



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: May 7, 2020

Item #: P20-088

Planner: Brendan Conboy

Phone: 733-0440 ext. 1302

Email: bconboy@jacksonwy.gov

Owner:

Teri Davis
PO Box 3353
Jackson, WY 83001

Applicant:

Jeff Lawrence
PO Box 42
Kelly, WY 83011

REQUESTS:

The applicant is submitting a request for a Parking Variance for the property located at 30 Stormy Circle legally known as, LOT 3, PINEWOOD ADDITION.

For questions, please call Brendan Conboy at 733-0440 x 1302 or email to the address shown below. Thank you.

Please respond by: **May 21, 2020 (Sufficiency)**
May 28, 2020 (with Comments)

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



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Davis Residence - Parking Variance
Physical Address: 30 Stormy Circle- Jackson, WY, 83001
Lot, Subdivision: Lot 3, Pinewood Addition PIDN: 22-41-16-34-1-12-003

PROPERTY OWNER.

Name: Teri Davis Phone: (307)-690-2936
Mailing Address: P.O. Box 3353 ZIP: 83001
E-mail: teri@confluencedesigninc.com

APPLICANT/AGENT.

Name: Jeff Lawrence Phone: (307)-690-2056
Mailing Address: P.O. Box 42, Kelly, WY ZIP: 83011
E-mail: 74jeff@gmail.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

Physical Development

Sketch Plan

Interpretations

Formal Interpretation

Conditional Use

Development Plan

Zoning Compliance Verification

Special Use

Design Review

Amendments to the LDRs

Relief from the LDRs

Subdivision/Development Option

LDR Text Amendment

Administrative Adjustment

Subdivision Plat

Map Amendment

Variance

Boundary Adjustment (replat)

Miscellaneous

Beneficial Use Determination

Boundary Adjustment (no plat)

Other: _____

Appeal of an Admin. Decision

Development Option Plan

Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

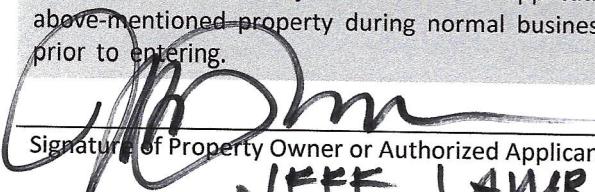
Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

Notarized Letter of Authorization. A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

Response to Submittal Requirements. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.


Signature of Property Owner or Authorized Applicant/Agent

Name Printed

JEFF LAWRENCE

5.6.20
Date
ARCHITECT
Title

LETTER OF AUTHORIZATION

Teri Davis and Colleen Harker, "Owner" whose address is: _____
30 Stormy Circle, Jackson, WY 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

more specifically legally described as: _____, as the owner of property
Lot 3, Pinewood Addition

(If too lengthy, attach description)

HEREBY AUTHORIZES Jeff Lawrence 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:

Teri Davis

(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*

)

)SS.

COUNTY OF *Teton*

)

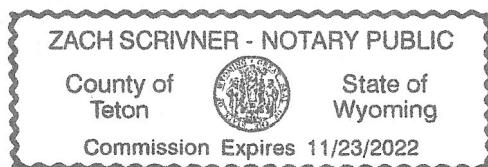
The foregoing instrument was acknowledged before me by *Teri Davis* this *6th* day of *May*, 2020.

WITNESS my hand and official seal.

Zach Scrivner
(Notary Public)

My commission expires: *11/23/22*

(Seal)



MEMORANDUM

Date: May 6, 2020

Project: Davis Residence- Parking Variance

Project Location: 30 Stormy Circle
Lot 3 Pinewood Addition
Jackson, WY 83001

Project Number: 1901.10

Dear Town of Jackson Planning Department and the Board of Adjustment,

I am writing on behalf of Teri Davis, requesting a variance to a couple of parking requirements for her property located at 30 Stormy Circle in Jackson, WY.

Introduction:

Teri Davis, the owner of the property at 30 Stormy Circle, has an existing two-story home on the property. When she acquired the property in October 2018, the lower level was rented as one apartment and the upper level as another. She is currently living upstairs and renting out the lower level to other tenants. The home is about 2,000sf on both levels and sits on 0.12 acres. There are currently 2 parking spaces which are located partly off of the property and into the public way.

Relevant General Zoning Info:

- Zone is NL-5
- Up to 3 separate units are allowed. 2 apartments are currently in use.
- For 2 apartment dwelling units, 3 parking spaces are required (1.5/DU)
- Parking Setbacks are 20' from the primary street.
- Curb-cut max width is 20' or 40% of lot frontage ($62.75' \times 0.40 = 25.1'$), whichever is less.
- Parking spaces are to be 9'x20' in size minimum.

