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Google Maps







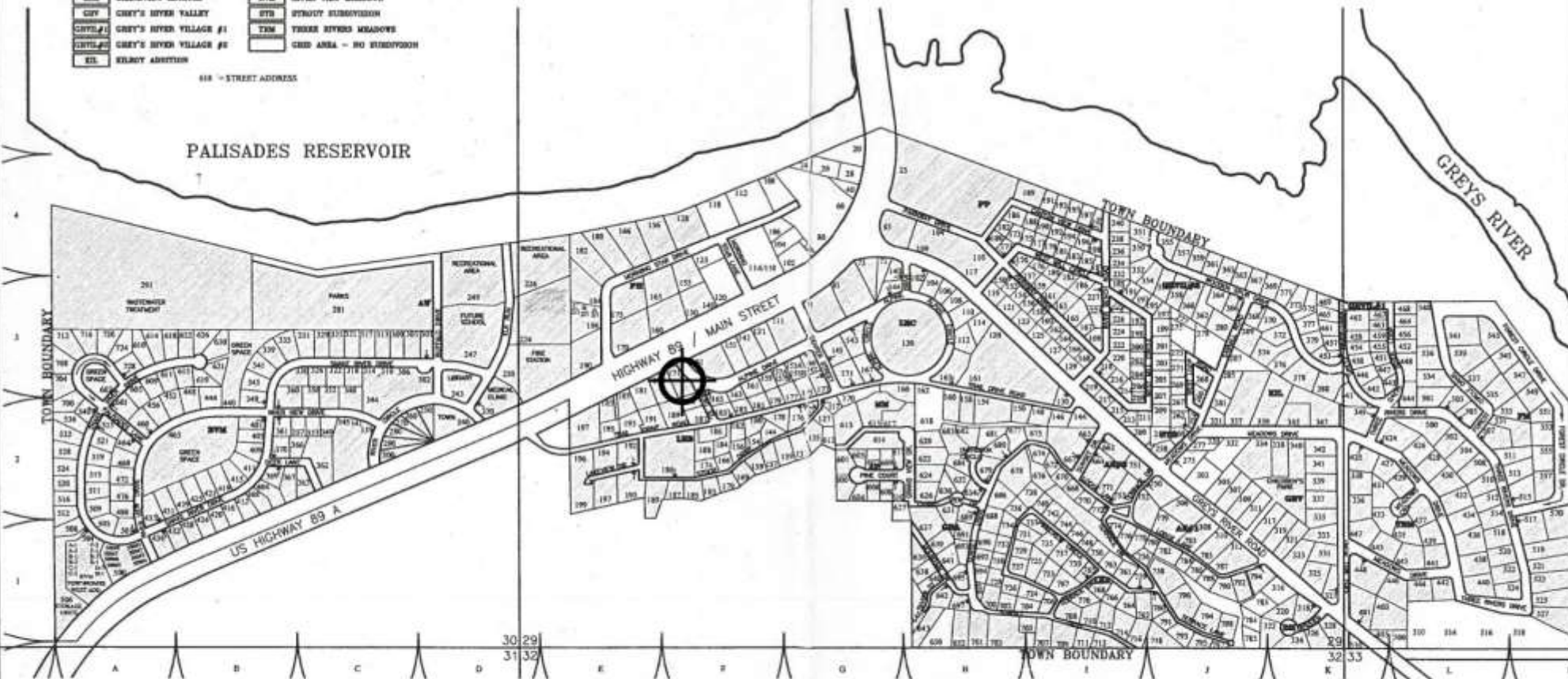
# TOWN OF ALPINE - STREET ADDRESSING

## LINCOLN COUNTY, WYOMING

**ABBREVIATIONS**

AR#1	ALPINE RIVINGTON #1	LR#1	LAKESIDE RIVINGTON TRACT A
AR#2	ALPINE RIVINGTON #2	LR#2	LAKESIDE RIVINGTON TRACT B
AR#3	ALPINE RIVINGTON #3	LR#3	LAKESIDE RIVINGTON TRACT C
AV	ALPINE VIEW	MM	MOUNTAIN MEADOWS
BH	BROOKS HOMES	PR	PALISADES RESORTS
FM	FORDS MEADOWS	PP	PALIS PARK
GR	GRANDVIEW RIVINGTON	RV	RIVER VIEW MEADOWS
GV	GREY'S RIVER VALLEY	ST	STANLEY SUBDIVISION
GRV#1	GREY'S RIVER VILLAGE #1	TR	TRUCKEE MEADOWS
GRV#2	GREY'S RIVER VILLAGE #2	CR	CRD AREA - NO SUBDIVISION
EL	ELROY ADDITION		

