



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: August 5, 2020

Item #: P20-148

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: tvalentine@jacksonwy.gov

Owner:

CCC's
PO Box 844
Jackson, WY 83001

Applicant:

Nelson Engineering – Matt Bowers
PO Box 1599
Jackson, WY 83001

Please respond by: N/A

REQUESTS:

The applicant is submitting a request for a Grading Pre-Application for the property located at 380 W. Broadway Avenue.

For questions, please call Brian Lenz at 307-733-0440, x1410 or email to the address shown to the left. Thank you.

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

Fees Paid _____

For Office Use Only

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be processed 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: Mountain Modern Hotel Civil Site Improvements

Physical Address: 380 W Broadway Ave, Jackson, WY 83001

Lot, Subdivision: _____

PIDN: 22-41-16-33-1-00-001

PROPERTY OWNER.

Name: Robert Nolan

Phone: _____

Mailing Address: PO Box 844 Jackson, WY

ZIP: 83001

E-mail: robert@crystalcreekcapital.com

APPLICANT/AGENT.

Name, Agency: Matt Bowers, P.E.

Phone: 307-733-2087

Mailing Address: PO Box 1599 Jackson, WY

ZIP: 83001

E-mail: mbowers@nelsonengineering.net

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: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

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

Physical Development Permit
 Use Permit
 Development Option or Subdivision Permit
 Interpretations of the LDRs
 Amendments to the LDRs
 Relief from the LDRs
 Environmental Analysis

This pre-application conference is:
 Required
 Optional
 For an Environmental Analysis
 For grading

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.

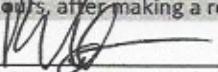
Narrative Project Description. Please attach a short narrative description of the project that addresses:
 Existing property conditions (buildings, uses, natural resources, etc)
 Character and magnitude of proposed physical development or use
 Intended development options or subdivision proposal (if 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

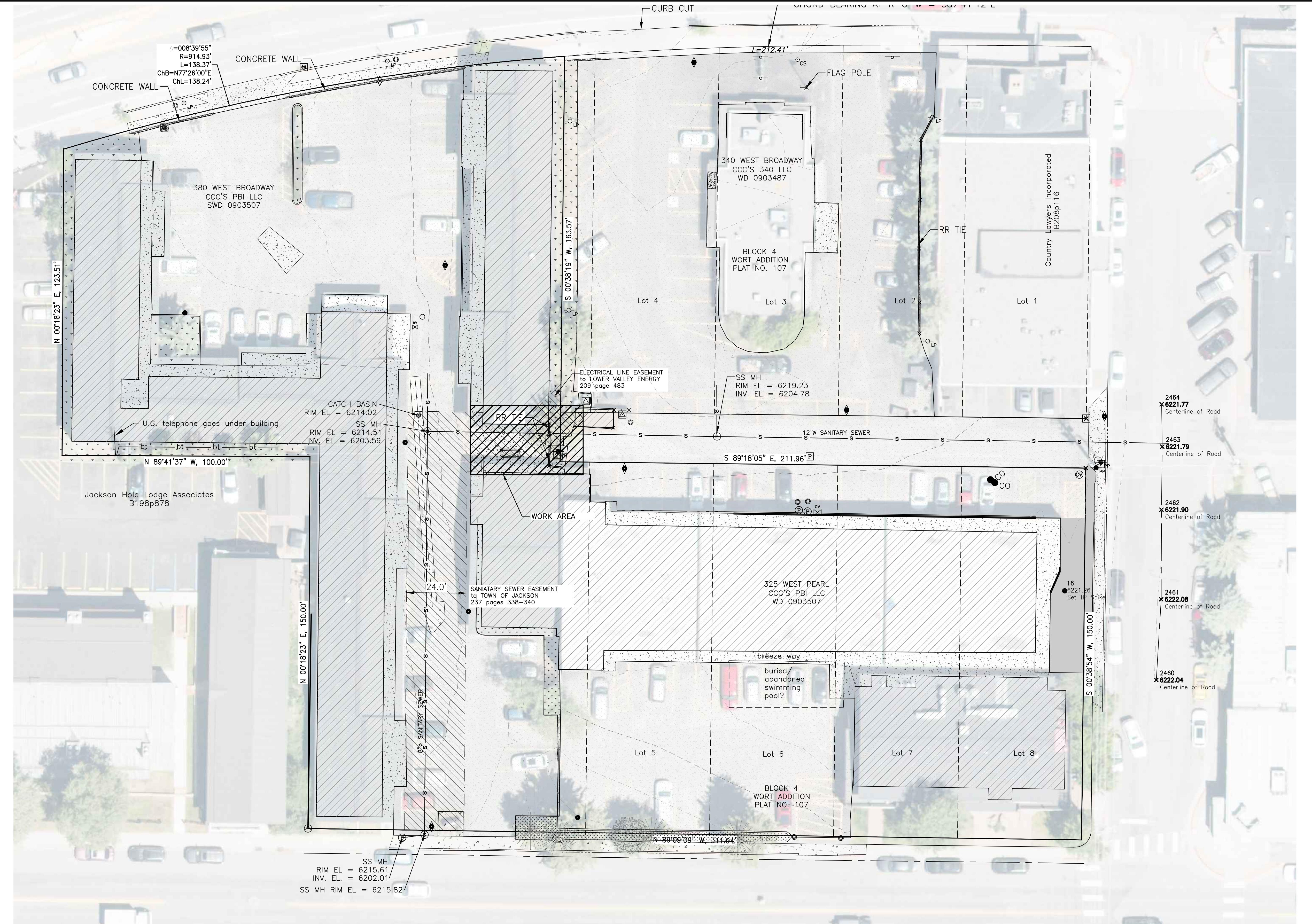
Robert Nowan
Name Printed

JULY 30, 2020

Date

COO

Title



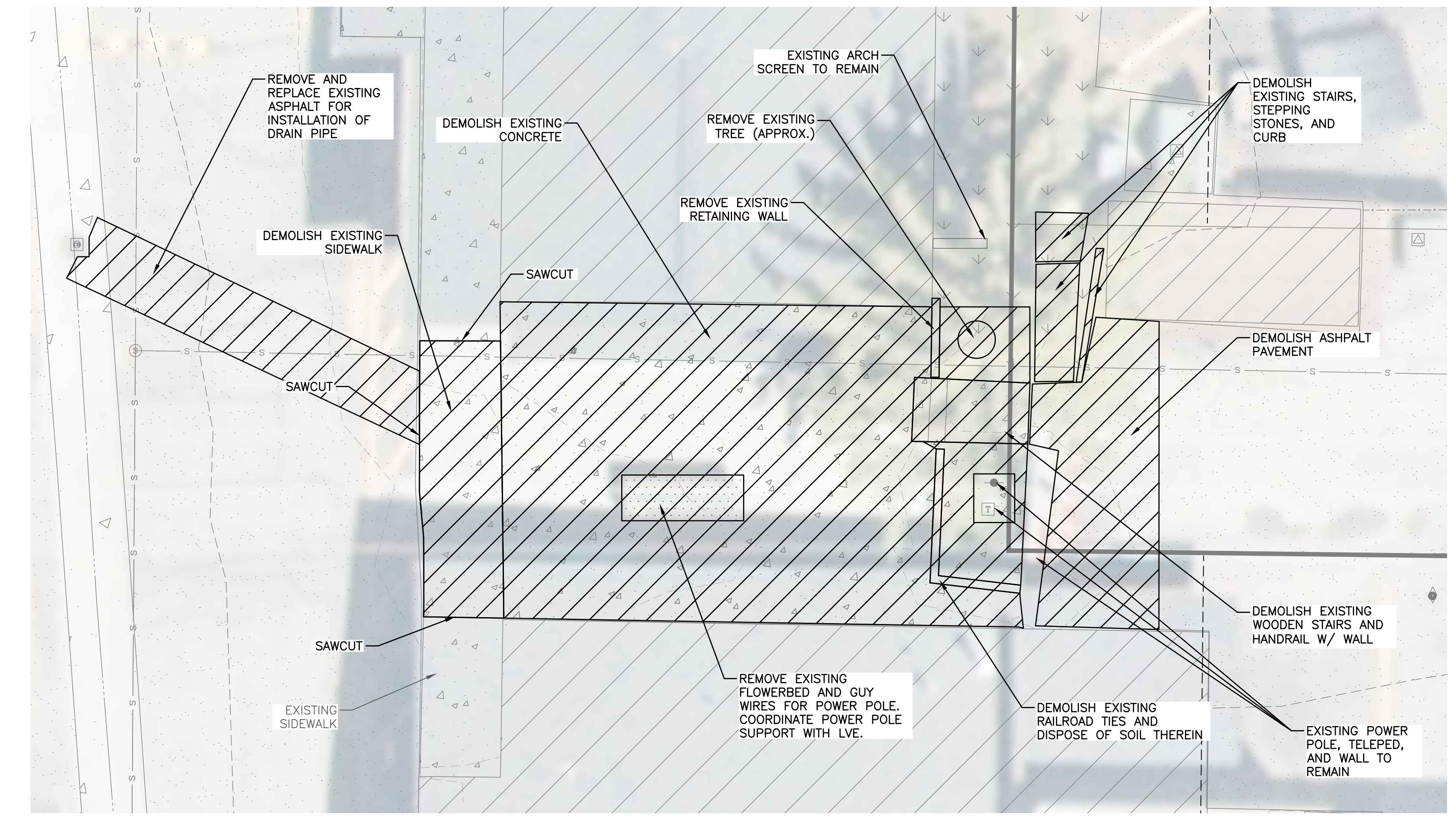
EXISTING SITE
SCALE: 1" = 40' (11X17)

