



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: March 17, 2020	REQUESTS:
Item #: P20-051	
Planner: Brendan Conboy	The applicant is submitting a request for an Administrative Adjustment for the property located at 10 Simpson Ave, legally known as LOT 1, BLK. 7, CACHE 2.
Phone: 733-0440 ext. 1302	For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.
Fax: 734-3563	
Email: bconboy@jacksonwy.gov	
Owner: William Schwartz PO Box 4145 Jackson, WY 83001	
Applicant: Hawtin Jorgensen Architects PO Box 1249 Jackson, WY 83001	
Please respond by: March 31, 2020 (Sufficiency) April 7, 2020 (with Comments)	

Owner:

William Schwartz
PO Box 4145
Jackson, WY 83001

Applicant:

Hawtin Jorgensen Architects
PO Box 1249
Jackson, WY 83001

The applicant is submitting a request for an Administrative Adjustment for the property located at 10 Simpson Ave, legally known as LOT 1, BLK. 7, CACHE 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



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: **Ten East Simpson: Schwartz Project**
Physical Address: **10 E Simpson Avenue, Jackson, WY 83001**
Lot, Subdivision: **Lot 1, Blk. 7, Cache 2** PIDN: **22-41-16-34-2-14-008**

PROPERTY OWNER.

Name: **William P. Schwartz & Cheryl Ranck Schwartz** Phone: **(307) 733-5130**
Mailing Address: **PO Box 4145, Jackson, WY** ZIP: **83001**
E-mail: **bill@ranckschwartz.com**

APPLICANT/AGENT.

Name: **Hawtin Jorgensen Architects** Phone: **(307) 690-8950**
Mailing Address: **PO Box 1249, Jackson, WY** ZIP: **83001**
E-mail: **kwilson@hawtinjorgensen.com**

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 checked="" 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 type="checkbox"/> Other: _____
<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 #: P19-079 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.

Katherine M. Wilson

Signature of Property Owner or Authorized Applicant/Agent
Hawtin Jorgensen Architects (Katherine "Katie" M. Wilson)

Name Printed

March 12, 2020

Date
Architect

Title

Schwartz Project: Administrative Adjustment Request

10 E Simpson Avenue
Lot 1, Blk. 7, Cache 2
Jackson, WY 83001
Parcel: 22-41-16-34-2-14-008
Acreage: 0.17 acres (7431.23 square feet)

Owners: William P. Schwartz & Cheryl Ranck Schwartz
PO Box 4145, Jackson, WY 83001

Town of Jackson Zoning: Office Residential (OR)
Comprehensive Plan Character District 2: Town Commercial Core + Subarea 2.2: Snow King and South Cache Corridors

Cheryl Ranck and Bill Schwartz own 10 E. Simpson (Lot 1, Blk. 7, Cache 2), Jackson, Wyoming. An existing single-family residence and detached garage exist on Lot 1; these structures will be removed. The Schwartz Family desires to create four residential townhouse units (with three Accessory Residential Units). These units will become a Townhouse Subdivision with an HOA. The Family desires to best utilize their development and are interested in taking advantage of the Housing Bonus Incentive.

The applicant is seeking a 1'-0" adjustment of a building setback in the Office Residential zone (Section 2.2.14.B.1: Lot Standards) that is not related to natural resources (20% adjustment of the existing 5'-0" setback). This request is applicable to the standards of Section 8.8.1: Administrative Adjustment.

This small adjustment request would allow great opportunities to further add architectural articulation to the project (*e.g. 1'-0" overhangs on all structures, 1'-0" chimney bump-out, and possibly 1'-0" larger window wells for increased natural light in basement units*). One of the main goals of the project is to create attractive units that maximize the floor area potential.

Per the Town of Jackson Land Development Regulations, part of the intent of the Office Residential (OR) zone is to provide for a mix of higher intensity housing options. This project supports that intent.

Per the Comprehensive Plan, this project located in District 2.2 (South Cache Corridor) supports the future goal of this transitional subarea as a vibrant pedestrian-oriented corridor with mixed use and multifamily residential structures. The structures will be two stories and engage the streets (East Simpson & South Cache).

The structures in this proposed project engage the surrounding streets and maximize the potential of each unit to best provide comfortable living for local working residents (including a workforce deed restricted unit + 3 accessory residential units).