618 - STREET ADDRESS



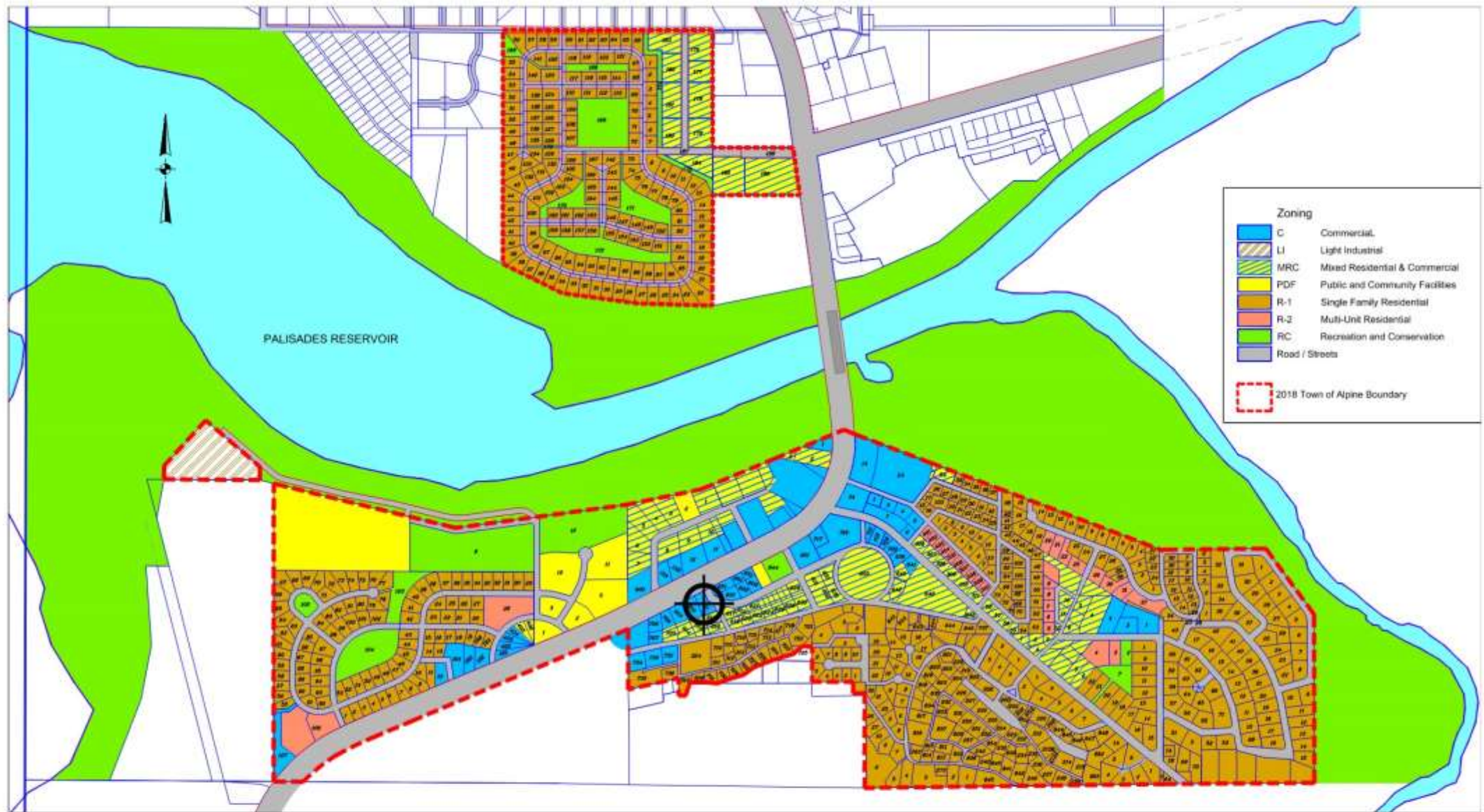
PROJECT LOCATION:



DATE	L/A/MS	REV.	DRAWN	CHECKED	APPROVED
DRAWING TITLE <b>STREET ADDRESSING</b>					
TOWN OF ALPINE					
PROJECT LOCATION:					
PROJECT TITLE:					
PROJECT NUMBER:					
PROJECT DATE:					
PROJECT STATUS:					
PROJECT DESCRIPTION:					
PROJECT LOCATION:					
PROJECT CONTACT:					
PROJECT NOTES:					

