



# 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 11, 2021	REQUESTS:
Item #: P21-007	
Planner: Tyler Valentine	The applicant is submitting a request for a Sewer Connect located at 2165 Fish Creek Rd.
Phone: 733-0440 ext. 1305	For questions, please call Brian Lenz 733-0440 x1410 or email to the address shown below. Thank you.
Email: <a href="mailto:tvalentine@jacksonwy.gov">tvalentine@jacksonwy.gov</a>	
<b>Owner:</b> Nick Zazzara PO Box 10812 Jackson, WY 83002	
<b>Applicant:</b> Nelson Engineering – Suzanne Lagerman PO Box 1599 Jackson, WY 83001	
<b>Please respond by:</b> <b>February 1, 2021 (with Comments)</b>	

**Owner:**

Nick Zazzara  
PO Box 10812  
Jackson, WY 83002

**Applicant:**

Nelson Engineering – Suzanne  
Lagerman  
PO Box 1599  
Jackson, WY 83001

**Please respond by:****February 1, 2021 (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  
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: Zazzara Property Wilson Sewer System Connection

Physical Address: 2165 N. Fish Creek Road

Lot, Subdivision: \_\_\_\_\_ PIDN: 22-41-17-15-3-00-031

**PROPERTY OWNER.**

Name: Nicholas G. and Jessica A. Zazzara Phone: \_\_\_\_\_  
Mailing Address: PO Box 10812, Jackson, WY ZIP: 83002  
E-mail: nick@acelectricjh.com

**APPLICANT/AGENT.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**DESIGNATED PRIMARY CONTACT.**

Property Owner  Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson/200/Planning](http://www.townofjackson/200/Planning)

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	<b>Amendments to the LDRs</b>
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	<b>Miscellaneous</b>
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input checked="" type="checkbox"/> Other: <u>sewer connection</u>
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> 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?

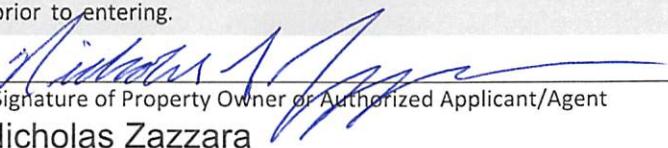
**Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

**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.

  
Signature of Property Owner or Authorized Applicant/Agent  
Nicholas Zazzara

Name Printed

12/31/2020  
Date  
Owner  
Title

## Warranty Deed

Know All Persons By These Presents that 3/B Ranch, a Wyoming General Partnership, with a principal mailing address of P.O. Box 430, Wilson, Wyoming 83014 the "Grantor", for ten dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby Grant, Convey and Warrant to Nicholas G. Zazzara and Jessica A. Zazzara, husband and wife, as tenants by the entireties, with a principal mailing address of P.O. Box 10812, Jackson, Wyoming, 83002 (collectively the "Grantees"), the following described parcel of Real Property situated in Teton County, Wyoming and more particularly described as follows, To Wit:

See Attached Exhibit A

Together with and including all oil gas and mineral rights owned by Grantor if any, all water, ditches and ditch rights, all improvements thereon and all other appurtenances and hereditaments thereunto belonging; but subject to all covenants, conditions, restrictions, easements, reservations, rights, and rights-of-way of record.

Hereby waiving and releasing any and all rights that the Grantor may have in the aforementioned real property by virtue of or arising under the Homestead Exemption Laws of the State of Wyoming.

Witness my hand this 8 day of December, 2020.

3/B Ranch,  
a Wyoming General Partnership

Wendy Webb  
By: Wendy Webb  
Its: General Partner

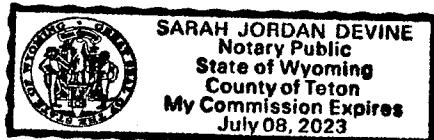
STATE OF WYOMING )  
COUNTY OF TETON )  
 )SS )

This Warranty Deed was acknowledged before me by Wendy Webb, General Partner of 3/B Ranch, a Wyoming general partnership on this 8 day of December, 2020.

