

LAKEVIEW ESTATES

LOCATION MAP
T37N R118W



PROJECT LOCATION: -



SURVEY NARRATIVE

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF LINCOLN } 95.

I, John F. Soderberg, of Attnon, Wyoming, hereby certify that this plan was made from notes taken during control surveys made by me and my crew, and that the same represents the true location of the property of Lincoln County and that it accurately represents those surveys and records.

The foregoing instrument was acknowledged before me to be set forth in the presence of John, on the 26th day of April, 1892.
Witness my hand and official seal.

220 *Castro*

5/29/2020

MAP OF SURVEY
TRAIL DRIVE
AND
W ESTATES INCORPORATED,
TRACTS A-F
600 SERIES LOTS
WITHIN
THE TOWN OF ALPINE
SECTION 29

CERTIFICATE OF RECOGNITION

This document was filed in the Clerk's Office of Lincoln County
on the day of July, 2008.

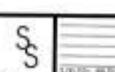


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DATE July 2001
SEARCHED See P. Search
SEARCHED BY ATLANTA
INDEXED BY ATLANTA
FILED BY ATLANTA
SEARCHED AGAIN See P. Search



SURVEYOR SCHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS
1000 DE BONNEVAUX AVENUE, KELowna, B.C. V1Y 2B7
250-860-2444 FAX 250-860-2445