Parking would be provided off the alley on-site and through a shared parking agreement with the adjacent lot (20 E Simpson: office use, same Owner). Density is not exceeded. The building will not exceed two stories. The bulk and scale of the proposed addition will be appropriate for the neighborhood.

The adjustment will not pose a danger to the public health or safety.

The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of the Administrative Adjustment Section.

Again, the proposed adjustment request will be consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan (Section 2.2).

LETTER OF AUTHORIZATION

Cheryl Ranck & William Schwartz, "Owner" whose address is: _____
PO Box 4145, Jackson, WY 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

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

10 & 20 E Simpson Avenue (Lot 1 & Lot 2, Blk. 7, Cache 2), Jackson, WY 83001
PIDN: 22-41-16-34-2-14-008 & 22-41-16-34-2-14-007

(If too lengthy, attach description)

HEREBY AUTHORIZES Hawtin Jorgensen Architects _____ 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:

(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 Cheryl Ranck this 10 day of
April, 2019. William Schwartz

WITNESS my hand and official seal.

(Notary Public)

(Notary Public)
My commission expires: ~~Dec 6, 2022~~
SS



WARRANTY DEED

LESTER I. MAY COMPANY, a Wyoming partnership, GRANTOR, of Teton County, State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to the following as tenants-in- common: 1) a 48.9% interest to William P. Schwartz and Cheryl Ranck Schwartz, husband and wife, as tenants by the entireties, whose address is P.O. Box 4145, Jackson, Wyoming 83001; 2) a 40.2% interest to END-IRA, Inc. FBO William P. Schwartz, IRA, whose address is 1300 Plaza Court North, Suite 103, Lafayette, Colorado 80026; and 3) a 10.9% interest to END-IRA, Inc. FBO Cheryl R. Schwartz, IRA, whose address is 1300 Plaza Court North, Suite 103, Lafayette, Colorado 80026 the following described real estate, situate in the Town of Jackson, State of Wyoming:

Lot 1 of Block 7 of the Second Cache Creek addition to the Town of Jackson, Teton County, Wyoming according to that plat recorded October 14, 1913 as Plat No. 109.

Including and together with all and singular tenements, leaseholds, hereditaments, appurtenances, easements and improvements thereon or thereunto belonging, and any rights of grantor to minerals thereunder, but subject to taxes, assessments, covenants, conditions, restrictions reservations, encroachments, rights-of-way and easements of sight or record.

WITNESS my hand this 9th day of May, 2006.

RELEASED	
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>
SCANNED	

LESTER I. MAY COMPANY, a Wyoming partnership

Lanny R. May
Lanny R. May, Partner

Clara L. Bush

Clara L. Bush, Partner

STATE OF WYOMING

)

Grantor: LESTER I MAY COMPANY
Grantee: SCHWARTZ, WILLIAM P ET AL
Doc 0675212 bk 625 pg 660-660 Filed at 3:51 on 05/09/06
Sherry L Daigle, Teton County Clerk fees: 8.00
By NICHELE E. GILLES Deputy

