



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: July 14, 2020	REQUESTS: The applicant is submitting a request for a Grading Pre-Application for the property located at 510 E. Simpson, legally known as, LOTS 11,12, BLK. 3, HALL 1. For questions, please call Brian Lenz at 307-733-0440, x1410 or email to the address shown to the left. Thank you.
Item #: P20-135	
Planner: Brendan Conboy Phone: 733-0440 ext. 1302 Email: bconboy@jacksonwy.gov	
Owner: 510 Simpson, LLC 207 High Point Dr – Bldg 100 Victor, NY 14564 Applicant: Farmer Payne Architects – Jamie PO Box 381 Jackson, WY 83001	
Please respond by: N/A	

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



PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

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

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

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

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: JH2002_Simpson Parents - Homer

Physical Address: 510 E Simpson Ave

Lot, Subdivision: _____

PIDN: 22-41-16-34-1-20-005

PROPERTY OWNER.

Name: 275 Redmond, LLC

Phone: _____

Mailing Address: 207 High Point Drive Building 100

ZIP: 14564-1061

E-mail: _____

APPLICANT/AGENT.

Name, Agency: Jamie Farmer

Phone: 307 264 0080

Mailing Address: PO Box 381

ZIP: 83001

E-mail: jamie@farmerpaynearchitects.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner

☒ Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: N/A Phone: N/A
Mailing Address: N/A ZIP: N/A
E-mail: N/A

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

<input checked="" type="checkbox"/> Physical Development Permit	This pre-application conference is: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Optional <input type="checkbox"/> For an Environmental Analysis <input checked="" type="checkbox"/> For grading
<input type="checkbox"/> Use Permit	
<input type="checkbox"/> Development Option or Subdivision Permit	
<input type="checkbox"/> Interpretations of the LDRs	
<input type="checkbox"/> Amendments to the LDRs	
<input type="checkbox"/> Relief from the LDRs	
<input type="checkbox"/> Environmental Analysis	

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (tstolte@jacksonwy.gov).

Have you attached the following?

☒ **Application Fee.** Go to www.townofjackson.com/204/Pre-Application.com 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.

☒ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:

- ☒ Existing property conditions (buildings, uses, natural resources, etc)
- ☒ Character and magnitude of proposed physical development or use
- ☒ Intended development options or subdivision proposal (if applicable)
- ☒ Proposed amendments to the LDRs (if applicable)

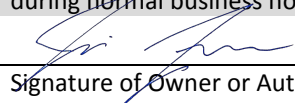
☒ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

- ☒ Property boundaries
- ☒ Existing and proposed physical development and the location of any uses not requiring physical development
- ☒ Proposed parcel or lot lines (if applicable)
- ☒ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

☒ **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

☐ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application 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 Owner or Authorized Applicant/Agent

Jamie Farmer

Name Printed

07/10/2020

Date

Architect

Title

LETTER OF AUTHORIZATION

510 Simpson, LLC, "Owner" whose address is: 207 High Point Drive, Building 100, Victor, NY 14564-1061

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

William Caleo

, as the owner of property

more specifically legally described as: 510 E Simpson Avenue, Jackson WY

Block 3, Lot 11 & 12, Plat 000131 - John D Hall

22-41-16-34-1-20-008 (lot 11) & 22-41-16-34-1-20-008 (lot 12)

(If too lengthy, attach description)

HEREBY AUTHORIZES Farmer Payne Architects & New West Building Company 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 New York)

COUNTY OF Kings)

SS.

The foregoing instrument was acknowledged before me by William Caleo this 9th day of July, 2020.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires: 8/22/2021

GUILLERMO JOSE SANTIAGO
Notary Public, State of New York
No. 02SA6277505
Qualified in Kings County
Commission Expires 08/22/2021

JACKSON HOLE | 307.264.0080
SUN VALLEY | 208.214.5155
LOUISIANA | 318.383.3100

FARMERPAYNEARCHITECTS.COM

Narrative

July 10th, 2020

To: Town of Jackson- Planning Department
From: Farmer Payne Architects
jamie@farmerpaynearchitects.com

Project: JH1902 Simpson Parents - Homer
Re: Single Family Residence w/ an Attached Garage

Existing Property Conditions

The property, 510 E Simpson Avenue, is currently a vacant residential lot. This property is in the Town of Jackson (NL-4) zone. It is not in any zoning overlays, i.e. Natural Resources Overlay, Scenic Resource Overlay, TOJ Lodging Overlay, or the Office Use Permitted Overlay. The property is not in the Wildland Urban Interface zone or FEMA flood zone. All information is based on the Teton County GIS.

Character of the Project

The property Owner would like to build a single-family residence and a single driveway that would blend into the existing neighborhood. The 2-story residence would focus on the character set forth by the current Town of Jackson's Land Development Regulations and the vision that they provide for the town. The design proposes a two story building, that has a western traditional look, combined with a modern approach.

Intended Development

The property Owner would like to build one-single family residence and driveway that adheres to the Town of Jackson Land Development Regulations.

Proposed Amendments to the LDR's

There are no proposed amendments to the Town of Jackson Development regulations.

Jackson Hole
260 West Broadway, Suite A
Jackson, WY 83001
T.307.264.0080

Sun Valley
351 N Leadville Ave, Suite 20
Ketchum, ID 83340
T.208.214.5155

Louisiana
910 Pierremont Rd. Suite 410
Shreveport, LA 71106
T.318.383.3100

ARCHITECT STAMP

ENGINEER STAMP:

This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved.

Simpson Parents - Homer
510 E Simpson Ave

DATE: 7/10/20

PROJECT #:	JH2002
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DRAWN: JF/VM

ISSUE:

Schematic Design 6/28/2020

A 200

A200

Site Plan

DATE: _____

1/2 © FARMERPRAYNE ARCHITECTS

GENERAL PLAN NOTES

01. Do not scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. Large scale drawings take precedence over smaller scale drawings.

02. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls.

03. All interior partitions are framed with 2x4 wood studs unless noted/dimensioned otherwise.

04. The Contractor shall coordinate the spacing of all ceiling and floor joists with lighting fixtures, mechanical openings, and any other potential conflict. (See Structural, Mechanical, Lighting, and Reflected Ceiling Plans)

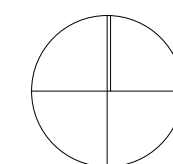
05. Dimensions for windows and doors are shown to center of unit. Coordinate with schedules to determine rough opening dimensions.

06. Where shown, furniture is for reference only and not in contract.

PROJECT NORTH TRUE NORTH

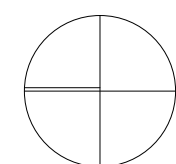
01 SITE PLAN
SCALE: 1/8" = 1'-0"

N



PROJECT NORTH

Z



TRUE NORTH

A200

Site Plan