



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: February 23, 2020	REQUESTS: The applicant is submitting a request for a partial vacation from a plat for the properties located at 112 Center Street, legally known as, LOTS 2-5, BLK 3, CLUBHOUSE and 165 E Deloney Avenue legally known as, LOTS 8-9, BLK. 1, VAN VLECK -2. For questions, please call Paul Anthony at 733-0440, x1303 or email to the address shown below. Thank you.
Item #: P21-040	
Planner: Paul Anthony Phone: 733-0440 ext. 1303 Email: panthony@jacksonwy.gov	
Owner/Applicant: CCC's Center Street, LLC PO BOX 844 Jackson, WY 83001	
Please respond by: March 8, 2020 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
panthony@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: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: 22-41-16-27-3-15-001
LOTS 8-9, BLK. 1, VAN VLECK -2 22-41-16-27-3-14-002

PROPERTY OWNER.

Name: CCC's Center Street, LLC Phone: 307-733-4733
Mailing Address: PO Box 844, Jackson, WY ZIP: 83001
E-mail: jim@crystalcreekcapital.com

APPLICANT/AGENT.

Name: CCC's Center Street, LLC 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

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: _____
☐ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to 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 #: B19-0128 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 and select the relevant application type for submittal requirements.

Have you attached the following?

X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

N/A **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.

X **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 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

Name Printed

Date

Title

2/19/21

President

Crystal Creek Capital Real Estate Advisors, LLC

P.O. Box 844 | 275 Veronica Lane, Suite 300 | Jackson, Wyoming 83001 | Telephone 307-733-4733

February 22, 2021

Paul Anthony, Town of Jackson Planning Director
PO Box 1687 / 150 East Pearl Avenue
Jackson, WY 83001
panthony@jacksonwy.gov
(307)733-0440

RE: Partial Vacation Without Replat: 112 Center Street, 165 E. Deloney Avenue

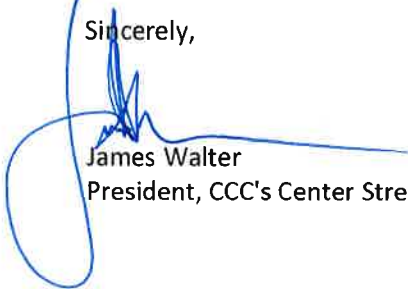
Dear Mr. Anthony,

Per our recent correspondence, The Cloudveil is nearing completion and the two contiguous lots must be combined in accordance with the requirements of Wyoming Statute Sec 18-5-306, any other applicable State requirement and Building Code requirement of Sec. 8.2.13.C.5.

As the owner of The Cloudveil, CCC's Center Street, LLC is requesting the Town of Jackson Council acknowledgement for a lot combination of 112 Center Street known as LOTS 2-3-4-5, BLK. 3, CLUBHOUSE, PT SW1/4, SW1/4, SEC. 27, TWP. 41, RNG. 116 and 165 E Deloney known as LOTS 8-9, BLK. 1, VAN VLECK -2. Exhibit A is included as a visual description for the lot combination. Plats 01088 and 0144 are included for reference.

CCC's Center Street, LLC respectfully requests to schedule this item on the March 16, 2021 agenda as we anticipate applying for Certificate of Occupancy the first week of March.