Problem:

The current parking is problematic in that it contains only 2 parking spaces and with two separate apartments, 3 spaces are needed. Also, the parking is currently located partly off of the property into the public way as shown on the existing survey and existing parking plan.

Proposed Solution:

The owner would like to add a space to make it legal per the current town regulations and also improve on the parking non-conformity by having the parking spaces be entirely on her property. In order to locate all of the parking onto the property, the owner is willing to adjust some of the existing building by modifying the entry porch and stairs to accommodate a few more feet of depth on the site for parking and also locating the porch and stairs entirely within the building setback. Refer to the Proposed Parking Plan for specifics.

Variances Requested:

In order to add a parking space and also locate them entirely on her property as shown in the proposed site plan, two variances are needed.

1. A variance is requested to remove the 20' parking setback requirement at the front yard (refer to 2.2.6.NL-5- B)
2. A variance is requested to modify the maximum curb cut from 20' to 27'. (refer to 2.2.6.NL-5- B)

The variance requested to remove the parking setback is needed because it is impossible to locate the parking within the setback as defined in the LDRs- due to the location of the existing house. However, the owner is willing to improve upon the existing condition by modifying some of the existing home so that all of the parking will fit on her property as well as locating the building entirely within the 20' setback.

The other variance is to the minimum width of the curb cut. Because of the constraints of the lot and to have the least impact to the site, parking needs to be drive in, park and back out - so with three spaces at 9' wide each, 27' of curb cut width is needed.

Findings for Approval:

1. Due to the special circumstance that the existing house is located where it is (at no fault of the owner), no parking can exist within the required 20' setback. Due to the need for 3 parking spots, the least impactful parking layout is to drive directly from the street into the parking space, resulting in the need for 27' of width.
2. The special circumstance has not resulted from any willful modification of the land or building. The house was located before the current regulations were in effect.
3. Strict application of the parking setback regulation would mean no parking could exist on the property with the house located where it is. Strict application of the curb cut max would mean only two parking spaces could be provided instead of three which would provide a hardship to the owner and tenants.
4. We have had multiple meetings with the town to discuss options and based on all of the discussions, it seems that this solution is the best and has the least impact to the site and also improves upon the existing problem of parking that is located in the public way.
5. The granting of this variance does not seem to be injurious to the neighborhood or detrimental to the public welfare. It seems that it should improve the public welfare by taking the cars out of the public way and locating the porch and stairs within the current building setback regulation.
6. The granting of the variance seems consistent with the general purpose and intent of the LDRs as it both increases the parking to meet the use and also get the parking off of the public way and onto her property.

Attachments: Existing Survey, A1.0 Existing Site Photo, A1.1 Existing Parking Plan, and A1.2 Proposed Parking Plan.

Thank you for your consideration with this.

Sincerely,

Jeff Lawrence, AIA
Architect
74jeff@gmail.com
307.690.2056

2.2.6. NL-5: Neighborhood Low Density-5

(7/18/18, Ord. 1197)

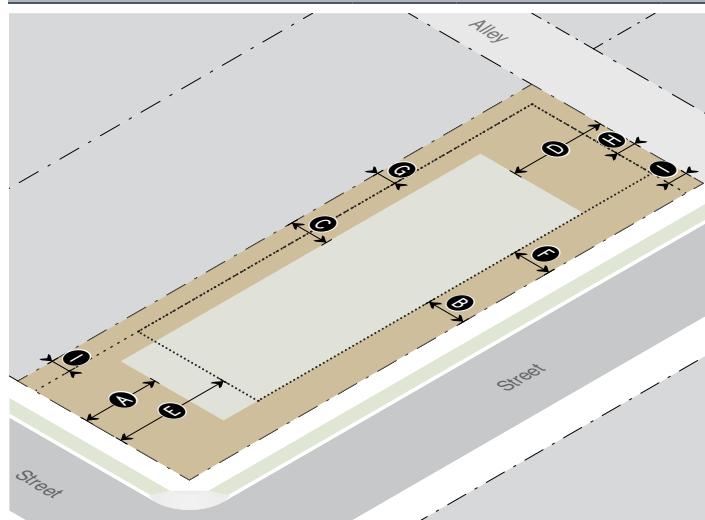
A. Intent

- General Intent: The intent of the Neighborhood Low Density-5 (NL-5) zone is to enhance the character and cohesiveness of residential neighborhoods while allowing for a flexible range of residential types, including single-family detached units, duplex units, and triplex units. A maximum of three detached or attached units per lot is permitted. This flexibility is intended to create opportunities for workforce housing because all apartment units are required to be rented to members of the local workforce. This zone is intended for Stable neighborhoods where increased residential density is not intended.
- Buildings: Buildings can be up to 2 stories in height. Multiple detached buildings or multiple attached units on a site is common. Incentives are provided to encourage variety in roof pitch and design.
- Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from an alley where present or a primary street where no alley exists.
- Land Use: Single-family detached homes, duplex, and triplex units, with additional apartments as allowed to not exceed three units per lot maximum density.
- Comprehensive Plan: Based primarily on Subarea 3.1 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8.)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	B
Rear (min)	10'	D

Accessory Structure Setbacks

(Sec. 9.4.8.)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	H

Site Development Setbacks

All site development, excluding driveways or parking.

Primary/secondary street (min)	Same as primary building
Side interior/rear (min)	5'

Landscaping

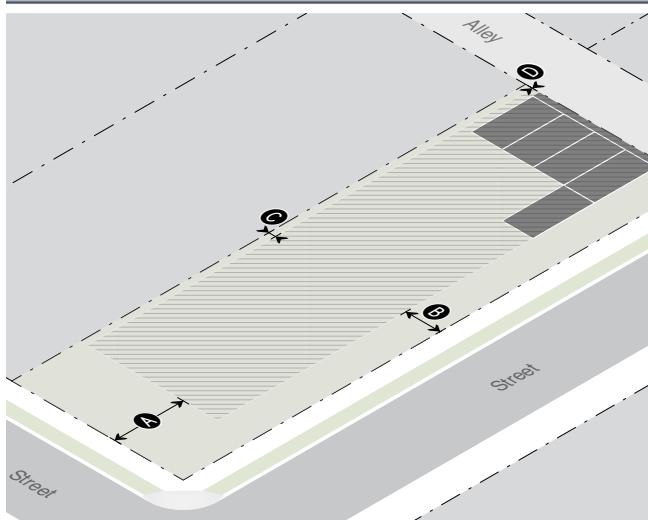
(Div. 5.5.)

Landscape surface ratio (min)	
1 unit	.45
2 units	.35
3 units	.30
All other allowed uses	.45

Plant units (min)

Residential	1 per lot
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

2. Vehicle Access Standards



Access

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

Parking Setbacks

	1 or 2 units	3 units/ nonresidential	
Primary street (min)	20'	20'*	A
Secondary street (min)	10'	10'*	B
Side interior (min)	5'	1'	C
Rear (min)	5'	5'	
Rear alley (min)	2'	2'	D

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards



Design Guidelines (Div. 5.8.)

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Primary Building Height (Sec. 9.4.9.)

Height: roof pitch \leq 3/12 (max)	2 stories, not to exceed 26'	A
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
Height: roof pitch \geq 6/12 (max)	2 stories, not to exceed 30'	A

Accessory Structure Height (Sec. 9.4.9.)

All other accessory structures (max)	14'
--------------------------------------	-----

Scale of Development (Sec. 9.4.13.)

Floor area ratio (FAR max)	
1 unit	.30
2 units	.35
3 units	.40
All other allowed uses	.40
Individual Building (max gross floor area)	10,000 sf

10. Required Physical Development Permits

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit				X		(Sec. 5.7.1.)
< 5 units				X		(Sec. 5.7.1.)
5 - 10 units			X	X		(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤ 5,000 sf				X	X	(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-5 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to Section 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-5 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-5 zone, however, all standards in Article 6. are applicable in the NL-5 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	n/a	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.) (E.1.)	Y	E.1.	8,000 sf habitable-excluding basement	2/DU	0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf))/2.176
Apartment (6.1.4.D.) (E.2.)	B	E.1.		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf))/2.176
Dormitory (6.1.4.E.)	C	n/a	n/a	1/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Institutional					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a	n/a	1/employee + 1/stored vehicle	0.000246 * sf
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	0.000246 * sf
Minor	B	n/a	n/a		

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.).

3. **Location.** Bicycle parking shall be located in a clearly designated, safe and convenient location. A safe parking location is defined as a location whereby activity around bicycle parking is easily observable, conveniently located to the bicyclist's destination, and adequately separated from motor vehicles and pedestrians. Surfaces around bicycle parking facilities shall be maintained, mud, and dust free.

E. Required Loading

A structure, or a complex of structures, which contains uses that require deliveries or shipments, shall provide loading facilities that are designed so as not to interfere with any emergency or disability access. An application shall address how the specific loading needs of the proposed use are being addressed.

