

ORDINANCE NO.

AN ORDINANCE TO AMEND  
THE DISTRICT ZONING MAP  
OF THE CITY OF GILLETTE, WYOMING,  
FOR PROPERTY GENERALLY LOCATED  
AT 3000 LAKEWAY ROAD AND LEGALLY DESCRIBED AS  
TRACT A, MOONSHINER ESTATES II, PHASE I  
WITH THREE PARCELS FROM R-R, RURAL RESIDENTIAL DISTRICT  
TO R-1, SINGLE FAMILY RESIDENTIAL DISTRICT,  
AND TWO PARCELS FROM R-R, RURAL RESIDENTIAL DISTRICT TO R-S,  
SUBURBAN RESIDENTIAL DISTRICT  
SUBJECT TO ALL PLANNING REQUIREMENTS

Parcel One From R-R to R-1 is More Particularly Described as Follows:

A tract of land located in Tract A, Moonshiner Estates II, Phase 1, City of Gillette, Wyoming and is described more particularly as follows:

Beginning at Northwest corner of said Tract A and the Northeast corner of Lot 1, Moonshiner Estates;  
thence N89°22'13"E along the North line of said Tract A a distance of 229.33 feet;  
thence S00°16'50"W a distance of 34.77 feet;  
thence S62°40'40"W a distance of 182.07 feet to the Southeast corner of said Lot 1 ;  
thence N30°11'57"W a distance of 133.99 feet to POINT OF BEGINNING.

Said tract of land contains on area of 16169 square feet, more or less, subject to all rights, restrictions, reservation and/or easements of sight and record.

Parcel Two From R-R to R-1 is More Particularly Described as Follows:

A tract of land located in Tract A, Moonshiner Estates II, Phase 1, City of Gillette, Wyoming and is described more particularly as follows:

Beginning at Northwest corner of Westover Hills IV;  
thence S05°14'55"W along the West line of said Westover Hills IV a distance of 78.18 feet;  
thence S89°21'56"W a distance of 118.16 feet to the North line of said Tract A;  
thence N00°16'50"E along the said North line of Tract A a distance of 77.78 feet;  
thence N89°21'56"E along the said North line of Tract A a distance of 124.93 feet to the POINT OF BEGINNING.

Said tract of land contains on area of 9452 square feet, more or less, subject to all rights, restrictions, reservation and/or easements of sight and record.

Parcel Three From R-R to R-1 is More Particularly Described as Follows:

A tract of land located in Tract A, Moonshiner Estates II, Phase 1, City of Gillette, Wyoming and is described more particularly as follows:

Beginning at Southeast corner of Westover Hills IV;  
thence N00°16'49"E a distance of 326.07 feet to the Northeast corner of said Westover Hills IV;  
thence N89°20'31"E along the north line of said Tract A a distance of 150.00 feet;  
thence S00°16'49"W a distance of 335.88 feet;  
thence S62°40'40"W a distance of 351.00 feet;  
thence N40°30'07"W a distance of 162.63 feet to the Southwest corner of said Westover Hills IV;  
thence S88°27'37"E along the South line of said Westover Hills IV a distance of 186.07 feet;  
thence N58°12'13"E along the South line of said Westover Hills IV a distance of 95.89 feet to the POINT OF BEGINNING.

Said tract of land contains on area of 77029 square feet, more or less, subject to all rights, restrictions, reservation and/or easements of sight and record.

Parcel Four From R-R to R-S is More Particularly Described as Follows:

A tract of land located in Tract A, Moonshiner Estates II, Phase 1, City of Gillette, Wyoming and is described more particularly as follows:

Beginning at Southeast corner of said Tract A, Moonshiner Estates II;  
thence S79°43'41"W along the South line of said Tract A a distance of 99.73 feet to the Southwest corner of said Tract A;  
thence N22°30'00"W along the East line of Moonshiner Estates a distance of 248.78 feet;  
thence N32°17'50"W along the East line of Moonshiner Estates a distance of 399.92 feet;  
thence N14°04'50"W along the East line of Moonshiner Estates a distance of 419.50 feet;  
thence N30°11'57"W along the East line of Moonshiner Estates a distance of 525.66 feet;  
thence N62°40'40"E a distance of 182.07 feet;  
thence N89°21'56"E a distance of 118.16 feet to the West line of Westover Hills IV;  
thence S05°14'55"W along the West line of Westover Hills IV a distance of 131.82 feet;  
thence S40°30'07"E along the extended West line of Westover Hills IV a distance of 370.60 feet;

thence N62°40'40"E a distance of 351.00 feet;  
thence S00°16'50"W a distance of 1135.47 feet to the East line of said Tract A;  
thence S20°48'30"W along the said East line of Tract A a distance of 116.37 feet  
to the POINT OF BEGINNING.

Said tract of land contains on area of 566521 square feet, more or less, subject  
to all rights, restrictions, reservation and/or easements of sight and record.

Parcel Five From R-R to R-S is More Particularly Described as Follows:

A tract of land located in Tract A, Moonshiner Estates II, Phase 1, City of Gillette,  
Wyoming and is described more particularly as follows:

Beginning at Northeast corner of said Tract A, Moonshiner Estates II;  
thence S20°48'30"W along the East line of said Tract A a distance of 1580.81  
feet;  
thence thence N00°16'50"E a distance of 1471.35 feet to the North line of said  
Tract A;  
thence N89°20'31"E along the said North line of Tract A a distance of 554.41  
feet to the POINT OF BEGINNING.

Said tract of land contains on area of 407810 square feet, more or less, subject  
to all rights, restrictions, reservation and/or easements of sight and record.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GILLETTE,  
WYOMING, THAT:

The Zoning of five (5) parcels legally described above and shown  
on the Exhibit A Map with three (3) parcels going from R-R, Rural  
Residential District to R-1, Single Family Residential District, and  
two (2) parcels from R-R, Rural Residential District to R-S,  
Suburban Residential District, Subject to all Planning  
Requirements.

PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_,  
2014.

\_\_\_\_\_  
John Opseth, Mayor

(S E A L)

ATTEST:

\_\_\_\_\_  
Karlene Abelseth, City Clerk

Publication Date: