





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

X 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 *Russ & Lisa* Date *2/10/25*

Signature of owner *Russ & Lisa* Date *2/10/25*



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

**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](http://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](http://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 25.01  
Your meeting will be held: 3/6/25  
Return forms by: \_\_\_\_\_









FOURTH ST.

251

10

20

19

18

1

2

3

4

5

6

7

8

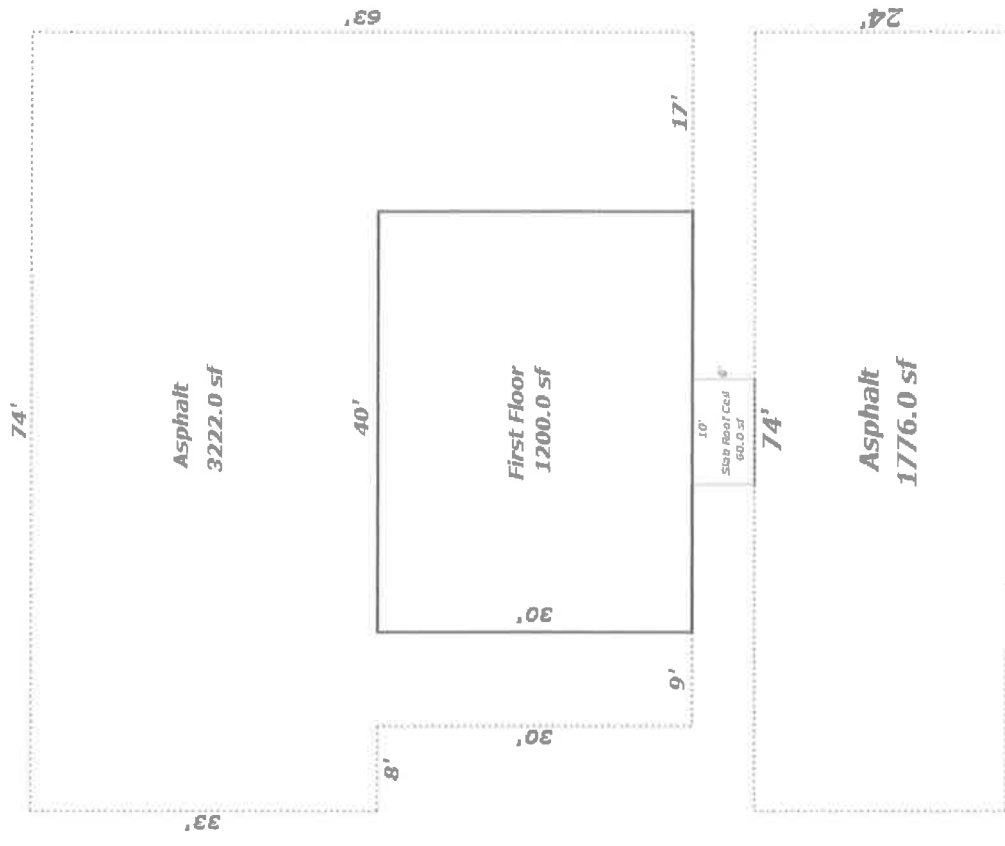




- Lot and Parcel Lines
- Subdivisions
- U.S. Highway
- State Highway
- County (Maintained)
- County (Unmaintained)
- Municipal Streets / Public Roads
- Private Roads
- Other Roads
- 2022 Aerial Photography



Fremont County provides this map for display purposes only and invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.  
printed 2/3/2025



rcel

PIDN: 33991813401100

Tax ID: 00000000R0034784 Property Taxes

Tax District: 0151

Property Owner(s): YELLOW DOG LLC

Mailing Address: 322 STAGECOACH TRL  
CODY, WY 82414-7895

Street Address: 251 N 4 ST

Deed: 1458260, 09/06/2024

Location: ORIGINAL TOWN OF LANDER & RIVERSIDE ADDN BLK 10 S 75' OF LOTS  
1 & 2 WD 2024-1458260

2024 Actual Value: \$ 319,173 (\$ 57,250 Land + \$ 261,923 Improvements)

2024 Assessed Value: \$ 30,322

nd

Acres	Square Feet	Class
0.17	7,500	Residential
0.17	7,500	Total

Residential	1	Stories	Sq Ft	Exterior	Roof Cover	Bedrooms	Year Built*	Sketch(s)	Photo(s)
Unit 1	0.0	1200	Frame Hardboard	Composition Shingle		2017	<u>1</u> sketch(s)	<u>2</u> photo(s)	
1 bath with 3 fixtures									
Add On Asphalt Av		1776							
Add On Asphalt Av		3222							
Porch Slab Roof Ceil		60							

ear built may not be original year built due to remodeling and additions.





City of Lander  
240 Lincoln St  
Lander, WY 82520  
(307) 332-2870  
dboggis@landerwyoming.org

XBP Confirmation Number: 223043006

▶ Transaction detail for payment to City of Lander.			Date: 02/13/2025 - 2:47:36 PM MT
Transaction Number: 236521656 eCheck - Checking — XXXXX3914 Status: <b>Successful</b>			
Account #	Item	Quantity	Item Amount
	MISC	1	\$500.00
Notes: CONDITIONAL USE APPLICATION			

**TOTAL: \$500.00**

**Billing Information**  
YELLOW DOG LLC  
76067

Transaction taken by: Admin DANIELLE