City and indicated his desire to make a motion to approve. Chair Kerbs noted that motions would be entertained following public comment and further discussion.

Public Comment: Opened at 8:23 PM

- A. **Richard Mack**, a neighboring property owner, stated that he has no current desire to annex his property into the City and supported the requested de-annexation to allow the applicant to address the lot lines. While recognizing the area may eventually be annexed, he did not want to accelerate that process and noted that adequate street access on Trout Lane would be necessary before he would consider annexation.
- B. **Dan Warner** discussed potential future development near Trout Lane, previous flooding concerns, and the desire to preserve access without creating increased traffic. In response to questions regarding de-annexation, City Planner Schroeder explained that future development would proceed through the County, with applicable subdivision review by the City due to the property's location within the one-mile planning area.

- C. **Legal counsel for KW Capital LTD** discussed previous efforts to obtain access to Trout Lane, including unresolved ownership issues, and noted previous flooding and drainage concerns. He asked that the lot line adjustment be allowed and that the Commission recommend approval of the de-annexation despite staff's recommendation for denial.

Closed Public Comment at 8:35 PM.

With no further discussion pending, Chairperson Kerbs called for a motion.

- **Motion:** Commissioner Franklin motioned, seconded by commissioner Campbell, to forward a positive recommendation to the Governing Body to approve the petition for de-annexation, Ordinance 2306-26 regarding the property located at 4672 Coffeen Ave.

Commissioner Discussion:

Commissioner Benson asked Commissioner Franklin to explain his reasoning for supporting de-annexation. Commissioner Franklin stated that de-annexation resolves the immediate issues and allows for an easier building process through the County. Commissioner Benson acknowledged the benefit to the individual property owner but expressed concern that de-annexation is not the appropriate way to resolve the lot line issue. Commissioner Franzman asked whether other options remained available, and it was clarified that the property owner to the north does not wish to annex at this time. The Commission proceeded to a vote.

- **Voice Vote:** Motion passes 5:1, Benson opposed.

6. **Consideration of PL-26-29, RES 17-26, High Eagle Minor Subdivision.** The applicant, John E Rice & Sons, Inc., is requesting to subdivide 15.35 acres of unplatted land into 3 lots, zoned Gateway District. Located at 4101 and 4103 Yellowtail Dr. PIN 56840910000300 and 56840920000400. City Planner Kelly Schroeder presented to the Commission.

Public Comment: Opened at 8:47 PM

- A. **Spencer Cherry** spoke in support of the item and expressed appreciation for City Planner Schroeder's assistance throughout the process.

Closed Public Comment at 8:48 PM

With no further discussion pending, Chairperson Kerbs called for a motion.

- **Motion:** Commissioner Franklin motioned, seconded by commissioner Benson, to forward a positive recommendation to the Governing Body to approve PL-26-29, Resolution 17-26, High Eagle Minor Subdivision. Motion carried by unanimous voice vote.

7. **Consideration of PL-26-22, RES 16-26, Story House No. 1 Subdivision.** The applicant, Story House Property Company, LLC, is requesting to subdivide 130.69 acres of unplatted land into 2 lots, zoned B-2 Business District. Located at 2300 Story House Rd. PIN 56842410000333. City Planner Kelly Schroeder presented to the Commission.

Following City Planner Schroeder's presentation, in which she noted that staff would not be making a positive recommendation, City Administrator Stuart McRae addressed the Commission. Mr. McRae explained that Public Works met with the applicant in July and agreed

to allow the proposal to proceed for consideration by the Planning Commission and City Council. He stated that he was unable to attend that meeting and, had he been present, would not have supported moving the proposal forward for consideration.

Mr. McRae stated that while staff works to find ways to support proposals when possible, this request falls too far outside established standards and could set a significant precedent. He cited concerns regarding the lack of proposed water, sewer and street infrastructure, distance from existing services, compliance with subdivision and fire code standards, emergency response capabilities, potential fire hazards, and access to the property solely through the quarry. He emphasized the importance of applying standards consistently to maintain public trust and asked the Commission to forward a negative recommendation to the Governing Body.

