



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Housing Department

Teton County

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

State of Wyoming

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

<p>Date: January 11, 2021</p> <hr/> <p>Item #: P21-007</p> <hr/> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: tvalentine@jacksonwy.gov</p> <hr/> <p>Owner: Nick Zazzara PO Box 10812 Jackson, WY 83002</p> <hr/> <p>Applicant: Nelson Engineering – Suzanne Lagerman PO Box 1599 Jackson, WY 83001</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Sewer Connect located at 2165 Fish Creek Rd.</p> <p>For questions, please call Brian Lenz 733-0440 x1410 or email to the address shown below. Thank you.</p>
<p>Please respond by: February 1, 2021 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to: tstolte@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Zazzara Property Wilson Sewer System Connection
Physical Address: 2165 N. Fish Creek Road
Lot, Subdivision: _____ PIDN: 22-41-17-15-3-00-031

PROPERTY OWNER.

Name: Nicholas G. and Jessica A. Zazzara Phone: _____
Mailing Address: PO Box 10812, Jackson, WY ZIP: 83002
E-mail: nick@acelectricjh.com

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

DESIGNATED PRIMARY CONTACT.

X Property Owner _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit Physical Development Interpretations
Basic Use Sketch Plan Formal Interpretation
Conditional Use Development Plan Zoning Compliance Verification
Special Use Design Review Amendments to the LDRs
Relief from the LDRs Subdivision/Development Option
Administrative Adjustment Subdivision Plat LDR Text Amendment
Variance Boundary Adjustment (replat) Map Amendment
Beneficial Use Determination Boundary Adjustment (no plat) Miscellaneous
Appeal of an Admin. Decision Development Option Plan X Other: sewer connection
Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

_____ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

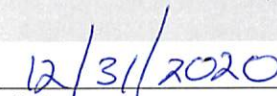
Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent
Nicholas Zazzara

Name Printed



Date
Owner

Title

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located within the E 1/2 of the SW 1/4 and the W 1/2 of the SE 1/4 of Section 15, T. 41 N., R. 117 W., 6th P.M., Teton County, Wyoming, described as follows:

COMMENCING at a point along the west line of the NE 1/4 of the SW 1/4 of said Section 15, said point lying S 0°00'58" E, a distance of 658.21 feet from the CW 1/16 Corner of said Section 15, marked by a BLM type brass cap monument inscribed RLS 164, along with other markings;

Said commencing point for this description also being the SW corner of Parcel A as shown on map T-130B, records of Teton County, Wyoming and the northerly corner of that parcel described in Book 289, Pages 165-166, records of Teton County, Wyoming;

THENCE, S 89°58'03" E, a distance of 815.28 feet, along the south line of Parcel A as shown on map T-130B, records of Teton County, Wyoming, to the SE corner of said Parcel A and the SW corner of Parcel B as shown on said Map T-130B, marked by a brass cap monument inscribed PE & LS 405;

THENCE, N 89°59'06" E, a distance of 211.55 feet, along the south line of Parcel B as shown on said map T-130B, to a point, said point being the TRUE POINT OF BEGINNING for this description;

THENCE, S 57°15'29" E, a distance of 309.36 feet, to a point;

THENCE, S 1°13'11" W, a distance of 229.84 feet, to a point;

THENCE, S 69°11'48" W, a distance of 60.00 feet, to a point;

THENCE, S 20°48'12" E, a distance of 126.6 feet, more or less, to a point of intersection with the centerline of Fish Creek;

THENCE, S 69°12' W, a distance of 21.4 feet, more or less, along the centerline of Fish Creek, to a point;

THENCE, S 36°19' W, a distance of 141.5 feet, more or less, along the centerline of Fish Creek, to the NE corner of Lot 2, BLUE MOUNTAIN BENCH MASTER PLAT, recorded as Plat #886, records of Teton County, Wyoming;

THENCE, continuing along the centerline of Fish Creek through the following courses:

Proceeding S 24°40' W, a distance of 172.5 feet, more or less;

thence, S 18°28' W, a distance of 90.0 feet, more or less;

thence, S 6°27' W, a distance of 213.9 feet, more or less;

thence, S 3°00' E, a distance of 112.7 feet, more or less;
thence, S 3°28'53" W, a distance of 26.76 feet, more or less, to a point of intersection with the northerly Right-of-Way line of Blue Mountain Road as shown on said Plat #886 (formerly called John Morgan Lane);

THENCE, N 89°59'25" E, a distance of 58.06 feet, more or less, along said Right-of-Way line to a rebar with cap imprinted PLS 3831, along with other markings;

THENCE, continuing N 89°59'25" E, a distance of 348.17 feet, along said Right-of-Way line to a rebar with cap imprinted PLS 3831, along with other markings;

THENCE, continuing N 89°59'25" E, a distance of 13.20 feet, more or less, along said Right-of-Way line, to a point of intersection with the northwesterly Right-of-Way line of Wilson- North County Road No. 22-3 (a.k.a. North Fish Creek Road);

