



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: June 27, 2019	REQUESTS: The applicant is submitting a request for Pre-Application Conference for a Grading Permit for the property 723 Rodeo Drive, legally known as LOT 18, KARNS HILLSIDE ADDITION. For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P19-166	
Planner: Tyler Valentine	
Phone: 733-0440 ext. 1305	
Fax: 734-3563	
Email: tvalentine@jacksonwy.gov	
Owner: Done Lebowitz 280 Riverside Dr Apt 9A New York, NY 10025	
Applicant: Northworks Architects PO Box 1613 Jackson, WY 83001	
Please respond by: N/A	

REQUESTS:

The applicant is submitting a request for Pre-Application Conference for a Grading Permit for the property 723 Rodeo Drive, legally known as LOT 18, KARNS HILLSIDE ADDITION.

For questions, please call Tyler Valentine at 733-0440, x1305 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



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.

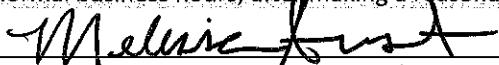
Narrative Project Description. Please attach a short narrative description of the project that addresses:
 Existing property conditions (buildings, uses, natural resources, etc)
 Character and magnitude of proposed physical development or use
 Intended development options or subdivision proposal (if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

MELISSA AUST FOR NORTHWORKS ARCHITECTS + PLANNERS

Name Printed

6/19/2019

Date

ARCHITECT

Title

LETTER OF AUTHORIZATION

TRIDENT HOLDINGS I WY, LLC _____, "Owner" whose address is: _____

323 PARK AVE S, #4A, NEW YORK, NY 10010

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property

more specifically legally described as: _____

LOT 18, KARNS HILLSIDE ADDITION, 723 RODEO DRIVE, JACKSON, WY 83001

(If too lengthy, attach description)

HEREBY AUTHORIZES NORTHWORKS ARCHITECTS + PLANNERS 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:

Trident Holdings I WY, LLC

(SIGNATURE) (SIGNATURE OF CO-OWNER)

MEMBER

Title:

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

City

STATE OF Hamilton

)

Country

)SS.

COUNTY OF Bermuda

)

The foregoing instrument was acknowledged before me by Phelecia Barnett this 26 day of June, 2019.

WITNESS my hand and official seal.



(Seal)

(Notary Public)

My commission expires:

Phelecia Barnett
Notary Public
RenaissanceRe Services Ltd
12 Crow Lane
Pembroke HM 19,
Bermuda
My Commission Does Not Expire