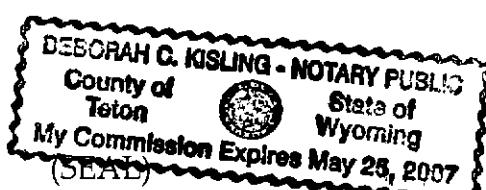
County of Teton

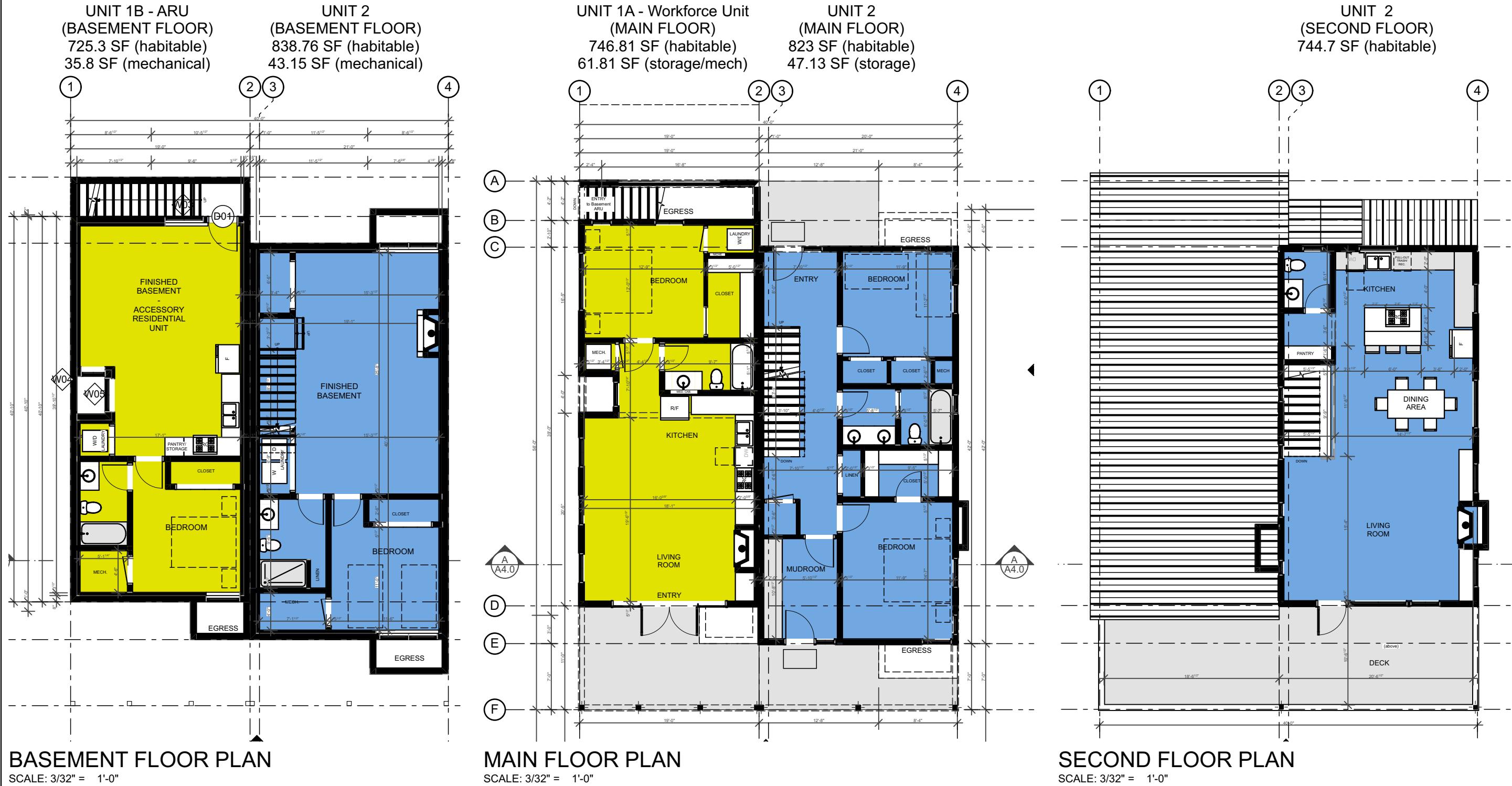
)

The foregoing instrument was acknowledged before me by Lanny R. May and Clara L. Bush as partners of Lester I May Company, a Wyoming partnership this 9th day of May, 2006.

Witness my hand and official seal.

Deborah C. Kisling
Notary Public for Wyoming
Commission expires:





