

Gateway West – Zoning

Parcel Classification, Highway Business Designation & Entitlement Path

The Gateway West parcel (154.18 acres, Parcel No. 152029200009) is held by Gateway West LLC and classified by Uinta County as Commercial Vacant Land. The parcel falls within the City of Evanston’s zoning jurisdiction and carries a Highway Business (HB) designation, consistent with the interstate commercial corridor character of the I-80 frontage along this segment of Uinta County.

The Highway Business classification is Evanston’s designated zone for traveler-serving and auto-oriented commercial uses along the interstate corridor. Permitted and conditionally permitted uses under this designation typically include hotels and motels, restaurants and food service, fuel and travel plazas, retail, and commercial entertainment and recreation uses. The City’s zoning code also identifies Highway Business as one of the districts eligible for interstate-facing signage, consistent with the site’s high-visibility position along I-80.

For a master-planned development of the Gateway West type, the entitlement path would run through the City of Evanston Planning and Zoning Commission and City Council. Wyoming’s regulatory environment for commercial development is generally straightforward, and the City of Evanston has demonstrated a receptive posture toward commercial development along the I-80 corridor.

Note: *Buyers should confirm the current zoning designation directly with the City of Evanston Planning and Zoning Department as part of standard due diligence.*

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