



CONDITIONAL USE PERMIT APPLICATION

(Shall follow the Land Use Regulations Chapter 3.1 B3)

www.lincolncountywy.gov



Owner Information

Owner Name: Last Resort Holdings, LLC		
Mailing Address: PO Box 3565		
City: Jackson	State: WY	Zip: 83001
Phone Number: (307) 413-6237		
Email: Ryan@neontigerjh.com		

Fee: \$1,250.00 (check, cash, card)

(Revised 12/20/2024)



Representative Information

Representative Name: Alpine Architectural Studio, LLC		
Mailing Address: PO Box 3975		
City: Alpine	State: WY	Zip: 83128
Phone Number: (307) 880-4280		
Email: bbennett@alpinearchstudio.com		

ADMINISTRATIVE USE ONLY

Date Received:
Date Accepted:
Zone:
Permit Number:
PIN:
Physical Address:
Final Approval:

I (PROPERTY OWNER) ACKNOWLEDGE REVIEWING THE LINCOLN COUNTY LAND USE REGULATIONS AND UNDERSTAND THAT THIS PERMIT WILL BE VOID IF I AM IN VIOLATION OF THE REQUIREMENTS OF THE LINCOLN COUNTY LAND USE REGULATIONS.

PROJECT LOCATION:

Township/Range/Section

S1/2E1/4 SECTION 31 T37N R118W, LINCOLN COUNTY, WY

2.14 AC. PT S2SE4 / PIN: 3718-314-00-010

0.26 AC. PT SW4SE4 / PIN: 3718-314-00-102

0.16 AC. PT SW4SE4 / PIN: 3718-314-00-068

LEGAL DESCRIPTION OF PROPERTY:

LEGAL LOT OR PARCEL SIZE: 2.14 ACRES, 0.26 ACRES, & 0.16 ACRES

SQUARE FOOTAGE or ACREAGE

PRESENT ZONING CLASSIFICATION: M = MIXED

PRESENT USE: Small Business, & Dwellings

Retail Stores Under 5,000 Square Feet

Will the proposed development be consistent with private restrictions or covenant? [] Yes [x] N/A (Initial)

ATTACH A DETAILED STATEMENT CONCERNING THE FOLLOWING:

The purpose for which the property is to be used, including the size of the building or buildings, number of occupants and or employees, and number of office spaces.

VICINITY SKETCH: A vicinity map which is drawn must be attached showing the location of the property under consideration. A plot plan of the property showing the present and proposed location of buildings, off-street parking spaces, routes for ingress and egress, and fencing and screening if any. Include a list of names and current addresses of all property owners within 300 feet of the property described above.

PROOF OF OWNERSHIP: A copy of your property deed or option agreement must be attached.

SIGNING THIS PERMIT APPLICATION AUTHORIZES COUNTY PERSONNEL THE RIGHT OF INGRESS AND EGRESS FROM SAID LANDS FOR ANY AND ALL INSPECTION PURPOSES NECESSARY TO THE EXERCISE OF THIS PERMIT.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION AND MATERIALS SUBMITTED WITH THIS APPLICATION ARE TRUE AND CORRECT.

APPLICANTS SHALL REFER TO THE LINCOLN COUNTY LAND USE REGULATIONS ORIGINALLY ADOPTED MAY 4, 2005 AND ANY SUBSEQUENT AMENDMENTS BEFORE PREPARING THIS APPLICATION.

STATE LAW W.S. 18-5-204. Violation of W.S. 18-5-202(c); continuing violation. No person shall locate, erect, construct, enlarge, change, maintain or use any building or use any land in violation of a resolution or amendment adopted by any board of county commissioners under W.S. 18-5-202(c). Each day's continuation of such violation is a separate offense.

OWNER or AUTHORIZED SIGNATURE

11 / 21 / 25
DATE

APPLICANT'S SIGNATURE (If Not the Owner)

DATE

If you need assistance or information contact the Planning Office in Kemmerer at (307) 877-9056; 925 Sage Avenue Suite 201, Kemmerer, WY 83101 ; Fax # (307) 877-6439

OR Office in Afton at (307) 885-3106; 61st East 5th Avenue, Afton, WY 83110

RH (initials) I have read and agree to follow Lincoln County Lighting Standards in Chapter 6.10 of the LUR's.

RH (initials) Applicant understands that additional permits may be required to fulfill Local, State and Federal regulatory requirements when permitting within a flood plain, wetlands, open space, or over public lands.

RH (initials) I understand that a Conditional Use Permit is not a building permit. After a Conditional Use Permit is granted a Zoning and Development Permit must first be issued by the Planning and Development office before starting construction.

RH (initials) No work of any kind on a structure may begin until a Conditional Use Permit and a Zoning & Development Permit are issued.

RH (initials) This permit is invalid if any false statements are made herein.

RH (initials) If the Zoning and Development Permit to construct is revoked, all work must cease until permit is re-issued.

RH (initials) I understand Wyoming State Statute allows for a \$750 per day fine for violating Land Use Regulations or building without a proper permit.

RH (initials) The Zoning and Development Permit to construct will expire if no work is commenced within two years of issuance and would need to be re-issued.

RH (initials) I understand and grant permission for County Staff, Planning & Zoning Commissioners, and Board of County Commissioners to access and perform reasonable inspections of the site and all work performed on the property to verify compliance with information on the Conditional Use Permit and compliance with state and local Land Use Regulations.

Optional: _____ (initials) As the owner of the property I grant permission to _____ to obtain a Conditional Use Permit on my behalf and I understand I am responsible for the actions of contractors on my property.

Applicant certifies by signature below that they are the owner of the property and that all statements herein and attachments to this application are, to the best of his/her knowledge, true and accurate.

Signature: 

Date: 11 / 21 / 25

Full Name: RYAN HAWORTH

Company Name: LAST RESORT HOLDINGS LLC Title: OWNER / MANAGING MEMBER



Office of Planning and Development Lincoln County, Wyoming

925 Sage Avenue Suite 201
Kemmerer, WY 83101
307-877-9056
fax 307-877-6439

www.lincolncountywy.gov

421 Jefferson St. Suite 701
Afton, WY 83110
307-885-3106

CONDITIONAL USE PERMIT PROPERTY OWNER ACKNOWLEDGMENT CUP PERMIT # _____

I RYAN HAWORTH (Print Name of Property Owner) Hereby acknowledge and agree to be bound by the following requirements when issued a Conditional Use Permit from the Lincoln County Board of County Commissioners.

RH (initials) I acknowledge that the Lincoln County Planning Department strongly recommends building all commercial buildings to the International Building Code (IBC 2021) and non-commercial buildings to the international Residential Code (IRC) 2006 or newer standards (of the International Building Code).

RH (initials) I acknowledge that prior to beginning construction all commercial buildings need to be reviewed and approved by the Wyoming Department of Electrical Safety, State Fire Marshal using the International Fire Code (IFC 2021).

RH (initials) Any Small Wastewater System installed complies with County, State and DEQ standards. Including Setback for wells, community wells, canals, streams, rivers, and agriculture.

RH (initials) Property owner acknowledges that Lincoln County does not review subdivision CC&Rs for rules, regulations, or conflicts. County Issued permits may be in conflict with CC&Rs and HOA standards. It is the property owners responsibility to determine compliance with HOA or CC&R's.

RH (initials) No buildings will be built within 25' of neighboring Agricultural lands.

RH (initials) All easements within a property will be left unobstructed by building locations.

RH (initials) Any Conditional Use Permit issued for property outside the jurisdiction of Lincoln County Wyoming (Municipalities) will be null and void.

RH (initials) If located within a subdivision, I have reviewed the subdivision plat and read all plat warnings and agree to follow requirements placed on the subdivision plat.

