



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
- Joint Housing Dept

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 25, 2020

Item #: P20-062

Planner: Brendan Conboy

Phone: 733-0440 ext. 1302

Email: bconboy@jacksonwy.gov

Owner

505 Simpson LLC
PO Box 642
Jackson, WY 83001

Applicant:

Jorgensen Associates – Ron Levy
PO Box 9550
Jackson, WY 83002

REQUESTS:

The applicant is submitting a request for a Development Plan for a lot split for the property located at 505 E. Simpson Avenue, legally known as Lot 14, John D. Hall Ninth Addition of the Town of Jackson.

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

Please respond by: **April 8, 2020 (Sufficiency)**
April 15, 2020 (with Comments)

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

Development Plan For 475 and 505 East Simpson Avenue



Applicant:
505 E. Simpson, LLC
P.O. Box 642
Jackson, Wyoming 83001

Town of Jackson
Submittal Date: March 25, 2020
Project No. 18125.20

Prepared by:



Jorgensen Associates, Inc.
Engineers, Land Surveyors, & Planners
1315 Highway 89 South, Suites 201 & 203 83001
P.O. Box 9550 - Jackson, WY 83002
307.733.5150

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SECTION 1 – PROJECT BACKGROUND AND OVERVIEW

A. PROJECT BACKGROUND

In 2005, Lots 10, 11, and 12 of Plat 131 were vacated to create only the two residential lots 13 and 14 of Plat 1168. The co-applicants seek approval for a land division that will reestablish 3 lots, and the crucial housing opportunities associated with them, over the same lands. Approval of this Development Plan (DEV) would essentially restore the vacated residential unit in a stable subarea of the Neighborhood Low Density 3 (NL-3) Zone and District 3.1: East Jackson of the Comprehensive Plan. Lot 13 of Plat 1186 will remain unchanged and in conformance with relevant standards set forth by the LDRs for the NL-3 Zone (See **Exhibit B** in **Section 3** of this application).

The 505 E. Simpson, LLC property is located at 505 East Simpson Avenue and is comprised of 0.32 acres (13,939 square feet) of land located within the Town of Jackson, Teton County Wyoming (**Subject Property 505**). The subject property is legally described as Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson, Plat 1186, Teton County, Wyoming. At present, one (1) single-family home, built in 1975, with 2,789 square feet of habitable floor area exists on the property.

The Lisa Elenz property is located at 475 East Simpson Avenue and is comprised of 0.23 acres (10,018 square feet) of land located within the Town of Jackson, Teton County Wyoming (**Subject Property 475**). The subject property is legally described as Lot 7, Block 1, of the John D. Hall Plat in the Town of Jackson, Plat 278, Teton County, Wyoming. At present, one (1) single-family home, built in 1977, with 1,424 square feet of habitable floor area exists on the property.

Parcel Identification Numbers involved in this Development Plan:

John D. Hall Ninth Addition
Lot 13: 22-41-16-34-1-88-001
Lot 14: 22-41-16-34-1-88-002 (Subject Property 505)

Block 1, Bruce Porter Subdivision 2nd Filing
Lot 7: 22-41-16-34-2-11-001 (Subject Property 475)

B. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNERS & CO-APPLICANTS:

Lot 14, Plat 1186
505 E. Simpson, LLC
c/o Andrew Miller
P.O. Box 642
Jackson, Wyoming 83001

Lot 7, Plat 278
Lisa Elenz
1801 S. Manitou Avenue
Boise, Idaho 83706

LAND PLANNING, SURVEY & OWNERS' REPRESENTATIVE

Jorgensen Associates, Inc.
1315 Highway 89 South, Suites 201 & 203; 83001
P.O. Box 9550 Jackson, Wyoming 83002
307-733-5150

C. DEVELOPMENT PROPOSAL

This DEV seeks approval for land division of developed property within the Town of Jackson which is allowed per Section 2.2.2.4.D. of the Land Development Regulations (LDRs). Together, the owners of Property 505 and Property 475 (**Properties**) will be co-applicants in submitting this Development Plan (DEV) for a Land Division pursuant to Section 2.2.2.4.D. of the Town of Jackson Land Development Regulations (LDRs). The owners of Lot 14 seek to vacate Lot 14 from Plat 1186. Concurrently, the owner of Lot 7 seeks to vacate Lot 7 from Plat 278; together, the co-applicants seek to combine lands and divide said lands by new Plat into 3 single-family lots, each with access from East Simpson Avenue, and each keeping in character with the existing neighborhood. The approval of this application would restore a previously vacated residential unit while keeping in character with the existing neighborhood in East Jackson. All required infrastructure, access, utilities, and services exist. A new Subdivision Plat application and demolishing permit for the existing single-family home located at 505 east Simpson Avenue will be submitted after approval of this application. Residential Subdivision Requirements apply.

D. FINDINGS FOR APPROVAL

1. Division 8.3.2.C Development Plan Findings for Approval

a. Is consistent with the desired future character for the site in the Jackson/Teton County Comprehensive Plan. The subject properties are located within the District 3: Town Residential Core of the Jackson / Teton County Comprehensive Plan. This District is characterized as having a variety of housing types and forms and primarily occupied by the local workforce. The approval of this application would help to meet our community's Growth Management and workforce housing goals by restoring a valuable residential unit within District 3. Complies.

b. Achieves the standards and objectives of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable. The subject property is not located in either the Natural Resource Overlay or the Scenic Resource Overlay, and this finding is therefore not applicable. Not Applicable.

c. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police fire, and EMS facilities. Historically, 3 residential units were approved for these lands by the John D. Hall Addition in 1947, whereas only 2 residential units exist now as depicted by Plat 1186. The approval of this application would restore one single-family residential unit, thereby not adversely impacting public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police fire, and EMS facilities. Complies.

d. Complies with all relevant standards of these LDRs and other County Resolutions. The applicant seeks approval for a land division that will create one new lot that is compliant with all the relevant standards of these LDRs and other County Resolution. All development setbacks and bulk and scale restrictions will be adhered to. Complies.

e. Is in substantial conformance with all standards or conditions of any prior or applicable permits or approvals. This development plan would ultimately restore a previously approved single-family lot that was vacated from the John D. Hall Plat, Plat 131, by the John D. Hall Ninth Addition, Plat 1168. The approval of this application would essentially bring the vacated lot and its development opportunity back into existence. Complies.

E. PROPOSED DEVELOPMENT PROGRAM – See attached templates in **Section 4** of this application.

F. LANDSCAPING – Existing conditions located at 475 E. Simpson Avenue meet the standards set forth by Section 2.2.4. of the LDRs and all future development will be in compliance

with 2.2.4.C. of the LDRs.

G. ENVIRONMENTAL STANDARDS – The subject property is not located in either the Scenic Resource Overlay (SRO) or the Natural Resource Overlay (NRO).

H. NATURAL HAZARDS TO AVOID – Not Applicable.

I. SIGNS – No signage is proposed with this application.

J. GRADING, EROSION CONTROL, STORMWATER – Future development will be in compliance with the standards set forth by Section 2.2.4. and Section 5 of the LDRs.

K. ALLOWED USES & USE REQUIREMENTS

- 1. Allowed Uses** – This application proposes a land division for three single-family residential lots and is in compliance with the standards set forth by Section 2.2.4.C. of the LDRs.
- 2. Parking** – The proposed use for these lots is detached single-family residential units requiring 2 parking spaces per dwelling unit. Existing conditions located at 475 E. Simpson Avenue meet this criterion and all future development will be in compliance with 2.2.4.C. of the LDRs.
- 3. Maximum Scale of Use** – Not all allowed uses in the NL-3 Zone are demonstrated below; Open space agriculture, Transportation/Infrastructure, and Temporary gravel extraction have been excluded for practical reasons.

ALLOWED USE AND USE STANDARDS					
Use	Allowed Uses		Density (max)	Use Requirements	
	Permit	Individual Use (max)		Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential					
Detached Single-Family Unit	Y	1 per lot	8,000sf habitable excluding basement	2/DU	0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf))/2.176
Accessory Uses					
Accessory Residential Unit	B	1 per lot	< 1,000sf	1/DU if < 2 bedrooms and < 500sf; otherwise, 1.5/DU n/a	exempt
Home Occupation	B	n/a	n/a	1/employee	exempt
Home Business	B	n/a	n/a	1/employee + 1 off street pick up/drop off	exempt
Family Home Daycare	C	n/a	n/a		
Temporary Uses					
Temporary Shelter	B	1 per lot	n/a	2/DU	exempt

4. Operational Standards

- a. Outdoor Storage – The use of the front yard (street yard) of a residential use for the storage of boats, snowmobiles, trailers, RVs, and similar motor vehicles and equipment is prohibited in the NL-3 Zone. The storing of structures of any kind is not permitted in the NL-3 Zone. The storage of any vehicle on vacant property in a residential zone for more than 3 consecutive days is prohibited. This includes boats, rafts, trailers, snowmobiles, campers, RVs and similar vehicles, and equipment. This also includes heavy equipment, construction equipment, and construction materials.
- b. Refuse and Recycling – Not required in the NL-3 Zone for development of less than 4 units.
- c. Noise – Maximum noise shall not exceed 55 BDA at the property line. Exceptions to this level are set forth in Section 6.4.3.B. of the LDRs.
- d. Vibration – Except for temporary construction operations and blasting for avalanche control, no activity shall cause or create a displacement for the frequencies prescribed in Section 6.4.4. of the LDRs.
- e. Electrical Disturbances – No use or activity shall be permitted which creates electrical disturbances that affect the operation of any equipment, such as radio and television interference, beyond the boundaries of the site.
- f. Fire and Explosive Hazards – All operations on properties included in this application will be in compliance with Fire Codes and any Structural Storage Facilities are subject to the standards set forth in Section 6.4.6.B. of the LDRs.
- g. Heat and Humidity – Exempt.
- h. Radioactivity – Exempt.

L. ALLOWED SUBDIVISION AND DEVELOPMENT OPTIONS

1. **Land Division Standards** – This application is in compliance with the standards set forth by Section 7.2.3. of the LDRs.
2. **Condominium and Townhouse Subdivision** – Not applicable. Condominium or townhouse subdivision of this property is not an allowed use in the NL-3 Zone.

M. RESIDENTIAL SUBDIVISION REQUIREMENTS

- 1. Parks and School Exactions** – The proposed application results in creating one new lot for residential use that is subject to development exactions. Exaction calculations have been tabulated based upon the Town of Jackson baseline of one single-family home with 3 bedrooms for each newly recorded lot and are attached in **Section 3** of this application.

N. INFRASTRUCTURE

- 1. Transportation Facilities** – Existing.
- 2. Required Utilities** – Existing.

SECTION 2 – ENGINEER’S REPORT

A. INTRODUCTION

This Development Plan Engineer’s Report is intended to provide the engineering basis for design and to discuss engineering related issues for the land division of the properties located at 475 and 505 East Simpson Avenue with a legal description of: Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson, Plat 1186, and Lot 7, Block 1, of the John D. Hall Plat in the Town of Jackson, Plat 278, Teton County, Wyoming.

B. SETTING

The properties are located in the eastern portion of the Town of Jackson. One single-family residence exists on both Lot 14 and Lot 7. The proposed development plan will vacate Lot 14 and Lot 7 and result in a land division creating 3 new lots that are in compliance with the standards of the NL-3 Zone. Historically, the third new lot created was previously vacated by and incorporated into a two lot subdivision by Plat 1186.

C. SOILS AND SITE CONDITIONS

No soils investigation has been done specifically for this development. No development is proposed with this application and the lots are proposed in an area with existing development. A soils investigation may be conducted once development is proposed. The existence of development on this and nearby lots suggest the area has adequate soils conditions to support typical residential structures.

D. GROUNDWATER, STREAMS, & RIVERS

No streams, rivers, irrigation ditches, or lakes are nearby this development. No groundwater investigation has been conducted as part of this development. Typical groundwater elevations for this area range from 12 ft. to 20 ft.

E. GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER

No grading or physical development is proposed for this application. Future development will be required to address grading, erosion control, stormwater, and drainage.

F. ROADS AND ACCESS

Access to the proposed Lots 1, 2 and 3 is accessed via the East Simpson Avenue, a public right-of-way.

G. TRAFFIC

The previously approved single-family residential lot existing prior to Plat 131 will be reestablished with the approval of this application and subsequent Subdivision Plat. While traffic counts may increase due to the development of an additional residential unit in the NL-3 Zone, this was anticipated prior to the approval of Plat 131 and the increased traffic counts will not, taken

individually, adversely affect public facilities and services, including streets, police, and fire and emergency medical services.

H. PARKING

A total of 6 parking spaces for a total of 3 residential units will be required for the future development of this property. The NL-3 standards require a total of 6 parking spaces with 2 parking spaces per each Dwelling Unit.

I. PATHWAYS

There are no pathways or sidewalks existing along either side of the East Simpson Avenue Corridor. None are being proposed with this application.

J. WATER

Potable water for proposed residential units will connect to the Town of Jackson water system. A new water service meeting Town Standards will need to be constructed for one of the new lots. From the Town's GIS a 6" water main is located in Simpson Street in front of these properties. The 505 property appears to have two water mains (8" and 12") located along the east property line. The addition of one single family lot to the Town water system will not, individually, adversely affect the Town's potable water supply and distribution system.

K. WASTEWATER

The wastewater system for the proposed residential units will connect to the Town of Jackson wastewater collection and treatment systems. The two existing properties are served by separate sewer mains. The 475 property is served by a sewer main from the northwest corner of the property and the 505 property is served from a main in Simpson Street. A new sewer service meeting Town Standards will need to be constructed for one of the new lots.

L. CABLE UTILITIES AND GAS

Typical cable utility and gas services are available to the lots.

M. SNOW STORAGE

The properties will be required to comply with the required square footage for development of these lots, including snow storage.

SECTION 3 – RESPONSE TO PHYSICAL DEVELOPMENT REQUIREMENTS

- **3.1 Park Exactions**
- **3.2 School Exactions**

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SECTION 4 – EXSITING CONDITIONS AND DEVELOPMENT ANALYSIS

- **4.1 Existing Conditions**
- **4.2 Proposed Development Programs**
 - **4.3 Proposed Conditions**
- **4.4 Development Summary and Calculations**

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SECTION 5 – APPLICATION MATERIALS

- **5.1 Application**
- **5.1.2 Pre-Application Conference Summary**
 - **5.2.1 Quitclaim Deeds**
 - **5.2.2 Letters of Authorization**
 - **5.3.1 Title Report for Lot 14**
 - **5.3.2 Title Report for Lot 7**
 - **5.4.1 Plat 131**
 - **5.4.2 Plat 1186**
 - **5.4.3 Plat 278**

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DEVELOPMENT EXACTIONS
For
475 & 505 East Simpson Land Division

School Exactions Calculations				
<u>Single-family</u>		<u>Units</u>		<u>Land Dedication</u>
0.02	x	1	=	0.02
<u>Cash in Lieu</u>				
0.02	x	\$ 100,000	=	\$ 2,000
Park Exactions Calculations				
<u>Type</u>	<u>Quantity</u>			
2 Bedroom	0	2	=	0
3 Bedroom	1	3	=	3
			Projected Residents	3
<u>Projected Residents</u>		<u>Acres</u>		<u>Required Acreage</u>
3	x	9/1000	=	0.027
<u>Cash in Lieu</u>				
0.027	x	\$ 100,000	=	\$ 2,700

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.2 - PARK EXACCTIONS
DATE: _____

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49660

1. PROJECT NAME: _____
2. LOCATION: _____
3. PROJECT NUMBER: _____
4. CALCULATE PROPOSED PROJECT POPULATION:

<u>UNIT TYPE</u>	<u># OF UNITS</u>	X	<u>PERSONS HOUSED PER UNIT</u>	<u>PROJECTED POPULATION</u>
STUDIO	_____		1.25	_____
1 BEDROOM	_____		1.75	_____
2 BEDROOM	_____		2.25	_____
3 BEDROOM	_____		3.00	_____
4 BEDROOM	_____		3.75	_____
5 BEDROOM	_____		4.50	_____
EACH ADDITIONAL BEDROOM	_____		0.50	_____
DORMITORY	_____		1 per 150 sf of net habitable area	_____
TOTAL				_____

5. CALCULATE REQUIRED PARK ACREAGE:

$$\frac{\text{TOTAL PROJECTED POPULATION}}{1000 \text{ RESIDENTS}} \times \frac{9 \text{ ACRES}}{1 \text{ per 150 sf of net habitable area}} = \frac{\text{REQUIRED ACRES}}{1}$$

6. CALCULATE CASH-IN-LIEU:

$$\frac{\text{REQUIRED ACRES}}{1} \times \frac{\$100,000}{(\text{VALUE OF LAND})} = \frac{\$ \text{ CASH-IN-LIEU}}{1}$$

7. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.2 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.3 - SCHOOL EXACCTIONS
DATE: _____

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49770

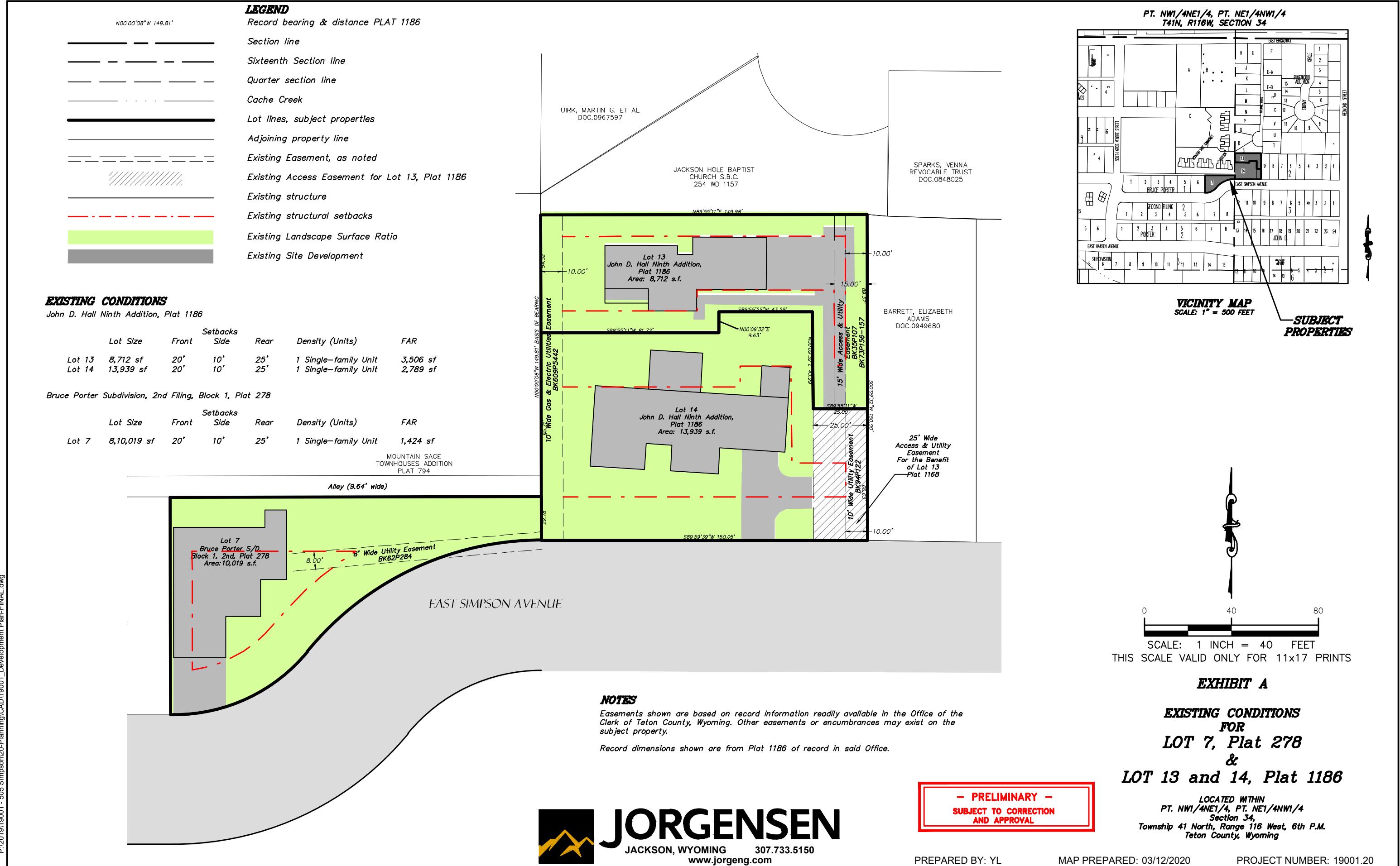
1. PROJECT NAME: _____
2. LOCATION: _____
3. PROJECT NUMBER: _____
4. CALCULATE REQUIRED DEDICATION OF LAND:

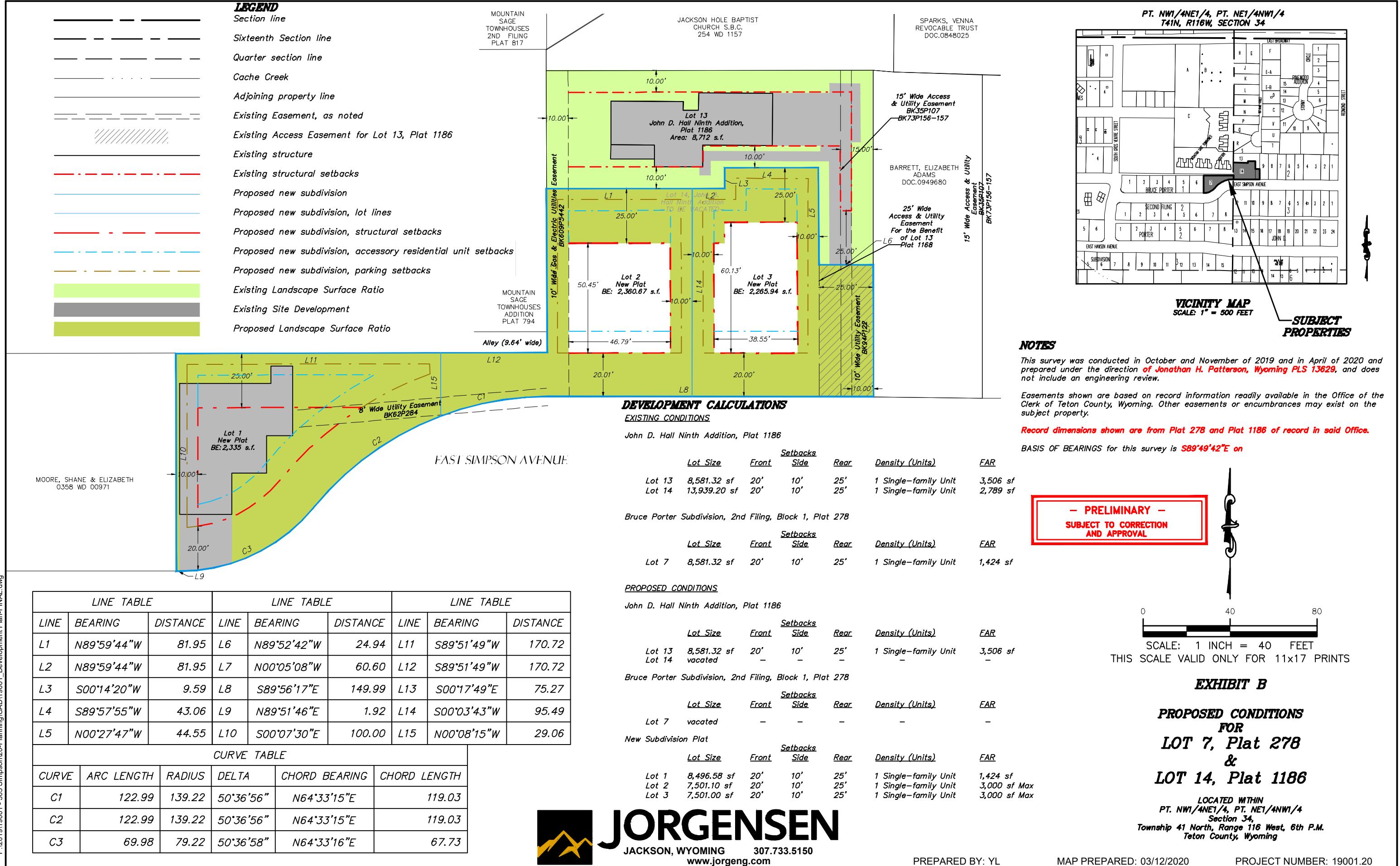
LAND DEDICATION REQUIREMENT	X	# OF UNITS	=	LAND DEDICATION
.020 ACRES PER UNIT SINGLE & TWO-FAMILY	_____	_____	_____	_____
.015 ACRES PER UNIT MULTI-FAMILY	_____	_____	_____	_____

