



# PUBLIC NOTICES

## CARBON COUNTY PLANNING AND ZONING COMMISSION PUBLIC LEGAL NOTICE

Notice is hereby given that the Carbon County Planning & Zoning Commission will hold a public hearing on the following case file on Monday, September 13, 2021, at 10:00 a.m., Carbon County Courthouse, Commissioners Room, located at 415 West Pine Street, Rawlins, Wyoming.

**Minor Subdivision Case File #2021-03:** Request for a Minor Subdivision to create one (1) lot (Lot 1 = 3.39 Acres) in the Highway Commercial (C-2) Zone.

**Minor Subdivision Name:** Whistle Pig Minor Subdivision  
**Petitioners:** Schleedlewitz, LLC and Delaney Bend, LLC (Applicants & Land Owners)

**Parcel Identification Number:** 17842310005700-Parent Parcel

**General Site Location:** Located approximately 1,400 feet south of the Town of Saratoga off WY HWY 130 on the east side.

**Legal Description:** Located within the W1/2 NW1/4, Section 24, T17N, R84W, 6th P.M., Carbon County, Wyoming. Commencing at a 3" Brass Cap marking the Northwest Corner of said Section 24, from which a 3" Brass Cap marking the West Quarter Corner of said Section 24 bears S.00°42'03"E., 2,629.29 feet; thence S.04°31'49"E., 1,005.15 feet to a 2" Aluminum Cap on the east right-of-way line of State Highway 130, the POINT OF BEGINNING; thence leaving said right-of-way, N.71°22'16"E., 259.30 feet to a 2" Aluminum Cap; thence S.17°49'22"E., 631.02 feet to a 2" Aluminum Cap; thence S.73°33'33"W., 200.77 feet to a 2" Aluminum Cap on the east right-of-way line; thence northwesterly on and along said right-of-way line along a non-tangent curve concave to the east having a radius of 5,629.58 feet, an arc length of 625.60 feet, the chord of which bears N.23°11'50"W., 625.28 feet, to the POINT OF BEGINNING, containing 3.39 acres.

For additional information, please call the Carbon County Planning and Development Department, (307) 328-2651.

-s- Schleedlewitz, LLC and Delaney Bend, LLC (Applicants & Land Owners)

**Legal #8062**  
**Published in**  
**The Saratoga Sun**  
**August 4, 2021**

## CARBON COUNTY PLANNING AND ZONING COMMISSION PUBLIC LEGAL NOTICE

Notice is hereby given that the Carbon County Planning & Zoning Commission will hold a public hearing to consider the following case file on Monday, September 13, 2021, at 10:00 A.M., Carbon County Courthouse, Commissioners Room, located 415 West Pine Street, Rawlins, Wyoming.

**C.U. Case #2021-05:** Request for a Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone. The request is to permit/allow 3 cabins used for seasonal employee housing and recreational and seasonal hunting, lodging accommodations for an outfitting and guide operation. The proposed project area encompasses approximately 2+/- acres. The overall property contains approximately 2,172 acres, which includes Condit and Sons Cattle Co. Inc.

**Project/Site Name:** Grand Slam Outfitters and Condit and Sons Cattle Company  
**Petitioner:** Condit and Sons Cattle Co., Inc. (Applicant and Land Owner)

**Parcel Identification Number:** 16830120000400-Parent Parcel

**General Site Location:** Approximately 12 miles southeast of Saratoga off WY HWY 130 on the north side near mile marker 65

**Legal Description:** Approximately 2 acres located within NW1/4 NW1/4, Section 24, T16N, R83W, Carbon County, Wyoming, being part of the larger Condit and Sons Cattle Co., Inc. Entire legal description recorded in Book 1314, Page 62 and Book 1018, Page 202.

For additional information, please call the Carbon County Planning and Development Department, (307) 328-2651.

-s- Condit and Sons Cattle Co., Inc. (Applicant and Land Owner)

**Legal #8061**  
**Published in**  
**The Saratoga Sun**  
**August 4, 2021**

## CARBON COUNTY PLANNING AND ZONING COMMISSION PUBLIC LEGAL NOTICE

Notice is hereby given that the Carbon County Planning & Zoning Commission will hold a public hearing on the following case file on Monday, September 13, 2021, at 10:00 a.m., Carbon County Courthouse, Commissioners Room, located at 415 West Pine Street, Rawlins, Wyoming.

**Z.C. Case File #2021-10:** Request for a Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD-0.33) on approximately 0.33 acres. The RD Zone is intended to provide land for residential development that is typically single family detached and located within Town Expansion Areas and within or nearby Rural Centers. Residential single family zones are intended to be located in areas planned for residential development that are easily accessible and infrastructure already exists or is readily available.

**Petitioner:** Linda E. Ihn (Applicant and Land Owner)

**Parcel Identification Number:** 12890720003800

**Rural Address:** 1133 Highway 70

**General Site Location:** Approximately 4 miles east of Dixon on the north side of WY HWY 70

**Legal Description (taken from Warranty Deed, Book 1340, Page 21):** A tract of land in the Northwest ¼ of Sec. 7, T12N, R89W, Carbon County, Wyoming, more completely described as follows: Beginning at the West corner of said tract, a point on the North right of way line of Wyoming Highway 70 and the Southeasterly line of a tract of land as described in Bk. 850, Pg. 261 Misc. Records of Carbon County Clerk, Rawlins, WY, which bears N39°47'22"E, 3384.0 ft. from the Southwest corner of said Sec. 7; Thence along said Southeasterly line of Bk. 850, Pg. 261 tract, N61°33'30"E, 17.92 ft.; Thence along said Southeasterly line of Bk. 850, Pg. 261 tract, N57°23'17"E, 73.08 ft.; Thence along said Southeasterly line of Bk. 850, Pg. 261 tract, N55°10'30"E, 119.06 ft. to the Northwesterly corner of a tract of land as described in Bk 155-A, Pg. 394, Misc. Records of Carbon County Clerk; Thence S0°52'40"W, 169.68 ft. (against a call of South 169.33 ft.) along the West line of said Bk 155-A, Pg. 394 tract, to a point on the North right of way of said Wyoming Highway 70; Thence N87°06'10"W, 86.44 ft. along the North right of way of said Highway 70 to a WYDOT Right of Way Monument; Thence N2°18'58"E, 44.96 ft. along the said right of way to a WYDOT right of Way Monument; Thence N87°06'10"W, 88.06 ft. along the said right of way to the point of beginning.

For additional information, please call the Carbon County Planning and Development Department, (307) 328-2651.

-s- Linda E. Ihn (Applicant and Land Owner)

**Legal #8063**  
**Published in**  
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**August 4, 2021**

## CARBON COUNTY PLANNING AND ZONING COMMISSION PUBLIC LEGAL NOTICE

Notice is hereby given that the Carbon County Planning & Zoning Commission will hold a public hearing on the following case file on Monday, September 13, 2021, at 10:00 a.m., Carbon County Courthouse, Commissioners Room, located at 415 West Pine Street, Rawlins, Wyoming.

**Z.C. Case File #2021-11:** Request for a Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD-3.40) on approximately 3.40 acres. The RD Zone is intended to provide land for residential development that is typically single family detached and located within Town Expansion Areas and within or nearby Rural Centers. Residential single family zones are intended to be located in areas planned for residential development that are easily accessible and infrastructure already exists or is readily available.

**Petitioners:** Steven and Courtney Priest (Applicants and Land Owners)

**Parcel Identification Number:** 20802920003100

**Rural Address:** 700 Aspen Court

**General Site Location:** Approximately 190 feet south of the Town of Elk Mountain town limits

**Legal Description (taken from Warranty Deed, Book 1307, Page 82):** A portion of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 29, Township 20 North, Range 80 West, 6th P.M., Carbon County, Wyoming, more particularly described as follows: P. of B., Southerly corner of Block Eight (8), Seiersen Addition to the Town of Elk Mountain; Thence Southwesterly along the prolongation of the Easterly line of Block Eight (8), a distance of Four Hundred Feet (400') to a point; Thence at right angles in a Southeasterly direction a distance of Four Hundred Feet (400') to the true place of beginning for this parcel; Thence first course, continuing in a Southeasterly direction Four Hundred Seventy Feet (470') more or less to the West bank of the Medicine Bow River; Thence returning to the true place of beginning at right angles to previous course in a Southwesterly direction a distance of Three Hundred Feet (300') to a point; Thence at right angles and in a Southeasterly direction a distance of Five Hundred Twenty Feet (520') more or less to a point on the West bank of the Medicine Bow River; Thence along the West bank of said River to the terminus of first course; Thence Northwesterly a distance of Four Hundred Seventy Feet (470') more or less to the true place of beginning.

For additional information, please call the Carbon County Planning and Development Department, (307) 328-2651.

-s- Steven and Courtney Priest (Applicants and Land Owners)

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**August 4, 2021**

## PUBLIC NOTICE

Notice is hereby given that the Saratoga Planning Commission at the monthly meeting at 5:30 P.M. on August 10, 2021, at the Saratoga Town Hall, will have a Public Hearing for approval of a proposed subdivision. The Octagon Estates First Addition subdivision will be located in the undeveloped lands just west of the Amended Valley View Acres Addition and south of Shively Airport. Protests, concerns, and questions, if any, may be voiced at this meeting. If you have any questions, please call the Town Hall at 307-326-8335.

-s- Creed James, Mayor  
Town of Saratoga

**Legal #8065**  
**Published in**  
**The Saratoga Sun**  
**August 4, 2021**

## PUBLIC NOTICE

Notice is hereby given that the Saratoga Planning Commission at the monthly meeting at 5:30 P.M. on August 10th, 2021, at the Saratoga Town Hall, will have a Public Hearing for approval of a proposed subdivision. The Octagon Estates Third Addition subdivision will be located in the undeveloped lands just west of the Amended Valley View Acres Addition and south of Sierra Madre Avenue. Protests, concerns, and questions, if any, may be voiced at this meeting. If you have any questions, please call the Town Hall at 307-326-8335.

-s- Creed James, Mayor  
Town of Saratoga

**Legal #8066**  
**Published in**  
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