



# 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	<b>REQUESTS:</b>  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.
Item #: P21-004	
Planner: Tyler Valentine  Phone: 733-0440 ext. 1305  Fax: 734-3563  Email: tvalentine@jacksonwy.gov	
<b>Owner/Applicant:</b> Chris Hansen 1710 Fish Creek Rd Wilson, WY 83014	
<b>Please respond by:</b>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to: [tstolte@jacksonwy.gov](mailto: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 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](http://www.townofjackson.com/204/Pre-Application)

**PROJECT.**

Name/Description: Hansen/Rossetti Residence

Physical Address: 660 Cache Creek Dr, Jackson

Lot, Subdivision: Lot 3, Scarlett Addition

PIDN: 22-41-16-34-1-AE-003

**PROPERTY OWNER.**

Name: Hansetti Revocable Trust

Phone: 307-690-6457

Mailing Address: 1710 Fish Creek Rd, Wilson, WY

ZIP: 83014

E-mail: me@chrishansen.me

**APPLICANT/AGENT.**

Name, Agency: Chris Hansen

Phone: 307-690-6457

Mailing Address: 1710 Fish Creek Rd, Wilson, WY

ZIP: 83014

E-mail: me@chrishansen.me

**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: \_\_\_\_\_  
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.

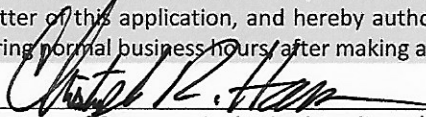
<input checked="" type="checkbox"/> Physical Development Permit	<b>This pre-application conference is:</b>
<input type="checkbox"/> Use Permit	<input checked="" type="checkbox"/> Required
<input type="checkbox"/> Development Option or Subdivision Permit	<input type="checkbox"/> Optional
<input type="checkbox"/> Interpretations of the LDRs	<input type="checkbox"/> For an Environmental Analysis
<input type="checkbox"/> Amendments to the LDRs	<input checked="" type="checkbox"/> For grading
<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** (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](http://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](http://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](mailto:me@chrishansen.me)

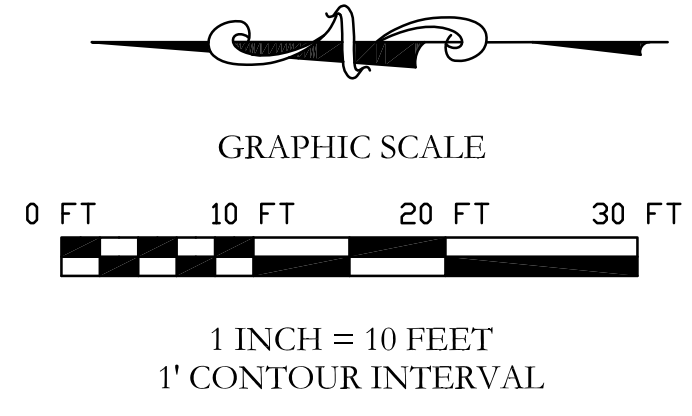
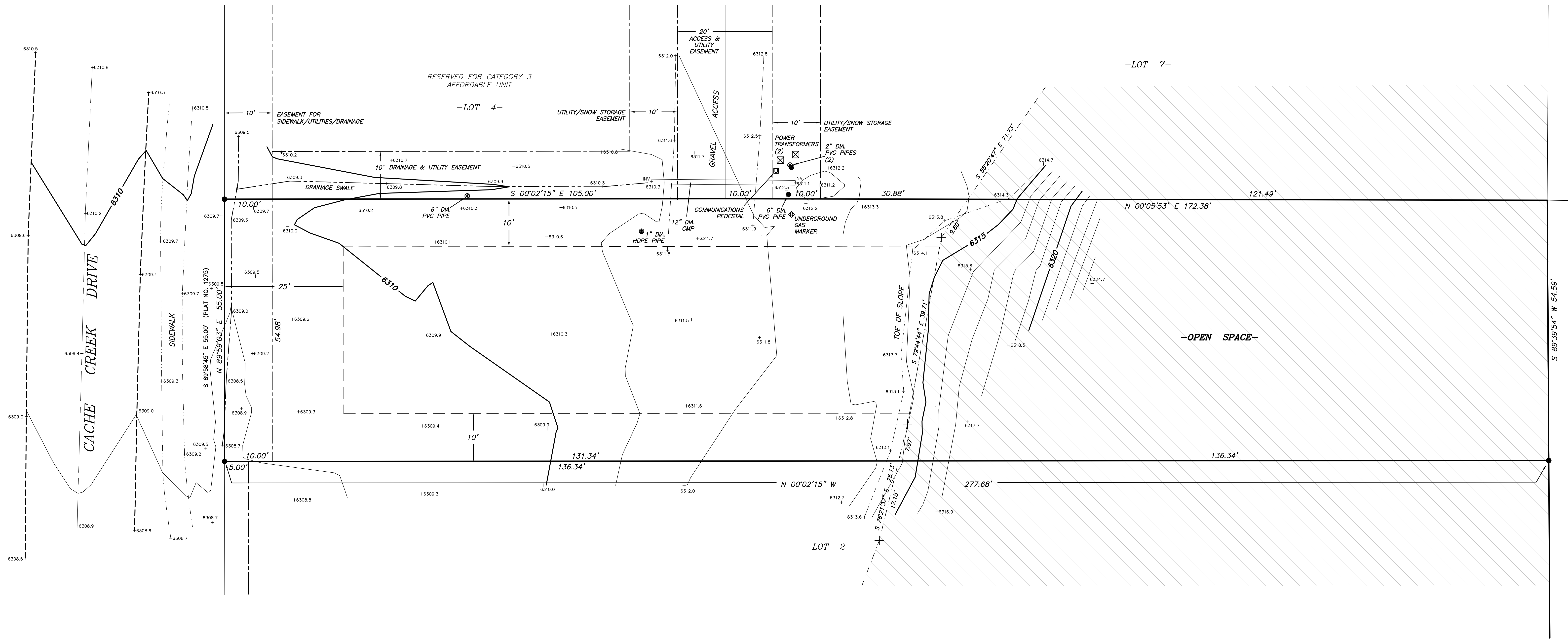
#### Narrative Project Description for Pre-Application Conference Request (PAP)