Commissioner Discussion:

- A. Commissioner Benson asked about the developer's agreement. City Planner Schroeder explained that future infrastructure extensions would be deferred and noted the difficulty of tracking commitments made for future development. When asked about enforcement, she clarified that there would ultimately be no avenue for recourse if the agreement was not fulfilled. Commissioner Franklin asked about the purpose of creating and selling the five-acre parcel, and City Planner Schroeder stated that the reason for the sale was unclear.

Public Comment: Opened at 9:00 PM

- A. **Jesse Vigil** with Cushing Terrell spoke on behalf of Story House and explained that an investor is interested in purchasing the property at its current value, with no immediate development planned. He noted that the area is designated for commercial/mixed use and that the proposed sale is intentional, with development anticipated in the future. He stated that the developer's agreement would limit development until the surrounding areas are built out and explained that extending utilities for a major subdivision is currently cost prohibitive, resulting in the proposed minor subdivision.

Closed Public Comment at 9:03 PM.

Commissioner and Staff Discussion:

Chair Kerbs asked for clarification on the distinction between major and minor subdivisions and whether those distinctions were established by practice or regulation. City Planner Schroeder explained that a major subdivision is triggered by the extension of public infrastructure, including roads, sidewalks, water or sewer, while a minor subdivision consists of five or fewer lots and does not include infrastructure extensions. She noted that major subdivisions also require a more extensive review process, including preliminary and final plats and infrastructure plans. As proposed, the applicant is seeking a minor subdivision; however, Lot 1 would require infrastructure and utilities.

Commissioner Franzman asked what services the City would be obligated to provide if the proposal moved forward. City Planner Schroeder noted that the City could ultimately be responsible for owning and maintaining certain infrastructure, although none is currently installed. Mr. McRae reiterated concerns regarding the City's obligation to provide fire response and the challenges of safely and timely accessing the property. Commissioner Franklin stated that he did not believe the proposal met either minor or major subdivision standards and expressed concern that approval would create significant precedent for future requests.

- **Motion:** Commissioner Franklin motioned, seconded by Commissioner Campbell, to forward a recommendation to the Governing Body to deny PL-26-22, Resolution 16-26, Story House No. 1 Subdivision. Motion carried by unanimous voice vote.

8. Comments from commissioners and staff.

A. None

9. The meeting adjourned at 9:11 PM.

APPROVED:

Daniel Kerbs, Planning Commission Chair

ATTEST:

Ashlee Trangmoe, City Clerk



MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-26-32; Resolution 18-26, Alison - Minor No 2 Subdivision. The applicant, Fairgrounds Plaza Inc is requesting to subdivide 1.81 acres from 1 lot into 2 lots, zoned B-1 Business District. Located at 2335 Wetlands Dr and 604 1st Ave W. PIN 55840220000110.

Attachments

Staff Report

Draft Resolution

final plat

aerial



CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801

Planning Division

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Planning Commission
Date: September 14, 2026

Re: PL-26-32, Resolution 18-26 Alison-Minor No. 2 Subdivision Final Plat Staff Report

Background

Prestfeldt Surveying, on behalf of the property owner, Fairgrounds Plaza, Inc., has submitted a final plat application for the following location:

Address: 2335 Wetlands Dr. & 604 1st Ave W., Sheridan, WY 82801
Legal: Lot A, Alison-Minor Subdivision
PIN: 55840220000110

The applicant is proposing to divide 1.81 acres into 2 lots with the following lot sizes:

- Lot 1: 0.91 acres
- Lot 2: 0.90 acres

As all proposed lots currently have access to dedicated public streets and utility infrastructure, no new improvements are being proposed or are required with this subdivision.

Discussion

The purpose of this subdivision is to create two lots for multi-family development. The property is zoned B-1 Business District, which allows for a variety of uses, including multi-family residential. Building setbacks and site layout will all be addressed at the time of a building permit.

The Future Land Use Map from 2017 indicates that this area is appropriate for commercial use. It is adjacent to properties that are both residential and commercial in nature. The subdivision and proposed use of the property as a multi-family development aligns with the Future Land Use Plan and creates infill development that is compatible with the surrounding properties and land uses.