6.2.3. Location of Required Parking (1/1/15, Ord. 1074)

A. On-site, Off-street

Unless a shared parking agreement is approved, all parking spaces, aisles, and turning areas shall be located off-street and entirely within the boundaries of the land served.

1. **Residential Uses.** For all residential uses all off-street parking shall be located within 150 feet of the structure the parking is to serve.

B. Off-Site, Off-Street

Required parking may be provided off-site with the approval of a shared parking agreement. The off-site parking shall be within 1,000 feet of the use it serves as measured along an established pedestrian route. A deed restriction may be required to ensure the off-site parking is permanent.

C. Parking Areas Shall Not Encroach

All parking spaces, aisles, and turning areas shall not encroach on any road or other public right-of-way. No parked vehicle shall encroach into any road or public right-of-way.

6.2.4. Maintenance of Off-Street Parking and Loading (1/1/15, Ord. 1074)

A. General

All off-street parking and loading areas shall be maintained adequately for all weather use and be properly drained.

B. Storage Prohibited

Off-street parking spaces shall be available for the parking of operable passenger automobiles of the residents, customers, patrons, and employees of the use for which they are required by this Division. The storage of inoperable vehicles or materials, or the parking of delivery trucks in such spaces shall be prohibited.

D. Parking Facility Dimensions

1. **Parking Space Dimensions**
 - a. **Width.** A parking space shall be 9 feet in width.
 - b. **Length**
 - i. **Standard Parking Space.** A standard parking space shall be 20 feet in length.
 - ii. **Over Hang With Wheel Stop.** The length of parking spaces may be reduced to 18 feet, including wheel stop, if an additional space of 2 feet in length is provided for the front overhang of the car, provided that an overhang shall not reduce the width of an adjacent walkway to less than 4 feet in width.
 - iii. **Alley Access.** Any parking space accessed directly from any alley shall have a minimum length of 22 feet.
 - iv. **Parallel Parking Space.** All parallel parking spaces shall have a minimum length of 22 feet.
 - c. **Vertical Clearance.** Parking spaces shall have a vertical clearance of at least 7 feet.
2. **Parking Module Dimensions.** The table below specifies the minimum widths for parking rows, aisles, and modules. The figures below illustrate the standards.
3. **Gravel Area Dimensions.** The minimum size of a gravel parking area shall be 10% larger than required of a paved area.
4. **Underground Parking Facility Design Guidelines.** Town-wide underground parking facility design guidelines have been established and adopted by the Town pursuant to Resolution No. 09-25 and are available in the Planning Department Office or on the Town's website: www.townofjackson.com.
5. **Queuing Space Design Standards.** Queuing spaces shall be a minimum of 20 feet in length and 10 feet in width. All required queuing shall be contained on-site, shall not encroach into any public right-of-way, and shall not be designed so as to block entry or exit from other on-site parking.

Minimum Dimensions for Parking Modules					
Space Angle					
	Parallel	30°	45°	60°	90°
Single Row of Parking					
Parking Space Depth	9'	18'	21'	22'	20'
Drive Aisle Width	12'	12'	13'	18'	24'
Total Module Width	21'	30'	34'	40'	44'
Two Rows of Parking					
Parking Space Depth	9'	18'	21'	22'	20'
Drive Aisle Width	12'	12'	13'	18'	24'
Total Module Width	30'	48'	55'	62'	64'

8.8.2. Variance (1/4/17, Ord. 1165)

A. Purpose

The purpose of a variance is to allow a specific deviation from these regulations that is not contrary to the desired future character for the site when, due to special circumstances of the land, strict application of these regulations would result in undue and unique hardship.

B. Applicability

A variance may be sought for any standard of these LDRs unless the variance would:

1. Increase maximum density, FAR, or maximum scale of development;
2. Allow a prohibited sign;
3. Allow a prohibited use or allow additional expansion of a nonconforming use;
4. Reduce the requirements of a development option (e.g. required open space, minimum lot size, unit type mix);
5. Reduce a requirement where an option for independent calculation of the requirement exists (e.g. housing, development exactions); or
6. Reduce the threshold for review of an application.

C. Findings for Approval

A variance shall be approved upon finding:

1. There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood;
2. The special circumstances and conditions have not resulted from any willful modification of the land or building;
3. The special circumstances and conditions are such that the strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community;

4. The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant;
5. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare; and
6. The granting of the variance is consistent with the general purpose and intent of these LDRs.