5. CALCULATE CASH IN-LIEU:

_____	LAND DEDICATION STANDARD	X	\$100,000 (VALUE OF LAND)	=	\$ _____	CASH-IN-LIEU
-------	-----------------------------	---	------------------------------	---	----------	--------------

6. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.3 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS







PROPOSED DEVELOPMENT PROGRAM

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

PROPOSED DEVELOPMENT PROGRAM. *If a proposed development program is required as part of an application, it should be submitted as a table, in the following format.*

PROPOSED DEVELOPMENT PROGRAM		
Area Calculations. Please complete for each affected lot or parcel.		
	Base Site Area	Adjusted Site Area
Gross Site Area		
Land within road easements and rights-of-way		
Land within existing vehicular access easements		
Land between levees or banks of rivers and streams		
Lakes or ponds > 1 acre		
Land previously committed as open space in accordance with these or prior LDRs		
50% of lands with slopes greater than 25%		
Calculated Totals		

Development Calculations. Please complete for each structure or use.				
	LDR Standard	Existing	Proposed	Gross
Number of units or density				
Floor area (by use if applicable)				
FAR or maximum floor area				
Site Development				
Landscape Surface Ratio				
Setbacks				
Front or street yard				
Rear yard				
Side yard				
Side yard				
Height				



SITE PLAN—MINIMUM STANDARDS

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

GENERAL STANDARDS. *When a site plan is required as part of an application submittal, it should adhere to the following general standards.*

1. **Page Size.** Site plans should be on 24 x 36 inch paper. Larger page sizes require prior approval of the Planning or Building Department.
2. **Scale.** All site plan elements should be drawn to an accepted engineering scale that allows review of the proposal. A scale bar depicting the chosen scale should be included on the site plan.
3. **Title Block.** The site plan should contain a title block indicating the owner's name, designer or engineer's name, date of the drawing, date of any revisions or alterations of the drawing, sheet or page number, and a description of the work depicted.
4. **North Arrow.** A north arrow should be provided on the site plan.
5. **Legend.** The site plan should include a legend describing any lines, symbols, or shading used on the site plan.

INFORMATION TO BE DEPICTED. *A site plan should depict the following information.*

1. Boundaries of the entire property
2. All existing and proposed easements (road, driveway, utility, etc.)
3. Adjacent streets, roads, and public improvements
4. Existing and proposed access driveways and parking areas
5. Location of existing and proposed structures
6. Dimensioned setbacks from property lines, rights-of-way and protected natural resources
7. Grade or contour lines for areas of slope greater than 5%
8. Locations of wells, septic systems, leach fields, sewer lines and other existing and proposed utilities
9. Snow storage areas
10. Required landscaping
11. Existing and proposed fencing

Flexibility of Requirements. *Planning, Building or Engineering staff may waive or alter requirements for information to be depicted on a site plan to suit the specifics of an application, particularly for uses proposed within existing physical development where a more conceptual site plan may be sufficient.*



PROPOSED DEVELOPMENT PROGRAM

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

PROPOSED DEVELOPMENT PROGRAM. *If a proposed development program is required as part of an application, it should be submitted as a table, in the following format.*

PROPOSED DEVELOPMENT PROGRAM		
Area Calculations. Please complete for each affected lot or parcel.		
	Base Site Area	Adjusted Site Area
Gross Site Area		
Land within road easements and rights-of-way		
Land within existing vehicular access easements		
Land between levees or banks of rivers and streams		
Lakes or ponds > 1 acre		
Land previously committed as open space in accordance with these or prior LDRs		
50% of lands with slopes greater than 25%		
Calculated Totals		

Development Calculations. Please complete for each structure or use.				
	LDR Standard	Existing	Proposed	Gross
Number of units or density				
Floor area (by use if applicable)				
FAR or maximum floor area				
Site Development				
Landscape Surface Ratio				
Setbacks				
Front or street yard				
Rear yard				
Side yard				
Side yard				
Height				



SITE PLAN—MINIMUM STANDARDS

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

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3. **Title Block.** The site plan should contain a title block indicating the owner's name, designer or engineer's name, date of the drawing, date of any revisions or alterations of the drawing, sheet or page number, and a description of the work depicted.
4. **North Arrow.** A north arrow should be provided on the site plan.
5. **Legend.** The site plan should include a legend describing any lines, symbols, or shading used on the site plan.

INFORMATION TO BE DEPICTED. *A site plan should depict the following information.*

1. Boundaries of the entire property
2. All existing and proposed easements (road, driveway, utility, etc.)
3. Adjacent streets, roads, and public improvements
4. Existing and proposed access driveways and parking areas
5. Location of existing and proposed structures
6. Dimensioned setbacks from property lines, rights-of-way and protected natural resources
7. Grade or contour lines for areas of slope greater than 5%
8. Locations of wells, septic systems, leach fields, sewer lines and other existing and proposed utilities
9. Snow storage areas
10. Required landscaping
11. Existing and proposed fencing

Flexibility of Requirements. *Planning, Building or Engineering staff may waive or alter requirements for information to be depicted on a site plan to suit the specifics of an application, particularly for uses proposed within existing physical development where a more conceptual site plan may be sufficient.*



PROPOSED DEVELOPMENT PROGRAM

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

PROPOSED DEVELOPMENT PROGRAM. *If a proposed development program is required as part of an application, it should be submitted as a table, in the following format.*

PROPOSED DEVELOPMENT PROGRAM		
Area Calculations. Please complete for each affected lot or parcel.		
	Base Site Area	Adjusted Site Area
Gross Site Area		
Land within road easements and rights-of-way		
Land within existing vehicular access easements		
Land between levees or banks of rivers and streams		
Lakes or ponds > 1 acre		
Land previously committed as open space in accordance with these or prior LDRs		
50% of lands with slopes greater than 25%		
Calculated Totals		

Development Calculations. Please complete for each structure or use.				
	LDR Standard	Existing	Proposed	Gross
Number of units or density				
Floor area (by use if applicable)				
FAR or maximum floor area				
Site Development				
Landscape Surface Ratio				
Setbacks				
Front or street yard				
Rear yard				
Side yard				
Side yard				
Height				



SITE PLAN—MINIMUM STANDARDS

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

GENERAL STANDARDS. *When a site plan is required as part of an application submittal, it should adhere to the following general standards.*

1. **Page Size.** Site plans should be on 24 x 36 inch paper. Larger page sizes require prior approval of the Planning or Building Department.
2. **Scale.** All site plan elements should be drawn to an accepted engineering scale that allows review of the proposal. A scale bar depicting the chosen scale should be included on the site plan.
3. **Title Block.** The site plan should contain a title block indicating the owner's name, designer or engineer's name, date of the drawing, date of any revisions or alterations of the drawing, sheet or page number, and a description of the work depicted.
4. **North Arrow.** A north arrow should be provided on the site plan.
5. **Legend.** The site plan should include a legend describing any lines, symbols, or shading used on the site plan.

INFORMATION TO BE DEPICTED. *A site plan should depict the following information.*

1. Boundaries of the entire property
2. All existing and proposed easements (road, driveway, utility, etc.)
3. Adjacent streets, roads, and public improvements
4. Existing and proposed access driveways and parking areas
5. Location of existing and proposed structures
6. Dimensioned setbacks from property lines, rights-of-way and protected natural resources
7. Grade or contour lines for areas of slope greater than 5%
8. Locations of wells, septic systems, leach fields, sewer lines and other existing and proposed utilities
9. Snow storage areas
10. Required landscaping
11. Existing and proposed fencing

Flexibility of Requirements. *Planning, Building or Engineering staff may waive or alter requirements for information to be depicted on a site plan to suit the specifics of an application, particularly for uses proposed within existing physical development where a more conceptual site plan may be sufficient.*



DEVELOPMENT SUMMARY AND CALCULATIONS

475, 505 and 507 East Simpson Avenue

NL-3 Zone Standards								
	Lot Size 7,500 (min)	FAR (max)	Existing FAR*	Site Development (max)	Existing Site Development	Landscape Surface Ratio (min)	Existing Landscape Surface Ratio	Complies
Existing Conditions	Plat 1186							
	Lot 13 8,712	3,485	3,506	4,792	3,816	3,920	4,808	no
	Lot 14 13,939	5,576	2,789	7,667	4,309	6,273	8,042	yes
	Plat 278							
Proposed Conditions	Lot 7 10,019	4,008	1,424	5,510	3,062	4,508	6,555	yes
	Plat 1186	FAR (max)	Proposed FAR*	Site Development (max)	Proposed Site Development	Landscape Surface Ratio (min)	Proposed Landscape Surface Ratio	
	Lot 13 8,712	3,485	3,506	4,792	3,816	3,920	4,808	no
	New Plat							
	Lot 1 8,894	3,558	1,424	4,892	3,062	4,002	5,434	yes
	Lot 2 7,532	3,013	-	4,142	-	3,389	-	yes
	Lot 3 7,532	3,013	-	4,142	-	3,389	-	yes

*FAR based on Teton County GIS Assessor's data



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: 505 East Simpson Ave.