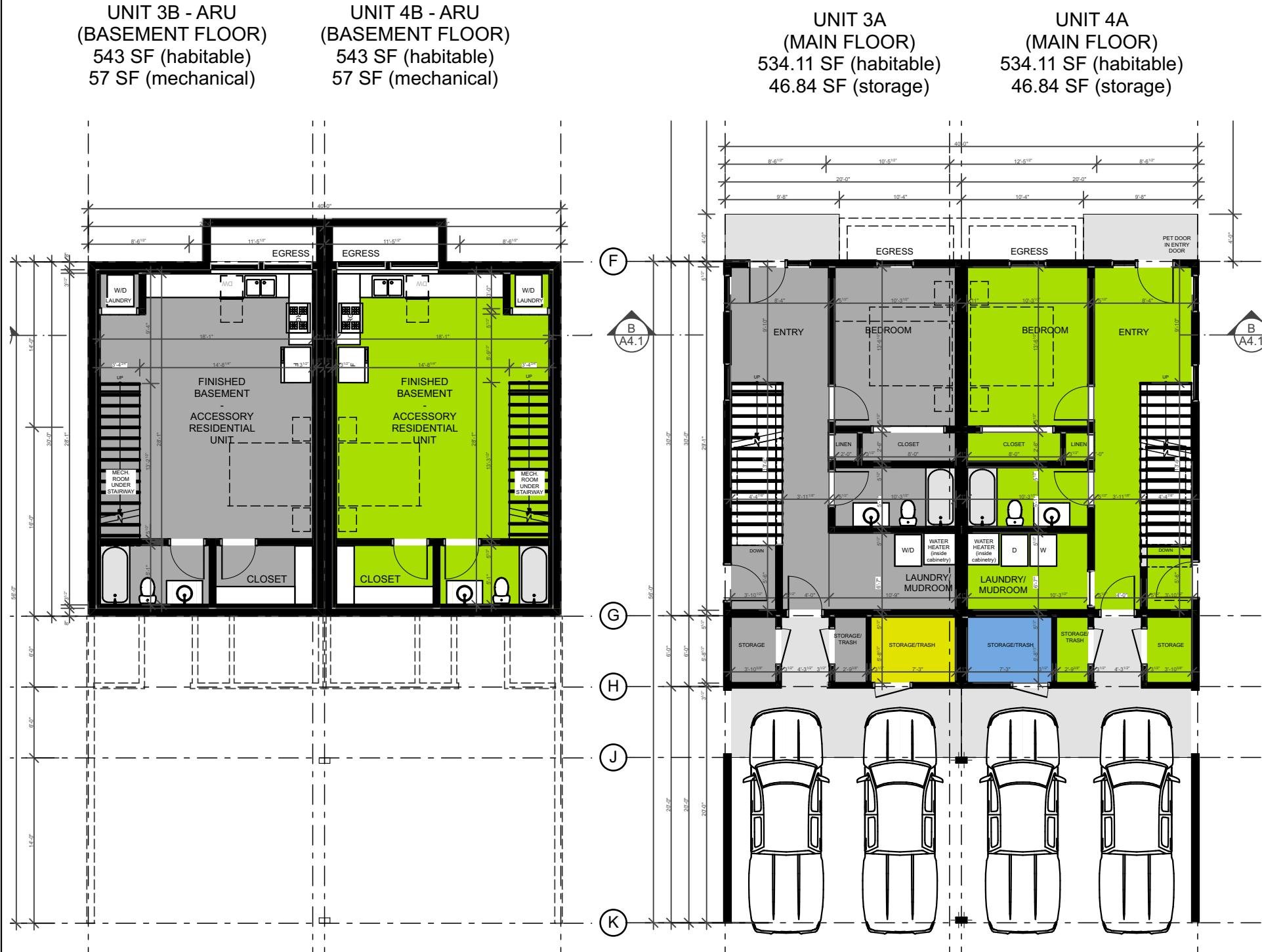
POST OFFICE BOX 1249
265 EAST KELLY AVENUE
JACKSON, WYOMING 83001
T: 307-733-4364
F: 307-733-4365
info@hawtinjorgensen.com
www.hawtinjorgensen.com

CHECKED BY: K.W. AJ

DRAWN BY: K.W.

Checked By: K.W.

Drawn By: K.W.



BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"

MAIN FLOOR PLAN

SCALE: 3/32" = 1'-0"

SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

TEN EAST SIMPSON

Schwartz Family
PO Box 4145

Sheet Title:
UNITS 3 & 4 FLOOR
PLANS

Permit Set:
Bid Set:
Revisions:

NOT FOR
CONSTRUCTION
Date: 3/12/20
Drawing Number:
A2.3

POST OFFICE BOX 1249
265 EAST KELLY AVENUE
JACKSON, WYOMING 83001
T: 307-733-4364
F: 307-733-4365
info@hawtinjorgensen.com
www.hawtinjorgensen.com

Checked By:
Hawtin Jorgensen
ARCHITECTS
Drawn By:
Hawtin Jorgensen
Checked By:
Hawtin Jorgensen
Hawtin Jorgensen
Architects

10 E. Simpson
Jackson, Wyoming