THENCE, S 22°33'30" W, a distance of 32.45 feet, along the northwesterly Right-of-Way line of said Wilson-North County Road No. 22-3, to the NE corner of Lot 1, FISH CREEK ACRES SUBDIVISION, recorded as Plat #1057, records of Teton County, Wyoming, marked by a rebar with cap imprinted PLS 6447, along with other markings;

THENCE, S 18°38'59" W, a distance of 37.39 feet, along the easterly line of said Lot 1, FISH CREEK ACRES SUBDIVISION, to the NW corner of FOSTER MEADOWS Subdivision, recorded as Plat #714, records of Teton County, Wyoming;

THENCE, N 89°58'16" E, a distance of 29.96 feet, along the north line of said FOSTER MEADOWS Subdivision, to a point of intersection with the centerline of said Wilson-North County Road No. 22-3 and the beginning of a non-tangent curve concave to the southeast, having a radius of 1432.40 feet and a radial bearing of S 68°08'21" E;

THENCE, northeasterly, along said centerline curve through a central angle of 0°33'32", an arc distance of 13.97 feet, to a point;

THENCE, N 22°25'11" E, a distance of 633.70 feet, along the centerline of said Wilson-North County Road No. 22-3, to the beginning of a non-tangent curve concave to the southeast, having a radius of 1909.86 feet and a radial bearing of S 67°36'09" E;

THENCE, northeasterly, along said centerline curve through a central angle of 4°35'04" an arc distance of 152.81 feet, to a point;

THENCE, N 79°19'08" W, a distance of 25.11 feet, to the NE corner of that parcel described in Book 271, Page 1043, records of Teton County, Wyoming;

THENCE, S 23°33'11" W, a distance of 174.70 feet, along the easterly line of said parcel described in Book 271, Page 1043, to the SE corner of said parcel marked by an iron pipe monument;

THENCE, N 79°10'49" W, a distance of 8.17 feet, along the southerly line of said parcel described in Book 271, Page 1043, to a point of intersection with the northwesterly right-of-Way of said Wilson-North County Road No. 22-3;

THENCE, continuing N 79°10'49" W, a distance of 163.50 feet, along the southerly line of said parcel described in Book 271, Page 1043, to the SW corner of said parcel marked by an iron pipe monument;

THENCE, N 12°11'54" E, a distance of 169.95 feet to the NW corner of said parcel described in Book 271, Page 1043 and the SW corner of that parcel described in Book 473, Page 416, records of Teton County, Wyoming, marked by a rebar with cap inscribed PLS 3889, along with other markings;

THENCE, N 12°01'50" E, a distance of 20.02 feet, along the westerly line of said parcel described in Book 473, Page 416, to a corner marked by a rebar with cap inscribed PLS 3889, along with other markings;

THENCE, N 51°15'02" E, a distance of 327.21 feet, along the northwesterly line of said parcel described in Book 473, Page 416, to a corner marked by a rebar with cap inscribed PLS 3889, along with other markings;

THENCE, S 60°59'41" E, a distance of 69.64 feet, along the northeasterly line of said parcel described in Book 473, Page 416, to a point on line marked by a rebar with cap inscribed PLS 3889, along with other markings;

THENCE, continuing S 60°59'41" E, a distance of 9.17 feet, along the northeasterly line of said parcel described in Book 473, Page 416, to a point of intersection with the northwesterly Right-of-Way line of said Wilson- North County Road No. 22-3;

THENCE, continuing S 60°59'41" E, a distance of 30.13 feet, along the northeasterly line of said parcel described in Book 473, Page 416, to a point of intersection with the centerline of said Wilson-North County Road No. 22-3 and the beginning of a curve concave to the southeast, having a radius of 1909.86 feet and a radial bearing of S 55°31'47" E;

THENCE, northeasterly, along said centerline curve through a central angle of 1°29'26", an arc distance of 49.69 feet, to a the SE corner of said Parcel B as shown on Map T-130B;

THENCE, N 51°25'40" W, a distance of 30.03 feet, along the southerly line of said Parcel B to a point of intersection with the northwesterly Right-of-Way line of said Wilson- North County Road No. 22-3;

THENCE, continuing N 51°25'40" W, a distance of 491.59 feet, along the southerly line of said Parcel B to a corner marked by a brass cap monument inscribed PE & LS 405, along with other markings;

THENCE, S 89°59'22" W, a distance of 215.48 feet, along the southerly line of said Parcel B to a point of intersection with the east line of the NE 1/4 of the SW 1/4 of said Section 15, marked by a brass cap monument inscribed PE & LS 405, along with other markings;

THENCE, S 89°59'06" W, a distance of 288.62 feet, along the southerly line of said Parcel B to the TRUE POINT OF BEGINNING and the terminus to this description.

Basis of Bearings for this description is S 0°00'58" E along the west line of the NE 1/4 of the SW 1/4 of Section 15, T. 41 N., R. 117 W., 6th P.M., as shown on BLUE MOUNTAIN BENCH MASTER PLAT (Plat #886), records of Teton County, Wyoming.

Courses along the centerline (thread) of Fish Creek described hereon are a general representation of the actual centerline (thread) of Fish Creek and are approximate in nature. The actual centerline (thread) of Fish Creek is the boundary line.

PIDN: 22-41-17-15-3-00-031