RH (initials) I have read and agree to follow Lincoln County Land Use Regulations and Development Standards in Chapter 6 of the LUR's.



Alpine Architectural Studio
PO Box 3975
Alpine, WY 83128
Contact: Brett Bennett (bbennett@alpinearchstudio.com)

November 24th, 2025

Lincoln County Planning Department
Afton Office
61 E 5th Ave. (Mailing: 421 Jefferson St. Suite 701)
Afton, WY 83110

Narrative: Conditional Use Permit Application for Last Resort Holdings, LLC

Lot's Applicable: 3

PIN: 3718-314-00-010: 2.14 ACRES (Lot-A)

PIN: 3718-314-00-102: 0.26 ACRES (Lot-B)

PIN: 3718-314-00-068: 0.16 ACRES (Lot-C)

Documents Included:

- 1) SP101 Existing Conditions
- 2) SP102 Proposed Conditions
- 3) Sunrise Engineering Wastewater Memorandum
- 4) CUP Application
- 5) Sign Application
- 6) Warranty Deed
- 7) Owner Acknowledgement
- 8) Liquor License

Current Zoning: Mixed Use

Proposed Zoning: Mixed Use (No Change)

Current Zoning and Land Uses within a Three Hundred Foot (300') Radius of the Property:

1. 300 Feet Northwest: Dwelling and Shop
 - i. Zone: Mixed
2. 300 Feet North & East: State of Wyoming Game and Fish (Elk Feed Ground)
 - i. Zone: Public
3. 300 Feet South & Southeast: Dwellings
 - i. Zone: Mixed
4. West: Bureau of Reclamation: Palisades Reservoir
 - i. Zone: Public

Last Resort Holding's, LLC is requesting a conditional use permit to operate the existing 1,800 sqft +/- commercial building (Refer to structures A.1 & A.2 on drawing SP101 & SP102) as a



Restaurant, Tavern or Lounge, Coffee Shop, and Nano (Small Scale) beer production with no canning or bottling. A Retail Liquor License has been issued by Lincoln County.

Last Resort Holdings, LLC is requesting a conditional use permit for a Motel-Use consisting of up to five (5) units or (5) rooms total to be constructed on the northeast end of the same property. The existing (approx. 1,000 sqft) home and small wastewater facility are to be demolished.

The 2.14 Acre lot contains an existing 1,800 sqft +/- square foot commercial building & small wastewater facility, two small sheds, and a parking area at the southwest corner of the site. There is an existing (approx. 1,000 sqft) home and small wastewater facility on the north end of same property with independent highway access. Lot's labeled A,B,&C on drawings SP101/SP102 are owned by Last Resort Holdings, LLC. A pre-application conference was held in May of 2025 to discuss a future Conditional Use Permit and a Zoning and Development Permit. A Zoning and Development Permit was issued under File #511 ZD25 on June 16th, 2025.

Previously, the commercial building was used as a Restaurant and a Veterinary Office. In order to return the existing building A.1 back to a restaurant-use, Lincoln County planning has instructed the owner to apply for a conditional use permit.

Motels and Hotels under 5,000 sqft and under 2,000 GPD wastewater flows require a conditional use permit.

The owner is not applying for a DEQ UIC permit; therefore, the wastewater design flows will be a limiting factor for future development. Sunrise Engineering has provided a Wastewater Flow Memorandum demonstrating that future development will remain under 2,000 gallons per day. Design flows are required to account for adjacent properties under common ownership which includes lots PIN: 3718-314-00-010 (2.14 Acres), PIN: 3718-314-00-102 (0.26 Acres) and PIN: 3718-314-00-068 (0.16).

Proposed Employees:

Restaurant Employees: 4
Motel Employees: 1

Total Employee Parking: 5

Density:

1 commercial building + 5 detached motel buildings = 6 Units
 $6/2.14 = 2.8$ units per acre
 $2.14/6 = 0.35$ acres per unit

Existing Structure A.1 Proposed Land Use:

Land Use Table 7.3 - Retail Stores Under 5,000 Square Feet
Land Use Table 7.3 - Tavern, or Lounge
Land Use Table 7.3 - Restaurants & Coffee Shops



Proposed Structures A.3, A.4, A.5, A.6, & A.7 Proposed Land Use:

Land Use Table 7.3 - Motel

Up to (5) One-Bedroom Detached Motel Units or up to (5) bedrooms total.
Example. (2) two-bedroom units + (1) one-bedroom unit = 5 bedrooms total.

Additional Information:

- 1) Proposed business hours: Open 7 days per week from 11am to 9pm.
- 2) Traffic Generation:
 1. 3-5 employees plus 1-10 estimated cars per business hour.
- 3) Parking: Refer to Site Plan-Proposed Conditions SP102
 1. Restaurants/Bars: 1 space per 3 seats; adequate loading area.
 2. Retails Stores: 1 Space for each 400 square feet of floor area; adequate loading area.
 3. Mixed Uses: The sum of the parking requirements for the individual uses.
 4. Hotels/Motels/Boarding Houses: 1 space for every living/sleeping unit plus 1 space per employee; adequate loading area.
 5. 23 spaces provided. (13 spaces at proposed restaurant-use plus 10 additional spaces at proposed motel-use)
- 4) Snow Storage: Locations indicated on SP101.
- 5) Pole Mounted & Wall Signage:
 1. Refer to attached sign application.
 2. Refer to Site Plan SP102 for pole mounted sign location. Options A & B.
 3. One pole mounted sign proposed.
 4. One wall sign proposed along south building façade.
- 6) Small scale beer production proposed.
 1. No canning or bottling.
 2. One-site tap only.
- 7) Existing Highway 89 access to remain. No proposed modifications.

PIN 3718-314-00-068 / 115756 US HWY 89 Comments:

- 1) Proposed Small Business or Auto Sales and/or Repair
 - a. Example: Graphic Printing & Vehicle Wrap.
 - b. Small scale beer production proposed.
 - i. No canning or bottling.
 - ii. One-site tap only.
 - c. Previously occupied as a small engine repair shop.
 - d. Lots B&C to be joined and a septic application will be submitted if a bathroom or design flows are added to the existing shop on Lot-C.

Sincerely,

Brett Bennett



WARRANTY DEED

CTL Management LLC, a Wyoming limited liability company, GRANTOR(S), of 465 Freedom Ridge Road, Thayne, WY 83127, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Last Resort Holdings LLC, a Wyoming limited liability company, GRANTEE(S), whose address is PO Box 3565, Jackson, WY 83001, the following described real estate, situated in the County of Lincoln, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Attached Exhibit "A"

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 23
day of April, 2025.

CTL Management LLC, a Wyoming limited liability
company

Corey Lyman
Corey Lyman, Manager

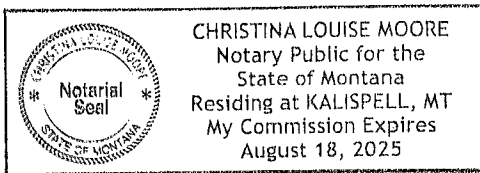
Tina Lyman
Tina Lyman, Manager

STATE OF Montana)
COUNTY OF Flathead) ss.

The foregoing instrument was acknowledged before me by Corey Lyman and
Tina Lyman, Managers of CTL Management LLC, a Wyoming limited liability company
this 23 day of April, 2025.

WITNESS my hand and official seal.

(SEAL)



Christina Louise Moore
Signature of Notarial Officer

Notary Public
Title and Rank

My Commission Expires Aug 18, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: See attached DESCRIPTION FOR JOSEPH SENDER AND DEBORAH SENDER PARCEL #1

PARCEL 2: See attached DESCRIPTION FOR JOSEPH SENDER AND DEBORAH SENDER PARCEL #2

PARCEL 3: A tract of land in the South half of the Southeast Quarter (S1/2SE1/4) of Section 31, Township 37 North, Range 118 West, 6th P.M., Lincoln County Wyoming:

Beginning at a point North 73°18' West, 1181.02 feet from the Southeast corner of said Section 31;

Thence North 9°11' West, 135.12 feet;

Thence North 55°02' West, 295.97 feet;

Thence South 59°0' West, 173.38 feet;

Thence South 31°0' East, 395.75 feet;

Thence North 59°0' East 243.71 feet to the point of beginning.