Sincerely,



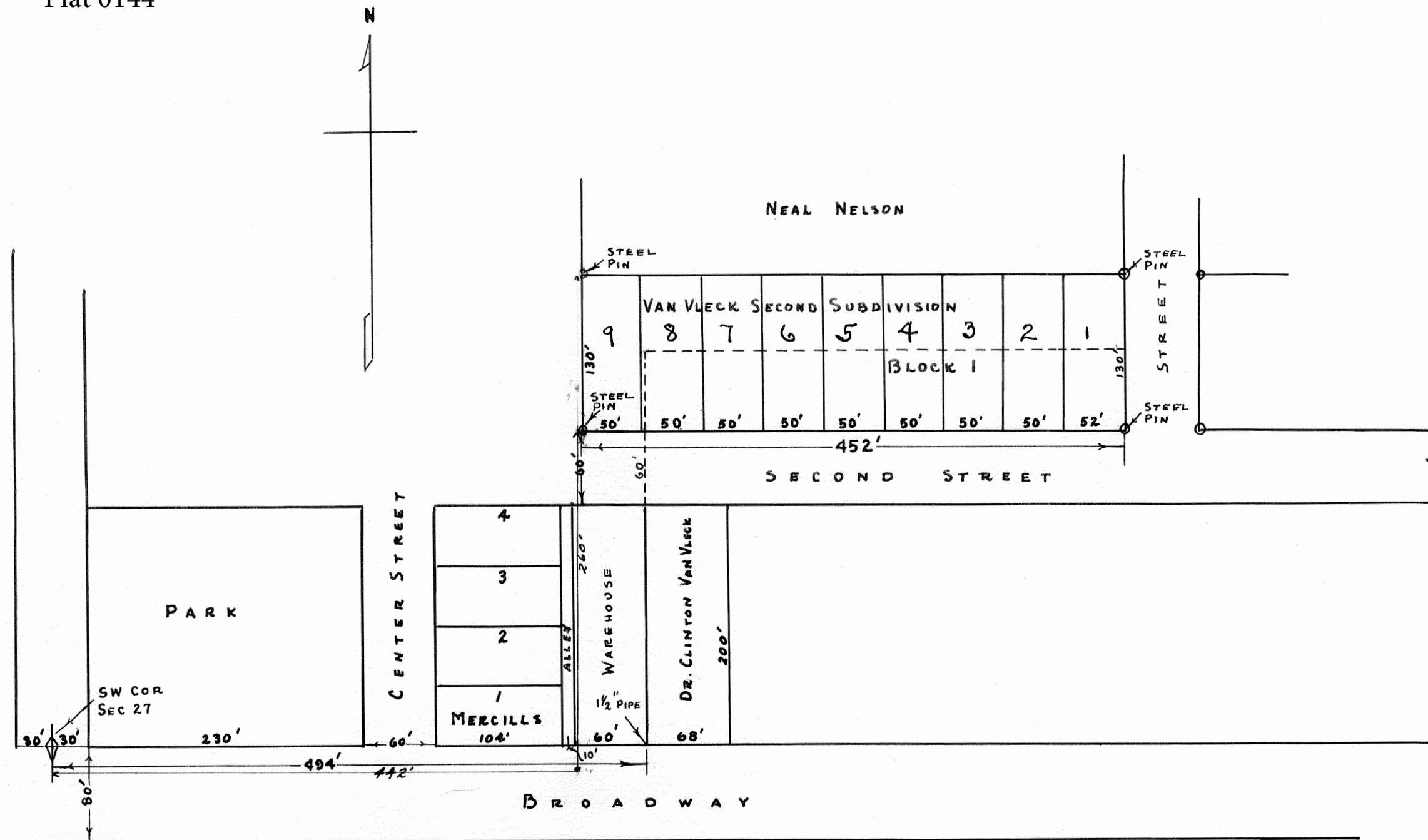
James Walter
President, CCC's Center Street, LLC