NORTHWORKS

723 Rodeo Drive

Jackson, WY

NARRATIVE PROJECT DESCRIPTION

June 26, 2019

Town of Jackson
Planning Department
150 E Pearl Avenue
Jackson, WY 83001

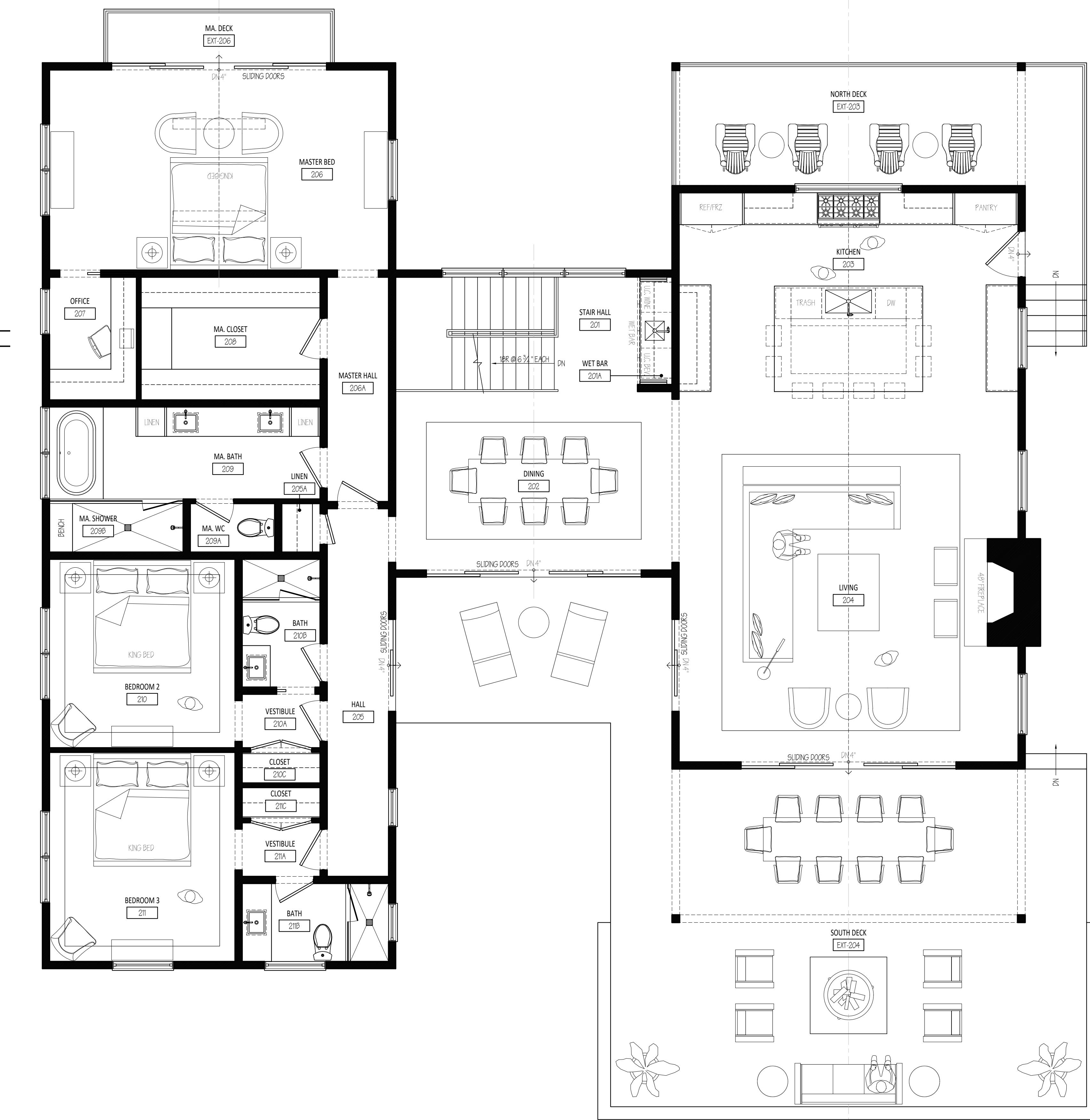
This project is a new-single family residence to be located at 723 Rodeo Drive in the town of Jackson, WY. The site is currently undeveloped vacant land and is lot 18 of the Karns Hillside Addition. The proposed single-family residence is 3,364 sf of finished space and 733 sf of garage and unfinished space. The proposed house is two-stories and includes outdoor deck space.

