



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: September 22, 2019	REQUESTS: The applicant is submitting a request for a Sewer Connect located at 3555 N. Cheney Lane. For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P19-222	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Fax: 734-3563 Email: tvalentine@jacksonwy.gov	
Owner / Applicant: Daniel Pelsinger 1768 Noe St San Francisco, CA 94131	
Please respond by: October 17, 2019 (with Comments)	

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: 3555 North Cheney Lane LLC Wilson Sewer System Connection
Physical Address: 3555 N. Cheney Ln.
Lot, Subdivision: _____ PIDN: 22-41-17-12-2-00-006

PROPERTY OWNER.

Name: 3555 North Cheney Lane LLC, Daniel Pelsinger Phone: 415.652.4702
Mailing Address: 1768 Noe St., San Francisco, CA ZIP: 94131
E-mail: dpelsinger@matpelbuilders.com

APPLICANT/AGENT.

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

DESIGNATED PRIMARY CONTACT.

☒ Property Owner ☐ Applicant/Agent

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

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

Daniel Pelsinger

Name Printed

9/24/19

Date

OWNER

Title

Released	
Indexed	
Abstracted	
Scanned	

WARRANTY DEED

Daniel M. Pelsinger and Regina M. Villalba, husband and wife, tenants by the entirety, GRANTORS, residing in San Francisco County, State of California, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to 3555 North Cheney Lane LLC, a Wyoming limited liability company, GRANTEE, whose address is 1768 Noe St., San Francisco, CA 94131, the following described real estate, situate in Teton County, State of Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

That part of that tract of land appearing of record in Book 14 of Photo, Pages 339-340, office of the Clerk of Teton County, Wyoming, within the SW1/4 NW1/4 of Section 12, Township 41 North, Range 117 West, Teton County, Wyoming described as follows:

Beginning at a point on the East line of said SW1/4 NW 1/4, N00°02.1'E, 274.95 feet, from the Southeast corner of said SW1/4 NW1/4, found as described in the certified land corner recordation certificate on file in said office; thence S78°43.7'W, 423.47 feet, to a point on the East line of that tract of record in said office in Book 8 of Photo, Page 412,

N00°06.4'W, 191.63 feet from the Southeast point of said tract; thence N00° 05'W, 256.03 feet, along said East

line to the most Southerly point of Plat 5 of the Lawrence Cheney Homesites, a subdivision of record in said office as Plat No. 147; thence N70°53.5'E, 168.82 feet, along the Southeasterly line of said Plot 5 to a point; thence continuing N70°53.5'E, 23.78 feet, along said Southeasterly line to a point common to said Plot 5 and Plot 6 of said Plat No. 147; thence N74°50.9'E, 155.44 feet along the Southeasterly line of said Plot 6 to the point common to said Plot 6 and Plot 7 of said Plat No. 147; thence N62°12.6'E, 94.84 feet, along the Southeasterly line of said Plot 7 to a point on the East line of said SW1/4 NW1/4; thence S00°02.1'W, 321.00 feet along said East line to the point of beginning.

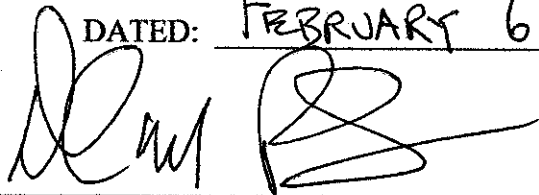
PDIN: 22-41-17-12-2-00-006

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations or record.

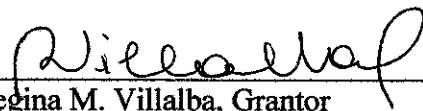
[signatures on following page]

GRANTOR: PELSINGER, DANIEL M ET UX
 GRANTEE: 3555 NORTH CHENEY LANE LLC
 Doc 0964800 Filed At 16:08 ON 02/19/19
 Sherry L. Daigle Teton County Clerk fees: 18.00
 By Mary Smith Deputy

DATED: FEBRUARY 6, 2019.

A stylized handwritten signature in black ink, consisting of a large 'D' followed by 'M' and a long horizontal stroke.

Daniel M. Pelsinger, Grantor

A handwritten signature in black ink, appearing to read 'Regina M. Villalba' in a cursive script.

Regina M. Villalba, Grantor

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

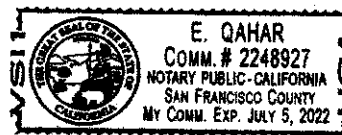
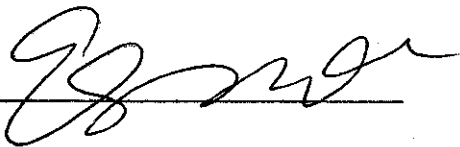
STATE OF California }
COUNTY OF San Francisco }

On Feb. 6, 2019 before me, E. Qahar,
a Notary Public, personally appeared Daniel M. Pelsinger and Regina M. Villalba, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)