DRAWING NO: C1.0
JOB NO: 19-182-03
JOB TITLE: MOUNTAIN MODERN HOTEL
CIVIL SITE IMPROVEMENTS

NEILSON
ENGINEERING

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	7/28/20
SURVEYED	NE
ENGINEERED	BS
DRAWN	BS
CHECKED	MB
APPROVED	MB



DEMOLITION PLAN

SCALE: 1" = 10' (11X17)

0 5 10

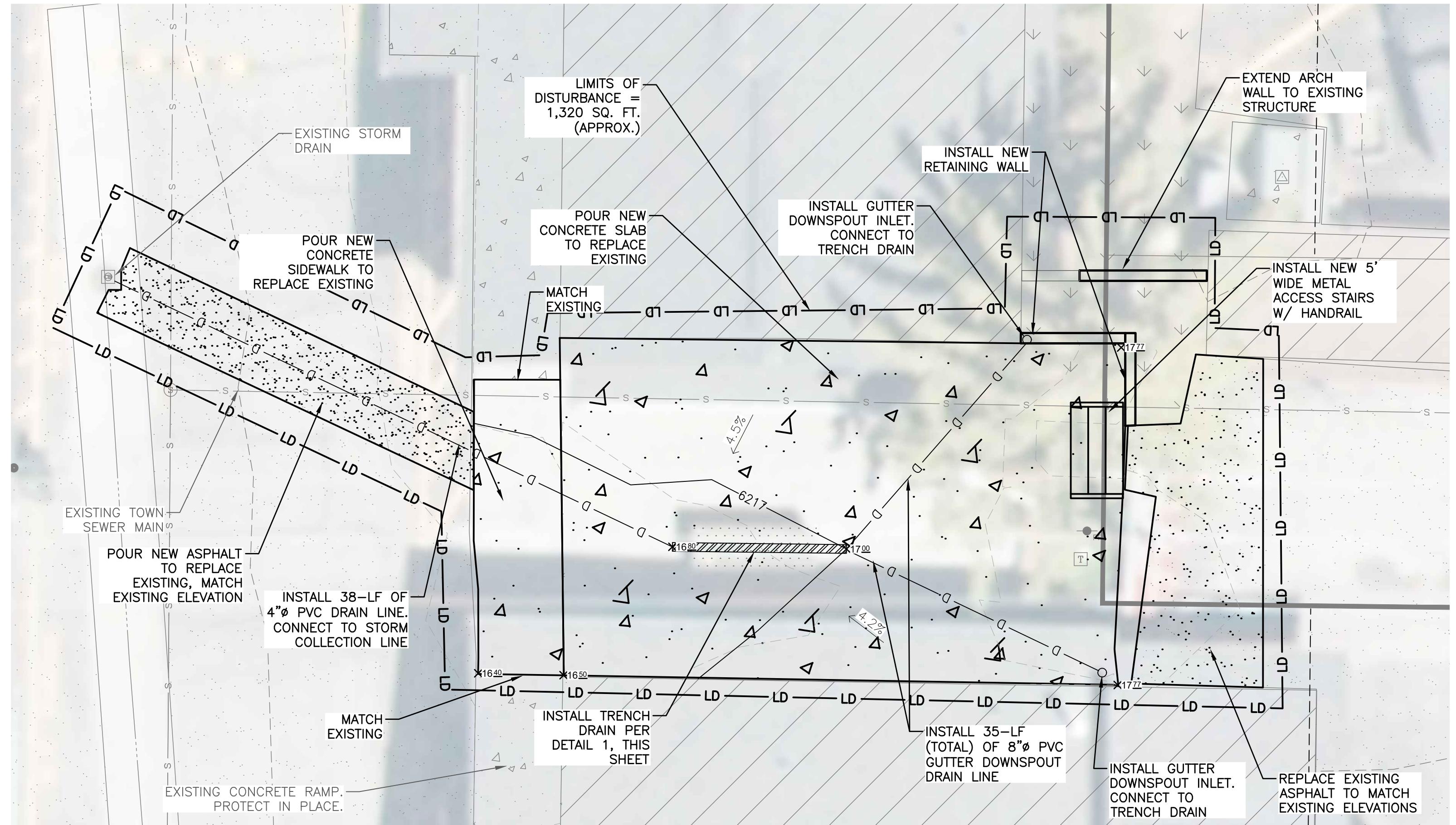


**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	7/28/20	REV.
SURVEYED	NE	
ENGINEERED	BS	
DRAWN	BS	
CHECKED	MB	
APPROVED	MB	

DRAWING NO	JOB TITLE
C2.0	MOUNTAIN MODERN HOTEL
JOB NO	CIVIL SITE IMPROVEMENTS
19-182-03	



SITE PLAN

SCALE: 1" = 10' (11X17)