LESS AND EXCEPT those lands conveyed to the Transportation Commission of Wyoming by Warranty Deed recorded on November 13, 2017 at Instrument No. 995243.

PIDN: 12-3718.31.4.00.068.00, 12-3718.31.4.00.102.00, 12-3718.31.4.00.010.00

**DESCRIPTION FOR
JOSEPH SENDER AND DEBORAH SENDER
PARCEL #1**

To-wit: - -

That part of the SW 1/4 SE 1/4 of Section 31, T37N R118W, Lincoln County, Wyoming, it being the intent to more correctly describe Parcel #1 of that instrument of record in the Office of the Clerk of Lincoln County, Wyoming in Book 656 of Photostatic Records on page 264 and 265, described as follows:

COMMENCING at a rebar on an 8 foot tall elk fence line, N66°-07'-39"W, 1541.67 feet, from the southeast corner of said Section 31;

thence N55°-31'-18"W, 82.29 feet, along said fence line, to the **POINT OF BEGINNING**;

thence S58°-30'-42"W, 145.80 feet, to a point on the northeasterly right-of-way line of U.S. Highway 89;

thence N31°-55'-52"W, 103.89 feet, along said northeasterly right-of-way line, to a point on said fence line;

thence N89°-30'-53"E, 159.82 feet, along said fence line, to a point at a fence corner;

thence S55°-31'-18"E, 23.61 feet, along said fence line, to the **POINT OF BEGINNING**;

ENCOMPASSING an area of 0.20 acres, more or less;

the BASE BEARING for this survey is the south line of the SE 1/4 SE 1/4 of Section 31, T37N R118W, being S89°-51'-00"E;

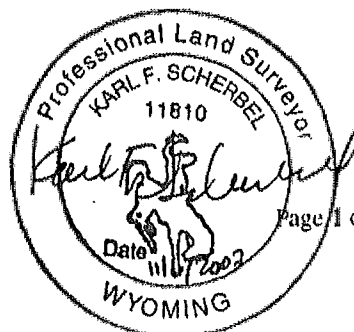
it is the intent of this description that the called-for monuments, and not the existing fence lines, control the location of the property lines;

each "corner" found as described in the Corner Record filed or to be filed in the Office of the Clerk of Lincoln County;

each "point" marked by a 5/8" x 24" steel reinforcing rod with a 2" aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details;

all in accordance with that plat of record in the Office of the Clerk of Lincoln County with Accession No. 939237 titled, "AMENDED MAP OF SURVEY FOR JOSEPH SENDER AND DEBORAH SENDER OF PARCEL #1 AND PARCEL #2 WITHIN SE 1/4 SE 1/4 SECTION 31 T37N R118W LINCOLN COUNTY, WYOMING", dated 17 April 2007, as revised.

6 November 2007



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VT&R\37-118\Section 31\Joe Sender

Professional Land Surveyors

SCOTT A SCHERBEL
Wyo. Registration No. 3889
Utah Registration No. 372111
Idaho Registration No. 8026

MARLOWE A SCHERBEL
Wyo. Registration No. 5368

KARL F SCHERBEL
Wyo. Registration No. 11810
Idaho Registration No. 13493
CFEDS No. 1223

Surveyor Scherbel, LTD
Alton, Wyoming
Big Piney, Wyoming
Jackson, Wyoming
Lava Hot Springs, Idaho
Montpelier, Idaho

"Modification in any way of the foregoing description terminates liability of the surveyor"

**DESCRIPTION FOR
JOSEPH SENDER AND DEBORAH SENDER
PARCEL #2**

To-wit: - -

That part of the SW 1/4 SE 1/4 of Section 31, T37N R118W, Lincoln County, Wyoming, it being the intent to more correctly describe Parcel #2 of that instrument of record in the Office of the Clerk of Lincoln County, Wyoming in Book 656 of Photostatic Records on page 264 and 265, described as follows:

BEGINNING at a rebar on an 8 foot tall elk fence line, N66°-07'-39"W, 1541.67 feet, from the southeast corner of said Section 31;

thence S58°-04'-18"W, 173.23 feet, to a rebar;

thence continuing S58°-04'-18"W, 5.50 feet, to a point on the northeasterly right-of-way line of U.S. Highway 89;

thence N31°-55'-52"W, 76.53 feet, along said northeasterly right-of-way line, to a point;

thence N58°-30'-42"E, 145.80 feet, to a point on said fence line;

thence S55°-31'-18"E, 82.29 feet, along said fence line, to the **REBAR OF BEGINNING**;

ENCOMPASSING an area of 0.28 acres, more or less;

the BASE BEARING for this survey is the south line of the SE 1/4 SE 1/4 of Section 31, T37N R118W, being S89°-51'-00"E;

it is the intent of this description that the called-for monuments, and not the existing fence lines, control the location of the property lines;

each "rebar" marked by an aluminum surv-kap survey marker inscribed, "LS 590";

each "corner" found as described in the Corner Record filed or to be filed in the Office of the Clerk of Lincoln County;

each "point" marked by a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details;

all in accordance with that plat of record in the Office of the Clerk of Lincoln County with Accession No. 939237 titled, "AMENDED MAP OF SURVEY FOR JOSEPH SENDER AND DEBORAH SENDER OF PARCEL #1 AND PARCEL #2 WITHIN SE 1/4 SE 1/4 SECTION 31 T37N R118W LINCOLN COUNTY, WYOMING", dated 17 April 2007, as revised.

Professional Land Surveyors

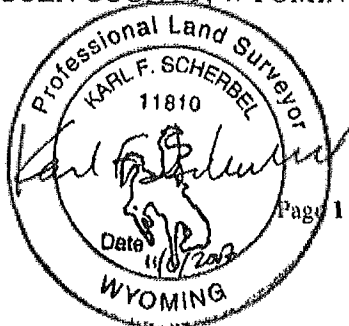
SCOTT A. SCHERBEL
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Wyo. Registration No. 5388

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Idaho Registration No. 13493
C.E.B.S. No. 1223

Surveyor Scherbel LTD
Alton, Wyoming
Big Piney, Wyoming
Jackson, Wyoming
Lava Hot Springs, Idaho
Montpelier, Idaho

6 November 2007



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"Modification in any way of the foregoing description terminates liability of the surveyor"



CONDITIONAL USE PERMIT SIGN DESCRIPTION

If this project includes the installation or modification of advertising sign(s), complete the following information:

ROAD NAME OR NUMBER ON WHICH THE SIGN WILL BE LOCATED:

Pole mounted sign located on owner's property. Refer to location noted on Site Plan SP102.

