

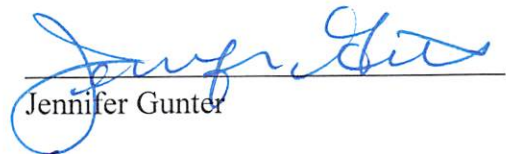
AFFIDAVIT OF MAILING

STATE OF WYOMING)
) ss
COUNTY OF LINCOLN)

I, Jennifer Gunter, being first duly sworn, deposes and states as follows:

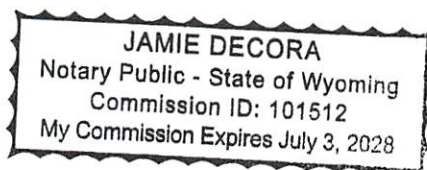
1. I am over the age of eighteen (18) and am competent to make this affidavit.
2. On the 21st day of August 2025, I mailed notices by First Class Mail (Exhibit A) and Certified Mail (Exhibit B) to the property owners and entities on the lists provided to the Town of Alpine as part of the Special Use Permit Application for Creative Properties, LLC.
3. A true and correct copy of the mailing lists are attached hereto as Exhibit A and Exhibit B.
4. A true and correct copy of the Notice of Hearing mailed to each property owner is attached hereto as Exhibit C.
5. I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Dated this 9th day of September 2025.


Jennifer Gunter

The foregoing instrument was subscribed and sworn to and acknowledged before me by Jennifer Gunter this 9th day of September 2025. Witness my hand and official seal.

[SEAL]



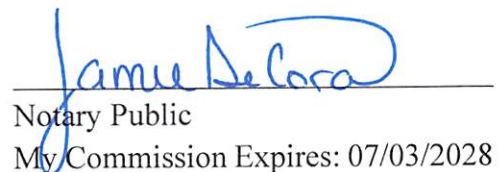

Notary Public
My Commission Expires: 07/03/2028

EXHIBIT A

NEIGHBORS WITHIN 500 FT OF LOT 12 PALISADES HEIGHTS SUBDIVISION Information pulled from current LCWY GIS as of 12 MARCH 2025

Snow Peak Properties, LLC
PO Box 2911
Alpine, WY 83128

Morning Star Baptist Mission
156 Morning Star Drive
Alpine, WY 83128

Robinson Rentals, LLC
3695 Lake Creek
Wilson, WY 83014

Jim & Linda Sandner, Trustees
PO Box 3274
Alpine, WY 83128

Danielle Raver, Trustee
PO Box 5612
Etna, WY 83118

Roger Brown, Trustee
PO Box 3867
Alpine, WY 83128

Darrell & Scott Shervin
PO Box 14450
Jackson, WY 83002

Sally Ruttenberg, Trustee
13351 Riverside Dr. #314
Sherman Oaks, CA 91423

Quinnbella, LLC
PO Box 3581
Jackson, WY 83001

Robert & Jaclyn Shockey, Trustees
PO Box 3377
Alpine, WY 83128

Star Valley Apostolic Church
173 US Highway 89
Alpine, WY 83128

Donald Sherman
PO Box 3783
Alpine, WY 83128

Cynthia & Tiffany Barber
PO Box 3181
Alpine, WY 83128

Joseph Meeks
PO Box 3977
Alpine, WY 83128

Glenda Lawrence
PO Box 2076
Jackson, WY 83001

Michael Nugent
PO Box 132
Jackson, WY 83001

Laurie Vasko
PO Box 3594
Alpine, WY 83128

Jeffrey & Marilyn Raver
PO Box 3125
Alpine, WY 83128

Severson Investments, LLC
2452 Bramble Way
Salt Lake City, UT 84117

Ridge Creek Investment Co.
PO Box 1
Jackson, WY 83001

Jon & Senne Toolson
PO Box 3828
Alpine, WY 83128

Robinson Family Living Trust
3695 N Lake Creek Dr
Wilson, WY 83014

Louis Browning
671 Washington St
Afton, WY 83110

Goetz, LLC
PO Box 3646
Alpine, WY 83128

Brian & Megan Cook
152 Moose Manor Lane
Afton, WY 83110

Michael Bills & Kimberly Clark
10413 NW 41st St
Yukon, OR 97309

Rental Property #3, LLC
PO Box 649
Jackson, WY 83001

NEIGHBORS WITHIN 500 FT OF LOT 12 PALISADES HEIGHTS SUBDIVISION
Information pulled from current LCWY GIS as of 12 MARCH 2025

