



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

Date: May 17, 2019	REQUESTS:
Item #: P19-125	
Planner: Brendan Conboy	The applicant is submitting a request for Pre-Application Conference for a Grading Permit for the property located at 540 Cache Creek Drive, legally known as Lot 6, BLK. 7, Hall 2
Phone: 733-0440 ext. 1302	
Fax: 734-3563	
Email: bconboy@jacksonwy.gov	For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.
Owner: 540 Cache Creek LLC c/o Wildstar Partners LLC 207 High Point Dr Building 100 Victory, NY 14564-1061	
Applicant: Farmer Payne Architects PO Box 381 Jackson, WY 83001	
Please respond by: n/a	

Owner:

540 Cache Creek LLC c/o
Wildstar Partners LLC
207 High Point Dr Building 100
Victory, NY 14564-1061

Applicant:

Farmer Payne Architects
PO Box 381
Jackson, WY 83001

The applicant is submitting a request for Pre-Application Conference for a Grading Permit for the property located at 540 Cache Creek Drive, legally known as Lot 6, BLK. 7, Hall 2

For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.

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

NELSON ENGINEERING since 1964

Professional Engineers & Land Surveyors

JACKSON, WY • BUFFALO, WY •

WWW.NELSONENGINEERING.NET

Town of Jackson
Planning & Building Department
150 E Pearl Ave.
Jackson WY 83001

NE Job #: 19-046-04

May 15, 2019

Pre-Application Conference Request: Cache Creek Residences

This application is seeking to schedule a pre-application to determine the process for a proposed development at 540 Cache Creek Drive. Enclosed with this application are several layouts, indicating existing conditions, a demolition plan, and a utility/grading plan for the proposed development. The development will consist of subdividing the lot in question into 2 lots, and building a single-family residence on the Southern lot with a new access/approach from Snow King Drive. This Pre-app request is for grading purposes.

This is phase 1 of a 2-phase process for subdividing and developing this parcel(s). At a later date, in the near future, a single-family home will also be constructed on the Northern lot. This work is not imminent, but is currently being schematically planned.

The application wishes to schedule a meeting as soon as possible.

Sincerely,



Daniel J Bates, PE
Staff Engineer



PRE-APPLICATION CONFERENCE REQUEST (PAP)
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

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

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____

PIDN: _____

PROPERTY OWNER.

Name: _____

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

Property Owner

Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

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

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

Physical Development Permit
 Use Permit
 Development Option or Subdivision Permit
 Interpretations of the LDRs
 Amendments to the LDRs
 Relief from the LDRs
 Environmental Analysis

This pre-application conference is:
 Required
 Optional
 For an Environmental Analysis
 For grading

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.

Have you attached the following?

Application Fee. Go to www.townofjackson.com/204/Pre-Application.com 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.

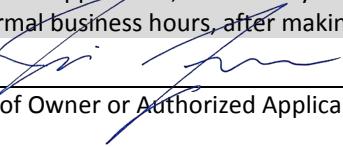
Narrative Project Description. Please attach a short narrative description of the project that addresses:
 Existing property conditions (buildings, uses, natural resources, etc)
 Character and magnitude of proposed physical development or use
 Intended development options or subdivision proposal (if applicable)
 Proposed amendments to the LDRs (if applicable)

Conceptual Site Plan. For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:
 Property boundaries
 Existing and proposed physical development and the location of any uses not requiring physical development
 Proposed parcel or lot lines (if applicable)
 Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

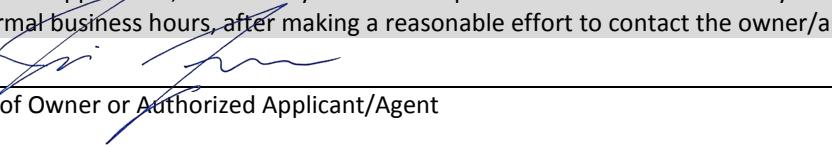
Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS). Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

Other Pertinent Information. Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application 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 Owner or Authorized Applicant/Agent