DESCRIPTION OF PROPOSED SIGN: Attach a dimensioned drawing of the sign

Type of material of which the sign will be constructed? _____

Will the Sign be lighted? ☒ Yes ☐ No If Yes describe _____

In compliance with Lincoln County Development Standards section 6.10. Led down lighting / 3000K

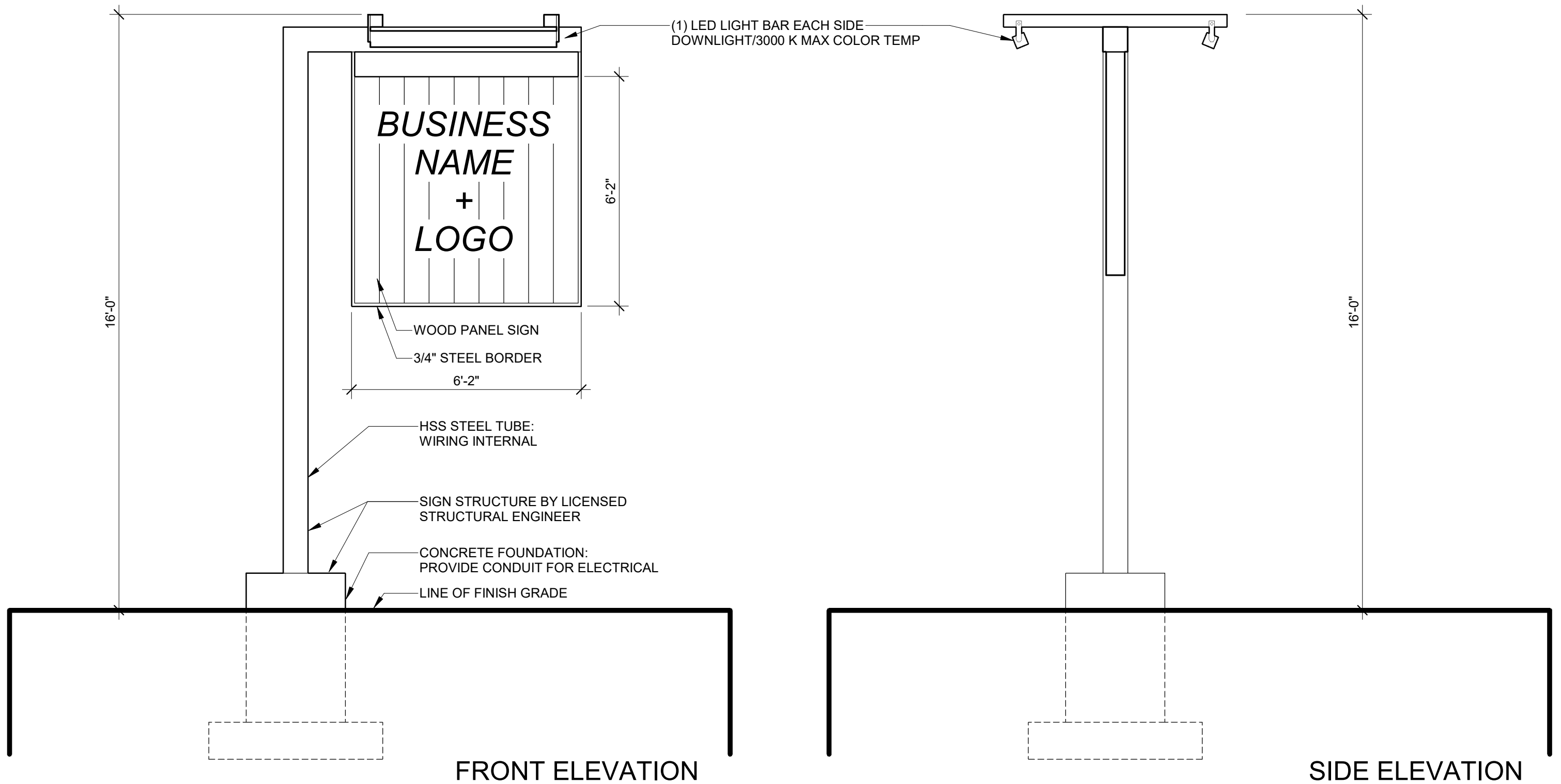
Width 6'-2" Length 6'-2" Height 16'-0" MAX **TOTAL s.f.** Panel = 38 s.f.

If you need assistance or information contact the Planning Office in Kemmerer at (307) 877-9056;
925 Sage Avenue Suite 201, Kemmerer, WY 83101 ; Fax # (307) 877-6439

OR

the Planning Office in Afton at (307) 885-3106; 61st East 5th Avenue, Afton, WY 83110

ADMINISTRATIVE USE ONLY
Permit Number: _____



PROPOSED POLE MOUNTED SIGN / LAST RESORT HOLDINGS, LLC

SCALE: 3/8" = 1'-0"

ALPINE ARCHITECTURAL STUDIO, LLC

5.13.2025

To: Adam Clary, Ryan Haworth

Cc: Brett Bennett

From: Addison Ochsenbein

Date: November 24, 2025



Re: Last Resort Holdings Wastewater Flows

Brett Bennett with Alpine Architectural Studio requested a memo regarding the wastewater flows for the proposed use of the site. Sunrise Engineering (SE) has put together the following memo regarding the total wastewater flows given this request. It should be noted that with the well locations shown on the site plan dated May 14, 2025 from Alpine Architectural Studio that being under 2,000 gallons per day (gpd) is likely the only way to facilitate the wastewater permitting. The following wastewater flow values are from DEQ Chapter 25:

- Restaurant = 10 gallons per day per meal
- Motel, Hotel, Resort = 140 gallons per day per bedroom
- Laundry (self-service) = 450 gallons per machine
- Day School, Office Building, Retail Store, Warehouse (no showers) = 15 gallons per person per day
- 2 Bedroom House = 280 gallons per day

These values will be used in the following scenario to evaluate the total wastewater flow per day. This scenario makes the following assumptions:

- Restaurant serves 60 meals per day in restaurant
- 5 single bedroom cabins with off-site laundry
- Existing ranch house with 2 bedrooms
- Office building (Structure C.1 on Site Plan – Proposed Conditions from Alpine Architectural Studio) with 2 employees

With those assumptions, the total wastewater flow is 1,610 gpd. Table 1 summarizes the wastewater flow per use.

Table 1: Wastewater Flows

Use	Total Wastewater (gpd)
Meals (60)	600
1-bedroom cabins (5)	700
Existing Shop (2 employees)	30
Existing House (2 bedrooms)	280

Due to this being classified as a public water system due to the restaurant use, the required setback from the leach field to the well is 200 feet if the wastewater flows are less than 2,000 gpd. If the wastewater flows are over 2,000 gpd, the required setback becomes 500 feet which is not feasible with the property layout. Additionally, the calculations include the existing ranch house which is not located on the same parcel as the restaurant. This is due to the UIC program requiring that any lot within 5 acres that is under the same ownership be included in the wastewater flow totals.

These assumptions have left some additional flow capacity that could be used for additional meals or other wastewater flows to maximize the use of the site at a later date. The assumptions do require that the laundry service for the cabins be off-site in order to remove a washing machine and save wastewater flows from said washing machine.

The owner has expressed a desire to have a small beer production facility on the parcels. This facility would need to produce less than the remaining 390 gpd of wastewater flow available for the site. SE is still looking into the design requirements for a beer production facility and will review information with the owner prior to final design.

There are currently two wells on the parcels. One is the Buffalo Bistro #1 Well, and the other is the Elk 1 Well. Buffalo Bistro #1 Well is located on the same parcel as the building to be used as a restaurant. The other well is located on a parcel further to the north with the shop building. Statements of Completion are included for both wells. The Buffalo Bistro #1 Well will be the well that will supply water to the cabins and restaurant building. As such, it will be considered a public water system which requires a 200-foot setback to the leach field. Elk 1 is not anticipated to be for public use and would only require a 100-foot setback to the leach field.

STATE OF WYOMING
OFFICE OF THE STATE ENGINEER
HERSCHLER BLDG., 4-E
CHEYENNE, WYOMING 82002

(307) 777-6163

STATEMENT OF COMPLETION AND DESCRIPTION OF WELL OR SPRING

NOTE: Do not fold this form. Use typewriter or print neatly with black pen.