The Cloudveil Partial Vacation Exhibit A



Highlighted property
boundaries to be
vacated

Plat 0144



PLAT OF
VAN VLECK
SECOND SUBDIVISION

SCALE: 1" = 100'
SURVEYED BY:
GUY N. BUSH
JACKSON, WYOMING

DEDICATION

STATE OF WYOMING }
COUNTY OF TETON }^{SS}

THE SUBDIVISION OF A TRACT OF LAND AS SHOWN HEREON BOUNDED AS FOLLOWS; BEGINNING AT SW CORNER OF THE TRACT OF LAND TO BE SUBDIVIDED. THIS CORNER NO. 1 IS 442 FT. EAST AND 260 FT. NORTH OF THE SW CORNER OF SECTION 27, T41 N., R116 W AND THE PLACE OF BEGINNING, THENCE NORTH 130 FT. TO CORNER NO. 2, THENCE EAST 452 FT. AND RUNNING PARALLEL WITH THE SECTION LINE OF 27 AND 34, TO CORNER NO. 3, THENCE SOUTH 130 FT. TO CORNER NO. 4, THENCE WEST 452 FT. TO CORNER NO. 1 AND PLACE OF BEGINNING AND CONTAINING 1.34 ACRES MORE OR LESS AND LYING WHOLLY WITHIN SW 1/4 OF SW 1/4 OF SECTION 27, T41 N., R116 W OF 6 P.M., AS APPEARS ON THIS PLAT. THE AFORESAID TRACT IS IN THE CITY LIMITS OF JACKSON, WYOMING, AND WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, OWNER AND PROPRIETOR, AND THE STREET AND ALLEY, AS HEREON SHOWN ARE HEREBY DEDICATED TO PUBLIC USE IN FREE SIMPLE.

C.R. Van Vleck
C R VAN VLECK

STATE OF WYOMING }
COUNTY OF TETON }^{SS}

ON THIS 19th DAY OF Nov., 1955, BEFORE ME PERSONALLY APPEARED C.R. VAN VLECK, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED, INCLUDING RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD, THE SAID, C.R. VAN VLECK HAVING BEEN BY ME FULLY APPRAISED OF HIS RIGHT AND OF THE EFFECT OF SIGNING AND ACKNOWLEDGING THE SAID INSTRUMENT. GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 19th DAY OF Nov., 1955. Grace A. Smith
NOTARY PUBLIC.
MY COMMISSION EXPIRES ON THE 23rd DAY OF June, 1958

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, STATE OF WYOMING, THIS 19th DAY OF Nov., 1955.
Grace A. Smith
TOWN CLERK.