100

www.3d-printer.com

T37N R118W
LINCOLN COUNTY, WYOMING

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Google Maps

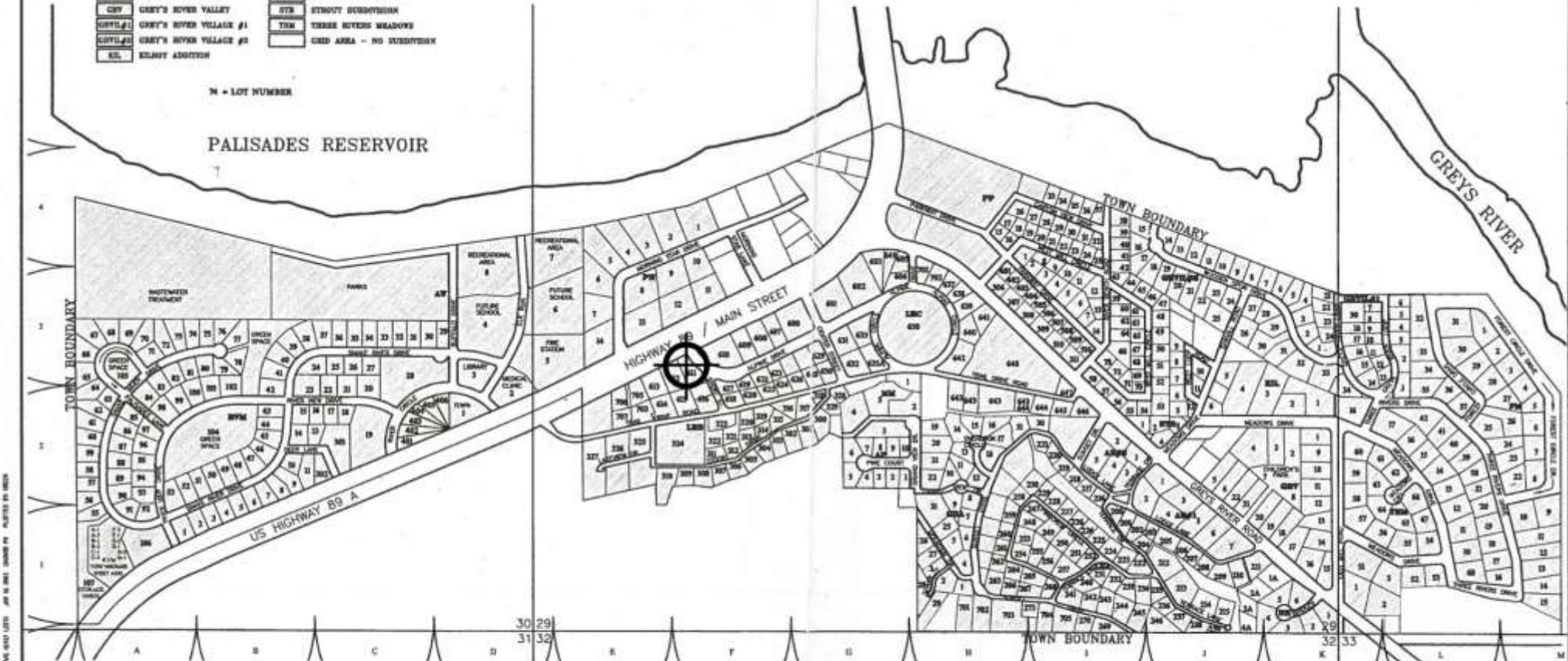
TOWN OF ALPINE - LOT NUMBERS

LINCOLN COUNTY, WYOMING

SUBDIVISIONS	
ALP1	ALPINE ESTATES #1
ALP2	ALPINE ESTATES #2
AP	ALPINE POINTS
AN	ALPINE WEST
BR	BRENNER HOMES
FM	FOREST MEADOWS
GR1	GRANDVIEW ESTATES
GR2	GRAY'S RIVER VALLEY
GR3	GRAY'S RIVER VILLAGE #1
GR4	GRAY'S RIVER VILLAGE #2
EL	ELKTON ADDITION
LEA	LAKENVIEW ESTATES TRACT A
LEB	LAKENVIEW ESTATES TRACT B
LC1	LAKENVIEW ESTATES TRACT C
MM	MOUNTAIN MEADOWS
PH	PALISADES HEIGHTS
PP	PALISADES PARK
RVM	REVERVIEW MEADOWS
SHM	SHOOTOUT SUBDIVISION
TRM	THREE RIVERS MEADOWS
GR5	GR5 AREA - NO SUBDIVISION