D. Effect

Issuance of a variance shall not ensure the approval of any other application. A variance is unique to the special circumstances identified in the findings and does not create precedent. A variance approved for a specific development or use shall only apply to that development or use.

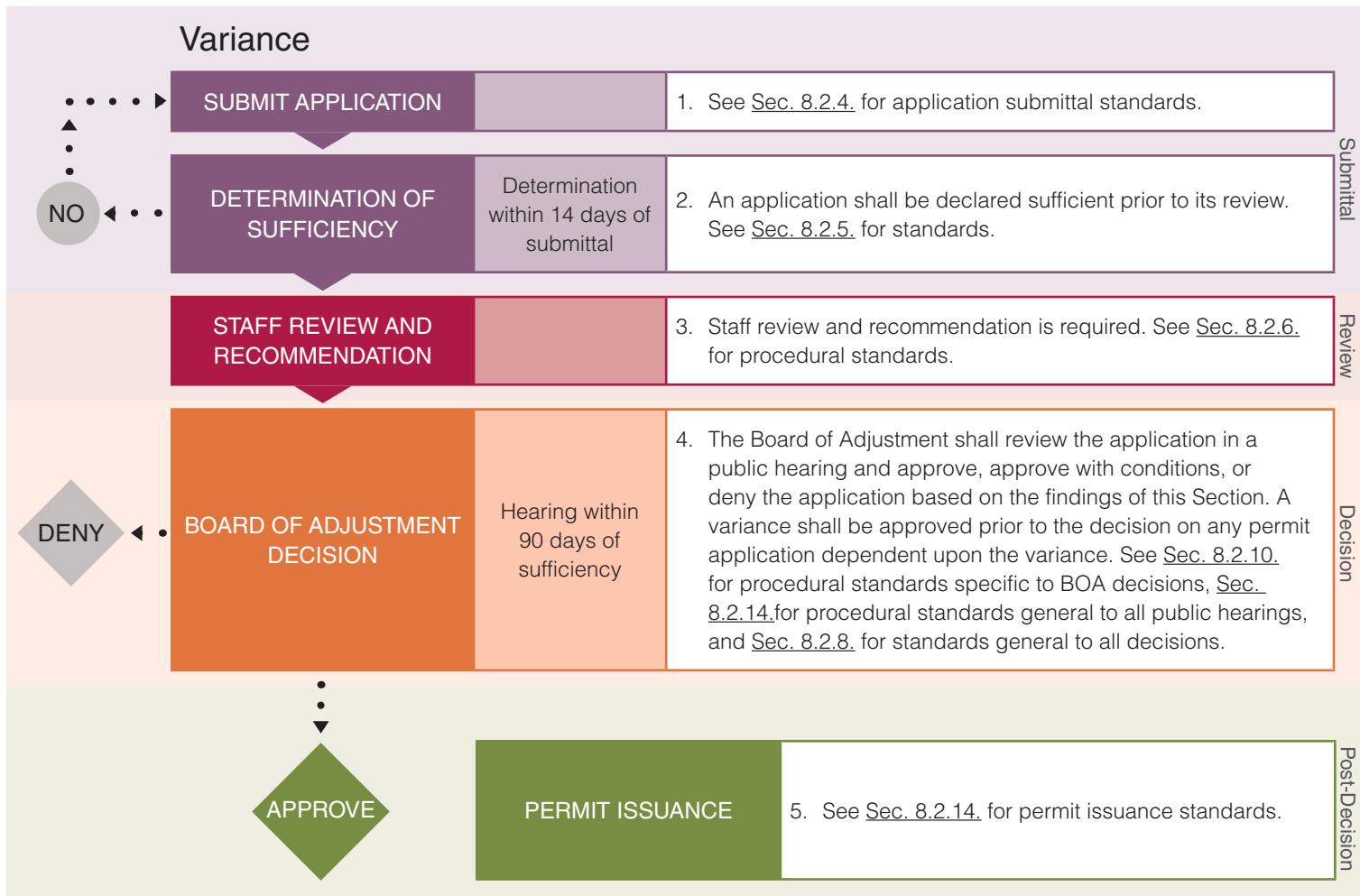
E. Expiration

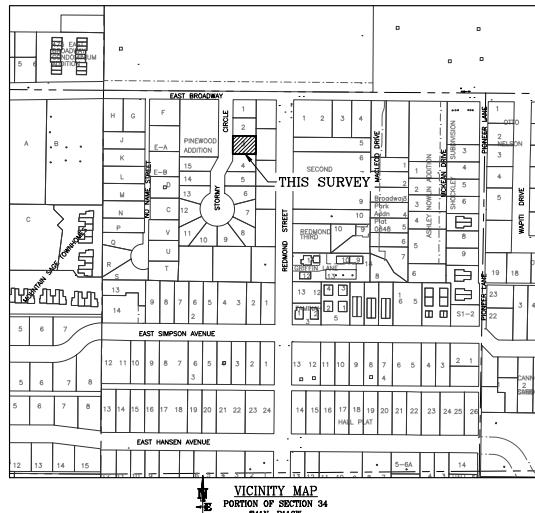
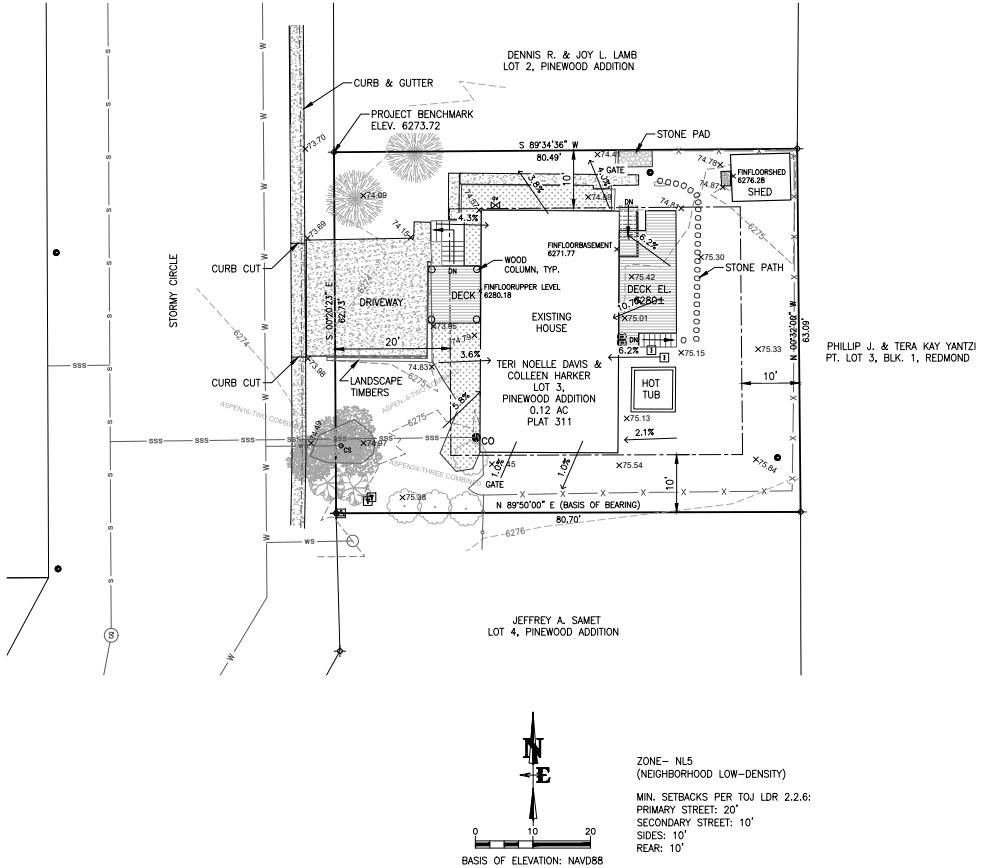
A variance shall expire one year after the date of approval except under one of the following circumstances:

1. The use, physical development, development option, or subdivision permit enabled by the variance is under review or implementation;
2. In the case of a phased development, not more than one year has passed since the completion of a physical development, development option, or subdivision, or initiation of a use, enabled by the variance; or
3. Another expiration has been set through the approval of the variance.

F. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the each step before moving to the step below.