Physical Address: 475 & 505 East Simpson Avenue, Jackson, Wyoming

Lot, Subdivision: Lot 7, Plat 278 & Lot 14, Plat 1186

PIDN: 22-41-16-34-1-88-002 & 22-41-16-34-2-11-001

PROPERTY OWNER.

Name: 505 Simpson, LLC & Lisa Elenz

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: Jorgensen Associates, Inc. c/o Ron Levy

Phone: 307-733-5150

Mailing Address: P.O. Box 9550, Jackson, Wyoming

ZIP: 83002

E-mail: rlevy@jorgeng.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

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: _____

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 #: P20-012 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

Ron Levy

Name Printed

3/12/2020

Date

Land Use Planning

Title



PRE-APPLICATION CONFERENCE SUMMARY

Planning & Development Department Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING GENERAL INFORMATION.

PAP#: P20-012
Date of Conference: 2/12/20
Planning Staff: Brendan Conboy

PROJECT.

Name/Description: 505 E. Simpson – Subdivision Plat – Land Division
Physical Address: 505 E Simpson
Lot, Subdivision Lot 14, John D. Hall, Ninth Addition, Plat 1168; and PIDN: 22-41-16-34-1-88-002
Lot 7, Blk. 1, Bruce Porter, Second Filing Plat 0278 22-41-16-34-2-11-001
Zoning District(s): Neighborhood Low Density – 3 (NL-3)
Overlay(s): N/A

STAKEHOLDERS.

Applicant: Mr. Ron Levy, Jorgensen Associates Inc.
Owner: 505 Simpson, LLC (505 E Simpson) and Lisa Elenz (475 E Simpson)
Agent: Ron Levy

REQUIRED APPLICATIONS. This project will require the following applications:

Application	Reason	Fee
Development Plan	A plat application may only be submitted following approval of a development plan for the proposed subdivision.	\$2,500
Subdivision Plat	Land division	\$1,000 + Technical review fees

MEETING ATTENDEES:

Name	Company	Phone/Email
Bredan Conboy	ToJ Planning Dept.	bconboy@jacksonwy.gov / 307-734-3493

TIMELINES. This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.

The following timelines are generally applicable:

Application Types:	Sufficiency	Decision-Maker	Timeline
Development Plan	2 Weeks	Planning Commission Recommendation -> Town Council Decision	Up to 150 days from sufficiency
Subdivision Plat	2 Weeks	Town Council	Up to 90 days from sufficiency

Checklist Key.

✓ Required. Applicant must demonstrate compliance with this requirement.

N/A Not Applicable. Review requirement is not applicable to this project.

General Information

Requirement	Notes
✓ Planning Permit Application. The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.	Each item requires separate application
✓ Notarized Letter of Authorization. See "Permit and Applications" section on Planning Department website for copy of form.	LOA from each party involved if not owner
✓ Application Fees. Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.	See fees above
✓ Review fees. The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the County Surveyor, Town Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	Technical review fees for Subdivision Plat – County Surveyor and Title Review
N/A Mailed Notice fee. See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.	19 parcels within 200' with 16 different owners

✓	Digital Format. All applications submitted to the Town Planning Department must be submitted in digital format.	All applications digital with the exception of 8 hard copies for Dev Plan 10 days prior to Planning Commission hearing.
✓	Response to Submittal Checklist. All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.	For each application as it pertains.
✓	Title Report. A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.	For Subdivision Plat
✓	Narrative description of the proposed development. Describe in detail the existing condition of the property and the proposed development, use, or subdivision for which you are seeking approval.	For each application
✓	Findings for approval. Include in your narrative a response to the findings for approval found in LDR Div 8.5, as applicable.	For each application
✓	Proposed Development Program. Provide a table that summarizes the the projects compliance with the primary development standards (setbacks, heights, FAR, LSR, etc.). An example is found in the Administrative Manual.	Subdivision Plat: Show compliance of lots with site plan for access, setbacks, lot size, etc.
✓	Site Plan. Provide a detailed site plan of the proposed project. A list of minimum standards for a site plan are established in the Administrative Manual.	Provide existing/proposed site plan for each application
N/A	Floor Plans. Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	
N/A	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.	Neighborhood Meeting is optional
✓	Posted Notice. See Section 8.2.14.C.4 for Posted Notice requirements for all public hearings.	Posted notice required for all public hearings on site 10 days prior to the hearing. Provide photo of posted notice for each hearing to Planning Dept. Planning staff can assist with template if need be.

ARTICLES 2 (COMPLETE NEIGHBORHOODS), 3 (RURAL AREA ZONES), and 4 (SPECIAL PURPOSE ZONES).

Applicable Zone: Neighborhood Low Density – 3 (NL-3)

Applicable LDR Section: Sec. 2.2.4

PHYSICAL DEVELOPMENT. Please see Subsection B in applicable Zone District for specific standards.

Requirement	Notes
N/A Structure Location and Mass (setbacks, height, FAR, etc.)	Show setbacks
N/A Maximum Scale of Development (individual building size)	

<u>N/A</u>	Design Review (Design Guidelines and Design Review Committee)	
	Site Development (Driveway and Access limits)	20' max curb cut
	Landscaping (see Div. 5.5 for more information)	.45 LSR
<u>N/A</u>	Fencing (see Sec. 5.1.2 for more information)	
<u>N/A</u>	Environmental Standards (see Div. 5.1 and 5.2 for more information)	
	<ul style="list-style-type: none"> • Natural Resource Buffers • Irrigation Ditch Setback • Wild Animal Feeding • Natural Resource Overlay Standards • Bear Conflict Area Standards 	
<u>N/A</u>	Scenic Standards (see Div. 5.3 for more information)	
	<ul style="list-style-type: none"> • Exterior Lighting • Scenic Resource Overlay (SRO) Standards 	
<u>N/A</u>	Natural Hazards to Avoid (see Div. 5.4 for more information)	
	<ul style="list-style-type: none"> • Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface 	
<u>N/A</u>	Signs (see Div. 5.6 for more information)	
<u>✓</u>	Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)	Req'd for future development. Contact Brian Lenz, Tow Engineer.
	<ul style="list-style-type: none"> • Grading • Erosion Control • Stormwater Management 	
USE STANDARDS. Please see Subsection C in applicable Zone District for specific standards.		
Requirement		Notes
<u>✓</u>	Allowed Uses (see Div. 6.1 for more information)	Sec. 2.2.4.C
<u>✓</u>	Parking (see Div. 6.2 for more information)	2/DU – 20' setback
<u>✓</u>	Employee Housing (see Div. 6.3 for more information)	Assessed at Building Permit
<u>✓</u>	Maximum Scale of Use	Sec. 2.2.4.C

<input checked="" type="checkbox"/> Operational Standards (see Div. 6.4 for more information)	Div. 6.4
<ul style="list-style-type: none"> • Outside Storage • Refuse and Recycling • Noise • Vibration • Electrical Disturbances • Fire and Explosive Hazards • Heat and Humidity • Radioactivity 	

DEVELOPMENT OPTIONS. *Please see Subsection D in applicable Zone District for specific standards.*

Requirement	Notes
<input checked="" type="checkbox"/> Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)	Min lot size 7,500 SF
<input checked="" type="checkbox"/> Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information) <ul style="list-style-type: none"> • Affordable Housing • School and Parks Exactions 	Assessed at time of Subdivision Plat. Due prior to recording subdivision plat.
<input checked="" type="checkbox"/> Infrastructure (see Div. 7.6 and 7.7 for more information) <ul style="list-style-type: none"> • Transportation Facilities • Required Utilities 	

OTHER APPLICABLE LDR STANDARDS

Requirement	Notes:
<input type="checkbox"/> Division 1.9, Nonconformities <ul style="list-style-type: none"> 1.9.2 Nonconforming Physical Development 1.9.3 Nonconforming Uses 1.9.4 Nonconforming Development Options and Subdivisions 1.9.5 Nonconforming Signs 	No known nonconformities at this time
<input type="checkbox"/> Division 7.3, Open Space Standards <ul style="list-style-type: none"> 7.3.3 Configuration and Location of Required Open Space 7.3.4 Use of Open Space 7.3.5 Physical Development Permitted in Open Space 7.3.6 Record of Restriction 7.3.7 Ownership of Open Space 	

ADDITIONAL COMMENTS

- Existing structure at 505 E Simpson required to be demolished/removed prior to recording Subdivision Plat. Should be planned well in advance of recording subdivision plat, see next point (30 days from approval of plat to record).
- Within thirty (30) calendar days from the date of Town Council approval of Subdivision Plat, the applicant shall satisfactorily address all comments made by the Town of Jackson and other reviewing entities in the Departmental

Reviews and submit the corrections to the Planning Department. The Planning Director shall review and approve all required changes prior to recording the plat with the County Clerk.

