



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: August 9, 2019	REQUESTS: The applicant is submitting a request for Pre-Application Conference for a Grading Permit for the property 3044 Whitehouse Drive legally know as LOT 13, HOMESTEAD NEIGHBORHOOD 3RD FILING. For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P19-194	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Fax: 734-3563 Email: tvalentine@jacksonwy.gov	
Owner: Four Lazy F Fancy PO Box 453 Jackson, WY 83001 Applicant: Y2 Consultants – Katie PO Box 2674 Jackson, WY 83001	
Please respond by: August 23, 2019	

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

LETTER OF AUTHORIZATION

Four Lazy F Ranch, Inc.

,"Owner" whose address is: PO Box 453
Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: _____

Homestead Neighborhood 3rd Filing, Lots 12, 13, 14, 16, 17, 18, and 20

(If too lengthy, attach description)

HEREBY AUTHORIZES

Y2 Consultants, LLC

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:

Charles S. Ols
(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Vice President

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

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Charles S. Ols this 9 day of June, 2016.
WITNESS my hand and official seal.

Laura Wilcox
(Notary Public)

My commission expires: 3/19/17

(Seal)





PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____

Check # _____

Credit Card _____

Cash _____

Application # _____

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.*

When is a Pre-application Conference required?

A pre-application conference is required for the following applications:

- Sketch Plan
- Development Plan
- Conditional Use Permit
- Special Use Permit
- Development Option Plan
- Zoning Map Amendment
- Planned Unit Development
- Plan-level Grading Permit
- Environmental Analysis

When not required, the applicant may request a pre-application conference for other types of applications.

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ 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: _____

ANTICIPATED TYPES OF REVIEW PROCESS NEEDED. *Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.*

_____ Physical Development Permit (includes grading)	This pre-application conference is:
_____ Use Permit	_____ Required
_____ Development Option or Subdivision Permit	_____ Optional
_____ Interpretations of the LDRs	_____ For an Environmental Analysis
_____ Amendments to the LDRs	_____ For grading
_____ Relief from the LDRs	
_____ Environmental Analysis	

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.** See the currently adopted Fee Schedule in the Administrative Manual for more information.

_____ **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. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

_____ **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)

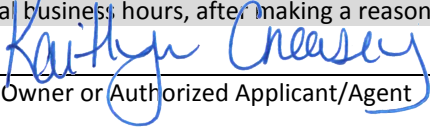
_____ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not 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

Date

Name Printed

Title



y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

3044 WHITEHOUSE DRIVE PLAN NARRATIVE

NARRATIVE PROJECT DESCRIPTION

1. Existing Property Conditions

The property is currently a vacant residential lot. It is not in any zoning overlays, i.e. Natural Resource Overlay, Scenic Resource Overlay, TOJ Lodging Overlay, or the Office Use Permitted overlay. The property is not in the Wildland Urban Interface zone or FEMA flood zone and has no wildfire history and is not in a landslide area. There are existing water and sewer mains that are located on Whitehouse Drive. All information is based off the Teton County GIS.

2. Character of Project

The property owner would like to build one single-family residence and driveway that would blend into the existing neighborhood. The residence would focus on the character set forth by the current Town of Jackson's Land Development Regulations and the vision that they provide for the town. The surrounding area is zoned PUD-NC and within the Homestead Neighborhood subdivision. The surrounding lots are either single family homes or undeveloped.

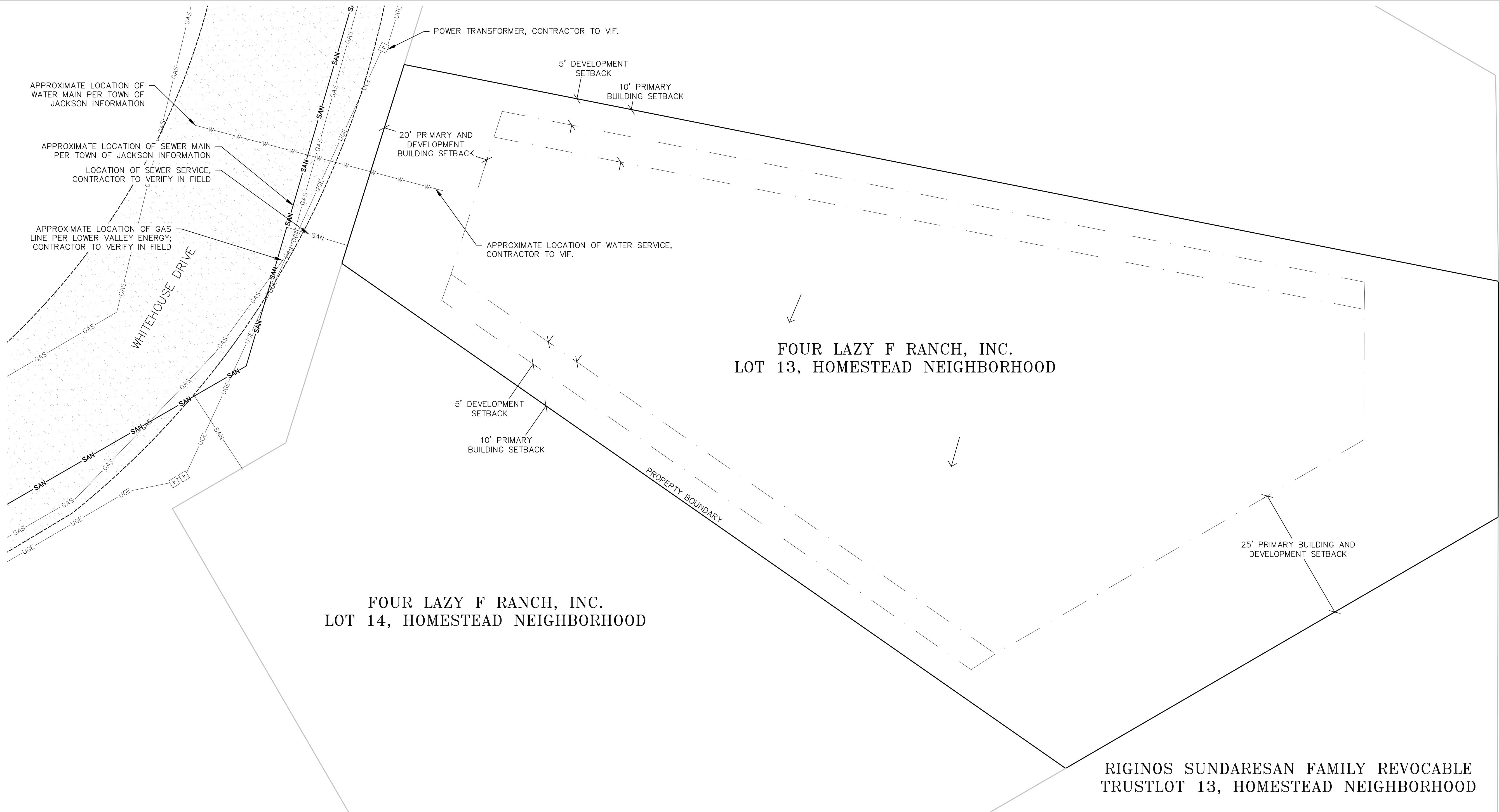
3. Intended Development

The property owner would like to build one single-family residence and driveway that adheres to the Town of Jackson Land Development Regulations.

4. Proposed Amendments to the LDR's











There are no proposed amendments to the Town of Jackson Land Development Regulations.

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LEGEND

(E) - EXISTING (P) - PROPOS

- | | |
|---|-------------------------------|
|  | PROPERTY BOUNDARY |
|  | NEIGHBORING PROPERTY BOUNDARY |
|  | SETBACK |
|  | (E) EDGE OF PAVEMENT |
|  | (E) WATER MAIN |
|  | (E) WATER SERVICE |
|  | (E) UNDERGROUND ELECTRIC |
|  | (E) SEWER MAIN |
|  | (E) SEWER SERVICE |
|  | (E) GAS LINE |


FOUR LAZY F RANCH, LOT 13

FOUR LAZY F RANCH, INC.