VICINITY MAP
PORTION OF SECTION 3
T41N, R116W
TOWN OF JACKSON
TECTON COUNTY, WY

LEGEND

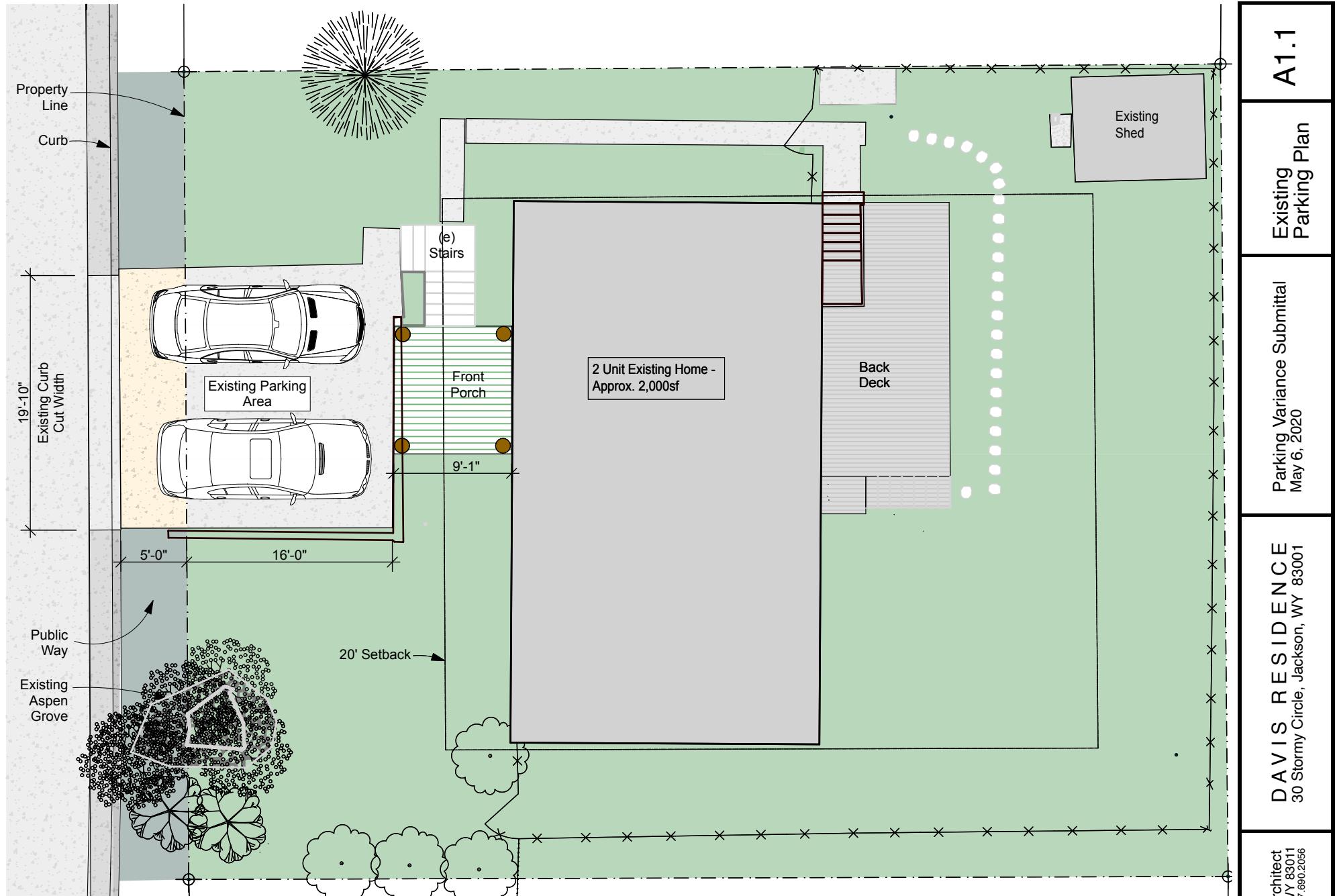
- PROPERTY LINE
- BUILDING SETBACK
- BUILDING LINE
- FENCE LINE
- EDGE OF ROAD, DRIVEWAY
- FLOWLINE GUTTER
- WALKWAY, DECK
- SANITARY SEWER MAIN (APPROX.)
- SANITARY SEWER SERVICE (APPROX.)
- WATER MAIN (APPROX.)
- WATER SERVICE (APPROX.)
- ⑧ SANITARY SEWER MANHOLE
- CS CURB STOP
- SEWER CLEAN OUT
- ⑨ POWER METER/ELECTRICAL PANEL
- ☒ GAS VALVE
- TEL TELEPHONE PEDESTAL
- TEL TELEPHONE METER
- ▲ ELECTRIC TRANSFORMER
- IRRIGATION BOX
- SET SPIKE
- △ FOUND T-STAKE
- ASPEN TREE
- DECIDUOUS TREE
- WILLOW TREE
- BUSH
- ROCK BED
- LANDSCAPE BED
- CONCRETE WALK

DRAWING NO		JOB TITLE	DRAWING TITLE	DATE	REV.
1	19-253-01	JEFF LAWRENCE	EXISTING SITE SURVEY	09/20/2019	
JOB NO		30 STORMY CIRCLE JACKSON, WYOMING		SUPERVISED DRAWN CHECKED APPROVED	BUG BUC LB
P.O. BOX 1599, JACKSON, WYOMING (307) 733-2087					



