

# City of Rawlins

P.O. Box 953  
Rawlins, Wyoming 82301



April 13, 2018

Tiara Lipps  
Director, Closing  
Spirit Realty Capital, Inc.  
2727 N. Harwood Street, Suite 300  
Dallas, Texas 75201

Re: **Zoning Compliance Verification**

ShopKo Retail (the "Project") located at 2100 E Cedar, Rawlins, WY 83201 (the "Property")

Dear Tiara:

In response to your request for information regarding the above referenced Project and Property, we have researched our files and represent the following:

1. The current zoning classification for the subject Property is C-2.
2. According to the zoning ordinances and regulations of this district, the use of the subject Property is:  
 Permitted Use  
 Non-Permitted Use  
 Conditional Use (see comments, or attached documentation)

Comments: Until we know the use we cannot verify if it is permitted or not.

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3. According to the zoning ordinances and regulations of this district applicable to this Property, the structure is:  
 Legally Conforming  
 Legally Non-Conforming (see comments, or attached documentation)  
 Variance Granted (describe in comments, or attach documentation)  
 Non-Conforming (see comments, or attached documentation)

Comments:

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4. In the event of a casualty to the Project, in whole or in part, the structure:  
 May be rebuilt in its current form (i.e. no loss of sq. footage, same footprint, with drive through(s), if applicable)  
 May not be rebuilt in its current form, except upon satisfaction of the following conditions, limitations or requirements (describe):
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5. Based on our records, the Project:

Complies with, or is otherwise exempt from, applicable subdivision requirements  
 Does not comply with, nor is exempt from subdivision regulations

6. The current parking requirements for the subject Property/Project are:

Total Parking Spaces required (# Regular  # Handicapped   
 1 Parking Spaces, for each 200 sq. feet of General Floor area  
 2 Parking Spaces, Other (describe):  
Loading / Unloading (10,000 to 25,000 square feet)

Comment: Above is the code requirement, however, these requirements are not currently met and depending on the use weather this would need to be brought into compliance.


7. Certificate of Occupancy, status:

A valid Certificate of Occupancy has been issued for the Project and a copy is attached.  
 A valid Certificate of Occupancy has been issued for the Project (approximate issuance date \_\_\_\_\_); however, we are unable to locate a copy in our records. The absence of a Certificate of Occupancy will not give rise to any enforcement action affecting the Project.  
 Certificates of Occupancy for projects constructed prior to the year \_\_\_\_ are no longer on file with this office. The absence of a Certificate of Occupancy will not give rise to any enforcement action affecting the Project. A Certificate of Occupancy for the Project will only be required for new construction.  
 Other (describe):

8. Additional Comments:

This information was provided on April 13, 2018, by the undersigned, on behalf of City of Rawlins ("Zoning Authority") per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Zoning Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

**ZONING AUTHORITY:**

By:   
Printed Name: Ariel Phipps  
Title: Administrative Secretary for Community Development  
Phone: 307-328-4599