STATE OF WYOMING }
COUNTY OF TETON }^{SS}

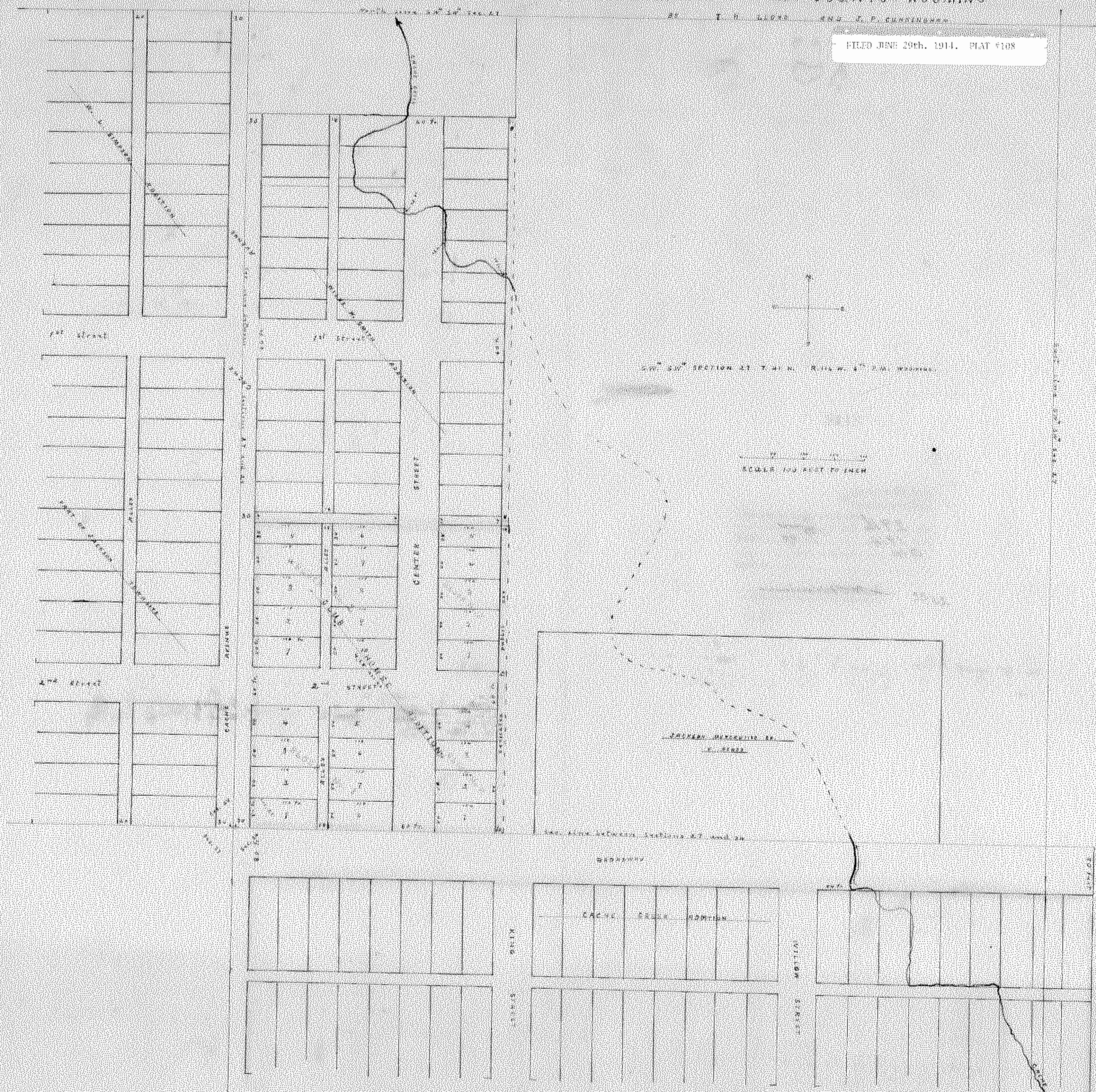
NO. 55-367 -

FILED FOR RECORD IN MY OFFICE THIS 19th DAY OF Nov., 1955
11:45 O'CLOCK A.M., AND RECORDED AS PLAT NO. 144.
FEE \$25.00 Paid.

Grace A. Smith
COUNTY CLERK AND EX-OFFICIO
REGISTER OF DEEDS

"CLUB HOUSE" ADDITION TO JACKSON, LINCOLN COUNTY WYOMING

FILED JUNE 29th, 1914. PLAT #108

CLUB HOUSE ADDITION
TO JACKSON

STATE OF WYOMING ss. I, T. H. Lloyd and J. P. Cunningham of Jackson Lincoln Co. Wyoming deposes and says that the above plat of the Club House Addition to the Town of Jackson Wyoming as appears above and described as follows. Beginning 50 feet East of the S. W. corner of Sec. 27 T. 41 N. R. 114 W. 4th P.M. Wyoming. Thence North 440 feet. Thence West 412 feet. Thence South 440 feet to place of beginning. And containing 4.00 acres ± with the free consent, And in accordance with the desires of the undersigned. And that we do hereby dedicate to public use the streets and alleys in fee simple of such portions of the premises as plotted and within the above described boundary limits.

T. H. Lloyd
J. P. Cunningham

STATE OF WYOMING ss. I, O. E. Williams of Jackson Wyoming hereby certify that the above plat of the Club House Addition and in the S.W. 1/4 Sec. 27 T. 41 N. R. 114 W. 4th P.M. Wyoming was made from notes taken during an actual survey made by me on May 11th-1912. And that it shows correctly the 4 blocks and 27 lots. Together with the streets and alleys. And in accordance with the wishes of T. H. Lloyd and J. P. Cunningham of Jackson Wyoming.