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.





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 SIDEWALK
- 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



155 West Gill Ave.  
P.O. Box 12290  
Jackson, WY 83002  
(307) 734-6131

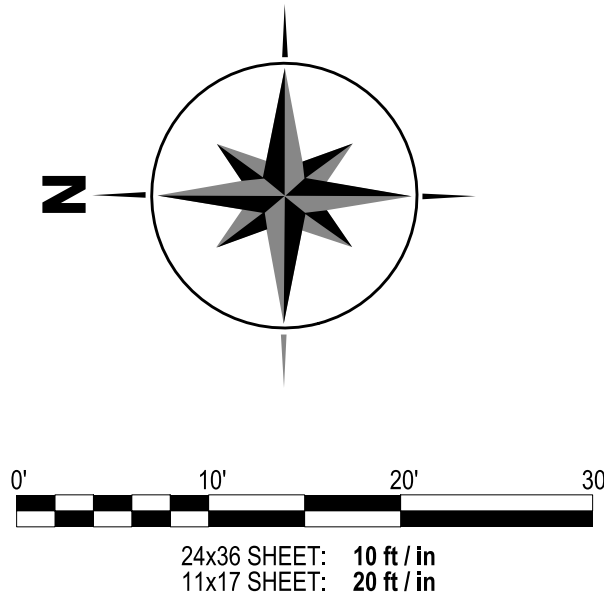
SURVEY NOTES:

- (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).
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SURVEY 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 SIDEWALK
- EDGE OF GRAVEL
- FLOWLINE
- TOE OF SLOPE
- + 6311.5 TYPICAL SPOT ELEVATION
- OPEN SPACE PER PLAT NO. 1275



LEGEND

- BUILDING
- EDGE OF DRIVE / PARKING
- SAN SEWER
- WATER
- UG WIRE UTILITIES \*\*\*
- UG GAS
- FLOW LINE
- MAJOR CONTOURS (5')
- MINOR CONTOURS (1')
- TYPICAL SPOT ELEVATION
- LIMITS OF DISTURBANCE
- SILT FENCE
- WATTLE

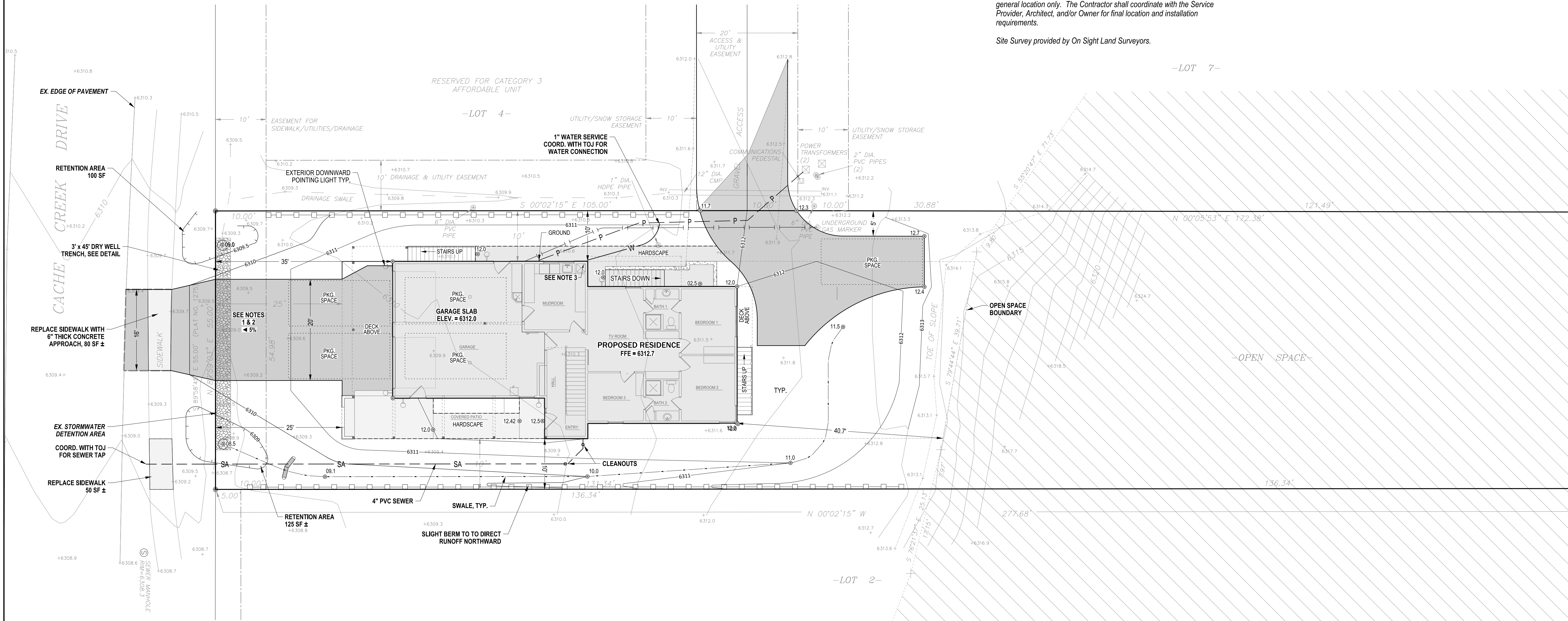
NOTES:

\*\*\* Wire and gas utilities are shown to illustrate disturbance limits and general location only. The Contractor shall coordinate with the Service Provider, Architect, and/or Owner for final location and installation requirements.

Site Survey provided by On Sight Land Surveyors.

NOTES:

1. THE TOWN MAY REQUIRE A STABILIZED CONSTRUCTION ENTRANCE DEPENDING ON CONDITIONS. INSTALL PER TOJ STANDARDS AS NECESSARY.
2. THE AREA ON THE PROPERTY IN FRONT TO THE NORTH OF HOUSE WILL BE USED FOR CONSTRUCTION PARKING AND SHORT TERM SOIL STOCKPILING. SEDIMENT SHALL BE CONTAINED ON SITE AT ALL TIME BY USING SILT FENCE AROUND STOCKPILES AS NECESSARY.
3. 3/4" WATER METER PER TOJ DETAILS TO BE LOCATED IN BASEMENT MECHANICAL SPACE. INSTALL REMOTE REGISTER ON EXTERIOR WALL
4. THE PREDOMINANT SOILS ON THE SITE ARE "GREYBACK GRAVELLY LOAM" PER THE NRCS SOIL SURVEY.
5. THE PREDOMINATE VEGETATIVE COVER OF THE BUILDING SITE IS A COMBINATION OF MIXED PLANTED AND INTRODUCED GRASSLAND (HPG) AND DISTURBED IMPERVIOUS AREAS (NRDS) PER THE TETON COUNTY MAPSERVER.
6. DISTURBED AREAS OF THE SITE SHALL BE RESTORED WITH LAWN GRASS AND/OR A NATIVE SEED MIX APPROVED BY THE TETON CONSERVATION DISTRICT.  
SEE: <http://www.tetonconservation.org/programs/seed-mixes.php>
7. STORMWATER MANAGEMENT:  
MITIGATION INCLUDE 275 CUBIC FEET OF STORAGE FROM THE DRY WELL TRENCH & THE RETENTION PONDS TO REPLACE EXISTING STORAGE VOLUMES.
8. WILDLAND URBAN INTERFACE - CONSTRUCTION SHALL MEET THE IGNITION RESISTANT (IR) REQUIREMENTS (IF ANY) IDENTIFIED IN THE HAZARD REVIEW PERFORMED BY TETON COUNTY FIRE / EMS.



SITE DEVELOPMENT SCHEDULE

BEGIN PROJECT: SPRING 2021  
CONSTRUCTION COMPLETE: FALL 2022  
REVEGETATION COMPLETE: FALL 2022

CIVIL SHEET INDEX:

C1 SITE PLAN  
C2 DETAILS

FINAL DRAFT  
NOT FOR CONSTRUCTION

680 CACHE CREEK DR. PO BOX 4852 JACKSON, WY 83001 307.732.7737 WWW.VWPEC.COM VALLEYWEST@VWPEC.COM		valleywest engineering	
DATE: 12/16/2020		DESCRIPTION: FINAL DRAFT	
LOCATION: 680 CACHE CREEK DRIVE LOT 3 SCARLETT ADDITION TOWN OF JACKSON, WY		PREPARED FOR: ROSSETTI MICA A. & CHRIS HANSEN 1711 N. FISH CREEK RD. WILSON, WY 83014	
PROJECT: ROSSETTI - HANSEN RESIDENCE		SHEET NAME: SITE PLAN	
PRINT SCALE: 10,000' = 1 in. FILE NAME: 20105_pdw.dgn		SHEET NO: C1	
VWE PROJECT NO: 20121			