

Sheridan City Board of Adjustments
Decision

At the September 28, 2004 meeting of the Sheridan City Board of Adjustments, the following item was heard at an advertised public hearing and voted on by a quorum of members.

Grantor: City of Sheridan
Grantee: Sheridan County, Wyoming

1. SE-04-02, a request for approval of a Special Exemption to allow the construction and operation of medical arts complex for Sheridan Memorial Hospital. The property address is 14C1 West Fifth Street, Sheridan, WY. Lots 1, 2 and 3 of the Welch Subdivision.

This request was granted.

The motion by the Board of Adjustments allows a special exemption for Memorial Hospital of Sheridan County for the construction of a Medical Arts Building for a medical/health care purposes only, consisting of medical offices and an imaging center.

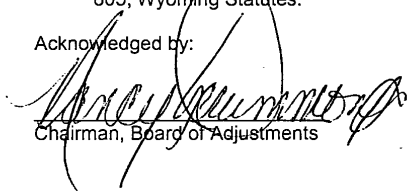
Findings for this request were as follows:

1. Profession offices are special exemption use under the R-1 (single family residence) district.
2. This use is consistent with the Sheridan County Growth Management Plan, Map 4, "Sheridan Generalized Existing Land Uses", which identifies this property along with the remainder of the Memorial Hospital property as "Public Land" and is consistent with Theme 1., Goal A of the Plan.
3. The granting of this exemption is in harmony with the general purpose of the ordinance in that this property is recognized as land utilized by Memorial Hospital, a medical campus located between Highland Avenue and west on 5th Street to Kentucky Avenue and north to Hume Draw. It is owned by Sheridan County for the use of the hospital as reflected in the Growth Management Plan, and that the construction of a medical arts complex will benefit the public welfare by increasing hospital capacity and the quality of patient care.

Conclusions of Law:

1. The request was in accordance with the Sheridan City Code, Appendix A, Section 14 and with Wyoming Statutes, 15-1-605.
2. The public hearing for this request was held in accordance with the requirements of Sheridan City Code, Appendix A, Section 14 and 15-1-605, Wyoming Statutes.

Acknowledged by:


Chairman, Board of Adjustments

The foregoing instrument was acknowledged before me this 23 day of November, 2004.

Witness my hand and official seal.


My commission expires 10/12/08

STATE OF WYOMING
COUNTY OF SHERIDAN



I hereby certify that the above instrument was filed for record in my office at _____ o'clock _____, 2004 and recorded in Plat Book number _____ on Page number _____.

493556 AGREEMENT
BOOK 459 PAGE 0611
RECORDED 11/24/2004 AT 02:30 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK