

PUBLIC HEARING NOTICE

TAKE NOTICE that a request has been filed with the City of Rock Springs by Fred Von Ahrens requesting that the Rock Springs Master Land Use Plan and Map be amended as follows:

Add R-E (Rural Estates) as a standalone land use designation and amend the Master Land Use Plan Map from Low Density Residential (LDR) to Rural Estates (R-E) at the following described properties:

A PIECE PARCEL OR TRACT OF LAND LOCATED IN FEDERAL LOTS 3 AND 4, SECTION 16, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 0°13'16" WEST ALONG THE WEST LINE OF SAID SECTION 16 FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°35'23" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SIGNAL DRIVE FOR A DISTANCE OF 1301.32 FEET TO THE TRUE POINT OF BEGINNING. THENCE CONTINUING SOUTH 89°35'23" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1302.26 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PARK DRIVE GRANTED TO SCHOOL DISTRICT NO. 1 BY BLM PERMIT NO. 74859; THENCE SOUTH 01°00'19" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1298.48 FEET TO A POINT LOCATED ON THE SOUTHERLY BOUNDARY OF FEDERAL LOT 3; THENCE NORTH 88°57'37" WEST ALONG THE SOUTHERLY BOUNDARY OF FEDERAL LOTS 3 AND 4 FOR A DISTANCE OF 1334.42 FEET; THENCE NORTH 00°24'37" EAST FOR A DISTANCE OF 1,079.62 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET THE CENTER OF WHICH BEARS NORTH 00°24'37" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 00°24'37" EAST FOR A DISTANCE OF 163.80 FEET TO A POINT WHICH IS THE BEGINNING OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 31.42 FEET TO THE TRUE POINT OF BEGINNING.

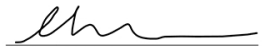
AND

A PIECE, PARCEL OR TRACT OF LAND LOCATED IN FEDERAL LOT 4 OF SECTION 16, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 00°13'16" WEST ALONG THE WEST LINE OF SAID SECTION 16 FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°35'23" EAST FOR A DISTANCE OF 49.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°35'23" EAST FOR A DISTANCE OF 1,252.22 FEET TO A POINT WHICH IS THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARCDISTANCE OF 31.42 FEET; THENCE SOUTH 00°24'37" WEST FOR A DISTANCE OF 163.80 FEET TO A POINT WHICH IS THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 31.42 FEET; THENCE SOUTH 00°24'37" WEST FOR A DISTANCE OF 1,079.62 FEET; THENCE NORTH 88°57'37" WEST FOR A DISTANCE OF 1,248.11 FEET; THENCE NORTH 00°13'16" EAST FOR DISTANCE OF 1,269.72 FEET TO THE TRUE POINT OF BEGINNING THE BASIS OF BEARING FOR SAID PARCEL IS NORTH 00°13'16" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16

And that a public hearing for the petition will be held before the Rock Springs City Council on May 5, 2026 at 7:00 p.m. in the Rock Springs City Hall Council Chambers. The public is invited to attend.

Dated this 9th day of April, 2026.

Publish: April 18, 2026
Bill To: City of Rock Springs



(s) Chandler Marsh, Secretary
Planning and Zoning Commission

