



CITY OF LANDER
CONDITIONAL USE APPLICATION – TITLE 4-6-1
NON-REFUNDABLE FEE \$500.00

For Office use only: Case # CU25.03
Date Received 4/25/25 Date Fee Paid 4/25/25 BOA Hearing Date May 15
Existing zone designation _____ Applicable Section of zoning code _____

Name of Applicant Justus Jacobs Email justusjacobs1@gmail.com
Address 806 Washakie St. Lander Phone (307) 349-2786

Do you own this property Yes ☒ No _____

If no, Name of Owner _____ Email _____

Address _____ Phone _____

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)

GUSTIN ADDN BLK 145 S/2 LOT 19-20 WD 2024-1453346

Present Zoning District of Property _____ Current zoning use of the property _____

Proposed Zoning District _____ Proposed zoning use of property _____

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)

Check Conditional Use Type below

<input type="checkbox"/> Child Care/preschool	<input type="checkbox"/> RV campground	<input type="checkbox"/> Restaurant
<input type="checkbox"/> Home Business	<input type="checkbox"/> Clinic/nursing home	<input type="checkbox"/> Gaming
<input type="checkbox"/> Bed/Breakfast	<input type="checkbox"/> Professional office	<input type="checkbox"/> Communication tower
<input checked="" type="checkbox"/> Short term Rental	<input type="checkbox"/> Mortuary/crematory	<input type="checkbox"/> Junkyard
<input type="checkbox"/> Group/foster home	<input type="checkbox"/> Motel	<input type="checkbox"/> Other, Explain _____

Describe your conditional request (Hours of operation, off-street parking, traffic patterns, fencing, etc.)

We would like to do a short-term rental in the middle unit
(806) of a triplex we built on Washakie St. This will help keep
noise level down & tenants living in other two units in the
triplex stable, ~~we are seeking~~ 3 month stays for traveling nurses
Explain why your conditional use will not adversely affect your neighborhood & possibly Airbnb/Vrbo

We are projecting only about a 30% occupancy for this
we use it for family and friends ~~and also just deep~~
There is a garage space & driveway space so it
won't impact street parking. Possibly used for traveling
nurses or Airbnb summer months.



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☒ Attached is a plot plan or drawing of all buildings and outside areas used for the conditional use.

☐ Attached is additional information for Child Care, Group Home, or Home Business, as required

