



# 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
- Joint Housing Dept

**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: October 28, 2020,

Item #: P20-202

Planner: Tyler Valentine

Phone: 733-0440 ext. 1302

Email: [tvalentine@jacksonwy.gov](mailto:tvalentine@jacksonwy.gov)

**Owner**

Town of Jackson  
PO Box 1687  
Jackson, WY 83001

**Applicant:**

LVE – Peter Keenan  
PO Box 572  
Jackson, WY 83001

**REQUESTS:**

The applicant is submitting a request for an Easement for the property located at 255 W. Deloney Avenue, legally known as LOTS 1 THRU 20, BLK 5, JACKSON ORIGINAL TOWNSITE (MILLER PARK).

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

**Please respond by:**

**November 18, 2020 (with Comments)**

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:

[tstolte@jacksonwy.gov](mailto: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: Milker Park OH Line Burial

Physical Address: 255 W. Delaney Ave

Lot, Subdivision: Lots 1-20, BLK 5 Jackson Original Townsite PIDN: 22-41-10-28-4-18-001

**PROPERTY OWNER.**

Name: Town of Jackson Phone: 307.733-0520

Mailing Address: P.O. Box 1687 Jackson, WY 83001 ZIP: 83001

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: Peter Keenan + LVE Phone: 307.413-1008

Mailing Address: P.O. Box 572 Jackson, WY 83001 ZIP: 83001

E-mail: peter.keenan@lvenergy.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](http://www.townofjackson.com/200/Planning)**

**Use Permit**

Basic Use

Conditional Use

Special Use

**Relief from the LDRs**

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

**Physical Development**

Sketch Plan

Development Plan

Design Review

**Subdivision/Development Option**

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

**Interpretations**

Formal Interpretation

Zoning Compliance Verification

**Amendments to the LDRs**

LDR Text Amendment

Map Amendment

**Miscellaneous**

Other: Basement

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 #: \_\_\_\_\_

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?

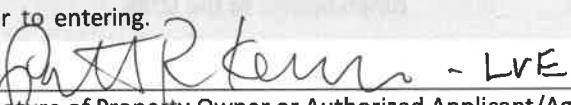
**Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

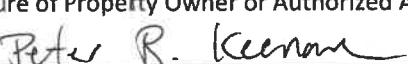
**Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at [www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF](http://www.townofjackson.com/DocumentCenter/View/102/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

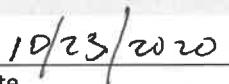
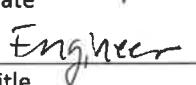
**Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) 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.

 - LRE  
Signature of Property Owner or Authorized Applicant/Agent

  
Name Printed

  
Date  
  
Title

SEC.28, T41N, R116W

**ELECTRIC DISTRIBUTION EASEMENT**

KNOW ALL MEN BY THESE PRESENT:

That the undersigned, Town of Jackson, a municipal corporation of the State of Wyoming, ("Grantor") for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, convey and warrant unto Lower Valley Energy, a Cooperative Utility Corporation, of Afton and Jackson, Wyoming and to its successors and assigns, ("Grantees"), a perpetual easement and right of way for the construction and continued maintenance, repair, technological upgrades or alteration and replacement of the electric distribution circuits, lines and equipment of the Grantee to be constructed and maintained under, upon and across the premises of Grantor in Teton County, State of Wyoming, along a line described as follows, and further depicted on Exhibit A, to wit:

BEING a part of All of Block Five of the Original Townsite of the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the County Clerk of Teton County Clerk on July 18, 1901 as Plat No. 100.

COMMENCING at the NW corner of said Block Five, thence S0°E, 3 feet; thence easement begins and bears S90°E, 300 feet.

RIGHT-OF-WAY Width 3 feet on each side of described line, together with all necessary and reasonable rights of ingress and egress and to excavate and refill ditches and trenches for the location and repair of said facilities and to cut, trim, spray herbicides, or remove trees, shrubbery, undergrowth or other obstructions interfering with the repair and maintenance of the facilities.

The Grantor acknowledges that Electric and Magnetic Fields (EMF) are naturally occurring in the transmission or distribution of electricity, and that the Grantee has here notified Grantor that EMF testing and information is available upon request from the Grantee. This Easement by Grantor is intended to include so much space as is necessary or appropriate to the presence of EMF and reasonable operation of the Grantee's distribution lines.

Grantor agrees that all poles, wires and other facilities, installed on or under the described lands shall remain the property of the Grantee removable in the sole discretion of the Grantee at the Grantee's expense. The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the parties, their heirs, executors, administrators, successors and assigns. Grantor shall compensate Grantee for any damages to Grantee's facilities caused by Grantor, including payment of Grantee's attorney fees if action is undertaken by Grantee to enforce the commitments described in this easement. Grantor reserves the right to improve, occupy and use this easement for all purposes not inconsistent with the easement grant. Each party shall have the remedy of specific performance regarding this easement. The rights and obligations described in this easement shall run with the land. This easement is not exclusive, and Grantor retains all rights not specifically granted by this easement. This is the entire agreement of the parties regarding this easement, except as may be set forth in writing after the date of this easement and signed by the parties. Grantor hereby releases and waives all rights by virtue of the Homestead Exemption Laws of Wyoming.

WITNESS the Hand of the Grantor, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Town of Jackson

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF                   }

COUNTY OF                   }

The foregoing instrument was acknowledged before me by \_\_\_\_\_, affirming proper authority as the \_\_\_\_\_ of Town of Jackson this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires:

# Teton County Wyoming MapServer

S63W Total: 612 feet

W Gill Ave

0.04 ac, 1,861 sq ft

N Jackson St

N Millward St

Common Place Names

Highway

County Road

Town of Jackson Corporate Limits

River, Creeks, Lakes

50 ft

W Deloney Ave



Teton County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.

printed 10/6/2020

EXHIBIT A, Miller Park  
All of Block Five of the Original  
Townsit of the Town of Jackson,  
Teton County, Wyoming, according  
to Plat No. 100