Respectfully submitted,

*Melissa Aust
Northworks Architects*



LOWER LEVEL: 750 SF + 773 SF GARAGE/STORAGE



MAIN LEVEL: 2591 SF

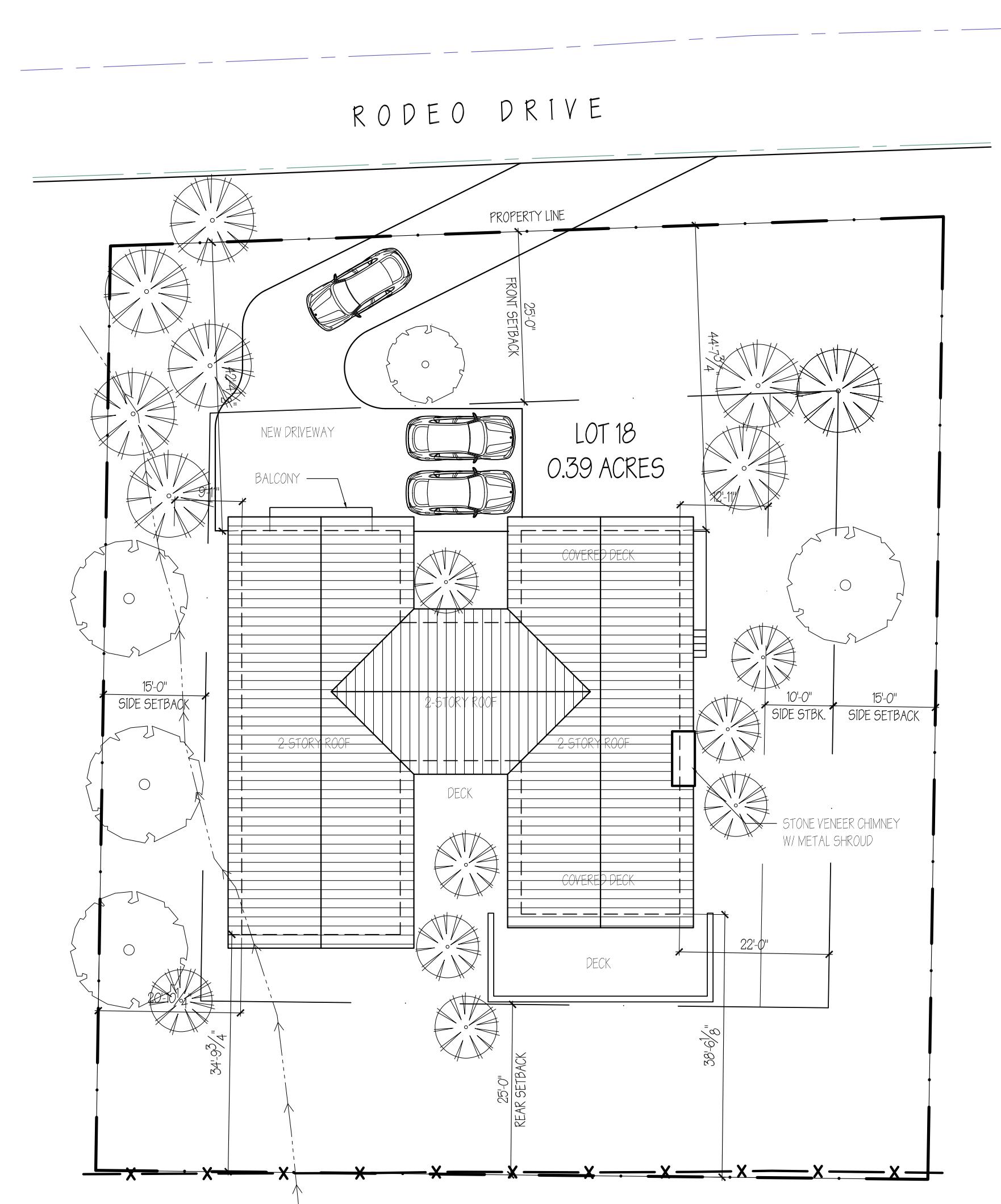
723 RODEO DRIVE RESIDENCE

OPTION D: 3364 SF + 733 SF GARAGE/STORAGE

NORTHWORKS

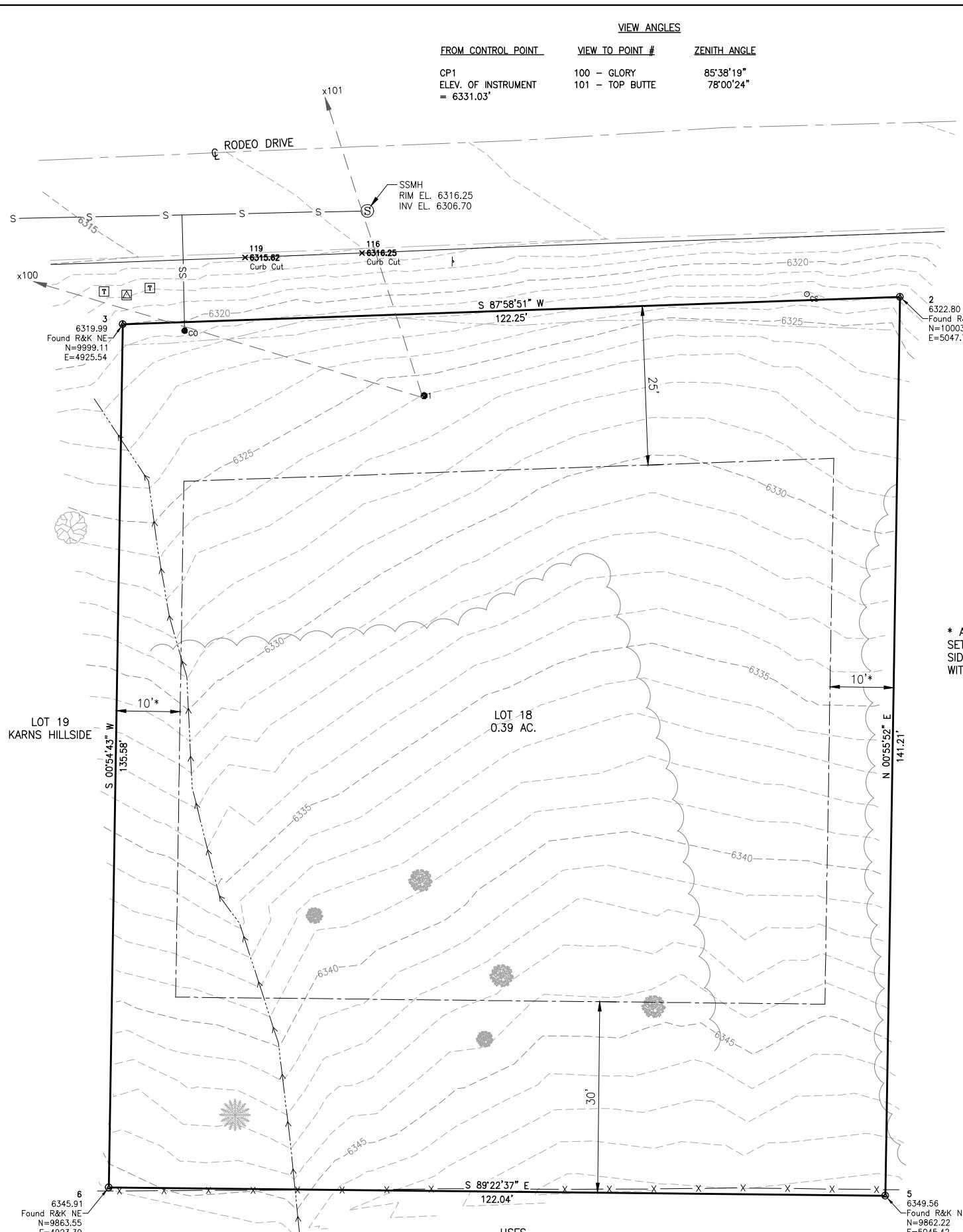
$$1/4" = 1'-0"$$

06.17.2019

1 SITE PLAN
1/16" = 1'-0"

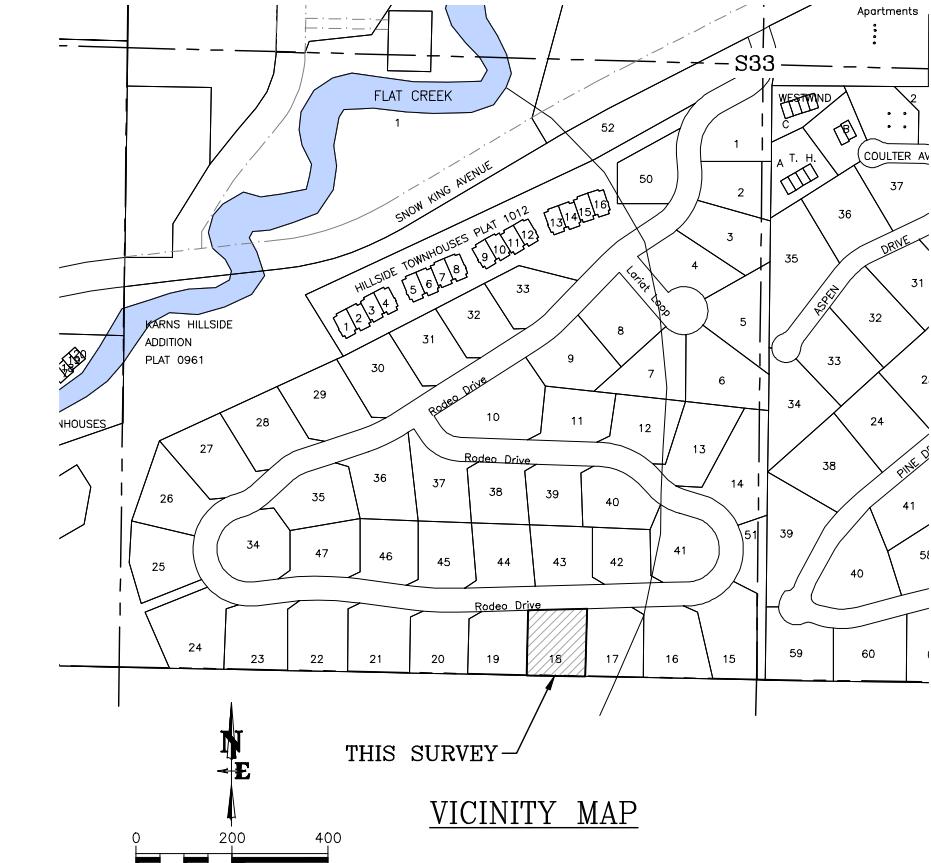
0 8 16 32 64

ISSUED DATE		ISSUED FOR		
<input checked="" type="checkbox"/>	06.26.2019	PRE-APPLICATION		
PROFESSIONAL SEAL				
PROJECT				
RODEO RESIDENCE 723 RODEO DRIVE JACKSON, WY 83001				