3044 WHITEHORSE DR.
JACKSON WYOMING 83209

EXISTING
CONDITION

C1.1



**ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES**

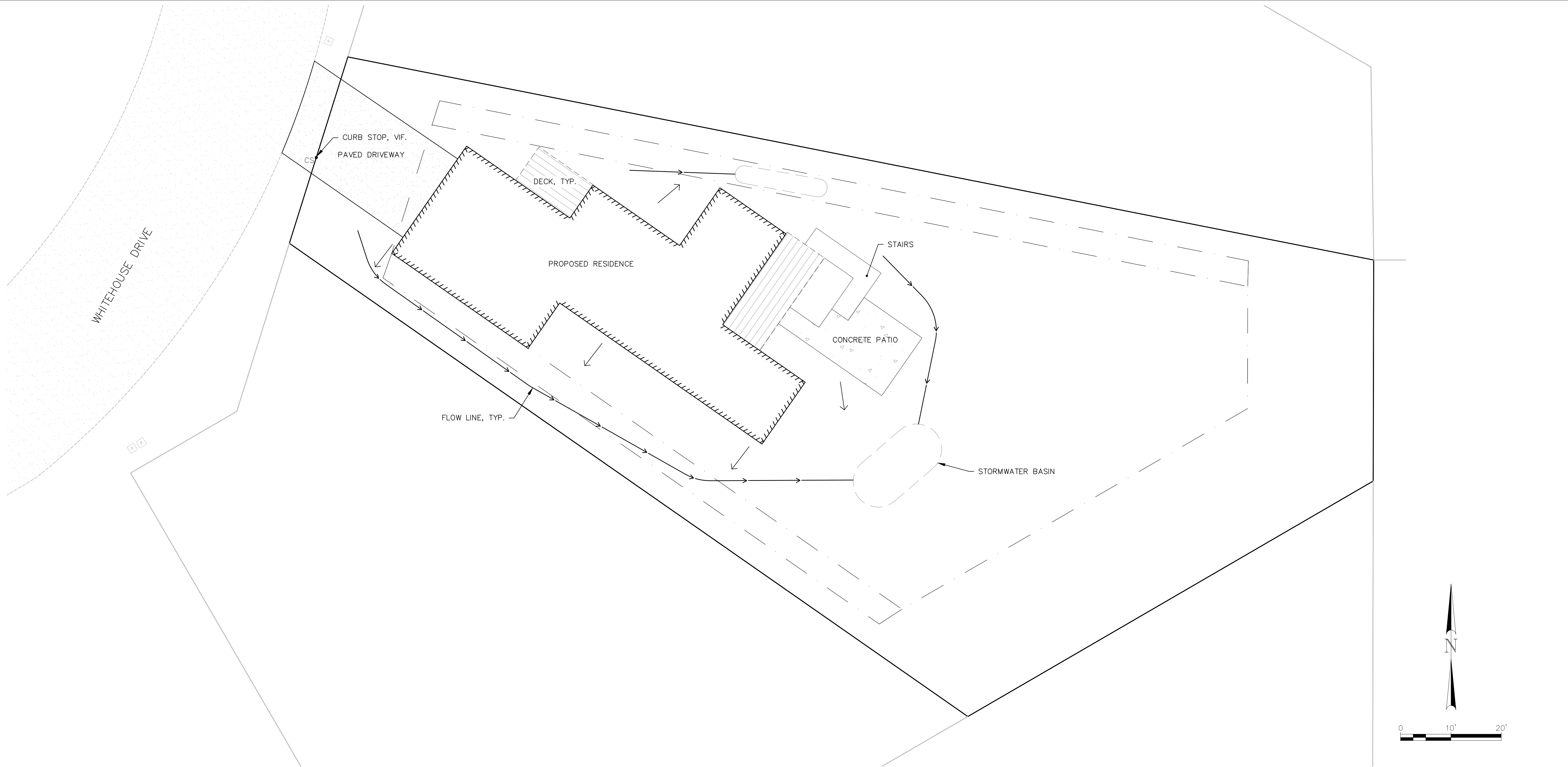
2consultants.com
307 733 2999

DATE	DRAWING SET TITLE
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PREF-APP SITE PLAN

DRAWN BY: AK
CHECKED BY: KC
JOB #: 48388

LAST SAVED: 09/20/19 9:38 AM BY: JBBYK PLOT BY: JBBY KING
P: 307 733 2899 A: JBBYK@Y2CONSULTANTS.COM DESIGN: JBBY



LEGEND	
(E) - EXISTING	(P) - PROPOSED
	PROPERTY BOUNDARY
	NEIGHBORING PROPERTY BOUNDARY
	SETBACK
	(E) EDGE OF PAVEMENT
	(P) EDGE OF PAVEMENT
	(P) BUILDING
	(P) FLOWLINE
	(P) STORM BASIN
	(P) DECK

