



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: January 5, 2021

Item #: P21-004

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Fax: 734-3563

Email: tvalentine@jacksonwy.gov

Owner/Applicant:

Chris Hansen
1710 Fish Creek Rd
Wilson, WY 83014

REQUESTS:

The applicant is submitting a request for a Grading Pre-Application for the property located at 660 Cache Creek Dr. , legally known as, LOT 3, SCARLETT ADDITION.

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:

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

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: _____
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)

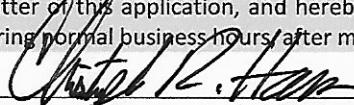
Conceptual Site Plan. For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. 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

Christopher R. Hansen
Name Printed

1/4/21

Date

OWNER

Title

Rossetti/Hansen Residence
660 Cache Creek Dr.
Jackson, WY, 83014

Hansetti Revocable Trust
1710 Fish Creek Rd.
Wilson, WY 83014

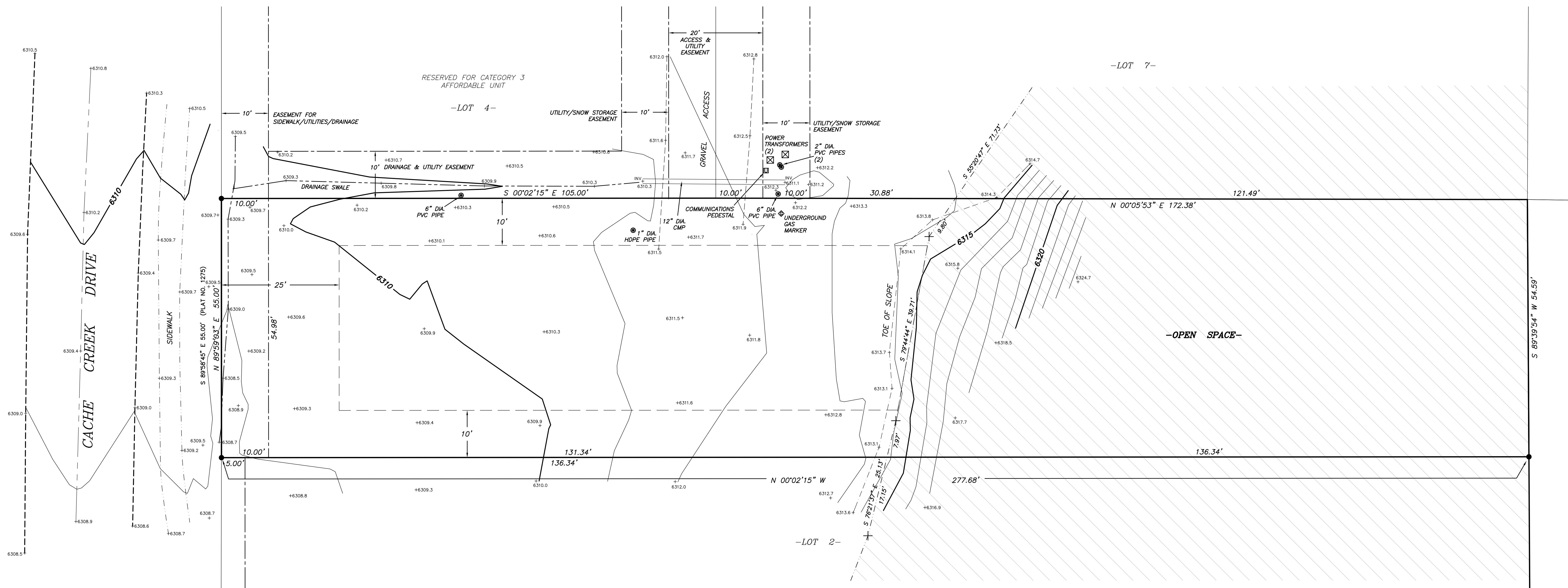
Contact:
Chris Hansen, owner/trustee
307-690-6457
me@chrishansen.me

Narrative Project Description for Pre-Application Conference Request (PAP)

This Pre-Application Conference Request is for a single family residence with attached Accessory Residential Unit (ARU) located at 660 Cache Creek Dr., Jackson, WY, 83001.

The lot is vacant and has not been built upon. The south half of the lot is on a steep hillside that is protected by conservation easement and will not be disturbed in any way. The north half of the lot is relatively flat and is where the house will be sited.

The proposed residence includes 2824 sq ft of living space on two floors above ground for the primary residence, 799 sq ft for a basement ARU and 733 sq ft of garage space. There will be driveway access for the main residence from Cache Creek Dr. and driveway access for the ARU from the alley on the east side off of Upper Cache Creek Dr.



GRAPHIC SCALE



1 INCH = 10 FEET
1' CONTOUR INTERVAL

NOTES.

- (1) ELEVATIONS ARE NAVD88 BASED ON THE TETON COUNTY CONTROL NETWORK
- (2) BEARINGS SHOWN ON LOT LINES ARE ROTATED WITH RESPECT TO RECORD BEARINGS SHOWN ON PLAT NO. 1275. IN ORDER TO CONVERT SHOWN BEARINGS TO RECORD BEARINGS, ROTATE SHOWN BEARINGS 00°02'12" (0.0367°) CLOCKWISE (REFER TO BEARINGS SHOWN ON NORTH LOT LINE).
- (3) SURVEY WAS PERFORMED ON (DATE) WITH APPROXIMATELY 0.5 FOOT OF SNOW ON THE GROUND. FEATURES AND CONDITIONS MAY EXIST THAT WERE NOT MAPPED AS PART OF THIS SURVEY.
- (4) SETBACKS SHOWN CONFORM TO THE APPROVED FINAL DEVELOPMENT PLAN FOR THIS PLANNED RESIDENTIAL DEVELOPMENT, P-09-004:
 - MINIMUM STREET YARD = 25 FEET
 - MINIMUM SIDE YARD = 10 FEET
 - MINIMUM REAR YARD = 40 FEET*

*IN THIS CASE, THE REAR SETBACK LINE IS COINCIDENT WITH THE PLATTED OPEN SPACE BOUNDARY SHOWN ON THIS MAP

LEGEND

- INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 6447" FOUND THIS SURVEY

—	SUBJECT LOT LINE
—	ADJACENT LOT LINE
— - - - -	EASEMENT
— — — — —	SETBACK LINE
— - - - -	EDGE OF PAVEMENT
— — — — —	CENTERLINE OF ROAD
— - - - - -	EDGE OF CONCRETE SIDEWAL
— - - - -	EDGE OF GRAVEL
— - - - -	FLOWLINE
— — — — —	TOE OF SLOPE

+ 6311.5 *TYPICAL SPOT ELEVATION*

OPEN SPACE PER PLAT NO. 1275

*TOPOGRAPHIC MAP
PREPARED FOR*

MIGA ROSSETTI & CHRIS HANSEN

SHOWING
LOT 3 SCARLETT ADDITION
TO THE TOWN OF JACKSON
PLAT NO. 1275
TETON COUNTY, WYOMING