Victoria Ross
PO Box 3769
Alpine, WY 83128

Joshua Wendell
PO Box 3992
Alpine, WY 83128

Rachel Grimes
PO Box 5189
Etna, WY 83118

Annessa Melnick
PO Box 11591
Jackson, WY 83002

Tani Randolph
PO Box 13773
Jackson, WY 83002

Melinda Pavek, Trustee
4500 S Four Mile Run Dr #1025
Arlington, VA 22204

CK Jackson Holdings, LLC
4251 Melody Ranch Dr
Jackson, WY 83001

Jeffrey & Kristin Barens, Trustees
14380 S Caddis Court
Jackson, WY 83001

EXHIBIT B

9589 0710 0125 0255 0422 86

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Freedom, WY 83120	
Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee, if appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Silver Star PO Box 226 Freedom, WY 83120	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

0476 14

Postmark Here
AUG 21 2025
AFTON WY

9589 0710 5270 1758 3241 93

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*For delivery information, visit our website at www.usps.com®.

Jackson, WY 83001

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$ Tot

\$16.48

\$ Ser

\$ In

City

Lower Valley Energy
PO Box 572
Jackson, WY 83001

9589 0710 5270 1758 3241 79

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Rock Springs, WY 82901

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$

Tot

\$11.08

\$

Ser

Str

City

Wyoming Dept of Transportation
 District 3 Headquarters
 3200 Elk Street
 Rock Springs, WY 82901





Town of Alpine LEGAL NOTICE

SPECIAL USE PERMIT

Notice is hereby given that on August 19, 2025, Creative Properties, LLC filed a Special Use Permit Application for the property located at 160 US Highway 89, Lot #12 of the Palisades Heights Subdivision, GLO Lot 5 Section 29 T37N R118W Lincoln County, Wyoming.

The Town of Alpine Land Use Development Code does not specifically address divided ownership in buildings held by a separate property owner or a condominium-style ownership. The applicant is requesting a Special Use Permit to allow divided ownership of proposed live-work units on the property.

On behalf of the applicant, the Town of Alpine Planning and Zoning Commission will conduct a public hearing to receive public comment and consider the proposed special use. The public hearing is scheduled for:

Date: October 14th, 2025

Time: 7:00 PM

Location: Town Council Chambers- 250 Rivers Circle, Alpine, Wyoming

During the hearing, the applicant and/or their representative(s) will present an overview of the proposed special use request. Following the public hearing, the Planning and Zoning Commission will recommend approval, approval with conditions/modifications, or denial of the Special Use Permit to the Alpine Town Council.

A second public hearing will be held by the Alpine Town Council on:

Date: October 21st, 2025

Time: 7:00 PM

Location: Town Council Chambers- 250 Rivers Circle, Alpine, Wyoming

Plat map and other information are available for public review at the Town Hall Office. Additional staff reports and related documents will be available after August 20th, 2025.

Public comments, support letters, or protest letters may be submitted in writing to the Town of Alpine Zoning Administrator or by email to: planning@alpinewy.gov. Submissions by October 7th, 2025, are encouraged to ensure inclusion in the public record. All submitted letters will be read into the record during the public hearing. Public attendance is welcome and encouraged.



Town of Alpine

LEGAL NOTICE

Contact Information:

Gina Corson

Acting Planning and Zoning Administrator- Town of Alpine

250 River Circle, P.O. Box 3070

Alpine, WY 83128

Phone: (307) 654-7757

Email: planning@alpinewy.gov