



# 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: April 23, 2020	<b>REQUESTS:</b>  The applicant is submitting a request for a partial vacation to vacate an existing lot line for the property located at 305 E. Deloney, legally known as, LOT 9,10, BLK. 7, L.G. GILL SUBDIVISION.  For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P20-079	
Planner: Tyler Valentine  Phone: 733-0440 ext. 1305  Email: bconboy@jacksonwy.gov	
<b>Owner/Applicant:</b>  June Nystrom PO Box 4341 Jackson, WY 83001	
<b>Please respond by:</b> <b>May 7, 2020 (Sufficiency)</b> <b>May 14, 2020 (with Comments)</b>	

**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](http://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: N/A  
Physical Address: 305 E. DELONEY AVE  
Lot, Subdivision: LOT 9 AND 10, BLOCK 7, L.G. GILL SUBDIVISION PIDN: 22-41-16-27-3-10-013

**PROPERTY OWNER.**

Name: JUNE NYSTROM Phone: HM: 733-0117 cell: 690-9396  
Mailing Address: P.O. Box 4341, JACKSON, WY ZIP: 83001  
E-mail: JUNENYSTROM@GMAIL.COM

**APPLICANT/AGENT.**

Name: OWNER 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/200/Planning](http://www.townofjackson/200/Planning)

<b>Use Permit</b>	<b>Physical Development</b>	<b>Interpretations</b>
<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	<b>Amendments to the LDRs</b>
<b>Relief from the LDRs</b>	<b>Subdivision/Development Option</b>	<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)	<b>Miscellaneous</b>
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input checked="" type="checkbox"/> Other: <u>PARTIAL VACATION</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](http://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 #:

N/A

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](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

X

**Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees. CREDIT CARD BY PHONE

N/A

**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](http://www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF).

N/A

**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](http://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

June Suzanne Nystrom

Name Printed

June Suzanne Nystrom

Date

4-22-2020

Title

owner



Abandonment of Lot Split Line  
(Partial Vacation without Replat)  
305 East Deloney Ave

Whereas, June Nystrom is the sole owner of this property and has been since 1994, and

Whereas, the Owner has no intention of ever selling the property, and has in fact filed a Transfer on Death Deed to her son with the Teton County Clerk, and

Whereas, the original plat created double lots for most properties in the subdivision, and

Whereas, the residence built on the property in 1963 sits astride the lot split line, and

Whereas, no other property in the subdivision is involved or affected by this request,

The Owner wishes to Abandon (Vacate) the Lot Split Line between Lot 9 and Lot 10 of Block 7 of the L.G. GILL SUBDIVISION and combine the two Lots into Single Lot to here forth be labeled and referred to as Lot 9A and consisting of .34 acres, and

Whereas, the combined lots shall be treated as one for all purposes under these LDR's and cannot be re-divided without receiving approval under the LDR's in effect at that time, and

The Owner with this application and affidavit requests the Teton County Clerk to make the appropriate annotations on Plat No. 139 referencing the abandonment (vacation) of the lot split line between Lots 9 and 10 and update the Teton County Map to reflect this change, and

Further, all the above is in accordance with the Town of Jackson Land Development Regulations, Section 8.2.13, paragraph C.5 Partial Vacation without Replat, and is expressly permitted by said regulations.

OWNER ACKNOWLEDGEMENT:

signature June S. Nystrom print name June S. Nystrom

Notary:

TOWN/COUNTY ACKNOWLEDGEMENT:

\_\_\_\_\_ title \_\_\_\_\_

Notary: