



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

For Office use only: Case # CU 25.05
Date Received 6/4/25 Date Fee Paid 6/4/25 BOA Hearing Date _____
Existing zone designation R-2 Applicable Section of zoning code 4-12-3, 4-6-1

Name of Applicant Julie R Ellis Email [REDACTED]
Address 445 Amoretti St Phone [REDACTED]

Do you own this property Yes X 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)

445 Amoretti

Present Zoning District of Property R-2 Current zoning use of the property R-2

Proposed Zoning District no change 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)

Lots 5, 6 Riverside Addition

Check Conditional Use Type below

___ Child Care/preschool

___ Home Business

___ Bed/Breakfast

X Short term Rental

___ Group/foster home

Airbnb

___ RV campground

___ Clinic/nursing home

___ Professional office

___ Mortuary/crematory

___ Motel

___ Restaurant

___ Gaming

___ Communication tower

___ Junkyard

___ Other, Explain _____

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

RANDOM RENTALS ALL PARKING IS OFF THE STREET
PROPERTY IS FENCED

4 BED ROOMS UP TO 8 GUESTS YES PETS ARE ALLOWED

Explain why your conditional use will not adversely affect your neighborhood

THEY WILL NOT HAVE CONTACT WITH OUR NEIGHBORS

STANDARD AIRBNB CONTRACT AND RULES



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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 *Genieve B. Ellis* Date *6-4-25*

Signature of owner *Genieve B. Ellis* Date *6-4-25*



Layers Info

1 Parcel(s) [Zoom to parcel\(s\)](#)

- Parcel: 33991812500400
- Account#: R0006623 Property Detail
- Tax ID: 000000000006617 [Property Taxes](#)
- Plat: RIVERSIDE ADDITION
- Lot: 05,06
- Owner: ELLIS DONALD L LIVING TRUST DTD 06/14/2016 ELLIS JULIE LIVING TRUST DTD 06/14/2016
- Mail Addr: C/O ELLIS DONALD OR ANGIE PO BOX 747
- Mail Addr: LANDER, WY 82520-0747
- St Addr*: 445 AMORETTI ST
- Deed: 1447477 (05/052023)
- Location: RIVERSIDE ADDN BLK 61 LOTS 5-6 QCD 2016-1388290 AFF 2023-1447477
- Tax Classification: Residential
- 0.34 acres, 15,000 square feet

* Where more than one Site Address exists within a parcel, we cannot guarantee the Primary Site Address will be displayed.