Per phone discussion on 2/19 timeline is:

1. Apply for Development Plan
2. Apply for Subdivision Plat

PLAN REVIEW COMMITTEE. *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency. Other agencies and individuals not checked off on this list may be added to the PRC if necessary.*

Agency	Required for:
<input checked="" type="checkbox"/> Building Official	
<input checked="" type="checkbox"/> Town Attorney	
<input checked="" type="checkbox"/> Town Engineer	
<input checked="" type="checkbox"/> Title Company – for boundary adjustment and subdivision plat	
<input checked="" type="checkbox"/> County Surveyor – for boundary adjustment and subdivision plat	
<input checked="" type="checkbox"/> Jackson Hole Fire EMS	
<input checked="" type="checkbox"/> Housing Authority	
Integrated Solid Waste & Recycling	
National Park Service	
<input checked="" type="checkbox"/> Parks and Recreation Department	
<input checked="" type="checkbox"/> Pathways Coordinator	
Public and Environmental Health	
<input checked="" type="checkbox"/> Police Department	
Teton Conservation District	
Teton County School District	
Teton County (required when subdividing land within one mile of the Teton County)	
U.S. Forest Service (if adjacent to or accessing through forest service lands)	
Wyoming Department of Environmental Quality	
Wyoming Department of Game & Fish	
Other	

Wyoming Title & Escrow - Jackson
211 E Broadway
Jackson, Wyoming 83001

WARRANTY DEED

Robert J. Fuziak Jr., a single man and Lisa May Snavely, a single woman, GRANTORS, of Teton County, Wyoming, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT TO Adam Scott, a married man as to a one-third undivided interest and Andrew Miller, a married man as to a one-third undivided interest and Michael Wilson, a married man as to a one-third undivided interest, all as tenants in common, GRANTEEES, whose address is PO Box 642, Jackson, WY. 83001, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of Teton County Clerk on October 20, 2005 as Plat No. 1168.

PIDN: 22-41-16-34-1-88-002

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 of record.

GRANTOR: FUZIAK,ROBERT J JR ET AL
GRANTEE: SCOTT,ADAM ET AL
Doc 0962867 Filed At 12:42 ON 01/07/19
Sherry L. Daigle Teton County Clerk fees: 15.00
By Mary Antrobus Deputy Clerk

WITNESS the due execution and delivery of this Warranty Deed this day of January, 2019.

4th

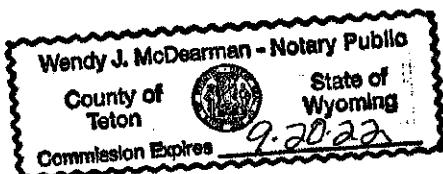
Robert J. Fuziak Jr.

Lisa May Snavely

STATE OF WY)
COUNTY OF Teton) ss.

The foregoing instrument was acknowledged before me by Robert J. Fuziak Jr. and Lisa May Snavely this 4th day of January, 2019.

WITNESS my hand and official seal.



[S E A L]

Notary Public

My commission expires: 9.20.22

Released	
Indexed	/
Abstracted	
Scanned	

WARRANTY DEED



*First American Title
Insurance Company*

Scott Guenther, a single man, GRANTOR, of Teton County, 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 Lisa Elenz, a single woman, GRANTEE, whose address is 1801 S. Manitou Avenue, Boise, Idaho 83706, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 7 of Block 1 of the Bruce Porter Subdivision, Second Filing, Town of Jackson, Wyoming according to that plat recorded in the office of the Teton County Clerk on May 28, 1976 as Plat No. 278.

PIN #: 22-41-16-34-2-11-001

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of record.

WITNESS my hand this 31 day May, 2019.

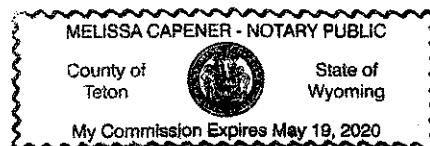


Scott Guenther

STATE OF WYOMING)
)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 31st day of May, 2019 by Scott Guenther.

WITNESS my hand and official seal.





Notary Public
My Commission Expires: 5/19/20

GRANTOR: GUENTHER, SCOTT

GRANTEE: ELENZ, LISA

Doc 0970531 Filed At 16:47 ON 05/31/19

Sherry L. Daigle Teton County Clerk fees: 12.00

By Mary D Antrobus Deputy

LETTER OF AUTHORIZATION

505 Simpson, LLC

PO Box 642, Jackson, WY 83001

“Owner” whose address is: _____

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

ANDREW MILLER, ADAM SCOTT, MIKE WILSON, as the owner of property
more specifically legally described as: Lot 14, John D. Hall Ninth Addition

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, Inc.

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: MEMBER

(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 Patrick Branham this 17th day of

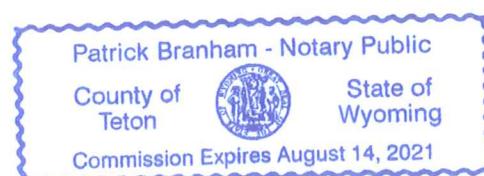
January, 2020.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:



LETTER OF AUTHORIZATION

Lisa Elenz

475 E. Simpson Ave., Jackson, WY

“Owner” whose address is: _____

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Lisa Elenz

as the owner of property
more specifically legally described as: Lot 7, Block 1, Bruce Porter 2nd Filing

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, Inc.

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 minnesota

)

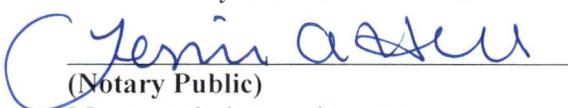
)SS.

COUNTY OF Dakota

)

The foregoing instrument was acknowledged before me by Lisa Elenz this 24 day of February, 2020.

WITNESS my hand and official seal.


(Notary Public)

My commission expires: 01.31.21

(Seal)



Issued To:

Jorgensen Associates, PC
1315 HWY 89 S., Suite 201
Jackson, WY 83002

Report No.: W-21481
Effective Date: January 24, 2020
Current Date: February 5, 2020
Cost: \$250.00

Property Address: 505 East Simpson Avenue, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

505 Simpson LLC, a Wyoming limited liability company

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

WYOMING TITLE & ESCROW, INC.
Liz Jorgenson/Christina Feuz, Co-Managers
Phone: 307.732.2983

This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Wyoming Title & Escrow
Ownership and Encumbrance Report
Report No.: W-21481

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of Teton County Clerk on October 20, 2005 as Plat No. 1168.

PIDN: 22-41-16-34-1-88-002

Wyoming Title & Escrow
Ownership and Encumbrance Report
Report No.: W-21481

ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO) THE FOLLOWING:

1. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights claims or title to water, (d) any right title or interest in any sand and gravel and/or minerals including access to and from to extract minerals, mineral rights, or related matters, including, but not limited to oil, gas, coal and other hydrocarbons, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Taxes, special and general, assessment districts and service areas for the year 2019.
Tax ID No.: OJ-006510
1st Installment: \$2,625.60 PAID
2nd Installment: \$2,625.59 OPEN

Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.

