



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: July 14, 2021	REQUESTS:
Item #: P21-182	The applicant is submitting a request for a Grading Pre-Application for the property located at 729 Rodeo Dr., legally known as LOT 15, KARNS HILLSIDE ADDITION, PIDN: 22-41-16-33-3-07-015
Planner: Tyler Valentine	For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Phone: 733-0440 ext. 1305	
Fax: 734-3563	
Email: tvalentine@jacksonwy.gov	
Owner: Peter & Heidi Delanoit 11960 N. Oaktree Dr. Grimes, IA 50111-8852	
Applicant: PFB Custom Homes 811 Broadway Meridian, ID 83642	
Please respond by: July 21, 2021 (with Comments)	

Owner:

Peter & Heidi Delanoit
11960 N. Oaktree Dr.
Grimes, IA 50111-8852

Applicant:

PFB Custom Homes
811 Broadway
Meridian, ID 83642

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



July 13, 2021

To whom it may concern,

We are submitting on behalf of Peter and Heidi Delanoit who are looking to build a home on their property, lot 15 Karns Hillside. The parcel number is 22-41-16-33-3-07-015.

The two-story home is 3559 livable square feet and includes an attached garage of 1118 square feet for a combined total of 4677 square feet.

There are currently no buildings on this site and utilities are at the curb.

It is our intent to break ground and start building this year to get foundations done. If you have any questions or need additional information please feel free to contact me at the number below. Thank you for your consideration and time on this matter.

Brent Fabian
Design Build Project Manager

PFB Custom Homes Group
Mobile: 208.521.4421
Toll Free: 800.729.1320
Email: bfabian@pfbcustomhomes.com
Web: <https://www.pfbcustomhomes.com>



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 processed 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

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____

PIDN: _____

PROPERTY OWNER.

Name: _____

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

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: _____ 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 to planning@jacksonwy.gov) 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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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

Date

Name Printed

Title

LETTER OF AUTHORIZATION

Peter S. & Heidi L. Delanor, "Owner" whose address is: 729 Roders
Drive, Jackson, WY

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

more specifically legally described as: Lot 15 Karns Addition -
see attached

(If too lengthy, attach description)

HEREBY AUTHORIZES PFB Custom Homes, Precision Craft + employees as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title:

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Iowa

)

)SS.

COUNTY OF Polk

)

The foregoing instrument was acknowledged before me by Peter S. & Heidi this 13th day of July, 2021.

WITNESS my hand and official seal.

Sharon A. Quint

(Seal)

(Notary Public)

My commission expires:



3-1-22

Parcel

PIDN: 22-41-16-33-3-07-015

Tax ID: OJ-005169 Property Taxes

Tax District: 0150

Property Owner(s): DELANOIT, PETER S. & HEIDI L.

Mailing Address: 11960 NW OAKTREE DR

GRIMES, IA 50111-8852

Street Address: 729 RODEO DRIVE

Deed: WD , 08/26/2020

Location: LOT 15, KARNS HILLSIDE ADDITION

2021 Market Value: \$ 820,375 (\$ 820,375 Land + \$ 0 Improvements)

2021 Assessed Value: \$ 77,936





CONSTRUCTION NOTES

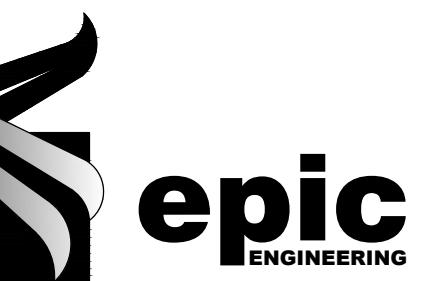
- ALL SEDIMENT/EROSION CONTROL COMPONENTS SHALL BE MAINTAINED IN LOCATIONS SHOWN UNTIL WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED AND VEGETATED.
- ANY DAMAGE TO SEDIMENT/EROSION CONTROL COMPONENTS SHALL BE IMMEDIATELY REPAIRED.
- ALL SEDIMENT/EROSION CONTROL COMPONENTS SHALL BE EXAMINED AFTER EACH STORM EVENT & REPAIRED AS NEEDED.
- IF IT BECOMES EVIDENT THAT ANY SEDIMENT/EROSION CONTROL COMPONENT IS NOT FUNCTIONING AS INTENDED, ADDITIONAL EROSION CONTROLS SHALL BE IMPLEMENTED UNTIL RESOLVED.
- ALL PAVEMENT, ROADWAYS & GUTTERS SHALL BE CLEANED DAILY OF ALL DUST, DIRT, & DEBRIS DEPOSITED ON THEM AS A RESULT OF THE PROJECT.
- ALL LOCAL, REGIONAL, AND STATE REGULATIONS SHALL BE FOLLOWED, INCLUDING TOWN OF JACKSON STANDARDS, TETON COUNTY WEED & PEST CONTROL STANDARDS, WYOMING SEED LAW, WYOMING NURSERY STOCK LAW, & THE WYOMING INVASIVE SPECIES MANAGEMENT PLAN.