0 5 10

N E

SITE CONSTRUCTION NOTES & SPECIFICATIONS

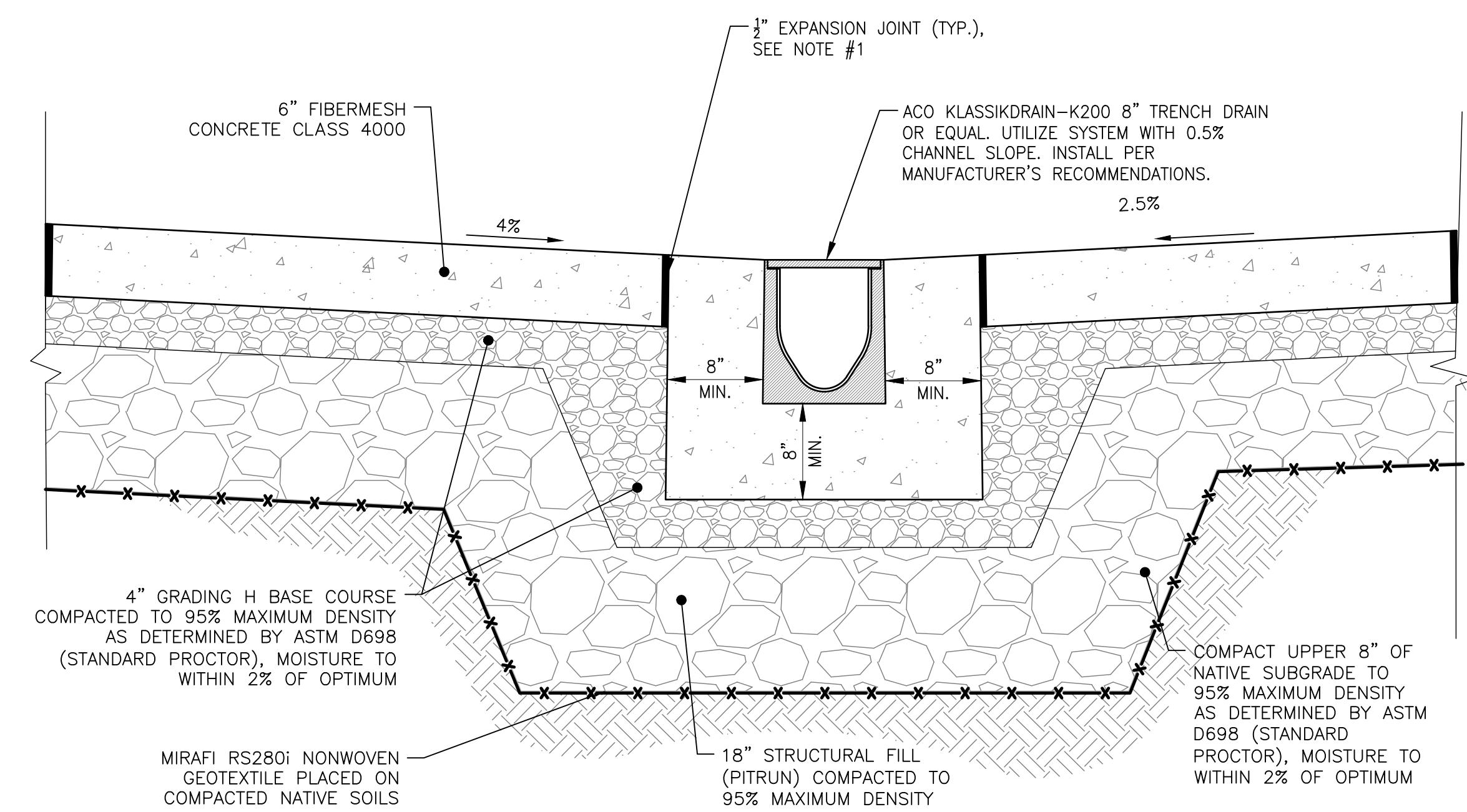
CAUTION:

UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTOR'S WORK.

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPSS) 2015 EDITION AND THESE PLANS.
2. CONTRACTOR REQUIRED TO MEET WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY'S STORMWATER PERMIT REQUIREMENTS.
3. IT IS RECOMMENDED THAT THE CONTRACTOR EMPLOY A SURVEYOR TO PROVIDE STAKING FOR LOCATIONS OF FOUNDATIONS, UTILITIES, DRIVEWAY, AND FOR GRADING WORK.
4. LAND DISTURBING ACTIVITIES SHALL OCCUR FROM SUMMER 2020 THROUGH FALL 2020.
5. CONSTRUCTION PARKING WILL OCCUR WITHIN THE ADJACENT PARKING LOT.
6. IF A GEOTECHNICAL REPORT WAS COMPLETED, CONTRACTOR SHALL FOLLOW RECOMMENDATIONS FOR FOUNDATION SOILS PREPARATION, FOUNDATION DRAIN PLACEMENT, FOUNDATION BACKFILL, AND OTHER SOIL PREPARATION FOR SLABS AND UTILITIES.

DEMOLITION NOTES

1. DEMOLITION ACTIVITIES SHALL OCCUR SUMMER/FALL 2020.
2. CONTRACTOR SHALL PREVENT TRACKING OF SOIL ONTO THE PAVEMENT AND CLEAR PAVEMENT OF ANY SOILS WHEN NECESSARY.
3. ENCROACHMENT PERMIT MUST BE SUBMITTED TO TOWN OF JACKSON PRIOR TO ANY WORK IN RIGHT-OF-WAY.