**NELSON ENGINEERING**  
 P.O. BOX 1599, JACKSON WYOMING 83007 733-2007





**TOWN OF ALPINE  
ZONING MAP**

**PROJECT LOCATION:** 

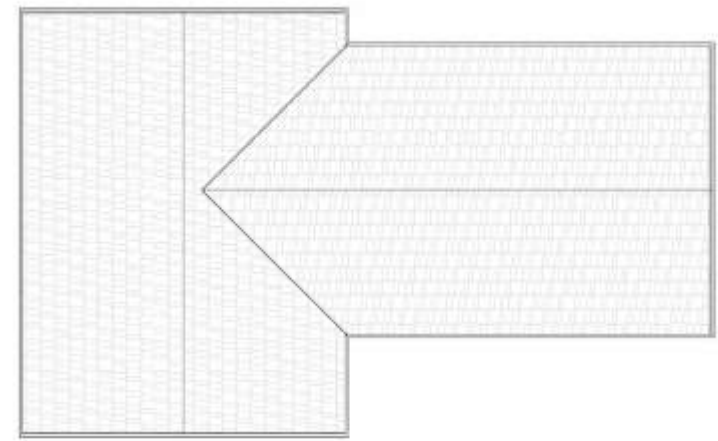
**Section 3-205. C Commercial District**

- (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.

<b>TABLE 3-2  MINIMUM OFF-STREET PARKING REQUIREMENTS  COMMERCIAL FACILITIES</b>	
<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.) <b><u>Minimum of three (3) reserved parking spaces for emergency vehicles.</u></b>
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.



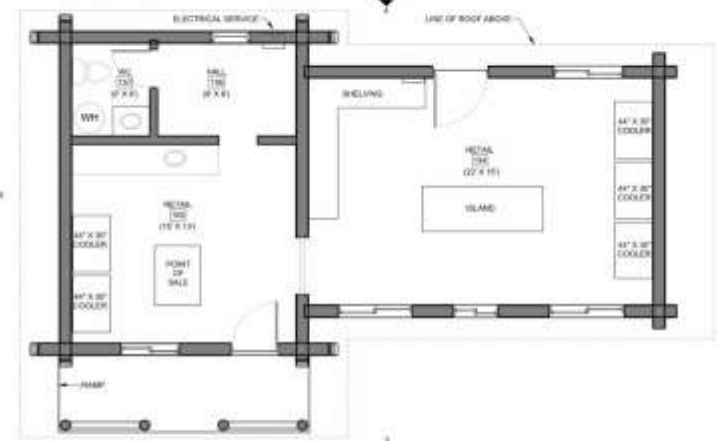
3 NORTH ELEVATION  
1/4" = 1'-0"



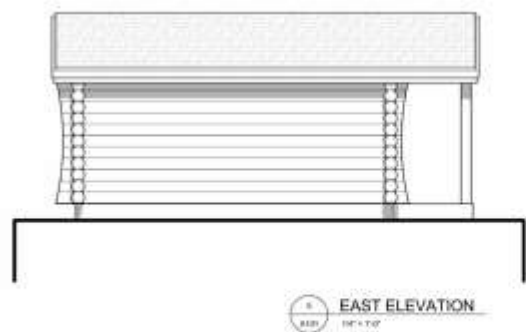
2 ROOF PLAN  
1/4" = 1'-0"



4 SOUTH ELEVATION  
1/4" = 1'-0"



1 FLOOR PLAN  
1/4" = 1'-0"  
723 SQUARE FEET



5 EAST ELEVATION  
1/4" = 1'-0"



6 WEST ELEVATION  
1/4" = 1'-0"



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

ALPINE, WY  
171 ALPINE DRIVE  
RETAIL LIQUOR LICENSE

6 SHEET(S) TOTAL SHEET(S)  
PROPOSED CONDITIONS  
1:1 SCALE  
DRAWN BY J. BENNETT  
CHECKED BY J. BENNETT  
REVISED

FIRST FLOOR PLAN  
A101





PROPOSED WEST ROOM



PROPOSED EAST ROOM



PROPOSED EAST ROOM  
ALL PROPOSED IMAGES BY GOOGLE EARTH



EXISTING WEST ROOM



EXISTING EAST ROOM



EXISTING EAST ROOM

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

ALPINE, WY  
171 ALPINE DRIVE

RETAIL LIQUOR LICENSE

© 2024 ALPINE ARCHITECTURAL STUDIO  
PROPOSED CONDITIONS

1. KLOON  
DRAWN BY: BENNETT  
CHECKED BY: BENNETT  
REVISIONS

INTERIOR IMAGES





**LIQUORexam.com**

Where Knowledge Meets Responsibility

# 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](http://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

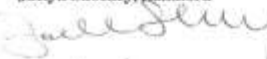
This Agreement shall be governed by and construed in accordance with the laws of the State of Wyoming.

## 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

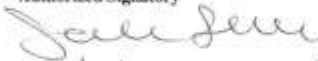
  
Date: 1/14/26

Robert Shockey, Landlord

  
Date: 1/14/26

Alpine Liquor Store, LLC, Tenant

Authorized Signatory

  
Date: 1/14/26