W = LOT NUMBER

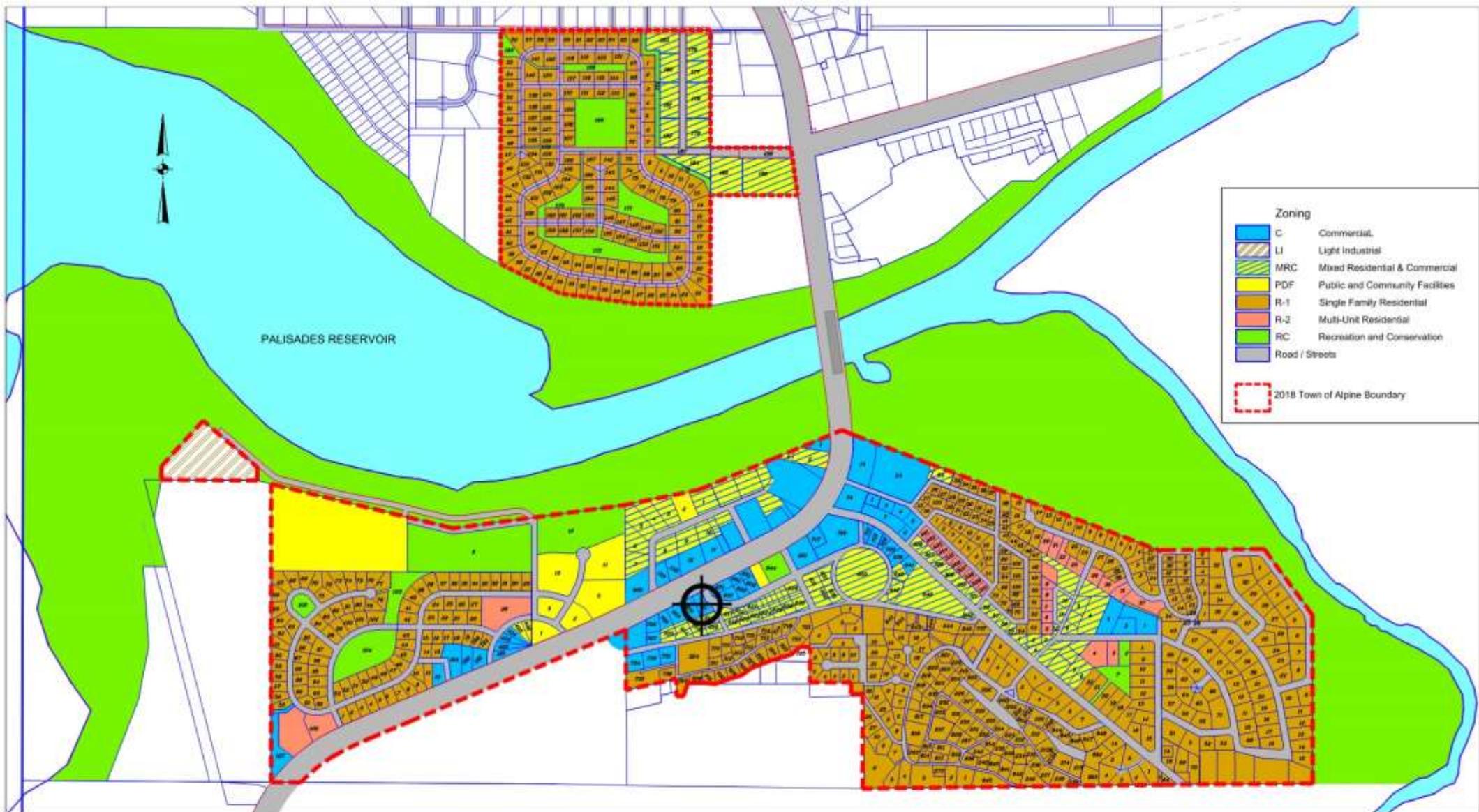
PALISADES RESERVOIR



PROJECT LOCATION:

MAP NUMBER	1/18/03
OWNER	BOB
APPROVED	TM
DATE	1/18/03
APPROVED	TM
NOT TO SCALE	
NELSON ENGINEERING	
P.O. BOX 1596 JACKSON, WYOMING (307) 733-2027	

DRAWING TITLE	LOT NUMBERS
MAP TITLE	TOWN OF ALPINE
SCALE	1:12,500
DATE	1/18/03



TOWN OF ALPINE
ZONING MAP

PROJECT LOCATION: 



RENDEZVOUS ENGINEERING, P.C.
P.O. BOX 3888, JACKSON, WYOMING 83001
25 SOUTH GROS VENDEPPE STREET
PHONE: 307.733.3202 FAX: 307.733.3338

Section 3-205. C Commercial District

(a) **Intent and Purpose of District:** This district is intended to provide and encourage potential locations for commercial retail facilities, commercial offices, and other commercial services. The Commercial District regulations are intended to provide adequate vehicular parking, setbacks, landscaping and/or other screening to ensure the compatibility of commercial establishments with adjoining land uses, as well as their accessibility to community utility systems and community open space areas.

(b) **Permitted Uses:**

All structures are limited to stick-built, manufactured or modular units.

- (1) Visitor accommodations such as motels, hotels, inns, lodges, ~~bed and breakfast facilities~~ and RV campgrounds. Special consideration would be given to accommodate on-site employee housing.
- (2) Medical and veterinary clinics.
- (3) Commercial offices and office complexes.
- (4) Banks and other financial institutions.
- (5) Eating and drinking establishments including cafes and restaurants; including mobile food vendors.
- (6) Commercial retail establishments such as agricultural supply stores, convenience stores, mercantile stores, gas stations, automobile part stores, computer stores, grocery stores, hardware stores, pharmacies, automated teller machine operations, barber shops and hair salons, boot and shoe repair shops, and building supply centers.

**Town of Alpine Land Use and Development Code
ADOPTED – 3/18/2025 – ORDINANCE 2024-009**

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**TABLE 3-2
MINIMUM OFF-STREET PARKING REQUIREMENTS
COMMERCIAL FACILITIES**

<i>Type of Commercial Use</i>	<i>Standard</i>
Motel/Hotel	1 parking space per guest room
Inns or Lodges	1 per guest room; 35% of total seating capacity of associated cafe & restaurant operations.
Medical Clinics	1 per 200 square feet of gross floor area; (total number to be verified by the Wyoming Department of Health.) Minimum of three (3) reserved parking spaces for emergency vehicles.
Veterinary Clinics	1 per 600 square feet of floor space
Commercial Offices	1 per 600 square feet of retail floor space
Cafes and Restaurants (including fast-food outlets with seating)	Number of parking spaces will equal 35% of total seating capacity
Fast-food Outlets (with no seating)	1 per number of employees for average work shift
Retail Stores	1 per 600 square feet of retail floor space
Self-Storage Facilities	1 per every 2,000 square feet of storage space
Commercial Services	1 per 600 square feet of retail floor space
Service and Repair Establishments	4 per service bay plus 1 per employee.
Cabinet, plumbing, welding, and steel fabrication shops	One parking space every 800 square feet of floor space plus 1 per employee.
Commercial Recreational Facilities	1 parking space for 25% of the total number of customers that can be served at any given time
Private or educational facilities accessible to the general public	1 parking space for every two persons employed. The Total parking spaces for facility users will equal 50 percent of the peak user capacity, as determined by the project architect and/or project engineer.



