



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 25, 2020

Item #: P20-164 & P20-165

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: tvalentine@jacksonwy.gov

Owner:

Running Deer, LLC
PO Box 6368
Jackson, WY 83002

Applicant:

Heart Healthy Design – Brian Junge
216 Fifth Avenue
Salt Lake City, UT 84103

REQUESTS:

The applicant is submitting a request for a Grading Pre-Application for the properties located at 375 E. Deloney Avenue & 125 N. Gros Ventre, legally known as Lots 11, 12, & 13, Block 6, L.G. Gill Subdivision

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

Please respond by: September 1, 2020

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. ph: (307) 733-0440 fax:
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 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: _____

Physical Address: _____

Lot, Subdivision: _____

PIDN: _____

PROPERTY OWNER.

Name: _____

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

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** (via email or thumb drive), and **two hard copies** of the submittal packet.

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

Date

Name Printed

Title

RUNNING DEER RESIDENCES

N. GROS VENTRE DRIVE, TOWN OF JACKSON, TETON COUNTY, WYOMING

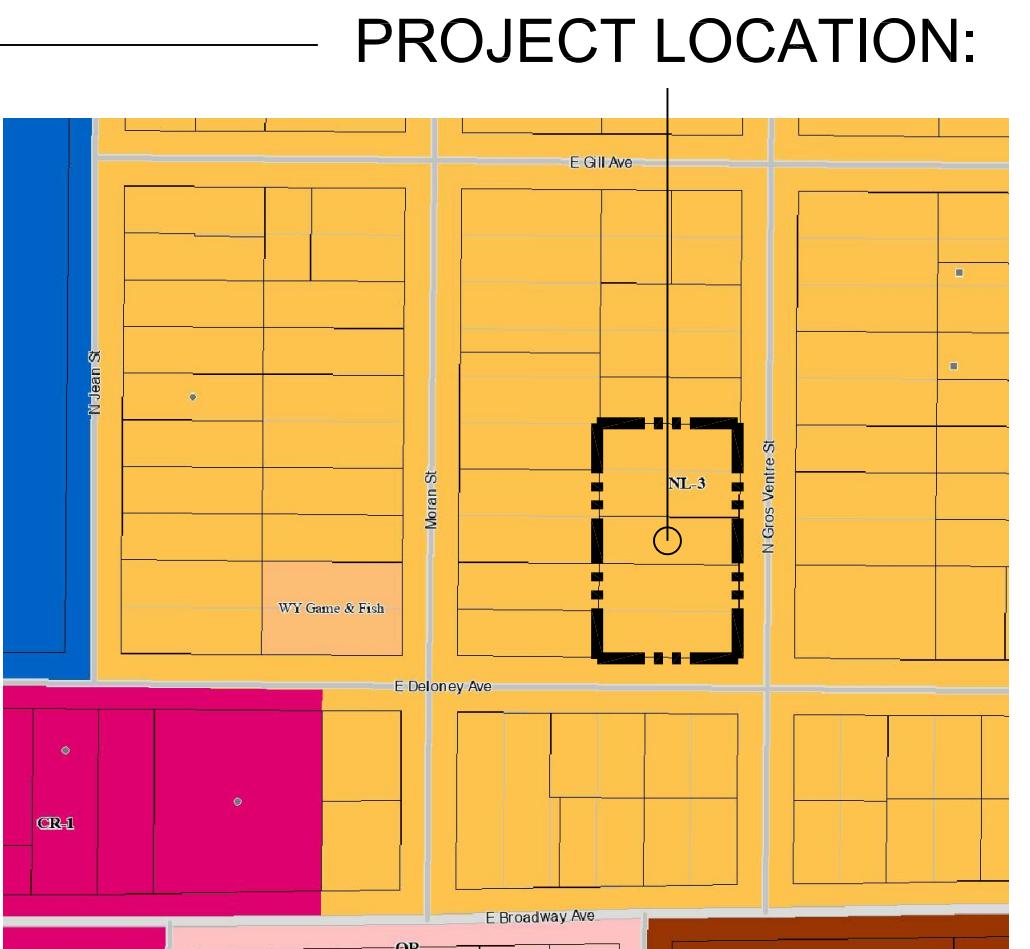
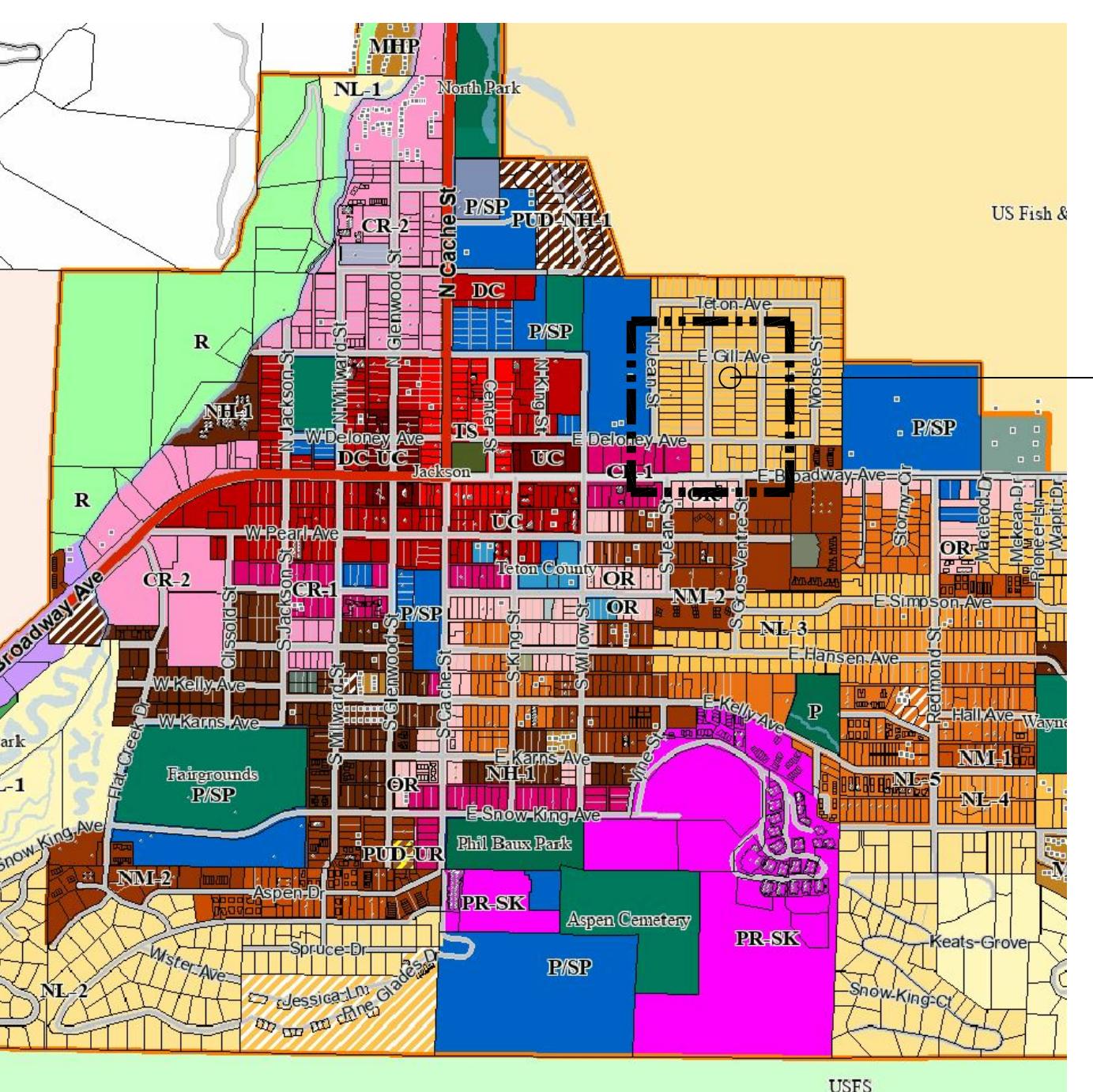
DOCUMENT ISSUE SET:
RUNNING DEER HOUSE #1
BUILDING PERMIT SET AUGUST 17, 2020