Signature of applicant  Date 4/25/2025

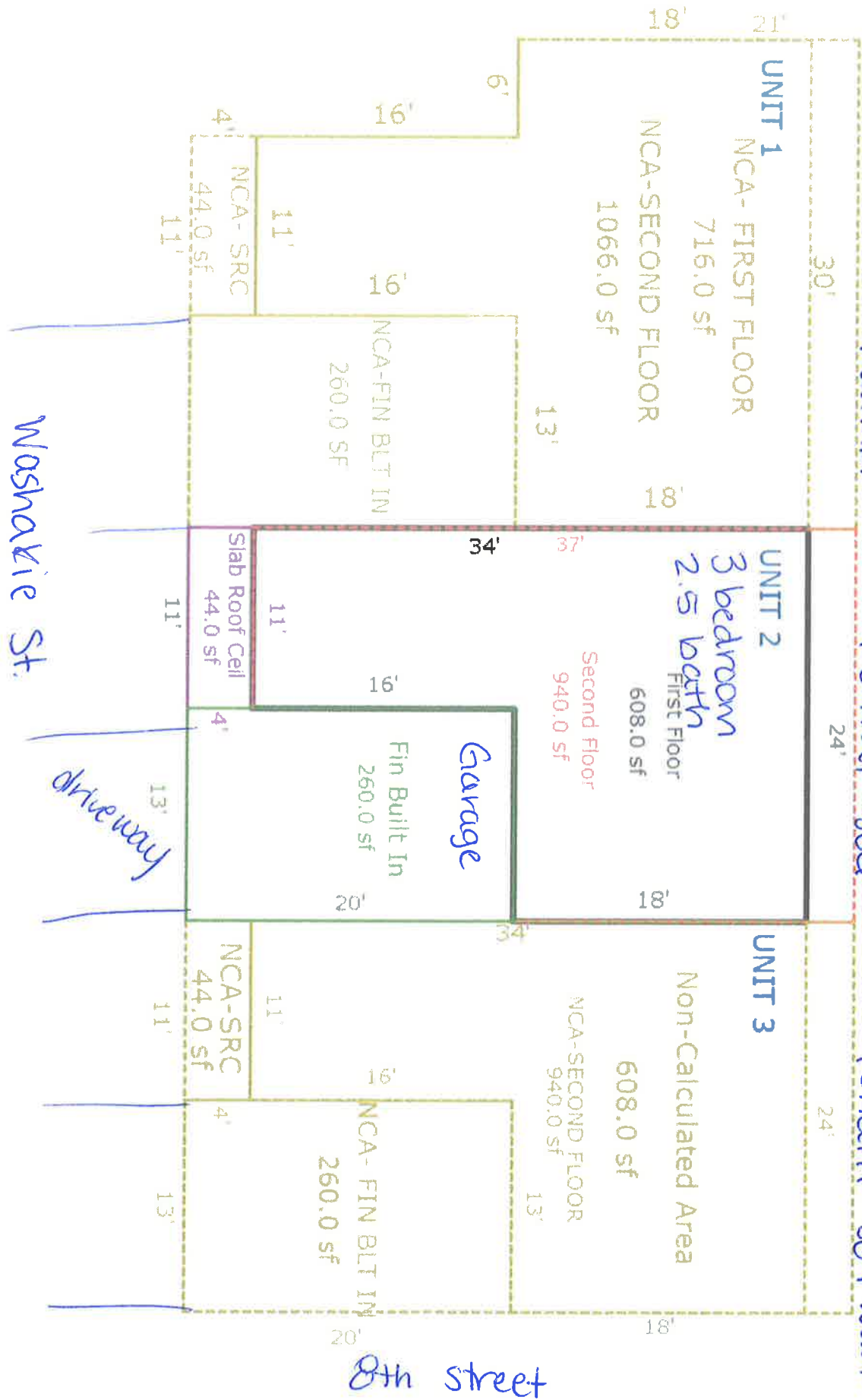
Signature of owner _____ Date _____

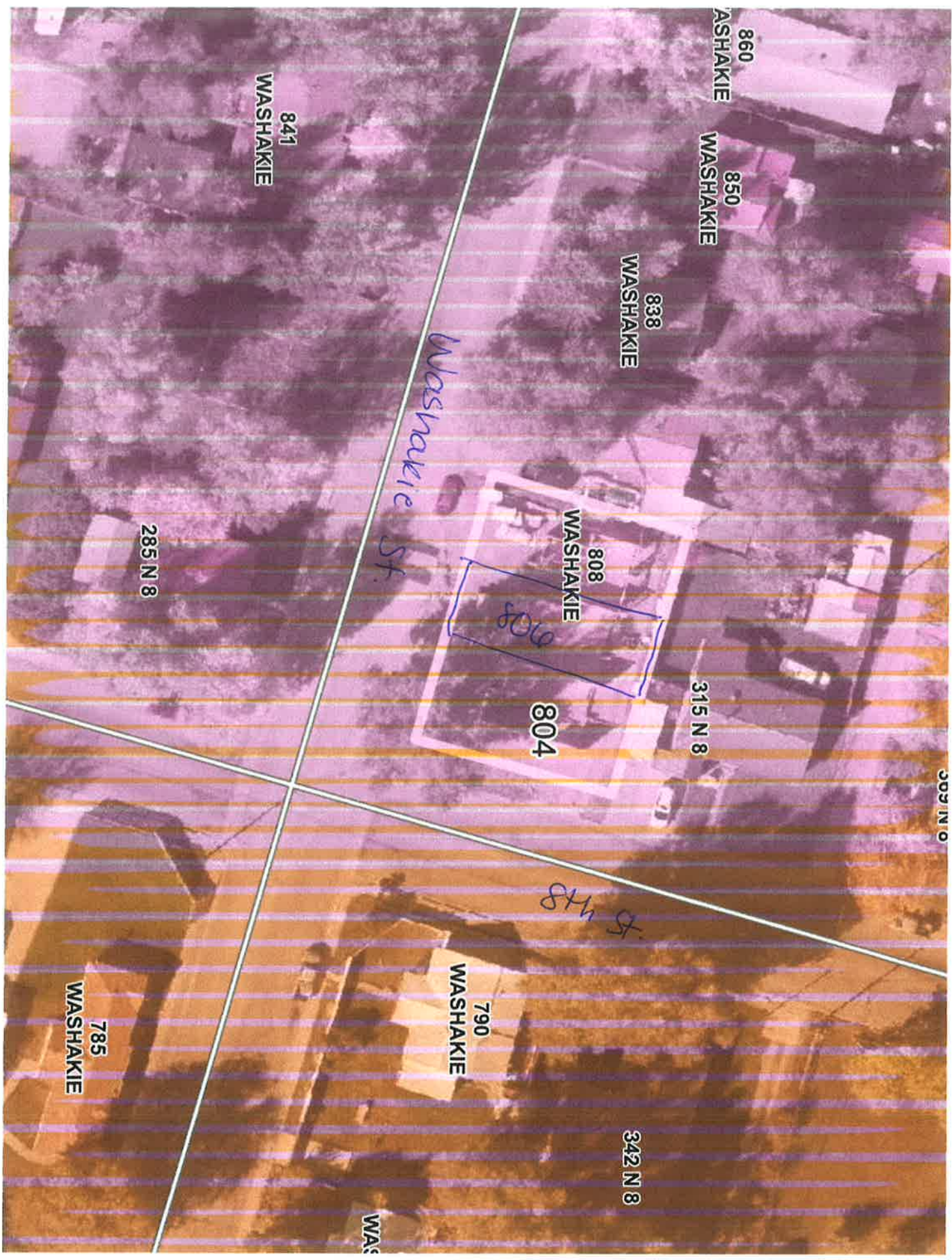
Proposed

Tenant 808 Washakie

Short-Term Rental 800

Tenant 804 wash.





860
WASHAKIE

850
WASHAKIE

838
WASHAKIE

808
WASHAKIE

804

Washakie St.

285 N 8

315 N 8

806

790
WASHAKIE

785
WASHAKIE

342 N 8

309 N 8



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INSTRUCTION SHEET

1. A Conditional Use Permit application must be submitted along with a plot plan or drawing. The graphic must be a straight-edged drawn plan (a drawing to scale is preferred but not necessary) delineating the property lines and dimensions, adjacent street(s) and name(s) of that/those street(s), a north arrow, the location of existing/proposed building(s) on the parcel and if applicable off-street parking and/or loading layout. Aerial photographs of your property can be found on the Fremont County map server at <https://maps.greenwoodmap.com/fremontwy/>
2. The following are the procedures required for a conditional use permit application:
 - (a) Review the request with the City Planning Staff. Application forms are available on the City Website www.landerwyoming.org on the homepage under the "Documents and Forms" tab.
 - (b) The City ordinance 4-6-1 states the rules for Conditional uses. The City Zoning code can be found on the City website www.landerwyoming.org on the homepage under the "City Code Book" tab.. Allowed conditional uses are listed in each separate zoning district 4-12-2 through 4-12-9.
 - (c) For a Home Business Conditional Use additional information is required per City ordinance 4-11-4 and as listed on an addendum to the Conditional Use application.
 - (d) For a Childcare/daycare/group home Conditional Use additional information is required on an addendum to the Conditional Use application.
 - (e) The Board of Adjustment meets the First Thursday of the month. By ordinance, a legal notice regarding the case must be published in a newspaper of general circulation at least fifteen (15) days prior to the public hearing. Our office requires submission of all completed material at least twenty-one (21) days prior to the meeting date in order to meet this publication requirement. There will be no exceptions from the twenty-one (21) day filing deadline date.
 - (f) The petitioner and/or a designated representative must be present at the public hearing to give testimony and answer questions regarding the request.
 - (g) All public hearings are held in the City Council Chambers, 240 Lincoln Street, Lander, Wyoming 82520 starting at 6:00 p.m. unless otherwise posted.
3. Within 30 days of the public hearing and vote of the Board of Adjustments you will receive a letter of determination signed by the City Attorney. If granted, you will have to abide by any and all conditions set forth in the conditional use permit. The permit will be in effect as long as you own the property and CANNOT be transferred to future property owners.

Conditional Use Case number: CU 25-03
Your meeting will be held: May 15
Return forms by: _____