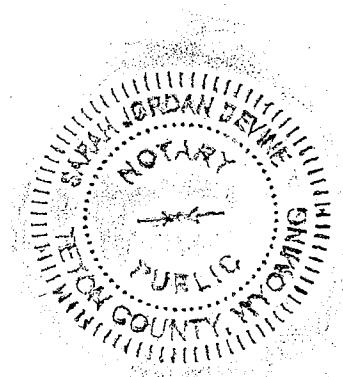
Witness my hand and official seal:

Sarah J. J.  
(Notary Public)

My Commission expires: 07-08-2023



*Warranty Deed*  
Page 1 of 5



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located within the E 1/2 of the SW 1/4 and the W 1/2 of the SE 1/4 of Section 15, T. 41 N., R. 117 W., 6th P.M., Teton County, Wyoming, described as follows:

COMMENCING at a point along the west line of the NE 1/4 of the SW 1/4 of said Section 15, said point lying S 0°00'58" E, a distance of 658.21 feet from the CW 1/16 Corner of said Section 15, marked by a BLM type brass cap monument inscribed RLS 164, along with other markings;

Said commencing point for this description also being the SW corner of Parcel A as shown on map T-130B, records of Teton County, Wyoming and the northerly corner of that parcel described in Book 289, Pages 165-166, records of Teton County, Wyoming;

THENCE, S 89°58'03" E, a distance of 815.28 feet, along the south line of Parcel A as shown on map T-130B, records of Teton County, Wyoming, to the SE corner of said Parcel A and the SW corner of Parcel B as shown on said Map T-130B, marked by a brass cap monument inscribed PE & LS 405;

THENCE, N 89°59'06" E, a distance of 211.55 feet, along the south line of Parcel B as shown on said map T-130B, to a point, said point being the TRUE POINT OF BEGINNING for this description;

THENCE, S 57°15'29" E, a distance of 309.36 feet, to a point;

THENCE, S 1°13'11" W, a distance of 229.84 feet, to a point;

THENCE, S 69°11'48" W, a distance of 60.00 feet, to a point;

THENCE, S 20°48'12" E, a distance of 126.6 feet, more or less, to a point of intersection with the centerline of Fish Creek;

THENCE, S 69°12' W, a distance of 21.4 feet, more or less, along the centerline of Fish Creek, to a point;

THENCE, S 36°19' W, a distance of 141.5 feet, more or less, along the centerline of Fish Creek, to the NE corner of Lot 2, BLUE MOUNTAIN BENCH MASTER PLAT, recorded as Plat #886, records of Teton County, Wyoming;

THENCE, continuing along the centerline of Fish Creek through the following courses:

Proceeding S 24°40' W, a distance of 172.5 feet, more or less;  
thence, S 18°28' W, a distance of 90.0 feet, more or less;  
thence, S 6°27' W, a distance of 213.9 feet, more or less;

thence, S 3°00' E, a distance of 112.7 feet, more or less;  
thence, S 3°28'53" W, a distance of 26.76 feet, more or less, to a point of intersection with the northerly Right-of-Way line of Blue Mountain Road as shown on said Plat #886 (formerly called John Morgan Lane);

THENCE, N 89°59'25" E, a distance of 58.06 feet, more or less, along said Right-of-Way line to a rebar with cap imprinted PLS 3831, along with other markings;

THENCE, continuing N 89°59'25" E, a distance of 348.17 feet, along said Right-of-Way line to a rebar with cap imprinted PLS 3831, along with other markings;

THENCE, continuing N 89°59'25" E, a distance of 13.20 feet, more or less, along said Right-of-Way line, to a point of intersection with the northwesterly Right-of-Way line of Wilson- North County Road No. 22-3 (a.k.a. North Fish Creek Road);

THENCE, S 22°33'30" W, a distance of 32.45 feet, along the northwesterly Right-of-Way line of said Wilson-North County Road No. 22-3, to the NE corner of Lot 1, FISH CREEK ACRES SUBDIVISION, recorded as Plat #1057, records of Teton County, Wyoming, marked by a rebar with cap imprinted PLS 6447, along with other markings;

THENCE, S 18°38'59" W, a distance of 37.39 feet, along the easterly line of said Lot 1, FISH CREEK ACRES SUBDIVISION, to the NW corner of FOSTER MEADOWS Subdivision, recorded as Plat #714, records of Teton County, Wyoming;

THENCE, N 89°58'16" E, a distance of 29.96 feet, along the north line of said FOSTER MEADOWS Subdivision, to a point of intersection with the centerline of said Wilson-North County Road No. 22-3 and the beginning of a non-tangent curve concave to the southeast, having a radius of 1432.40 feet and a radial bearing of S 68°08'21" E;