GEN. CONTRACTOR

PROJECT DESCRIPTION:
NEW CONSTRUCTION SINGLE FAMILY RESIDENCE, TWO LEVELS ABOVE GRADE. CONVENTIONAL WOOD FRAME UPPER FLOORS WITH CONCRETE FOUNDATION AND BASEMENT.
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TOTAL GROSS ABOVE GRADE AREA: 2,970 SF
DRIVEWAY ACCESS VIA: NORTH GROS VENTRE STREET
LOT COVERAGE CALCS ON SHEET A-100: (MEET MIN. LANDSCAPE & MAX. HARDSCAPE REQ'S)
ROOFS ABOVE EXISTING GRADE MEET REQ'S: SEE OVERALL ELEVATION SHEETS

ARCHITECT:	CIVIL ENGINEER:	MECHANICAL ENGINEER:	STRUCTURAL ENGINEER:
HEART HEALTHY DESIGN 216 FIFTH AVENUE SALT LAKE CITY, UT 84103 PHONE: 801 828-0557 EMAIL: Bjunge@hksinc.com WYOMING LICENSE # C-3397 CONTACT: BRIAN JUNGE	NELSON ENGINEERING 430 S. CACHE ST. JACKSON, WY 83001 PHONE: 307 733-2087 EMAIL: CONTACT: LUKE RUDOLPH	DALE R. WILDE CO. 428 E. WINCHESTER ST. SUITE 240 SALT LAKE CITY, UT 84106 PHONE: 801 433-1125 EMAIL: ray@drwco.com CONTACT: DALE WILDE	CANYONS STRUCTURAL CONSULTING 940 EAST ELM STREET SALT LAKE CITY, UT 84106 PHONE: 801 486-6848 FAX: 801 466-3327 EMAIL: courtney@cansonsstructural.com CONTACT: COURTNEY FLEMING

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PROJECT LOCATION:

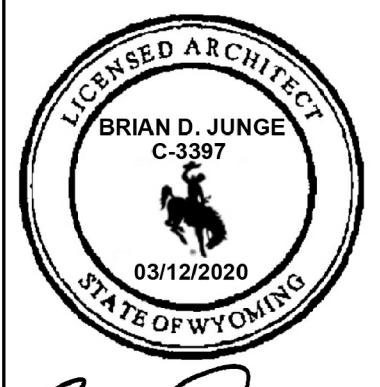


OVERALL SITE PLAN

1/16" = 1'-0"

0 16' 32'

RUNNING DEER RESIDENCES
XY NORTH GROS VENTRE STREET
JACKSON, TETON COUNTY, WYOMING



DATE: STATUS:
10/21/2019 CONCEPT DRAWINGS
11/01/2019 CONCEPT DRAWINGS
12/08/2019 CONCEPT DRAWINGS
12/14/2019 CONCEPT DRAWINGS
01/25/2020 S.DESIGN DRAWINGS
03/13/2020 S.DESIGN DRAWINGS
06/02/2020 S.DESIGN DRAWINGS
06/25/2020 DESIGN DEV. DRWGS.
07/20/2020 PRICING SET
08/17/2020 BLDG. PERMIT SET

RESIDENTIAL LOT 2
NORTH GROS VENTRE STREET
(PRIMARY STREET)

RESIDENTIAL LOT 1
EAST DELONEY AVENUE
(SECONDARY STREET)