PERMIT NO. U.W. 203121 NAME OF WELL/SPRING Buffalo Bistard #1

1. NAME OF OWNER Ridge Creek Investment Company

2. ADDRESS Po Box 608
☐ Please check if address has changed from that shown on permit

City Jackson State WY Zip Code 83001 Phone No. 307-733-3333

3. USE OF WATER ☒ Domestic ☐ Stock Watering ☐ Irrigation ☐ Municipal ☐ Industrial ☒ Miscellaneous
☐ Monitor or Test ☐ Coal Bed Methane Explain proposed use (Example: One single family dwelling) _____

4. LOCATION OF WELL/SPRING SE SW 1/4 SE 1/4 of Section 31 T. 37 N., R. 118 W., of the 6th P.M. (or W.R.M.)
GPS Coordinates UTM Zone _____ Easting _____ Northing _____
Subdivision Name _____ Lot _____ Block _____
If surveyed, bearing, distance and reference point _____
Longitude (degrees, minutes, seconds) 43 8.606 N Latitude (degrees, minutes, seconds) 111 1.843 W
Datum ☐ 1927 ☐ 1983 Source: ☐ GPS ☐ Map ☐ Survey

5. TYPE OF CONSTRUCTION ☒ Drilled 409' Rotary ☐ Dug ☐ Driven ☐ Other
Describe Circ Rotary / Soap (Type of rig, and fluid used, if any)

6. CONSTRUCTION Total depth of well/spring 409 ft.
Depth of static water level 36 ft. (below land surface) Casing height +2 ft. above ground

a. Diameter of borehole (bit size) 10" inches

b. Casing schedule ☒ New ☐ Used Joint type ☐ Threaded ☐ Glued ☒ Welded
6" diameter from +2 ft. to 43 ft. Material Steel Gage A53
5" diameter from 43 ft. to 409 ft. Material PVC Gage SR17

c. Cemented/grouted interval, from 0 ft. to 25 ft.
Amount of cement/grout used 1500 lbs type Bentonite
(example: 10 sacks) (example: bentonite pellets)

d. Type of completion ☒ Factory screen ☐ Open hole ☐ Customized perforations
Type of perforator used _____
Size of perforations _____ inches by _____ inches.
Number of perforations and depths where perforated
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.
Open hole from _____ ft. to _____ ft.
Well screen details
Diameter 5" slot size SR17 F480 set from 43 ft. to 343 ft.
Diameter _____ slot size _____ set from _____ ft. to _____ ft.

e. Well development method Pump How long was well developed? 16 hrs

f. Was a filter/gravel pack installed? ☒ Yes ☐ No Size of sand/gravel 3/8"
Filter/gravel pack installed from 25 ft. to 409 ft.

g. Was surface casing used? ☒ Yes ☐ No Was it cemented in place? ☒ Yes ☐ No
Surface casing installed from 2 ft. to 43 ft.

7. NAME AND ADDRESS OF DRILLING COMPANY Vollmer Well Drilling 408 N. Hardden Dr

8. DATE OF COMPLETION OF WELL (including pump installation) OR SPRING (first used) 9-14-15

9. PUMP INFORMATION Manufacturer Franklin Type Submersible
Source of power 230 Horsepower 1.5 Depth of pump setting or intake 120 ft.
Amount of water being pumped 20 gal./min. (For springs or flowing wells, see item 10)
Total volumetric quantity used per calendar year. 2 acre foot - 25 gpm

10. FLOWING WELL OR SPRING (Owner is responsible for control of flowing well)
If artesian flow or spring, yield is _____ gal./min. Surface pressure is _____ lb./sq.inch, or _____ feet of water.
The flow is controlled by: ☐ Valve ☐ Cap ☐ Plug
Does well leak around casing? ☐ Yes ☒ No



11. IF SPRING, HOW WAS IT CONSTRUCTED? (Some method of artificial diversion, i.e., spring box, cribbing, etc., is necessary to quality for a water right)

12. PUMP TEST Was a pump test conducted? ☒ Yes ☐ No
If so, by whom Jacob Volmer Well Drilling
Yield 25 gal./min. with 20 ft. drawdown after 1 hours
Yield _____ gal./min. with _____ ft. drawdown after _____ hours

13. LOG OF WELL Total depth drilled 409 ft.
Depth of completed well 409 ft. Diameter of well 5 inches
Depth to first water bearing formation 40 ft.
Depth to principal water bearing formation Top _____ ft. to Bottom _____ ft.

Land surface elevation (ft. above mean sea level) _____ Datum ☐ 1929 ☐ 1988
How determined ☐ Map ☐ Altimeter ☐ Survey ☐ Other

DRILL CUTTINGS DESCRIPTION

From Feet	To Feet	Rock Type or Description	Formation	Water Bearing? (Yes or no)
Surface	<u>2</u>	<u>Top Soil</u>	<u>Unconsolidated</u>	<u>no</u>
<u>2</u>	<u>40</u>	<u>Gravel / Sand</u>	<u>"</u>	<u>no</u>
<u>40</u>	<u>47</u>	<u>Gravel</u>	<u>"</u>	<u>yes</u>
<u>47</u>	<u>80</u>	<u>Gravel, Sandy Clay</u>	<u>"</u>	<u>yes</u>
<u>80</u>	<u>84</u>	<u>Sand</u>	<u>"</u>	<u>yes</u>
<u>84</u>	<u>100</u>	<u>Clay, Gravel</u>	<u>"</u>	<u>yes</u>
<u>100</u>	<u>136</u>	<u>Gravel, Sand</u>	<u>"</u>	<u>yes</u>
<u>136</u>	<u>210</u>	<u>Grey Clay</u>	<u>Consolidated</u>	<u>NO</u>
<u>210</u>	<u>236</u>	<u>" "</u>	<u>"</u>	<u>NO</u>
<u>236</u>	<u>256</u>	<u>Gravel, Boulders, clay</u>	<u>Unconsolidated</u>	<u>yes</u>
<u>250</u>	<u>409</u>	<u>Grey Clay</u>	<u>Consolidated</u>	<u>NO</u>

14. DOES A GEOPHYSICAL LOG ACCOMPANY THIS FORM? ☐ Yes ☐ No

15. QUALITY OF WATER INFORMATION

Does a chemical and/or bacteriological water quality analysis accompany this form? ☐ Yes ☐ No
It is recommended that chemical and bacteriologic water quality analyses be performed and that the report(s) be filed with the records of this well (contact Department of Agriculture, Analytical Lab Services, Laramie, 742-2984).
If not, do you consider the water as ☐ Good ☐ Acceptable ☐ Poor ☐ Unusable

REMARKS _____

Under penalties of perjury, I declare that I have examined this form and to the best of my knowledge and belief it is true, correct, and complete.

Amey m... Signature of Owner or Authorized Agent 10.1, 20 15 Date

FOR STATE ENGINEER'S USE ONLY

Permit No. U.W. 203121
Date of Receipt OCT 13 2015, 20 _____
Date of Priority ~~OCT 13 2015~~ NOV. 6, 20 14

Date of Approval January 14, 20 16
YB. Schen
for State Engineer

STATE OF WYOMING

OFFICE OF THE STATE ENGINEER
HERSCHLER BLDG., 4-E
CHEYENNE, WYOMING 82002
(307) 777-6163

STATEMENT OF COMPLETION AND DESCRIPTION OF WELL OR SPRING

SCANNED OCT 20 2014

NOTE: Do not fold this form. Use typewriter or print neatly with black ink.