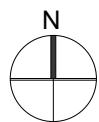
Existing Site Photo

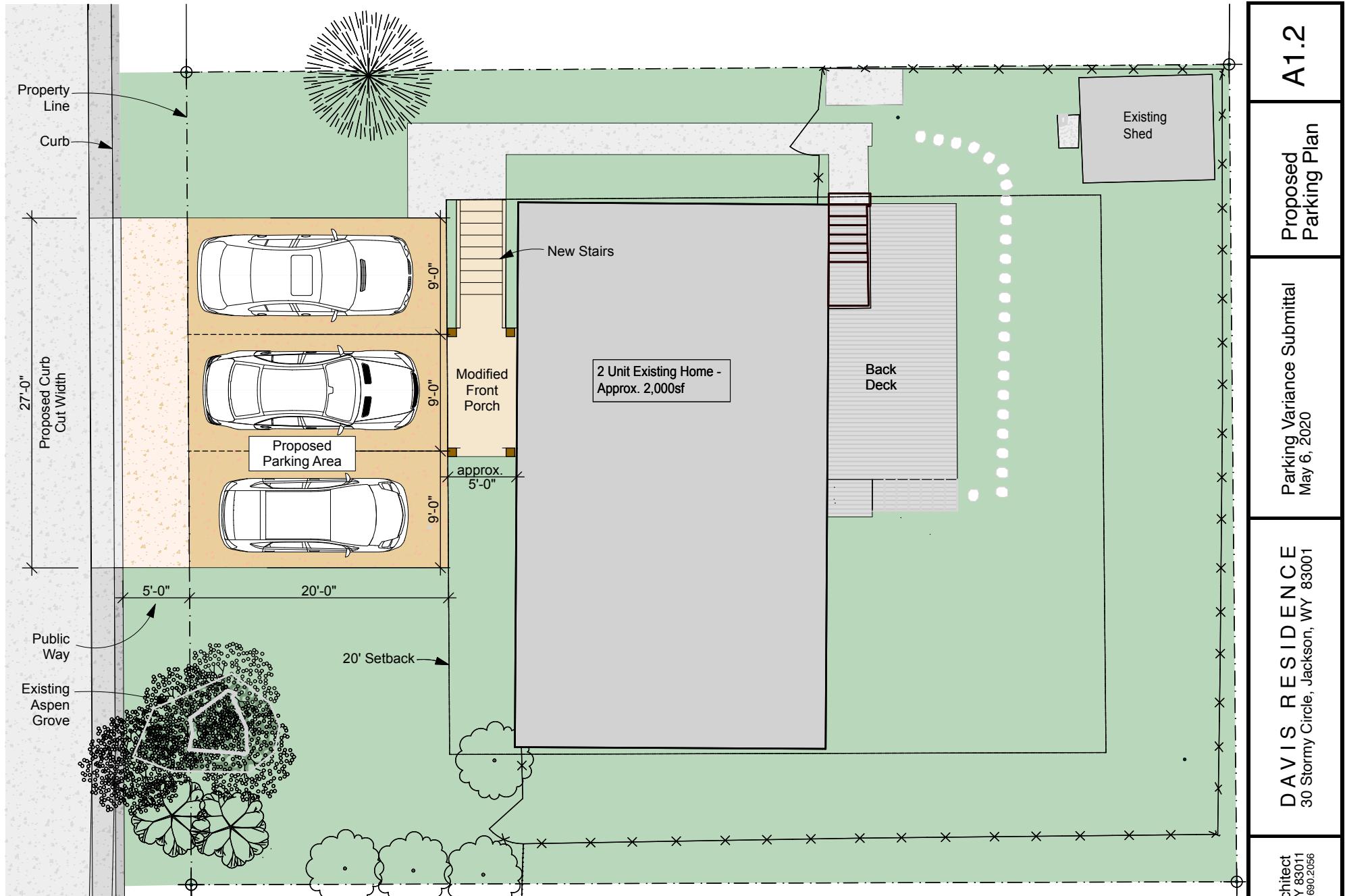
Jeff Lawrence, Architect P.O. Box 42, Kelly, WY 83011 74jeff@gmail.com - 307-660-2056	DAVIS RESIDENCE 30 Stormy Circle, Jackson, WY 83001	Parking Variance Submittal May 6, 2020	Existing Site Photo	A1.0
---	--	---	---------------------	------



Existing Parking Plan

SCALE: 1" = 10'





Proposed Parking Plan

SCALE: 1" = 10'