HOUSE #1
PROJECT
INFORMATION

A-000



RESIDENCE #3

RESIDENCE #2

RESIDENCE #1

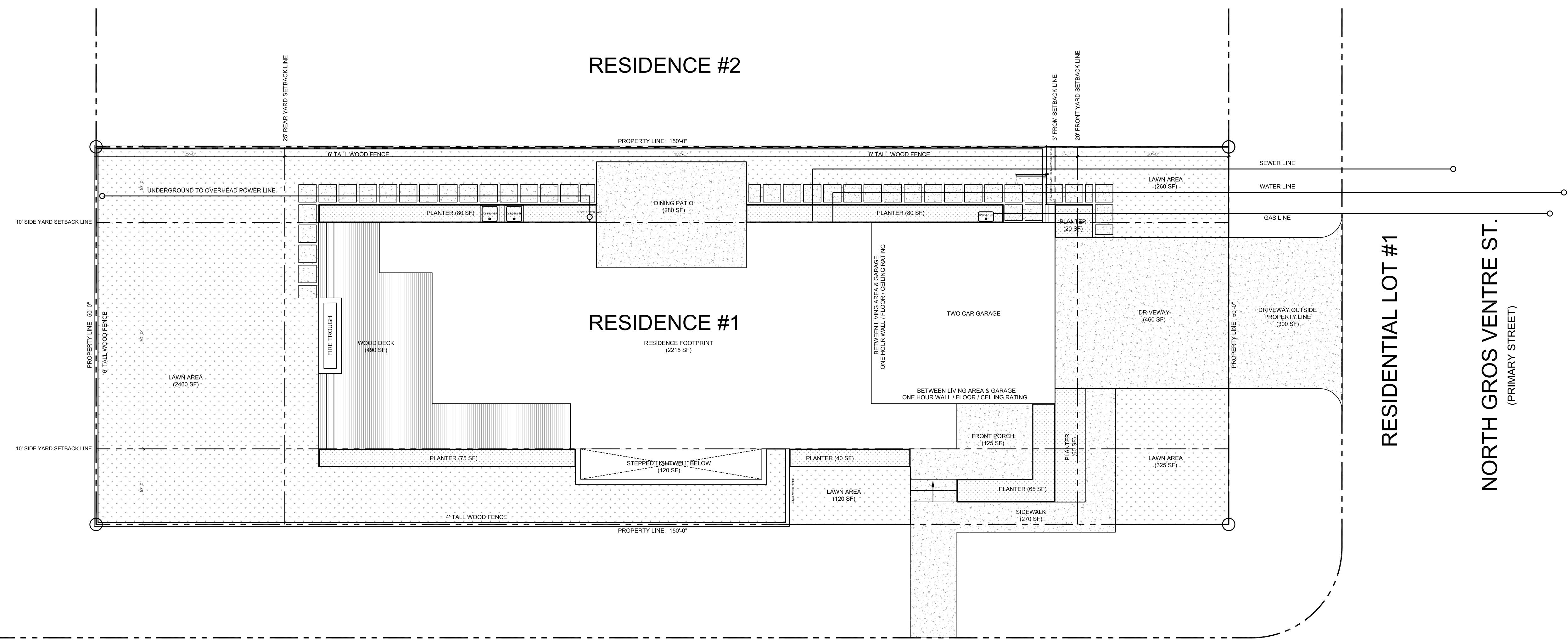
RESIDENCE #2

RESIDENCE #1

RESIDENTIAL LOT #1
(PRIMARY STREET)NORTH GROS VENTRE ST.
(PRIMARY STREET)

LOT COVERAGE CALC.:

TOTAL PROPERTY AREA: 7500 SF
MIN. LANDSCAPE REQUIREMENT: 45%
SO: 7500 SF X .45 = 3,375 SF
TOTAL LAWN AREA: 3,165 SF
TOTAL PLANTER AREA: 420 SF
TOTAL LANDSCAPE AREA: 3585 SF
MAX. HARDSCAPE REQUIREMENT: 55%
SO: 7500 SF X .55 = 4,125 SF
TOTAL HOUSE FOOTPRINT AREA: 2215 SF
TOTAL PATIO & DECK AREA: 895 SF
TOTAL SIDEWALK & DRIVEWAY AREA: 730 SF
TOTAL STEPPED LIGHTWELL: 120 SF
TOTAL HARDSCAPE AREA: 3960 SF



HOUSE #1 ARCHITECTURAL SITE PLAN

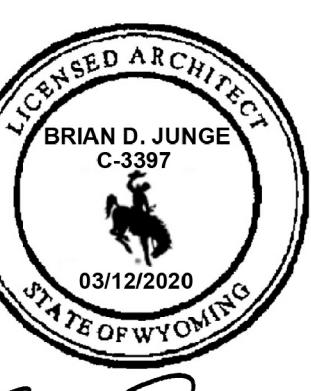
1

1/8" = 1'-0"

0 16' 32'