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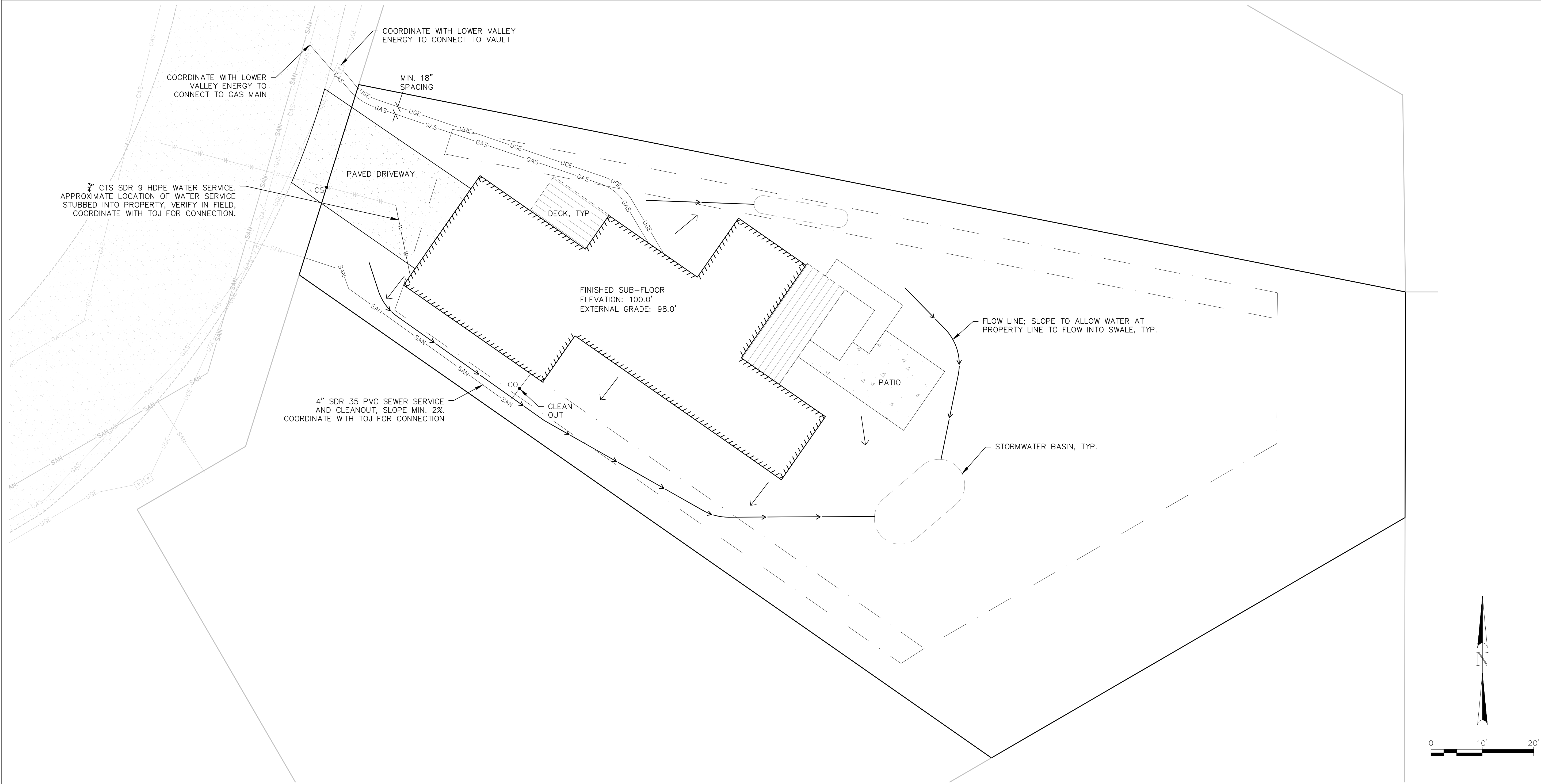
DATE: 08/09/2019
DRAWING SET TITLE: PRE-APP SITE PLAN
DRAWN BY: AK
CHECKED BY: KC
JOB #: 18366

FOUR LAZY F RANCH, LOT 13
FOUR LAZY F RANCH, INC.
3044 WHITEHORSE DR.
JACKSON, WYOMING 83001

FINISHED
CONDITIONS

C1.2

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LEGEND	
(E) - EXISTING	(P) - PROPOSED
	(P) STRUCTURE
	(E) EDGE OF ASPHALT
	(P) EDGE OF ASPHALT
	(P) EDGE OF CONCRETE
	(E) WATER MAIN
	(E) WATER SERVICE
	(P) WATER SERVICE
	(P) UNDERGROUND ELECTRICAL LI
	(E) SEWER MAIN
	(E) SEWER SERVICE
	(P) SEWER SERVICE
	(E) GAS LINE
	(P) GAS LINE
	LIMITS OF DISTURBANCE
	SLOPE DIRECTION
	CONSTRUCTION FENCE

FOUR LAZY F RANCH, LOT 13
FOUR LAZY F RANCH, INC.
3044 WHITEHORSE DR.
JACKSON, WYOMING 83001

GRADING AND
UTILITIES

C1.3

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LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Y2consultants.com
307.733.2959

DATE	DRAWING SET TITLE
08/09/2019	PRE-APP SITE PLAN
DRAWN BY: AK	JOB #: 18366
CHECKED BY: KC	