4. General taxes for the year 2020, a lien in the process of assessment, not yet due or payable.
5. All matters as delineated on the Official Plat of John D. Hall Plat, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 131.
[Plat 131](#)
6. Reservations as contained in deed from Maude E. Schreyer to Margaret L. Ludtke, recorded October 15, 1974, as (book) 35 (page) 107, Official Records.
[B35P107](#)
7. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded July 12, 1978, as (book) 73 (page) 156, Official Records.
[B73P156](#)
8. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as utility in a document recorded November 26, 1979, as (book) 94 (page) 122, Official Records:
Purpose: UTILITY
[B94P122](#)
9. All matters as delineated on the official plat of "John D. Hall Ninth Addition the Town of Jackson," on file and of record with the Teton County Clerk and Recorded, Teton County, Wyoming, Plat No. 1168.
[Plat No. 1168](#)

Affidavit executed by surveyor, recorded December 7, 2005, as (book) 611 (page) 471 Official Records.
[B611P471](#)

Wyoming Title & Escrow
Ownership and Encumbrance Report
Report No.: W-21481

10. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Energy, Inc., recorded November 16, 2005, as (book) 609 (page) 542, Official Records.
[B609P542](#)

11. A Mortgage to secure an indebtedness in the amount of \$720,000.00, and any other obligations secured thereby, dated January 7, 2019, recorded January 7, 2019, as (instrument) 0962868, Official Records.

Mortgagor: Andrew Miller, a married man, and Michael Wilson, a married man, and Adam Scott, a married man
Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS") acting solely as nominee for
First Interstate Bank
Loan No: 5479708
MIN No.: 100282100054797084

***** End of Schedule *****

*** CHAIN OF TITLE REPORT

According to the public records, no documents conveying the property described in this report have been recorded within a period of 24 months prior to the date of this report, except as shown herein:

Quitclaim Deed from Andrew Miller, a married man, and Michael Wilson, a married man, and Adam Scott, a married man, to 505 Simpson LLC, a Wyoming limited liability company, recorded January 25, 2019, as (instrument) 0963741, Official Records.

Issued To:

Jorgensen Associates, PC
1315 HWY 89 S., Suite 201
Jackson, WY 83002

Report No.: W-21666
Effective Date: February 21, 2020
Current Date: March 3, 2020
Cost: \$\$150.00

Project Reference: Lot 7 of Block 1, Bruce Porter 2nd Filing

Property Address: 475 East Simpson Avenue, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

Lisa Elenz, a single woman

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

WYOMING TITLE & ESCROW, INC.
Liz Jorgenson/Christina Feuz, Co-Managers
Phone: 307.732.2983

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Wyoming Title & Escrow
Ownership and Encumbrance Report
Report No.: W-21666

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7 of Block 1 of the Bruce Porter Subdivision, Second Filing, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on May 28, 1976 as Plat No. 278.

PIDN: 22-41-16-34-2-11-001

Wyoming Title & Escrow
Ownership and Encumbrance Report
Report No.: W-21666

ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO) THE FOLLOWING:

1. General taxes for the year 2020, a lien in the process of assessment, not yet due or payable.

2. Taxes, special and general, assessment districts and service areas for the year 2019.

Tax ID No.: OJ-000538

1st Installment: \$2,558.76 PAID

2nd Installment: \$2,558.76 OPEN

Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.

3. All matters as delineated on the Official Plat of Bruce Porter Subdivision - 2nd Filing, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 278.

[Plat 278](#)

4. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded September 26, 1977, as (book) 62 (page) 284, Official Records.

[B62P284](#)

5. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$236,547.00, dated May 29, 2019, recorded May 31, 2019, as (instrument) 0970534, Official Records.

Mortgagor: Lisa Elenz, a single woman

Mortgagee: U.S. Bank National Association

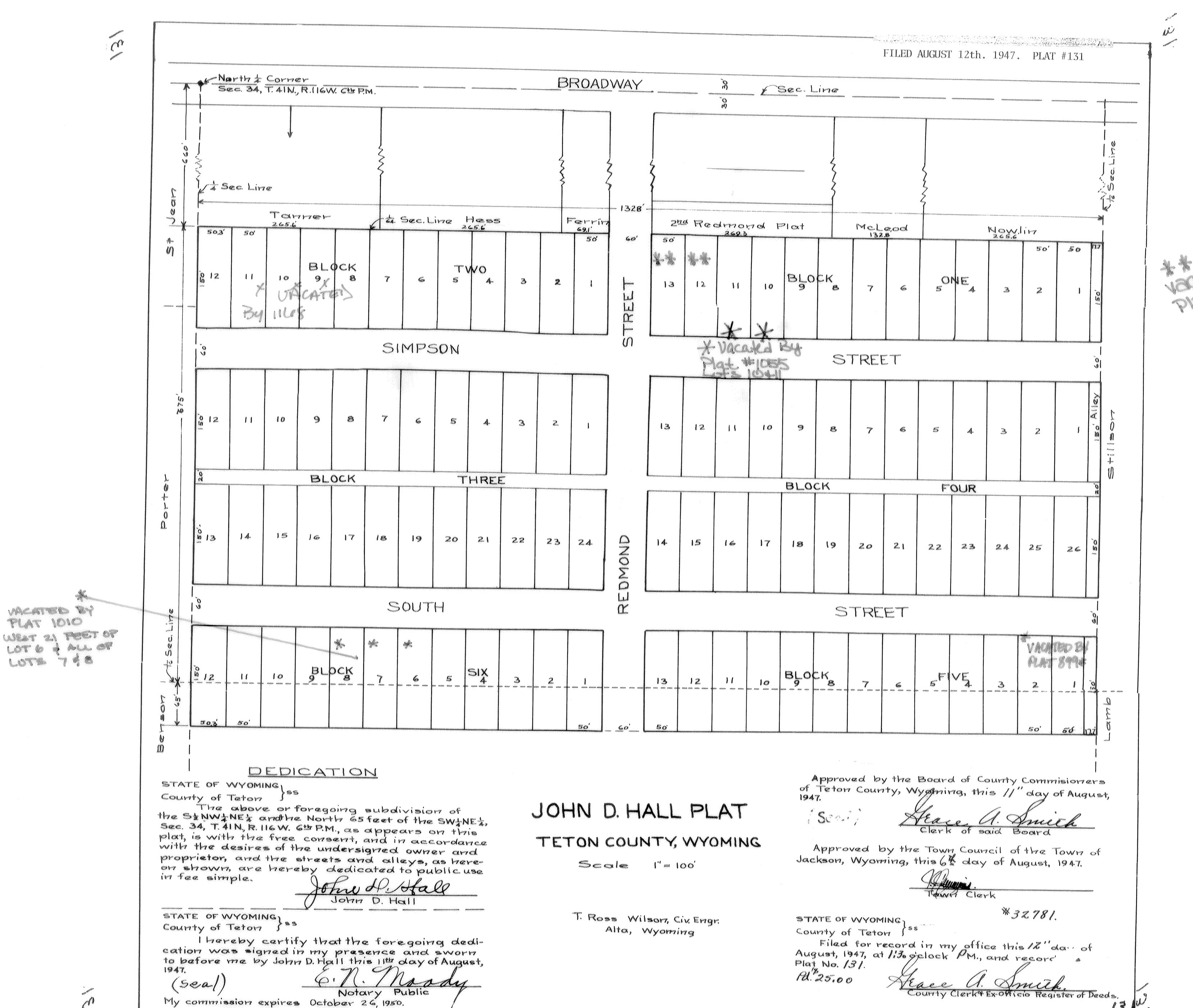
6. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$145,000.00, dated November 19, 2019, recorded December 4, 2019, as (instrument) 0982395, Official Records.