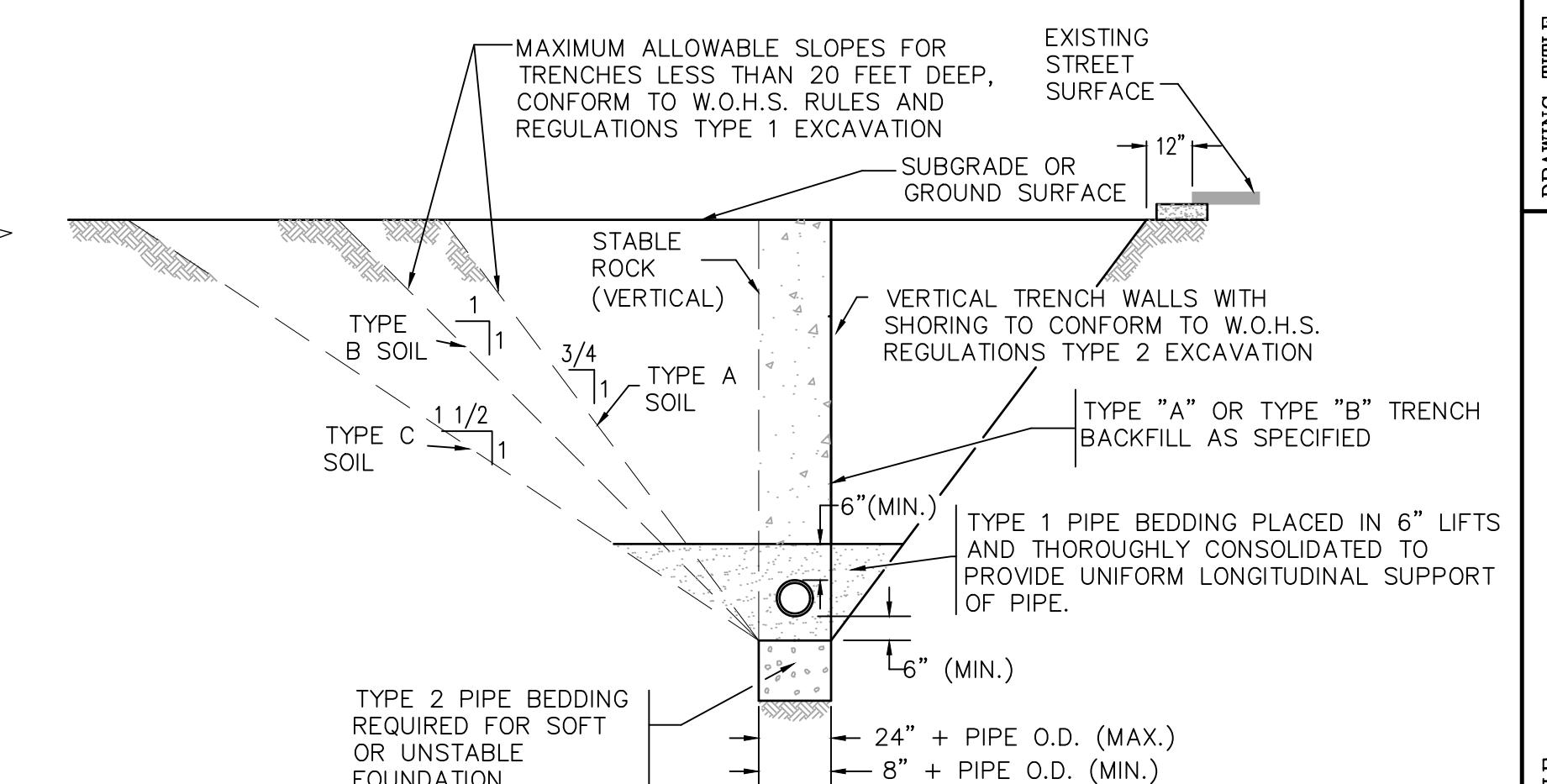


NOTES:

1. EXPANSION JOINTS SHALL USE 1" EXPANSION JOINT MATERIAL AND BE PLACED LONGITUDINALLY @ 12' ON CENTER MAXIMUM.

CONCRETE APRON & TRENCH DRAIN SECTION

SCALE: N.T.S.



PIPE TRENCH DETAIL
C2.1

SCALE: N.T.S.

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	7/26/20	REV.	
SURVEYED	NE		
ENGINEERED	BS		
DRAWN	BS		
CHECKED	MB		
APPROVED	MB		