1911	Project No.			
MDA	Drawn By			
EAD	Checked By			
Discipline	Drawing No.			
A	0.0			
Drawing Name				
ARCHITECTURAL SITE PLAN				



AN ADDITIONAL 10 FOOT
SETBACK IS REQUIRED ON ONE
SIDE YARD IN ACCORDANCE
WITH PLAT AND CCRS

LOT 17
KARNS HILLSIDE



VICINITY MAP

LEGEND

- = PROPERTY LINE
- = BUILDING ENVELOPE
- = CONCRETE FENCE LINE
- = TOP BACK CURB
- = FLOWLINE GUTTER
- = FLOWLINE DITCH
- = SANITARY SEWER LINE
- = SANITARY SEWER SERVICE
- = TOP OF BANK
- = SANITARY SEWER MANHOLE
- = SEWER CLEANOUT
- = CURB STOP
- = SIGN POST
- = TELEPHONE PEDESTAL
- = ELECTRICAL TRANSFORMER
- = SET SPIKE
- = FOUND REBAR WITH CAP "NELLIE"
- = ASPEN TREE
- = FIR TREE
- = JUNIPER TREE
- = TREE LINE
- = VIEW ANGLE
- = AREAS GREATER THAN 30% SL

LOT 18 OF
KARN'S HILLSIDE ADDITION
located within the
NE1/4 SW1/4, Section 33,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming
ZONE- S (SUBURBAN RESIDENTIAL)

DRAWING NO	JOB TITLE	DRAWING TITLE	DATE 11/9/2016	REV.
C1	LOT 18 KARNS HILLSIDE 723 RODEO DRIVE JACKSON, WYOMING	EXISTING SITE SURVEY	SURVEYED LR	
JOB NO			ENGINEERED	
16-252-01			DRAWN BJG	
			CHECKED CJG	
			APPROVED P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	