



Excalibur Live/Work CONDITIONAL USE PERMIT

CU-18-003

The Board of County Commissioners ("BOCC") held a public hearing on August 7, 2018, regarding the application of Excalibur Construction, Inc. ("Applicant") for a Conditional Use Permit ("CUP") pursuant to the Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Regulations"). The BOCC received the written Staff Report dated August 7, 2018, heard public comment, and considered written comments.

1. Applicant is requesting a CUP to permit the use of the third floor within a yet-to-be-built building for residential purposes.
2. The property for which the CUP is requested consists of approximately 1.95 acres, lies within the C-1 Commercial zoning district, has a physical address of 2275 Dry Ranch Road, and is located in the:

SW¼NW¼ of Section 1, T55N, R84W.

3. After holding a public hearing on July 19, 2018, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the CUP with the following 2 conditions:
 - a. That additional off-street parking be provided on-site meeting the total demand as specified by the zoning regulations should final calculations for both commercial and residential uses indicate the need for such.
 - b. That should the residential use not be permitted by the terms of Sheridan County's building standards, that this C.U.P. become null and void.

THE BOCC HEREBY FINDS AS FOLLOWS:

4. Applicant properly applied for a CUP, proper notice was published, and hearings were held in accordance with the Zoning Regulations.
5. The proposed use is not currently permitted in the zoning district established by Sheridan County's Zoning Regulations.
6. The proposed use is compatible with existing and permitted uses in the area of the request.
7. The proposed use will not cause significant negative impact to other permitted uses in the area.
8. The location, lighting and signage and the relation of signs to traffic control will not have adverse effects on adjacent properties.
9. The safety and convenience of vehicular and pedestrian circulation and traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area will not be affected.
10. The proposed conditional use is compatible with the health, safety, and general welfare of the community.

NOW THEREFORE, THE BOCC HEREBY GRANTS the CUP to allow the use of the third floor within a yet-to-be-built building for residential purposes, with the following conditions:

11. That additional off-street parking be provided on-site meeting the total demand as specified by the zoning regulations should final calculations for both commercial and residential uses indicate the need for such.



12. That should the residential use not be permitted by the terms of Sheridan County's building standards, that this C.U.P. become null and void.

Pursuant to W.S. 16-3-114 and Rule 12 of the *Wyoming Rules of Appellate Procedure*, any person aggrieved or adversely affected by this decision may seek judicial review in the appropriate district court by filing a petition for review within 30 days.

**BOARD OF COUNTY COMMISSIONERS
 SHERIDAN COUNTY, WYOMING**

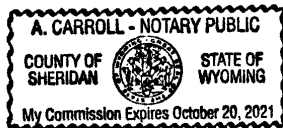
BY:

Mike Nickel
 Chairman

STATE OF WYOMING)
)
 County of Sheridan)

This instrument was acknowledged before me on the 17 day of September, 2018
 by Mike Nickel, as Chairman of the Board of County Commissioners for Sheridan
 County, Wyoming.

A. Carroll
 Notary Public



NO. 2018-745229 APPROVAL - BOCC

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 SHERIDAN COUNTY PLANNING DEPT 224 S MAIN ST
 SHERIDAN WY 82801