Staff Review Comments

Staff comments during the internal review of this final plat application were related to minor corrections needed for the plat. All comments have been adequately addressed.

Public Notice

Staff sent notices to 16 surrounding property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing schedule. A sign was also posted on the property. To date, staff have received no public comments on the final plat.

Staff Recommendation

Staff recommend that Planning Commission recommend approval of PL-26-32, Resolution 18-26 Alison-Minor No. 2 Subdivision Final Plat to the Governing Body.

Sample Motions

1. Positive Recommendation
"I motion to recommend approval of PL-26-32, Resolution 18-26 Alison-Minor No. 2 Subdivision Final Plat to the Governing Body."
2. Positive Recommendation with Conditions
"I motion to recommend approval of PL-26-32, Resolution 18-26 Alison-Minor No. 2 Subdivision Final Plat to the Governing Body with the following conditions: [state conditions]"
3. Negative Recommendation
"I motion to recommend denial of PL-26-32, Resolution 18-26 Alison-Minor No. 2 Subdivision Final Plat to the Governing Body for the following reasons [state reasons]"

Anticipated Meeting Schedule

Monday, September 14, 2026, 5:30pm - City Council Study Session

Monday, September 14, 2026, 7:00pm - Planning Commission Public Hearing and Consideration

Monday, September 21, 2026, 5:30pm - City Council Public Hearing and Consideration

All meetings are held in the City Council Chambers on the 3rd Floor of City Hall. Located at 55 Grinnell Plaza, Sheridan, WY 82801.

**CITY OF SHERIDAN
RESOLUTION 18-26**

A RESOLUTION APPROVING PL-26-32, THE FINAL PLAT OF ALISON-MINOR NO. 2 SUBDIVISION, DIVIDING LOT A, ALISON-MINOR SUBDIVISION, TOTALING 1.81 ACRES, INTO 2 LOTS. ZONED B-1 BUSINESS DISTRICT. LOCATED AT 2335 WETLANDS DR. AND 604 1ST AVENUE WEST (PIN 55840220000110).

WHEREAS, The final plat of Alison-Minor No. 2 Subdivision has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a final plat have been met and all documents meet applicable requirements in Appendix B (Subdivision Regulations).

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

The city approves the final plat of Alison-Minor No. 2 Subdivision, dividing Lot A, Alison-Minor Subdivision, totaling 1.81 acres, into 2 lots.

In approving Alison-Minor No. 2 Subdivision, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202A:

1. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.
2. The lots as platted conform to the requirements of the City Zoning Ordinance.
3. The subdivision falls outside the Airport Influence Area.
4. As concluded by Utilities Department staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2026.

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Ashlee Trangmoe, City Clerk

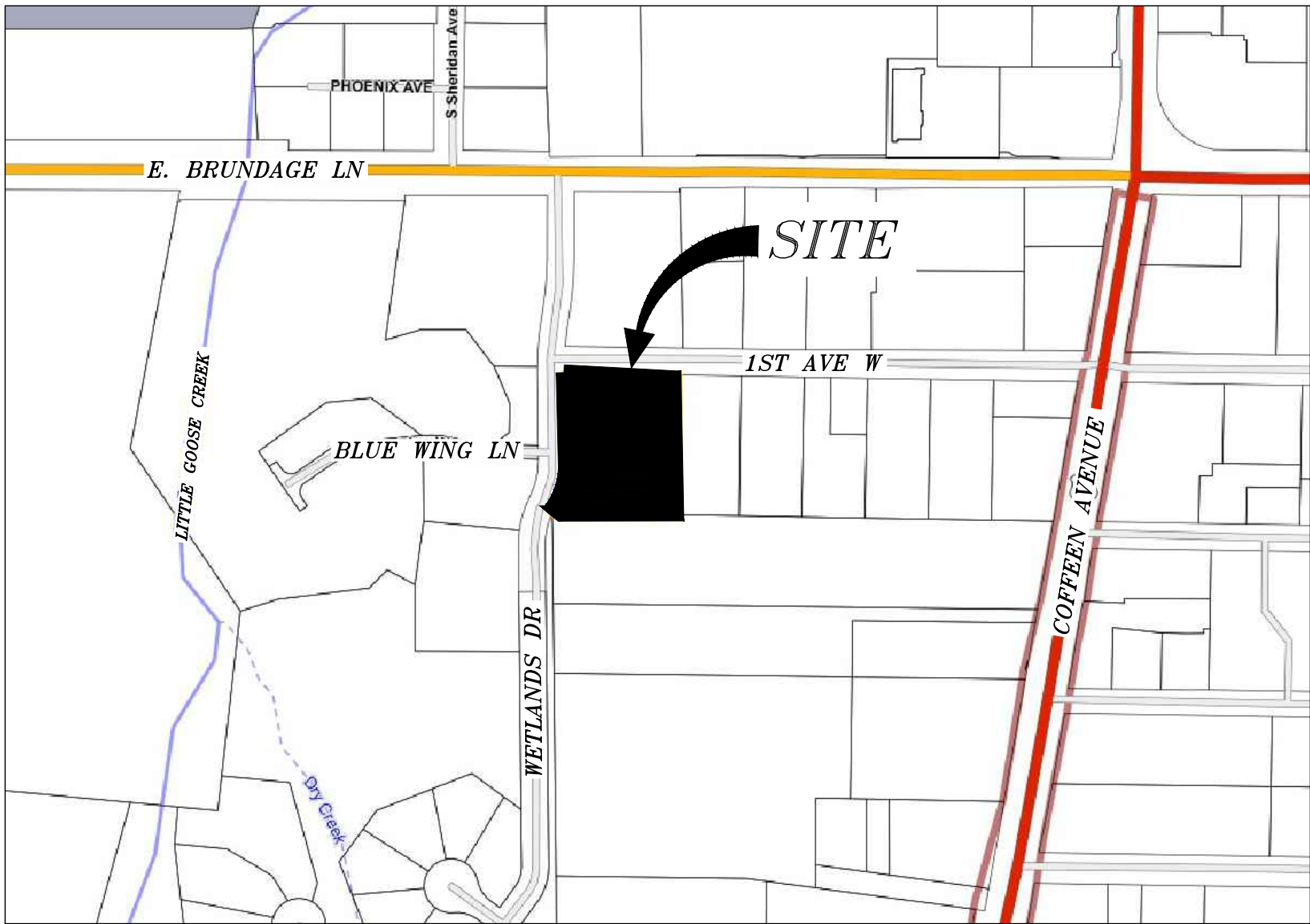
FINAL PLAT
ALISON - MINOR NO.2

A RE-SUBDIVISION OF LOT A, ALISON - MINOR SUBDIVISION

TOTAL AREA = ±1.81 ACRES
NUMBER OF LOTS = 2
LOT 1: ±39,477 S.F. OR ±0.91 ACRES
LOT 2: ±39,191 S.F. OR ±0.90 ACRES
ZONED: B1



SCALE: 1" = 20'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
GRAPHIC SCALE
(U.S. SURVEY FEET)
1 INCH = 20 FEET
DATUM:
NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES



SURFACE COORDINATE
N 1885780.48
E 1412876.65
DATUM: NAD 83(1993)
LAT. 44°46'20.85627"N
LONG. 106°56'50.79586"W

FIRST AVENUE WEST
(R)60.00'

WETLANDS DRIVE
(R)60.00'

LOT 1
±0.91 ACRES

LOT 2
±0.90 ACRES

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED FAIRGROUNDS PLAZA INC., BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **ALISON - MINOR NO. 2** IS A RE-SUBDIVISION OF LOT A, ALISON - MINOR SUBDIVISION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS **1.81 ACRES** OF LAND, MORE OR LESS.

ALISON - MINOR NO. 2 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 AND EASEMENTS.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

THE EXISTING 10.0' IRRIGATION/DRAINAGE DITCH EASEMENT, AS SHOWN HEREON AND AS DEPICTED ON THE PLAT OF ALISON - MINOR SUBDIVISION, RECORDED MAY 5, 2021 IN PLAT BOOK "A", PAGE 44, RECEIVING NO. 2021-768825, RECORDS OF THE SHERIDAN COUNTY CLERK, IS HEREBY ACKNOWLEDGED AND SHALL REMAIN IN FULL FORCE AND EFFECT. NOTHING ON THIS PLAT SHALL BE CONSTRUED TO EXTINGUISH, ALTER OR IMPAIR SAID EASEMENT OR ANY DITCH OR WATER RIGHTS APPURTENANT THERETO.

IN TESTIMONY WHEREOF:

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

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, ____.

BY:
STEPHEN GRIMSHAW
FAIRGROUNDS PLAZA INC.

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY STEPHEN GRIMSHAW BEFORE ME THIS ____ DAY OF _____, ____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

MORTGAGE HOLDER:

SIGNED BY AFFIDAVIT
BY: ??????????????????
WYOMING ("LIEN HOLDER"), SEE AFFIDAVIT FILED
AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, ANDRE STAMENKOVIC, DO HEREBY STATE 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 **ALISON - MINOR NO. 2** 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 DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



*PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED*

DECLARATION EXTINGUISHING PREVIOUS PLATTING

THIS PLAT IS A RE-SUBDIVISION OF LOT A, ALISON - MINOR SUBDIVISION AS RECORDED IN BOOK "A" OF PLATS, PAGE "44" OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

- 1) ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.
- 2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THIS PLAT.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS ____ DAY OF _____, ____.

ATTEST: VICE-CHAIRMAN _____ CHAIRMAN _____
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 _____, ____ BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS _____

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

ATTEST: CITY CLERK _____ MAYOR _____

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 20____, AND IS RECORDED IN PLAT BOOK _____, PAGE _____

COUNTY CLERK _____ STAMP RECEIVING NUMBER _____

FINAL PLAT
ALISON - MINOR NO.2

RE-SUBDIVISION OF LOT A, ALISON - MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

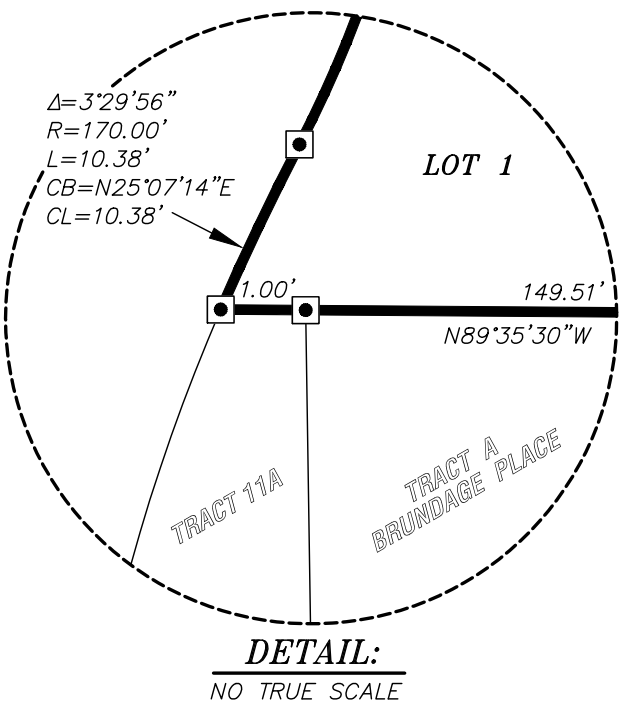
RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

CLIENT: GRIMSHAW INVESTMENTS, LLC
39 EAST 1ST STREET
SHERIDAN, WY 82801

JN: 2026-029
DN: 2026-029-MINOR
TAB: PLAT
PF: 2025-050
REVIEWED BY: JSP & BRS
AUGUST 11, 2026

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 19344
- ◆ FOUND 2" ALUMINUM CAP PER PLS 19344
- FOUND 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/TRACT/DEED LINE
- CENTERLINE, IRRIGATION/DRAINAGE DITCH EASEMENT
- - - - - IRRIGATION/DRAINAGE DITCH EASEMENT



Alison - Minor No 2