Name Printed


Date

Title

LETTER OF AUTHORIZATION

540 Cache Creek LLC as contract purchaser, "Owner" whose address is: PO Box 7944

Jackson, WY, 83002

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

540 Cache Creek LLC, as the owner of property
more specifically legally described as:

PIDN 22-41-16-34-1-35-010

(If too lengthy, attach description)

HEREBY AUTHORIZES Farmer Payne Architects and Holland & Hart LLP as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:


(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: *Owners Rep & Manager*

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming)

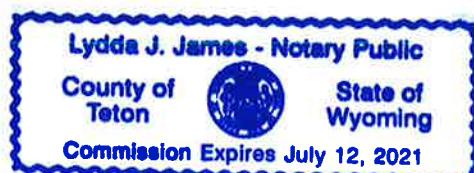
COUNTY OF Teton)

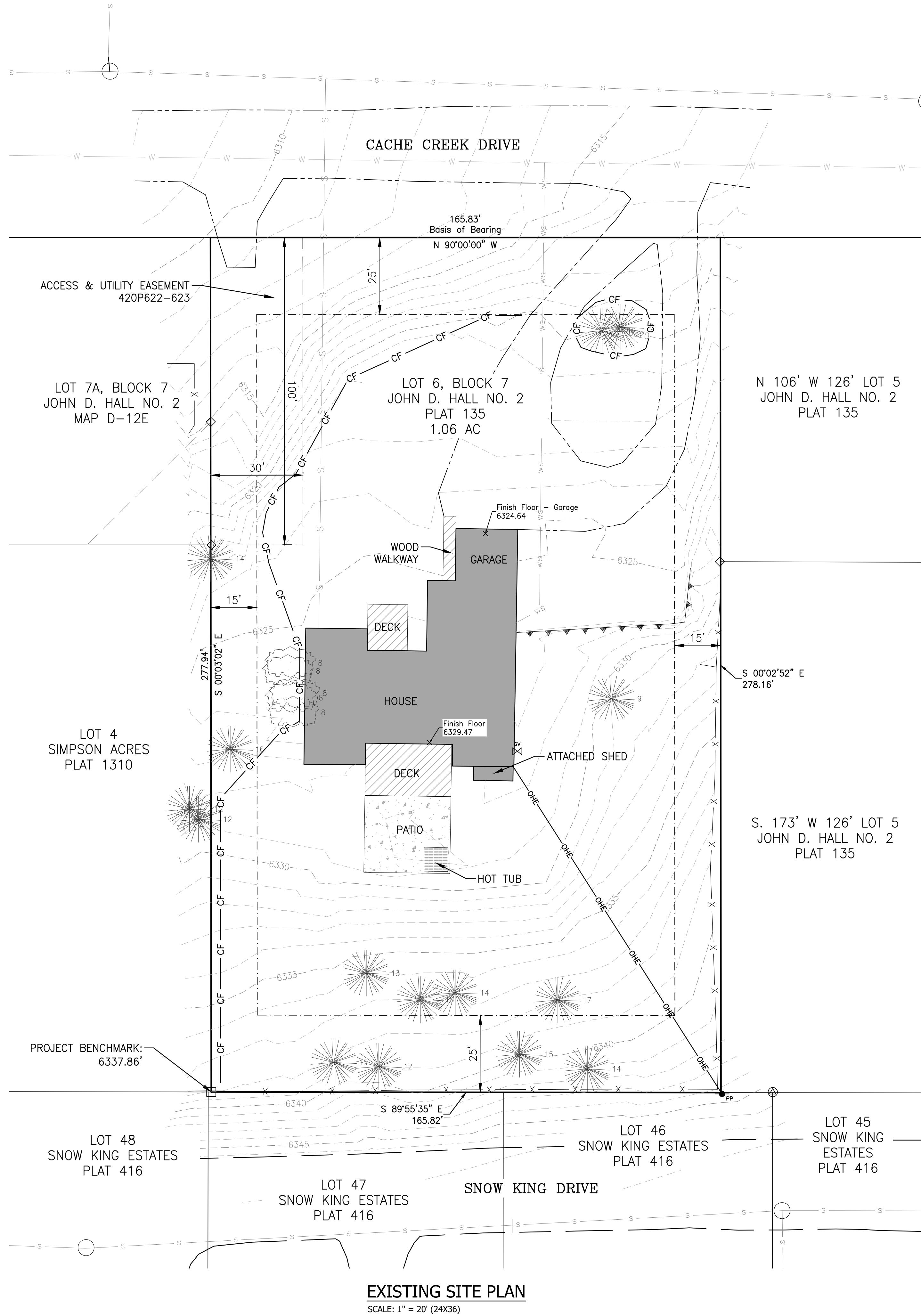
The foregoing instrument was acknowledged before me by Douglas Wohleben this 11th day of January, 2021.