O. E. Williams

Surveyor No. 122

I, Clara P. Van Ouch, a U.S. Commissioner in and for the District of Wyoming, do hereby certify that the foregoing was signed and subscribed to before me this 14th day of June, 1913.

Clara P. Van Ouch

PARTIAL VACATION WITHOUT REPLAT / LOT COMBINATION TO THE TOWN OF JACKSON

Parcel 1: LOTS 2-3-4-5, BLK. 3, CLUBHOUSE, PT SW1/4, SW1/4, SEC. 27, TWP. 41, RNG. 11

and

Parcel 2: LOTS 8-9, BLK. 1, VAN VLECK -2

WHEREAS, the Town of Jackson Council has previously approved a Final Development Plan (P17-213) and Building Permit (B19-0128) for the mixed-use redevelopment on 112 Center Street and 165 East Deloney Avenue, and

WHEREAS, having determined that the proposed partial vacation / lot combination does not abridge or destroy any rights and privileges of other proprietors in said plat; and

WHEREAS, the partial vacation without replat / lot combination is acknowledged by all affected parties and approved by the Town Council, and

WHEREAS, the combined lots shall be treated as one for all purposes under these LDRs and cannot be resubdivided without receiving subdivision approval under the LDRs in effect at that time, and

WHEREAS, CCC's Center Street, LLC has prepared the required application and this instrument of documentation.

NOW, THEREFORE, BE IT ACKNOWLEDGED that the Town of Jackson Council hereby requests the Teton County Clerk to make the appropriate annotations on Plat 0108 and 0144 referencing the partially vacated plat boundary lines for the lot combination of Parcel 1: with a PIDN of 22-41-16-27-3-15-001 and location known as LOTS 2-3-4-5, BLK. 3, CLUBHOUSE, PT SW1/4, SW1/4, SEC. 27, TWP. 41, RNG. 11 and Parcel 2: with a PIN of 22-41-16-27-3-14-002 and location known as LOTS 8-9, BLK. 1, VAN VLECK -2 as further described below, and that the County Clerk also make reference on said plat and map to the volume and page in which this required instrument of partial vacation without replat is recorded:

1. Eliminate the boundary line between the two Parcels:
Parcel 1: with a PIDN of 22-41-16-27-3-15-001 and location known as LOTS 2-3-4-5, BLK. 3, CLUBHOUSE, PT SW1/4, SW1/4, SEC. 27, TWP. 41, RNG. 11 (112 Center Street) and
Parcel 2: with a PIDN of 22-41-16-27-3-14-002 and location known as LOTS 8-9, BLK. 1, VAN VLECK -2 (165 East Deloney Avenue)
2. The 2 subject lots shall be combined into one lot consisting of 1.08 acres.

FURTHER, all of the above is in accordance with the requirements of Wyoming Statute Sec 18-5-306, any other applicable State requirement and Building Code requirement of Sec. 8.2.13.C.5 Amendments of Permits or Approvals, paragraph C.5 Subdivision Plat Amendment/ Partial Vacation Without Replat, and it is expressly permitted by said regulations.

OWNER ACKNOWLEDGEMENT

(SIGNATURE)
CCC's Center Street, LLC Representative

(PRINT NAME) (TITLE)
CCC's Center Street Representative

STATE OF WYOMING)
) SS.
County of Teton)

The foregoing instrument was acknowledged before me by _____
on this _____ day of _____, 2021.

Notary Public

My commission expires

Witness my hand and official seal.

TOWN OF JACKSON ACKNOWLEDGEMENT

(SIGNATURE)
Hailey Morton-Levinson, Mayor
Town of Jackson

STATE OF WYOMING)
) SS.
County of Teton)

The foregoing instrument was acknowledged before me by _____
on this _____ day of _____, 2021.

Notary Public

My commission expires

Witness my hand and official seal.