HOUSE #1
ARCHITECTURAL
SITE PLAN

A-100



DATE:	STATUS:
10/21/2019	CONCEPT DRAWINGS
11/01/2019	CONCEPT DRAWINGS
12/08/2019	CONCEPT DRAWINGS
12/14/2019	CONCEPT DRAWINGS
01/25/2020	S.DESIGN DRAWINGS
03/13/2020	S.DESIGN DRAWINGS
06/02/2020	S.DESIGN DRAWINGS
06/25/2020	DESIGN DEV. DRWGS.
07/20/2020	PRICING SET
08/17/2020	BLDG. PERMIT SET

A-100

\\Proj2020\\167-01 375 E. Deloney - Brian Jungs - Surveying\\4 Drawing\\20-167-01 Existing-topodwg <LOT 11> - Jun 25 2020 05:12:51 pm PLOTTED BY: rudolphn DWG FORMAT: 23.0

Vertical datum based on NAVD88 (geoid12b),
derived from network gps observations.

NOTES:

THIS MAP WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY OTHER EASEMENTS RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND CONDITIONS OF SIGHT AND/OR RECORD INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON;

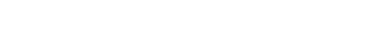
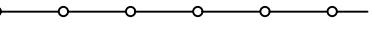
BUILDING SETBACKS PER TOJ NL-3

20' PRIMARY STREET
10' SECONDARY STREET
10' SIDE INTERIOR
25' REAER

A map showing a property line. The line starts at the bottom center and extends upwards and to the left. A north arrow is located in the upper left corner, pointing upwards. A scale bar is located in the upper right corner, showing distances of 0, 175, and 350 units. Below the map, the property description is as follows:

SE 1/4 SW 1/4
SECTION 27
T41N 116W 6TH P.M.
TETON COUNTY, WY

LEGEND

	= BOUNDARY		= ELEVATED TREE RING
	= SETBACK		_{PP} = POWER POLE
	= CENTERLINE ROAD		_{LP} = LIGHT POLE
	= CHAINLINK FENCE		= IRRIGATION CONTROL VALVE
	= WOOD FENCE		= WATER VALVE
	= RAILROAD TIE		= SANITARY SEWER
	= OVERHEAD POWER		= REBAR AND CAP
	= SANITARY SEWER LINE		= FOUND PIPE
	= WATER LINE		= FIR TREE
	= EDGE OF PAVEMENT		= DECIDUOUS TREE
	= BUILDING		= APPROXIMATE CURB STOP
	= CONCRETE		
	= LANDSCAPE		
	= WOOD DECK		
	= WOOD STAIRS		

WEILSON ENGINEERING

4

EXISTING SITE SURVEY DRAWING FILE

DRAWING NO.		JOB TITLE		DRAWING TITLE	
C-100		375 E DELONY STREET		EXISTING SITE SURVEY	
JOB NO.		BRIAN JUNGE		P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	
DRAFTING NO.		20-167-1		I.V.V.	
SURVEYED		DK		I.V.V.	
ENGINEERED					
DRAWN		DK			
CHECKED		LR			
APPROVED		LR			