PERMIT NO. U.W. **172600** NAME OF WELL/SPRING **ELK 1**

1. NAME OF OWNER **GLEN & ANDRA WEST**

2. ADDRESS **P.O. Box 3304**
City **ALPINE** State **WY** Zip Code **83128** Phone No. **307-654-7541**

3. USE OF WATER ☒ Domestic ☐ Stock Watering ☐ Irrigation ☐ Municipal ☐ Industrial ☐ Miscellaneous
☐ Monitor or Test ☐ Coal Bed Methane Explain proposed use (Example: One single family dwelling) **one single family dwelling.**

4. LOCATION OF WELL/SPRING **SE 1/4 SE 1/4 of Section 31, T. 37 N., R. 118 W., of the 6th P.M. (or W.R.M.)**
GPS coordinates UTM Zone Easting Northing
Subdivision name Lot Block
If surveyed, bearing, distance, and reference point **43.1436°N 111.03065W**
Longitude (degrees, minutes, seconds) Latitude (degrees, minutes, seconds)
Datum: ☐ 1927 ☐ 1983 Source: ☐ GPS ☐ Map ☐ Survey

5. TYPE OF CONSTRUCTION Drilled ☒ **AIR Rotary** ☐ Dug ☒ Driven ☐ Other
(type of rig, and fluid used, if any)

6. CONSTRUCTION Total depth of well/spring **40** ft.
Depth to static water level **25** ft. (below land surface) Casing height **2** ft. above ground
a. Diameter of borehole (bit size) **6** inches
b. Casing schedule ☒ New ☐ Used Joint type ☐ Threaded ☐ Glued ☒ Welded
6 diameter from **0** ft. to **40** ft. Material **metal** Gage **250**
6 diameter from **0** ft. to **40** ft. Material Gage
c. Cemented/grouted interval, from **0** ft. to **20** ft.
Amount of grout used **9 sacks** type **ben-tonite pellets**
(example: 10 sacks) (example: bentonite pellets)
d. Type of completion ☐ Factory screen ☒ Open hole ☐ Customized perforations
Type of perforator used
Size of perforations inches by inches
Number of perforations and depths where perforated
perforations from ft. to ft.
perforations from ft. to ft.
Open hole from **40** ft. to **42** ft.
Well screen details
Diameter slot size set from ft. to ft.
Diameter slot size set from ft. to ft.
e. Well development method **air** How long did development last? **2 hours**
f. Was a filter/gravel pack installed? ☐ Yes ☐ No Size of sand/gravel **20 mesh**
Filter pack/gravel installed from ft. to ft.
g. Was surface casing used? ☐ Yes ☒ No Was it cemented in place? ☐ Yes ☒ No
Surface casing installed from ft. to ft.

7. NAME AND ADDRESS OF DRILLING COMPANY **Nelson Well Drilling, Freedom, WY**
8. DATE OF COMPLETION OF WELL (including pump installation) OR SPRING (first used) **10-28-11**

9. PUMP INFORMATION Manufacturer **Goulds** Type **submersible**
Source of power **Electric** Horsepower **1** Depth of pump setting or intake **30** ft.
Amount of water being pumped **20** gal./min. (For springs or flowing wells, see item 10)
Total volumetric quantity used per calendar year **1 acre foot.**

10. FLOWING WELL OR SPRING (Owner is responsible for control of flowing well)
If well yields artesian flow or if spring, yield is gal./min. Surface pressure is lb./sq.inch, or feet of water
The flow is controlled by ☐ Valve ☐ Cap ☐ Plug
Does well leak around casing? ☐ Yes ☐ No

11. IF SPRING, HOW WAS IT CONSTRUCTED? (Some method of artificial diversion, i.e., springbox, cribbing, etc., is necessary to qualify for a water right)

12. PUMP TEST Was a pump test conducted? ☐ Yes ☒ No
If so, by whom _____
Yield _____ gal./min. with _____ ft. drawdown after _____ hours
Yield _____ gal./min. with _____ ft. drawdown after _____ hours

13. LOG OF WELL Total depth drilled 40 ft.
Depth of completed well 40 ft. Diameter of well 6 inches.
Depth to first water bearing formation 35 ft.
Depth to principal water bearing formation top 35 ft. to bottom 42 ft.
Land surface elevation (ft. above mean sea level) _____ Datum ☐ 1929 ☐ 1988
How determined ☐ Map ☐ Altimeter ☐ Survey ☐ Other

DRILL CUTTINGS DESCRIPTION:

From	To Ft.	Rock Type Or Description	Formation	Water Bearing? (Yes or No)
Surface	<u>5</u>	<u>topsoil</u>	<u>clay</u>	<u>no</u>
<u>5</u>	<u>42</u>	<u>gravel</u>	<u>gravel</u>	<u>water</u>

14. DOES A GEOPHYSICAL LOG ACCOMPANY THIS FORM? ☐ Yes ☒ No

15. QUALITY OF WATER INFORMATION
Does a chemical and/or bacteriological water quality analysis accompany this form? ☐ Yes ☐ No
It is recommended that chemical and bacteriologic water quality analyses be performed and that the report(s) be filed with the records of this well. (Contact Department of Agriculture, Analytical Lab Services, Laramie, 742-2984.)
If not, do you consider the quality of water as ☒ Good ☐ Acceptable ☐ Poor ☐ Unusable

REMARKS _____

Under penalties of perjury, I declare that I have examined this form and to the best of my knowledge and belief it is true, correct, and complete.

Lisa Pierce Nov. 5, , 20 11
Signature of Owner or Authorized Agent Date

FOR STATE ENGINEER'S USE ONLY

Permit No. U.W. 172600
Date of Receipt NOV 14 2011 , 20 _____
Date of Priority 12/30/2005

Date of Approval January 17 13 , 20 12
[Signature]
for State Engineer

LICENSE EFFECTIVE:

8/5/2025



LICENSE EXPIRES:

12/31/2025

NEON TIGER GROUP LLC

NEON TIGER GROUP

RETAIL LIQUOR LICENSE

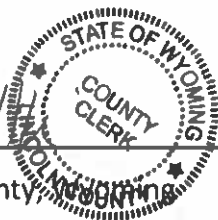
With this license, the COUNTY OF LINCOLN hereby acknowledges the fee of \$ 416.05 has been paid and authorizes NEON TIGER GROUP LLC to sell ALCOHOLIC LIQUORS AND MALT BEVERAGES in accordance with all laws prescribed under Title 12 within the licensed building described as follows:

115732 HWY 89

ALPINE, WY 83128

County Clerk of Lincoln County, Wyoming

and Clerk of said Board of County Commissioners

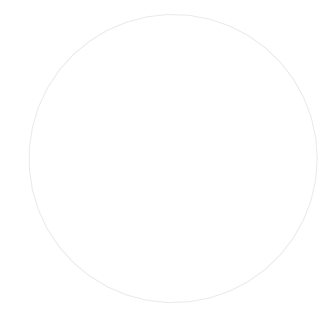


Chairman of the Board of County

Commissioners of Lincoln County, Wyoming



LINCOLN COUNTY, WY
115732 US HWY 89 / 115756 US HWY 89
LAST RESORT HOLDINGS, LLC



© 2025 | ALL RIGHTS RESERVED
CONDITIONAL USE PERMIT

11.24.2025
DRAWN BY | BENNETT
CHECKED BY | BENNETT
REVISIONS

SITE PLAN -
EXISTING
CONDITIONS

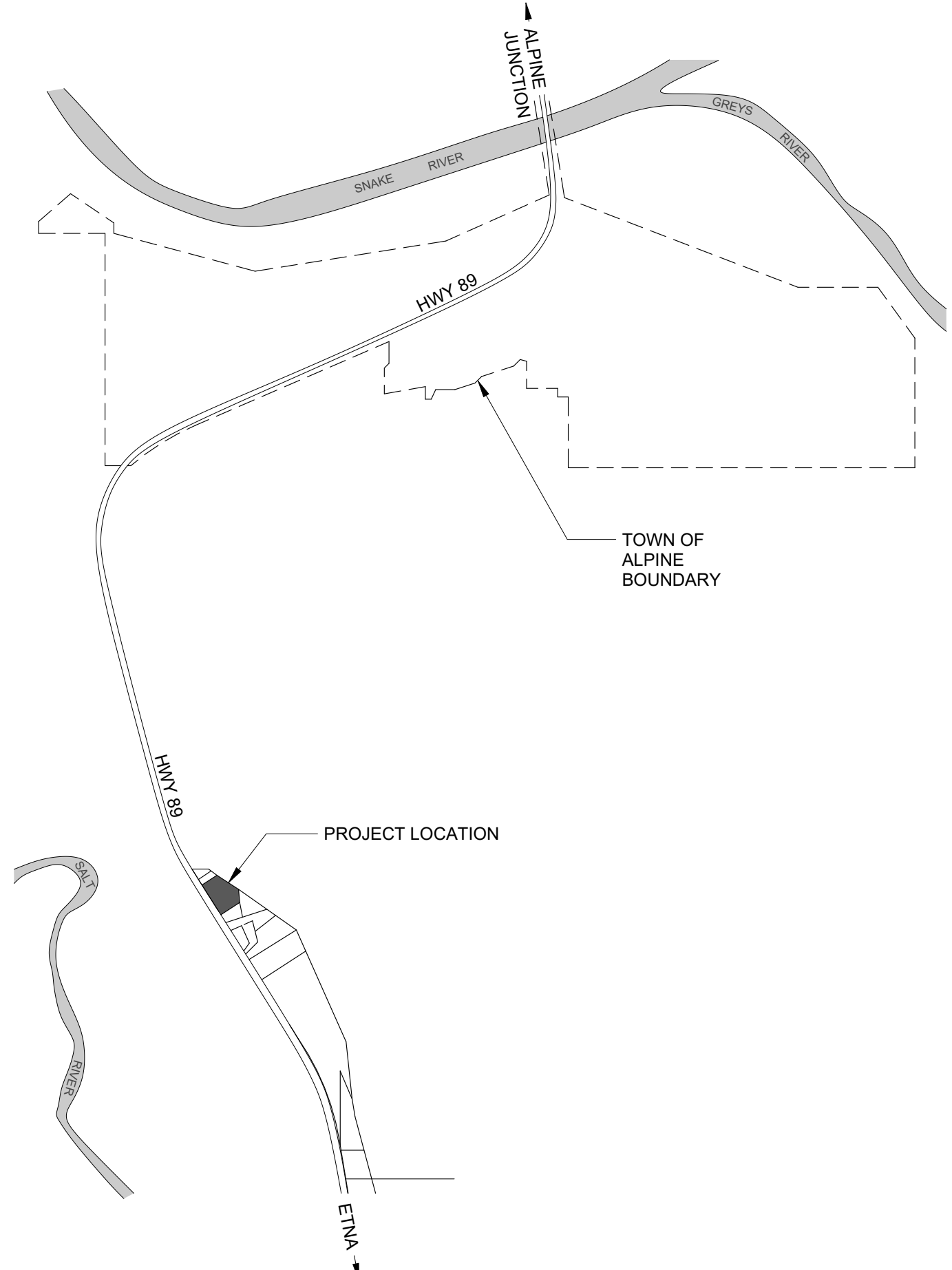
SP101

LAND USE INFORMATION:

PIN 3718-314-00-010:	2.13 ACRES
STRUCTURE A.1	EXISTING COMMERCIAL BUILDING (PREVIOUSLY USED AS A RESTAURANT)
STRUCTURE A.2	EXISTING COMMERCIAL COOLER/FREEZER
STRUCTURE A.3	EXISTING RESIDENTIAL DWELLING
PIN 3718-314-00-102:	0.26 ACRES
STRUCTURE B.1	EXISTING RESIDENTIAL DWELLING
PIN 3718-314-00-068:	0.16 ACRES
STRUCTURE C.1	EXISTING SHOP
EXISTING ZONING:	MIXED USE
PROPOSED ZONING:	MIXED USE

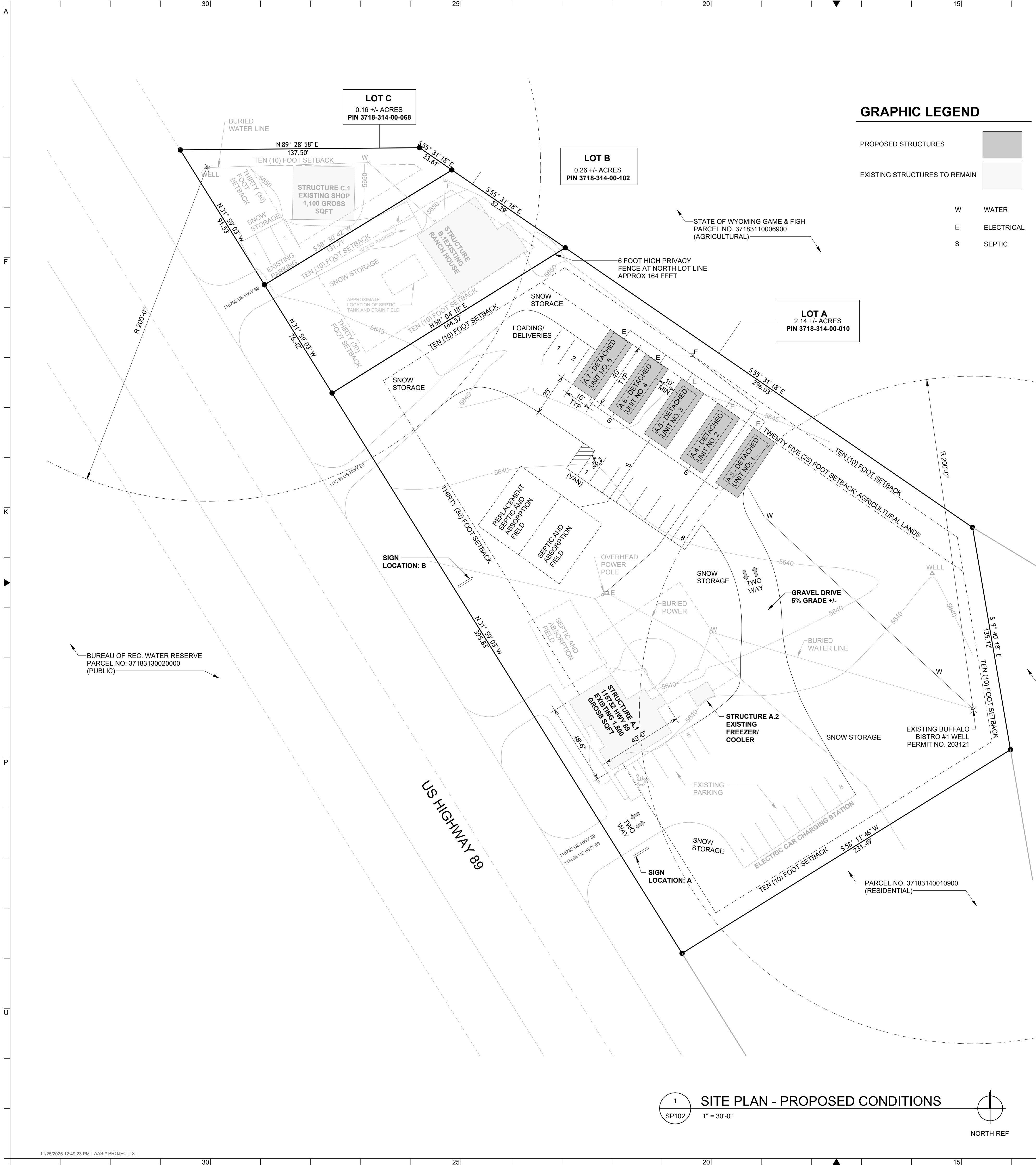
SITE NOTES:

- 1) A.B. & C LOT NAMES FOR REFERENCE ONLY
- 2) VERIFY ALL BURIED UTILITIES AND SEPTIC SYSTEM LOCATIONS PRIOR TO ANY EXCAVATION WORK
- 3) FIELD VERIFY ALL PROPERTY CORNERS AND BUILDING SETBACK LOCATIONS WITH A WYOMING LICENSED SURVEYOR PRIOR TO CONSTRUCTION.