WITNESS my hand and official seal.


(Notary Public)

My commission expires: 7/12/21





BASIS ELEVATION=NAVD88
DERIVED FROM NETWORK GPS OBSERVATIONS

TOWN OF JACKSON ZONING: NL-2 (NEIGHBORHOOD LOW DENSITY-2)

PRIMARY BUILDING SETBACKS
(PER TOWN OF JACKSON LDRs 3/8/19):
PRIMARY STREET SETBACK - 25'
SECONDARY STREET - 15'
SIDE INTERIOR - 15'
REAR - 25'

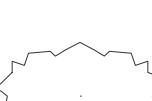
SEE REGULATIONS FOR ADDITIONAL REQUIREMENTS

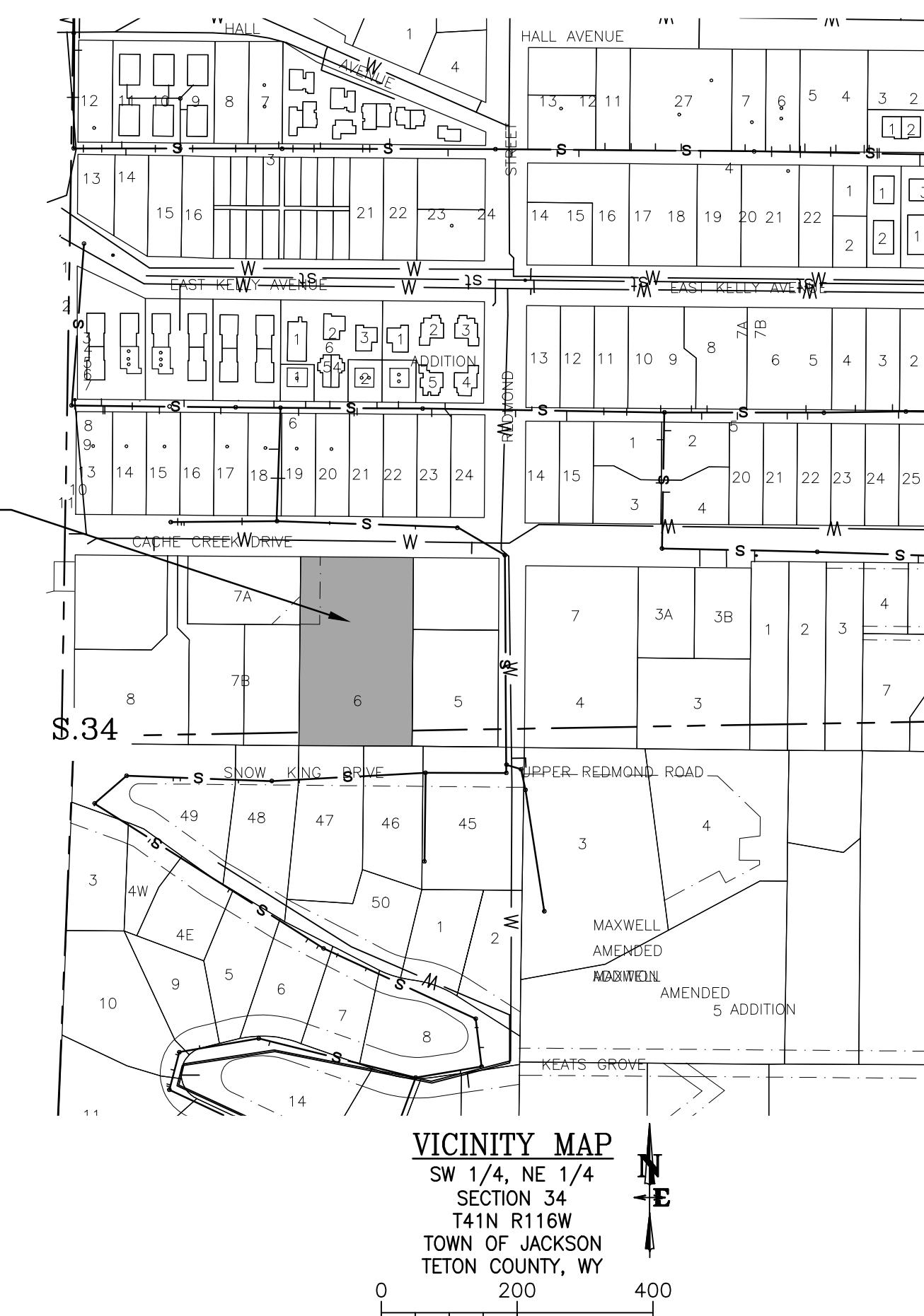
FIELD WORK COMPLETED 3/6-3/7/19

NOTES:

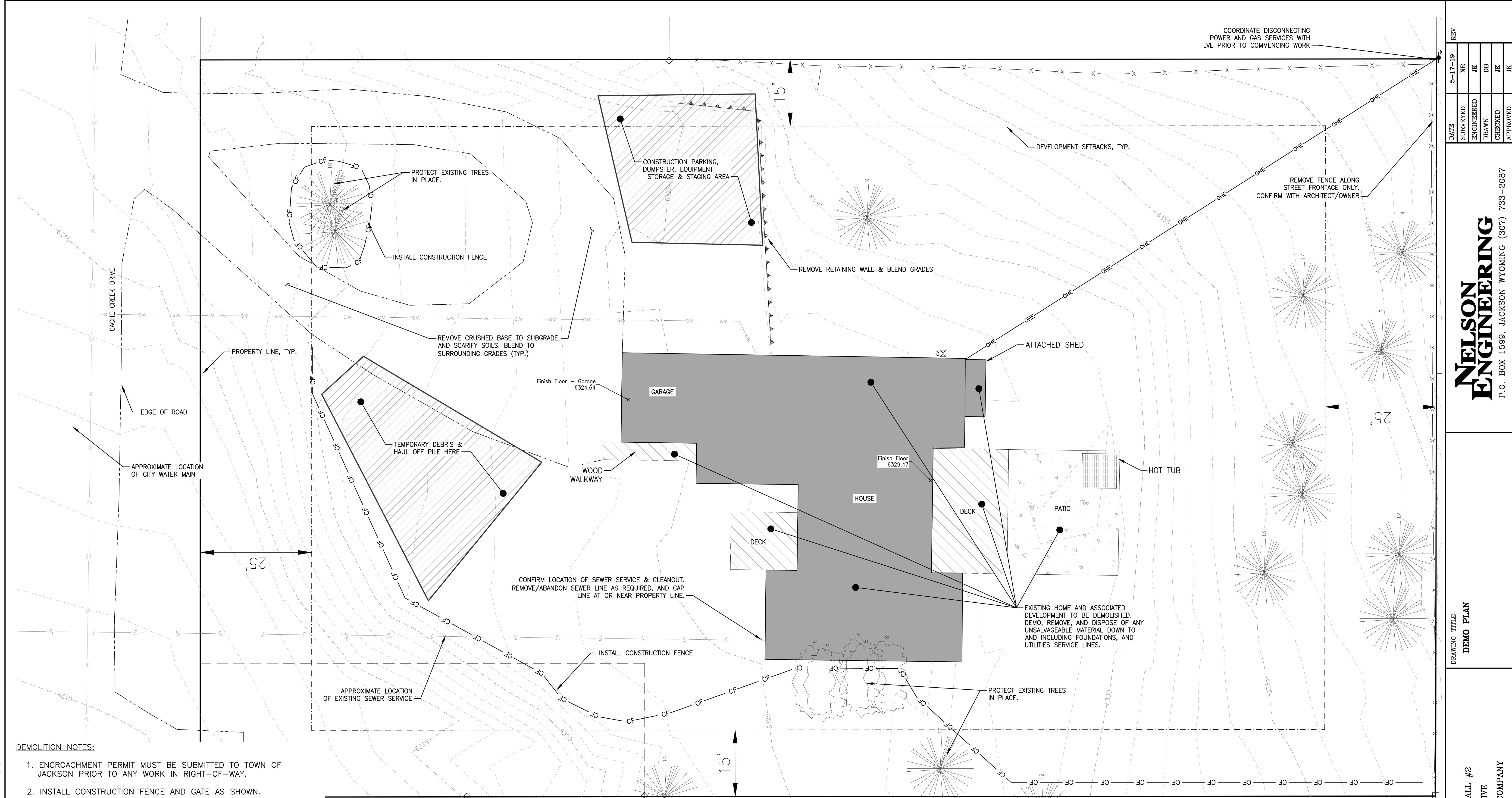
- 3'-4' of snow cover at time of survey – features may exist that were not located as part of this survey.
- Decks and concrete patio were calculated from scanned building footprint. Not surveyed in field due to snow cover.