RETAIL LIQUOR LICENSE

ALPINE, WY
171 ALPINE DRIVE

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

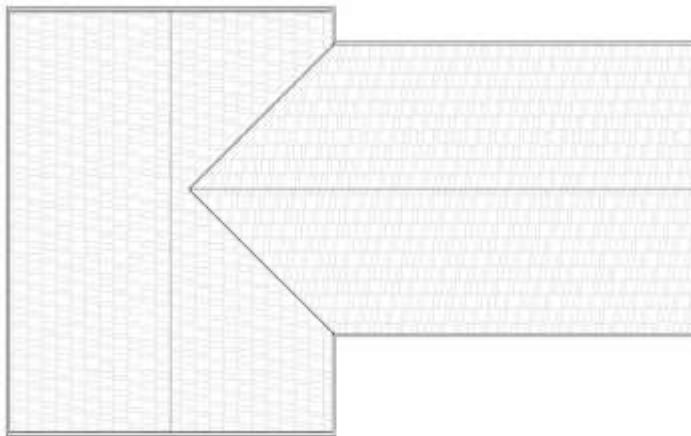
A101

PROPOSED CONDITIONS

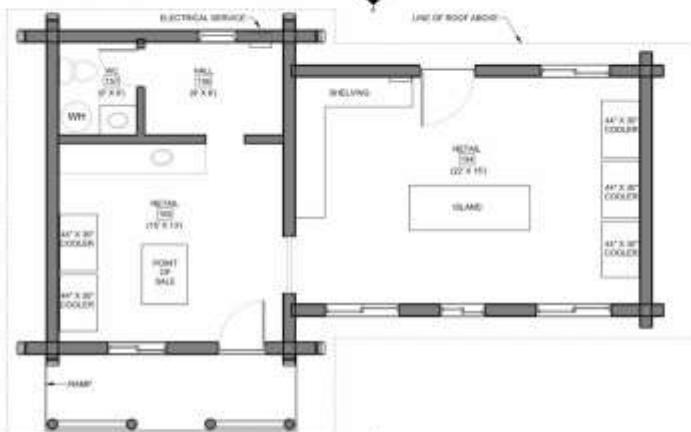
7-14-08
DRAWN BY J. BENNETT
ENCODED BY J. BENNETT
REVISIONS

FIRST FLOOR PLAN

1 A101
14'0" x 11'0"
723 SQUARE FEET NORTH REF



1 A101
14'0" x 11'0"
NORTH REF

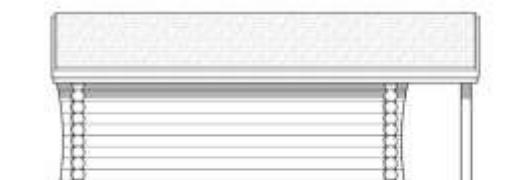


1 A101
14'0" x 11'0"
723 SQUARE FEET NORTH REF

1 A101
14'0" x 11'0"



1 A101
14'0" x 11'0"



SCALE 1/8 INCH
EQUALS 1'-0"
14'0" x 11'0"



PROPOSED WEST ROOM



PROPOSED EAST ROOM



PROPOSED EAST ROOM
RE-PROPOSED IMAGES BY DOUGIE GOMEZ



EXISTING WEST ROOM



EXISTING EAST ROOM



EXISTING EAST ROOM

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

RETAIL LIQUOR LICENSE

ALPINE, WY
171 ALPINE DRIVE

PROPOSED CONDITIONS

5-10-2009
DRAWN BY J BENNETT
CHECKED BY J BENNETT
REVISER

INTERIOR IMAGES

A102



CERTIFICATE OF COMPLETION

This is to certify that

Jaclyn Shockey

Has Successfully Completed the Following Course and Examination

Off-Premise Alcohol Seller Awareness Training

Edward D McLean

Edward D. McLean, Program Director
www.LIQUORexam.com



Date: 01/07/2026
Expiration: 24 Months
Certificate #: 250040
Birth Date: 06/06/1977

Alpine Liquor Store

171 Alpine Dr
Alpine, WY 83128

Summary of Alcohol Server Training Requirement

All employees at **Alpine Liquor Store** will be required to complete and pass the **Off-Premise Alcohol Seller Awareness Training** prior to selling alcohol. This training will be conducted through **LIQUORexam.com**, a Wyoming-approved testing site, ensuring compliance with state regulations and promoting responsible alcohol service. The training program will equip staff with essential knowledge regarding ID verification, recognizing intoxication, and adhering to safe serving practices. Successful completion of this training is necessary to maintain a safe environment for our customers and uphold the standards set by Wyoming's laws.

COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE AGREEMENT ("Agreement") is made and entered into a January 1, 2026, by and between Jaclyn Shockey and Robert Shockey (collectively referred to as "Landlord"), and Alpine Liquor Store, LLC (hereinafter referred to as "Tenant").

1. PREMISES

Landlord hereby leases to Tenant the commercial property located at 171 Alpine Dr, Alpine, 83128 (the "Premises").

2. TERM

The lease term shall commence on **January 1, 2026**, and shall continue for a period of **twelve (12) months**, terminating on **December 31, 2026**. This lease shall automatically renew for successive one-year terms unless either party provides written notice of intent not to renew a least thirty (30) days prior to the expiration of the current term.

3. RENT

Tenant agrees to pay Landlord rent in the amount of **\$1,000.00 per month**, payable in advance on the first day of each month.

4. USE OF PREMISES

Tenant shall use the Premises solely for the operation of a liquor store and related retail activities. The Tenant is allowed to engage in the following specific activities at the Premises

- Retail Sale of Alcoholic Beverages:** The Tenant can sell various types of alcoholic beverages, including, but not limited to, beer, wine, and liquor.
- Retail Sale of Malt Beverages:** The Tenant is authorized to sell malt beverages in accordance with applicable laws.
- Operation of a Liquor Store:** The Tenant may operate a liquor store, which include activities related to selling alcoholic and malt beverages to customers.
- Related Retail Activities:** The Tenant can conduct activities related to the retail sale of alcoholic and malt beverages, which may include:
 - Marketing and promotions for alcoholic products.
 - Customer service related to the sale of beverages.
 - Compliance with health and safety regulations applicable to the selling of alcoholic beverages.
- Compliance with Licensing Requirements:** The Tenant is required to obtain and maintain all necessary licenses and permits required for the sale of alcoholic and malt

beverages as mandated under Wyoming statutes and regulations.

5. SALES OF ALCOHOLIC OR MALT BEVERAGES

Tenant is expressly permitted to engage in the retail sale of alcoholic beverages and malt beverages at the Premises, provided that all such sales comply with the retail liquor sales regulations established by applicable federal, state, and local laws, including, but not limited to, the Wyoming Liquor Division regulations. This right includes, but is not limited to, the sale of beer, wine, liquor, and any other malt beverages as defined under Wyoming law. Tenant shall comply with all applicable laws, regulations, and licensing requirements pertaining to the sale of alcoholic beverages and shall obtain and maintain all necessary licenses for such activities.

6. COMPLIANCE WITH LAWS

Tenant agrees to comply with all laws, ordinances, and regulations applicable to the operation of Tenant's business, including obtaining and maintaining all necessary permits and licenses for the sale of alcoholic beverages in accordance with Wyoming regulations.

7. INSURANCE

Tenant shall obtain and maintain, at its own expense, business insurance covering general liability, property damage, and any other insurance as required by Landlord. Tenant shall provide proof of such insurance to Landlord prior to the commencement of the lease term and upon renewal of each insurance policy.

8. MAINTENANCE AND REPAIRS

Tenant shall keep and maintain the Premises in good condition and repair at its own expense. Tenant shall promptly notify Landlord of any necessary repairs.

9. MODIFICATIONS

No modifications or amendments to this Agreement shall be effective unless made in writing and signed by both parties.

10. TERMINATION

Upon termination of this Agreement, Tenant shall vacate the Premises and return it to Landlord in the same condition as received, reasonable wear and tear excepted.

11. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Wyoming.

12. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral, regarding the Premises.

IN WITNESS WHEREOF, the parties hereto have executed this Commercial Lease Agreement as of the day and year first above written.

Jaclyn Shockey, Landlord

Date: 1/14/26

Robert Shockey, Landlord

Date: 1/14/26

Alpine Liquor Store, LLC, Tenant

Authorized Signatory

Date: 1/14/26