SITE PLAN - EXISTING CONDITIONS
1" = 30'-0"
NORTH REF

VICINITY MAP
NOT TO SCALE
NORTH REF



OWNER

LAST RESORT HOLDINGS LLC
PO BOX 3565, JACKSON, WY 83001

ARCHITECT

ALPINE ARCHITECTURAL STUDIO LLC
PO BOX 3975, ALPINE, WY 83128

LAND USE INFORMATION

PIN 3718-314-00-010: 2.14 ACRES STRUCTURE A.1 & STRUCTURES A.3-A.7
EXISTING ZONING: MIXED USE
PROPOSED ZONING: MIXED USE

PROPOSED USE: LAND USE TABLE 7.3: RETAIL STORES UNDER 5,000 SQUARE FEET, MOTELS UNDER 500 SQUARE FEET OR 2,000 GPD, RESTAURANTS, TAVERN, LOUNGE, COFFEE SHOP.
PARKING: REQUIRED - RESTAURANTS/BARS: 1 SPACE PER 3 SEATS; ADEQUATE LOADING AREA PROVIDED - 10 SPACES (UP TO 30 SEATS)
REQUIRED - RETAIL STORES: 1 SPACE FOR EVERY 400 SQUARE FEET PROVIDED - 3 SPACES (400 SQUARE FEET RETAIL + 2 EMPLOYEES)
REQUIRED - HOTELS/MOTELS/BOARDING HOUSES: 1 SPACE PER LIVING/SLEEPING UNIT PLUS 1 SPACE PER EMPLOYEE; ADEQUATE LOADING AREA PROVIDED - 10 SPACES (5 MOTEL AND 5 EMPLOYEE SPACES)
TOTAL PARKING PROVIDED: 23 SPACES
SNOW STORAGE: INDICATED ON SITE PLAN
LIGHTING: ALL EXTERIOR LIGHTING TO COMPLY WITH LINCOLN COUNTY DEVELOPMENT STANDARDS SECTION 6.10

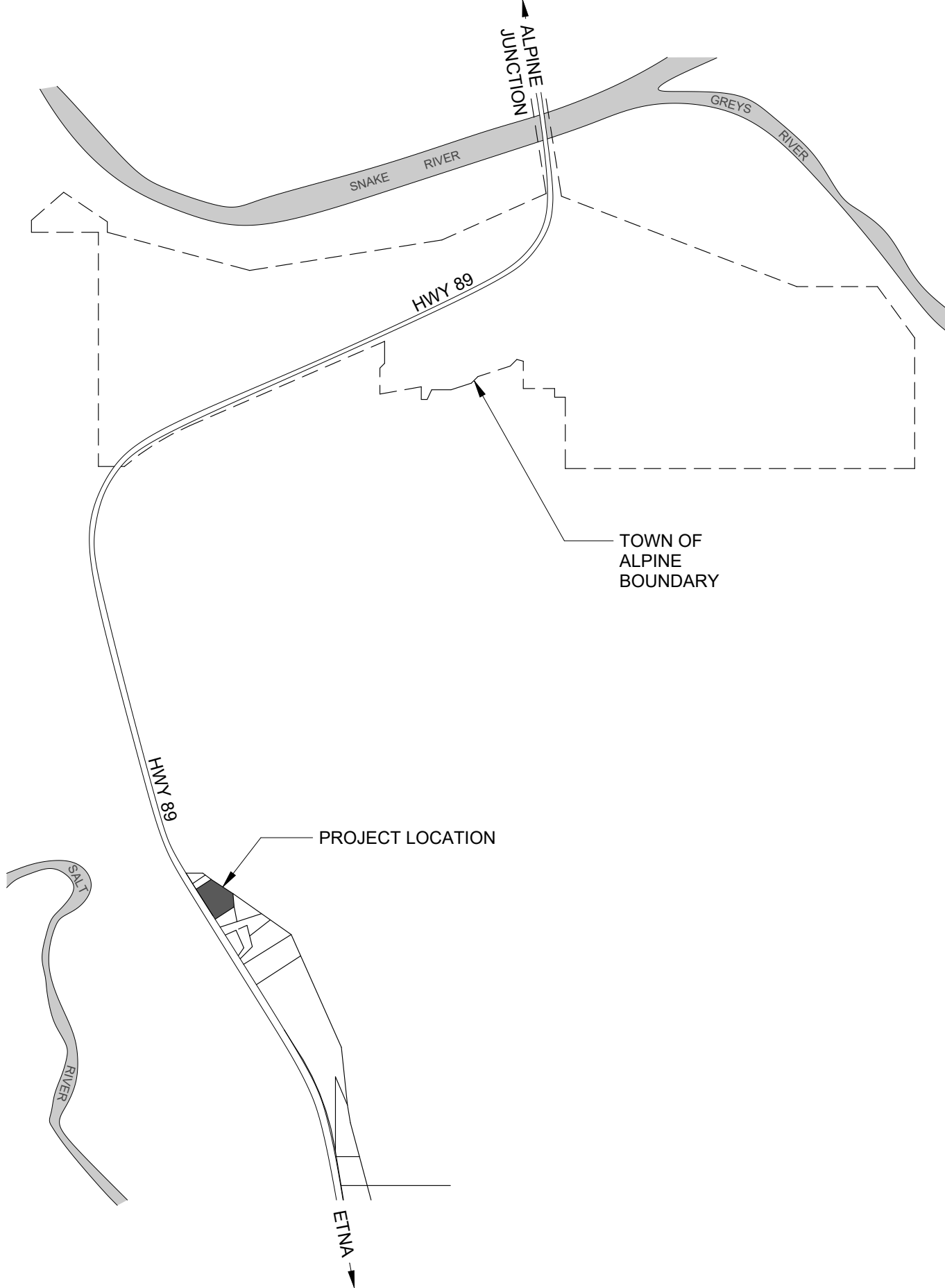
WASTEWATER DESIGN FLOW CALCULATIONS

EXISTING B.1 RANCH HOES: 280 GPD
EXISTING A.1 COMMERCIAL BUILDING: 600 GPD
PROPOSED (5) 1 BEDROOM GUEST CABINS: 700 GPD
PROPOSED C.1 BATHROOM 30 GPD
TOTAL DESIGN FLOWS: *1,600 GPD

- *NOTES:
- DESIGN FLOW CALCULATIONS INCLUDE LOT-A,B, & C DUE TO COMMON OWNERSHIP WITHIN 5 ACRES
 - REFER TO MEMORANDUM: LAST RESORT HOLDINGS WASTEWATER FLOWS PREPARED BY SUNRISE ENGINEERING ON 11.24.2025.

SITE NOTES:

- A.B, & C LOT NAMES FOR REFERENCE ONLY
- VERIFY ALL BURIED UTILITIES AND SEPTIC SYSTEM LOCATIONS PRIOR TO ANY EXCAVATION WORK
- FIELD VERIFY ALL PROPERTY CORNERS AND BUILDING SETBACK LOCATIONS WITH A WYOMING LICENSED SURVEYOR PRIOR TO CONSTRUCTION.



LINCOLN COUNTY, WY
115732 US HWY 89 / 115756 US HWY 89
LAST RESORT HOLDINGS, LLC

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CONDITIONAL USE PERMIT

11.24.2025
DRAWN BY | BENNETT
CHECKED BY | BENNETT
REVISIONS

SITE PLAN -
PROPOSED
CONDITIONS

SP102