RUNNING DEER RESIDENCES

N. GROS VENTRE DRIVE, TOWN OF JACKSON, TETON COUNTY, WYOMING

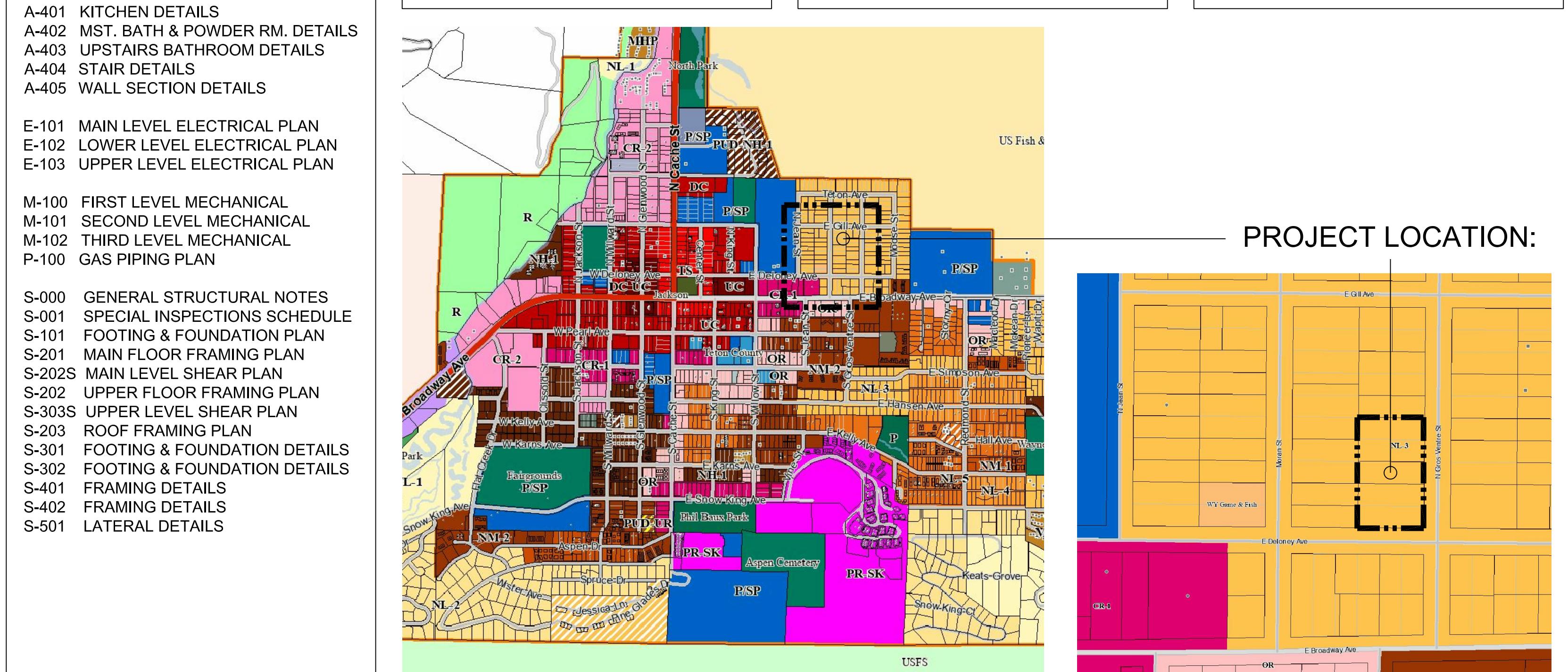
DOCUMENT ISSUE SET:
RUNNING DEER HOUSE #2 BUILDING PERMIT SET AUGUST 17, 2020

GEN. CONTRACTOR

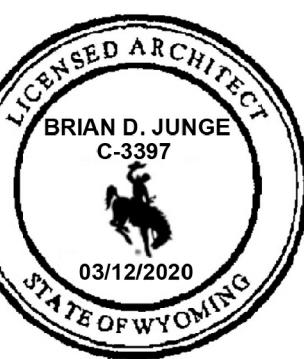
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JACKSON, TETON COUNTY, WYOMING



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HOUSE #2
PROJECT
INFORMATION
A-000

A-000

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HEART HEALTHY DESIGN 216 FIFTH AVENUE SALT LAKE CITY, UT 84103 PHONE: 801 828-0557 EMAIL: Bjunge@hksinc.com WYOMING LICENSE # C-3397 CONTACT: BRIAN JUNGE	NELSON ENGINEERING 430 S. CACHE ST. JACKSON, WY 83001 PHONE: 307 733-2087 EMAIL: CONTACT: LUKE RUDOLPH	DALE R. WILDE CO. 428 E. WINCHESTER ST. SUITE 240 SALT LAKE CITY, UT 84106 PHONE: 801 433-1125 EMAIL: ray@drwco.com CONTACT: DALE WILDE	CANYONS STRUCTURAL CONSULTING 940 EAST ELM STREET SALT LAKE CITY, UT 84106 PHONE: 801 486-6848 FAX: 801 466-3327 EMAIL: courtney@cansonsstructural.com CONTACT: COURTNEY FLEMING

DRAWING INDEX	APPLICABLE CODES:	INSULATION / WINDOWS:	PROJECT CONSTRAINTS:
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