LEGENDA

—	= PROPERTY LINE		= GAS VALVE
— — — — —	= EASEMENT LINE		= POWER POLE
— - - - -	= SETBACK LINE		= PINE TREE WITH TRUNK DIA (IN.)
—	= ADJACENT LOT LINE		
	= CONCRETE (APPROX.)		
— — — — —	= EDGE PAVEMENT		= COTTONWOOD TREE WITH TRUNK DIA (IN.)
— - - - -	= EDGE PLOWED ROAD		
— X — X —	= WOOD FENCE		= FOUND BRASS CAP 164
— ▲ — ▲ — ▲ — ▲ — ▲ —	= RETAINING WALL (APPROX.)		= FOUND REBAR WITH CAP 3831
— OHE — OHE —	= OVERHEAD POWER		= FOUND REBAR WITH CAP 522



DRAWING NO		DRAWING TITLE		EXISTING SITE PLAN	
19-046-01	C10	LOT 6 JOHN DODGE HALL #2	540 CACHE CREEK DRIVE	NEW WEST BUILDING COMPANY	P.O. BOX 1599, JACKSON WYOMING (307) 733-2087
JOB NO		JOB TITLE		REV.	
				5-17-19	JK
		SURVEYED		NE	
		ENGINEERED		JK	
		DRAWN		DB	
		CHECKED		JK	
		APPROVED		JK	



NELSON
ENGINEERING

P.O. BOX 1599, JACKSON, WYOMING (307) 733-2087

DRAWING TITLE
DEMO PLAN

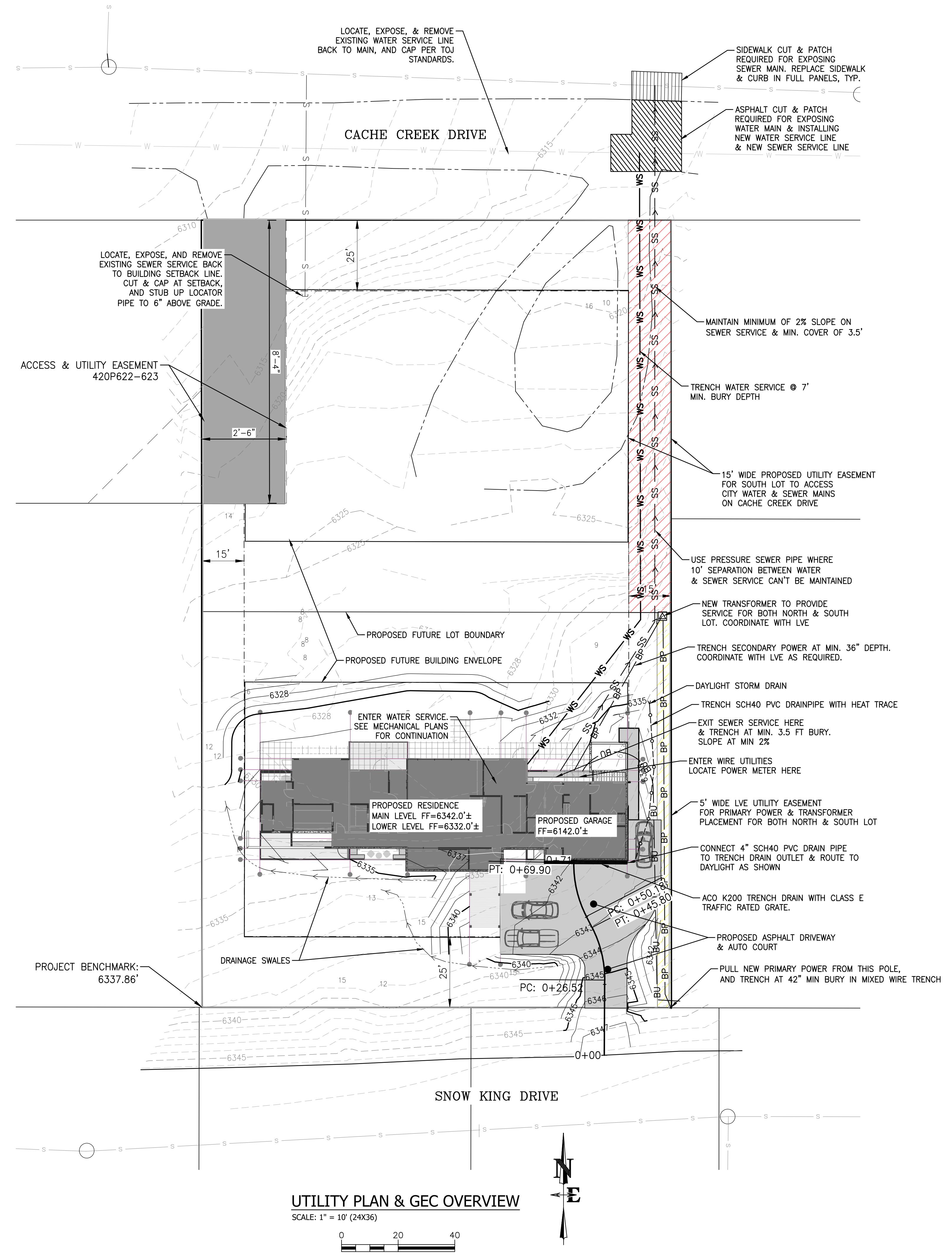
JOB TITLE
**LOT 6 JOHN DODGE HALL #2
540 CACHE CREEK DRIVE
NEW WEST BUILDING COMPANY**

DRAWING NO
C1.1

JOB NO
19-046-01

DATE	REV.
5-17-18	
ENGINEERED	NE
DRAWN	JK
CHECKED	JK
APPROVED	JK

5-17-19_PRE-APP



UTILITY PLAN & GEC OVERVIEW

SCALE: 1" = 10' (24X36)

A horizontal number line with tick marks at 0, 20, and 40. The segment from 0 to 20 is divided into 4 equal parts by 3 tick marks. The segment from 20 to 40 is divided into 3 equal parts by 2 tick marks. The first 2 segments of the first part and the first segment of the second part are shaded black.

5-17-19_PRE-APP

DRAWING NO.		JOB TITLE		DRAWING TITLE	
C:30		LT	6 JOHN DODGE HALL #2	LT	6 JOHN DODGE HALL #2
JOB NO.		540 CACHE CREEK DRIVE		540 CACHE CREEK DRIVE	
19-043-01		NEW WEST BUILDING COMPANY		NEW WEST BUILDING COMPANY	
DRAFTING		REV.		REV.	
C:30		5-17-19		5-17-19	
DRAFTING		NE		NE	
C:30		JK		JK	
DRAFTING		DB		DB	
C:30		JK		JK	
DRAFTING		JK		JK	
C:30		APPROVED		APPROVED	