Mortgagor: Lisa Elenz, a single person

Mortgagee: U.S. Bank National Association

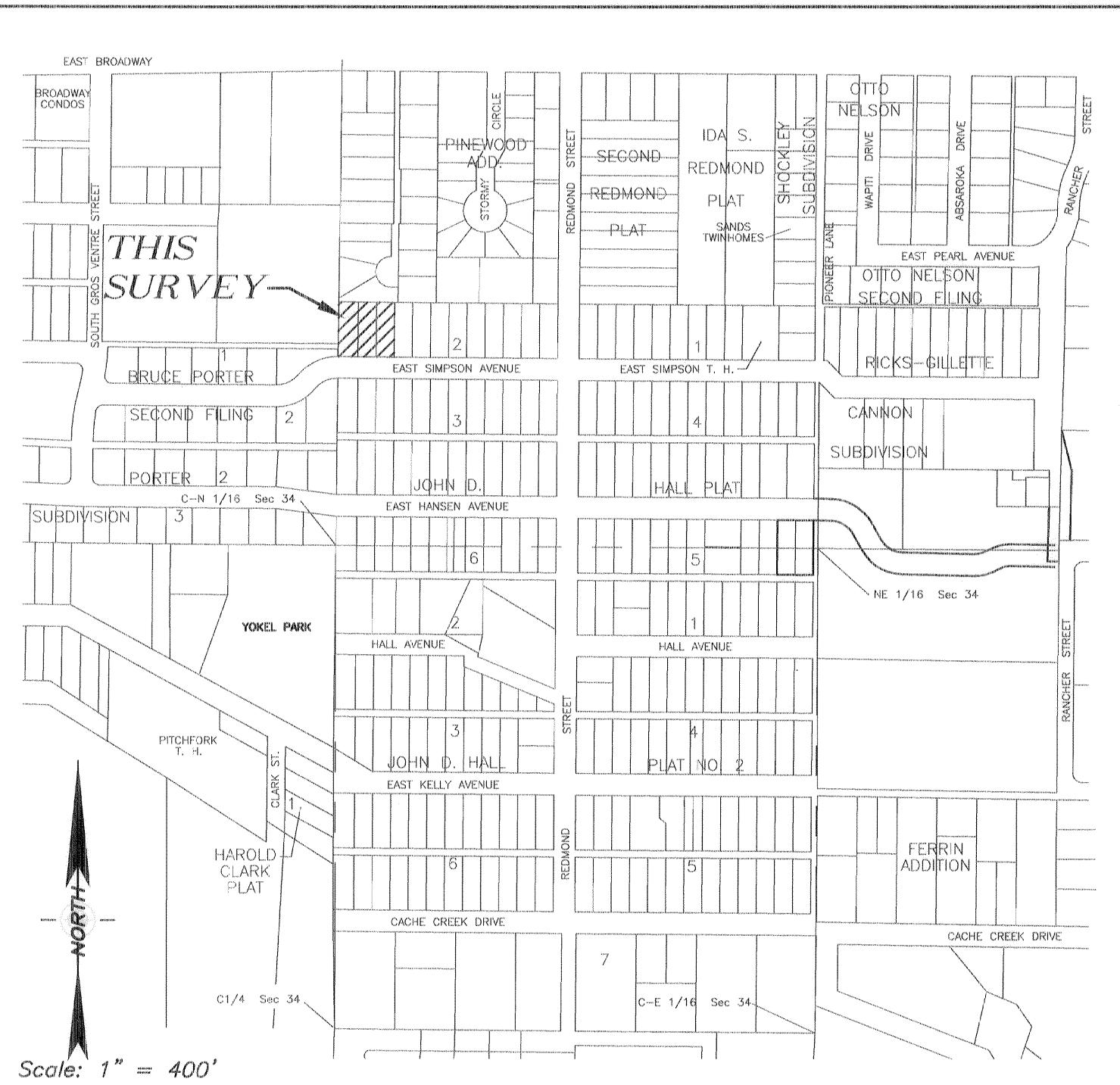
Said Mortgage provides for a revolving line of credit.

***** End of Encumbrances *****



VICINITY MAP

A PORTION OF W1/2NE1/4, SECTION 34, T41N, R116 W

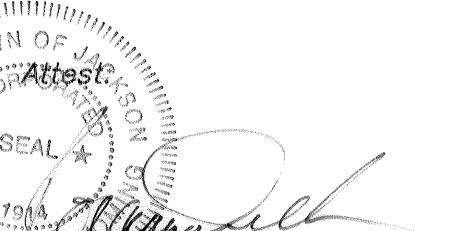


CERTIFICATE OF ACCEPTANCE

State of Wyoming
County of Teton ss
Town of Jackson)

The foregoing JOHN D. HALL EIGHTH ADDITION TO THE TOWN OF JACKSON was approved at the regular meeting of the Town Council on the 19th day of September, 2005, in accordance with Section 15-1-510, Wyoming Statutes, 1977 as amended.

TOWN OF JACKSON



Attest:
John D. Hall
Clerk
Mayor
Sherry P. O'Malley
Town Engineer

CERTIFICATE OF OWNER

State of Wyoming, ss
County of Teton)

Know all men by these presents that Richard D. Knori and Christie Ross Knori do hereby certify that the foregoing subdivision of Lots 10, 11 & 12, Block 2, of the John D. Hall Plat, Town of Jackson, a subdivision of record filed as Plat No. 131 in the office of the Clerk of Teton County, Wyoming, as shown on this map and more particularly described under the Certificate of Surveyor is with free consent and in accordance with the desire of the undersigned owner and proprietor of said lands;

that the name of the subdivision shall be JOHN D. HALL NINTH ADDITION TO THE TOWN OF JACKSON; that this subdivision is subject to that 15 foot wide easement reserved in that Deed recorded in said Office in Book 35 of Photo, page 107;

that this subdivision is subject to that 15 foot wide easement granted to the Town of Jackson recorded in said Office in Book 73 of Photo, page 156-157;

that this subdivision is subject to that 10 foot wide easement recorded in said Office in Book 94 of Photo, page 122;

that a 25 foot wide access and utility easement is hereby granted across Lot 14 for the benefit of Lot 13 as shown hereon;

that easements across the subdivision lots are hereby granted to those utility companies and their successors and/or assigns serving this subdivision for construction, maintenance, and repair of the utility service for the subdivision as shown hereon;

that the Town of Jackson shall have access to all water valves, meters, shut-off boxes, sewer clean outs, and manholes and the undersigned reserves the right to create easements across said subdivision lots as necessary to provide for said access;

that there are no surface water rights appurtenant to this subdivision;

that Lots 10, 11 & 12, Block 2 of the John D. Hall Plat, Town of Jackson, Plat No. 131, are hereby vacated, pursuant to Section 34-12-106, Wyoming Statutes, 1977, as amended, being reconfigured as Lots 13 and 14. JOHN D. HALL NINTH ADDITION TO THE TOWN OF JACKSON, in accordance with Section 34-12-110, Wyoming Statutes, 1977, as amended, said Clerk is respectfully requested to write vacated across said Lots 10, 11 & 12, Block 2 of the John D. Hall Plat, Town of Jackson, Plat No. 131, recorded in said Office;

that the seller does not warrant to the purchaser that he or she shall have any rights to the natural flow of any stream within or adjacent to the subdivision;

that Wyoming law does not recognize any riparian rights to the continued natural flow of any stream within or adjacent to the subdivision;

Richard D. Knori

SIGNATURE BY SEPARATE AFFIDAVIT

Christie Ross Knori

SIGNATURE BY SEPARATE AFFIDAVIT

CERTIFICATE OF MORTGAGEE

State of Wyoming, ss
County of Teton)

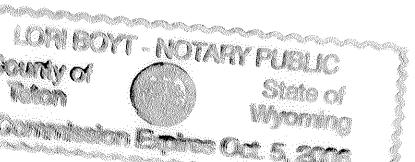
The undersigned is the mortgagee of the land described under the Certificate of Surveyor and hereby consents to the foregoing subdivision and the dedication of the lands as contained in the Certificate of Owners, and agrees that the mortgage shall be subordinated to the dedications and easements contained therein and shown hereon.

First Bank of Idaho, fsb, dba First Bank of the Tetons

SIGNATURE OF MORTGAGEE BY SEPARATE AFFIDAVIT

The foregoing instrument was acknowledged before me by William D. Braman this 5 day of October, 2005.

Witness my hand and official seal:
Lori Baye
Notary Public



My commission expires: 10/5/06

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY SYSTEM

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON SEWER COLLECTION SYSTEM

ALL ONSITE WATER AND SEWER SYSTEMS WILL BE PRIVATELY OWNED AND MAINTAINED

THE SELLER DOES NOT WARRANT TO THE PURCHASER THAT HE OR SHE SHALL HAVE ANY RIGHTS TO THE CONTINUED NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION

JOHN D. HALL NINTH ADDITION TO THE TOWN OF JACKSON

BEING IDENTICAL WITH

LOTS 10, 11, & 12, BLOCK 2 JOHN D. HALL PLAT NO. 131
TO THE TOWN OF JACKSON
TETON COUNTY, WYOMING

1168