THENCE, northeasterly, along said centerline curve through a central angle of 0°33'32", an arc distance of 13.97 feet, to a point;

THENCE, N 22°25'11" E, a distance of 633.70 feet, along the centerline of said Wilson-North County Road No. 22-3, to the beginning of a non-tangent curve concave to the southeast, having a radius of 1909.86 feet and a radial bearing of S 67°36'09" E;

THENCE, northeasterly, along said centerline curve through a central angle of 4°35'04" an arc distance of 152.81 feet, to a point;

THENCE, N 79°19'08" W, a distance of 25.11 feet, to the NE corner of that parcel described in Book 271, Page 1043, records of Teton County, Wyoming;

THENCE, S 23°33'11" W, a distance of 174.70 feet, along the easterly line of said parcel described in Book 271, Page 1043, to the SE corner of said parcel marked by an iron pipe monument;

THENCE, N 79°10'49" W, a distance of 8.17 feet, along the southerly line of said parcel described in Book 271, Page 1043, to a point of intersection with the northwesterly right-of-Way of said Wilson-North County Road No. 22-3;

THENCE, continuing N 79°10'49" W, a distance of 163.50 feet, along the southerly line of said parcel described in Book 271, Page 1043, to the SW corner of said parcel marked by an iron pipe monument;

THENCE, N 12°11'54" E, a distance of 169.95 feet to the NW corner of said parcel described in Book 271, Page 1043 and the SW corner of that parcel described in Book 473, Page 416, records of Teton County, Wyoming, marked by a rebar with cap inscribed PLS 3889, along with other markings;

THENCE, N 12°01'50" E, a distance of 20.02 feet, along the westerly line of said parcel described in Book 473, Page 416, to a corner marked by a rebar with cap inscribed PLS 3889, along with other markings;

THENCE, N 51°15'02" E, a distance of 327.21 feet, along the northwesterly line of said parcel described in Book 473, Page 416, to a corner marked by a rebar with cap inscribed PLS 3889, along with other markings;

THENCE, S 60°59'41" E, a distance of 69.64 feet, along the northeasterly line of said parcel described in Book 473, Page 416, to a point on line marked by a rebar with cap inscribed PLS 3889, along with other markings;

THENCE, continuing S 60°59'41" E, a distance of 9.17 feet, along the northeasterly line of said parcel described in Book 473, Page 416, to a point of intersection with the northwesterly Right-of-Way line of said Wilson- North County Road No. 22-3;

THENCE, continuing S 60°59'41" E, a distance of 30.13 feet, along the northeasterly line of said parcel described in Book 473, Page 416, to a point of intersection with the centerline of said Wilson-North County Road No. 22-3 and the beginning of a curve concave to the southeast, having a radius of 1909.86 feet and a radial bearing of S 55°31'47" E;

THENCE, northeasterly, along said centerline curve through a central angle of 1°29'26", an arc distance of 49.69 feet, to a the SE corner of said Parcel B as shown on Map T-130B;

THENCE, N 51°25'40" W, a distance of 30.03 feet, along the southerly line of said Parcel B to a point of intersection with the northwesterly Right-of-Way line of said Wilson- North County Road No. 22-3;

THENCE, continuing N 51°25'40" W, a distance of 491.59 feet, along the southerly line of said Parcel B to a corner marked by a brass cap monument inscribed PE & LS 405, along with other markings;

THENCE, S 89°59'22" W, a distance of 215.48 feet, along the southerly line of said Parcel B to a point of intersection with the east line of the NE 1/4 of the SW 1/4 of said Section 15, marked by a brass cap monument inscribed PE & LS 405, along with other markings;

THENCE, S 89°59'06" W, a distance of 288.62 feet, along the southerly line of said Parcel B to the TRUE POINT OF BEGINNING and the terminus to this description.

Basis of Bearings for this description is S 0°00'58" E along the west line of the NE 1/4 of the SW 1/4 of Section 15, T. 41 N., R. 117 W., 6th P.M., as shown on BLUE MOUNTAIN BENCH MASTER PLAT (Plat #886), records of Teton County, Wyoming.

Courses along the centerline (thread) of Fish Creek described hereon are a general representation of the actual centerline (thread) of Fish Creek and are approximate in nature. The actual centerline (thread) of Fish Creek is the boundary line.

PIDN: 22-41-17-15-3-00-031