APPROX. EARTHWORK QUANTITIES		
CUT	427 CY	
FILL	214 CY	
NET	213 CY (FILL)	

NOTE: QUANTITIES ARE A SIMPLE VOLUMETRIC MEASUREMENT OF FINISHED TOPOGRAPHY VERSUS EXISTING GRADE PER THESE PLANS. A 15% SHRINKAGE FACTOR HAS BEEN APPLIED TO THE FILL. CONTRACTOR SHALL CALCULATE ITS OWN QUANTITIES.

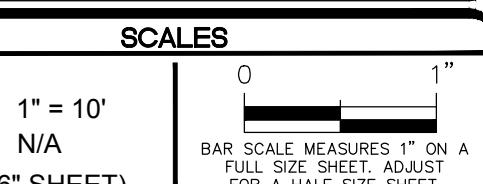
ABBREVIATIONS

EG	EXISTING GRADE
FG	FINISHED GRADE
GB	GRADE BREAK
TOC	TOP OF CONCRETE
TG	TOP OF GRATE
TW	TOP OF WALL



REVISIONS

DRAWN:	ATM
DESIGNER:	ATM
REVIEWED:	DIO
DATE	
MAR. 2021	
PROJECT #	20SM4188



SCALES

HORIZ: 1" = 10'
VERT: N/A

BAR SCALE: 1" = 10'
(24" x 36" SHEET)

PROJECT NAME:

DELAONIT RESIDENCE
729 RODEO DRIVE
JACKSON, WY 83001

sheet title:

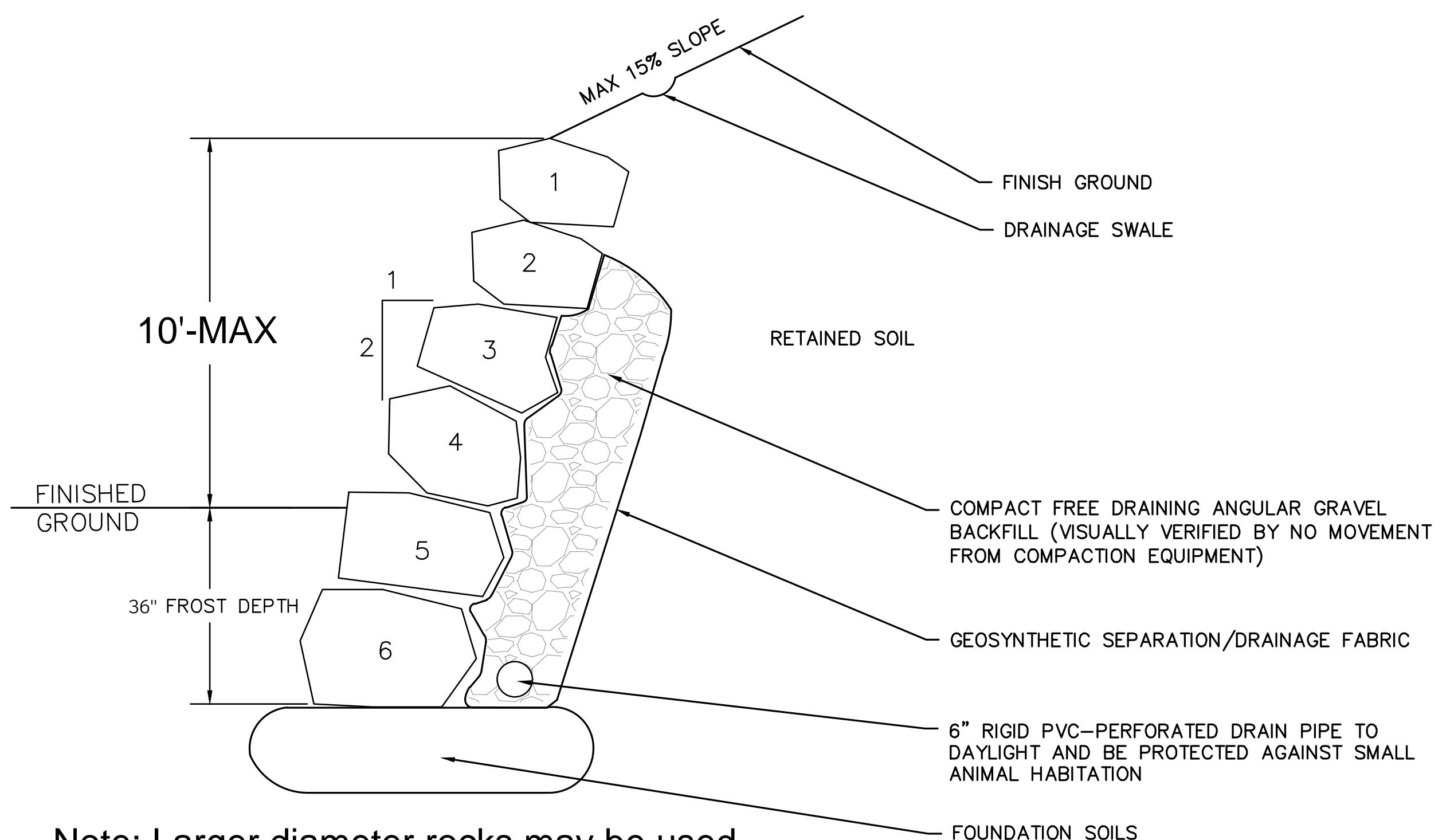
GRADING &
DRAINAGE PLAN

PLAN SET:

PERMIT

C2





Note: Larger diameter rocks may be used for 2-rocks

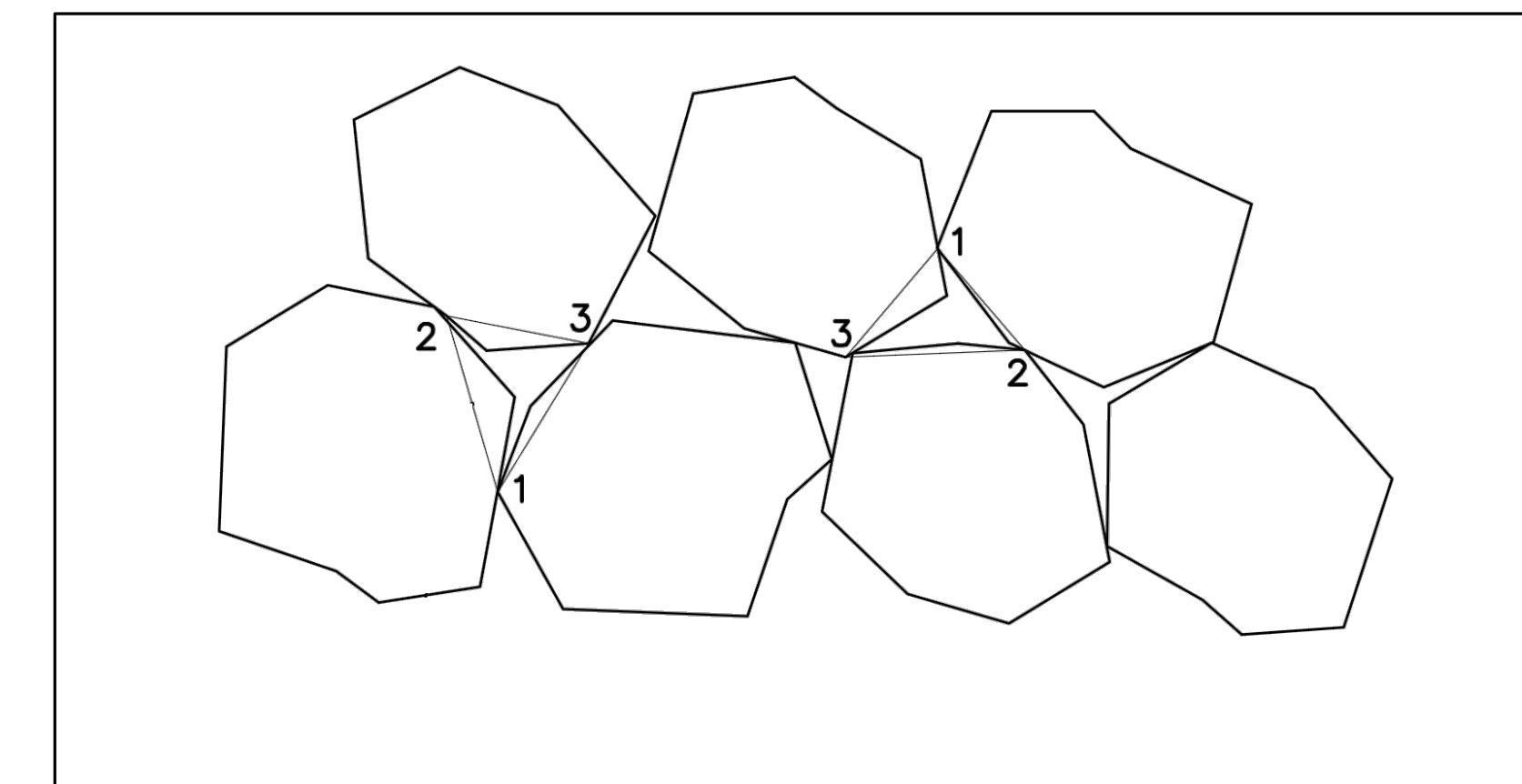
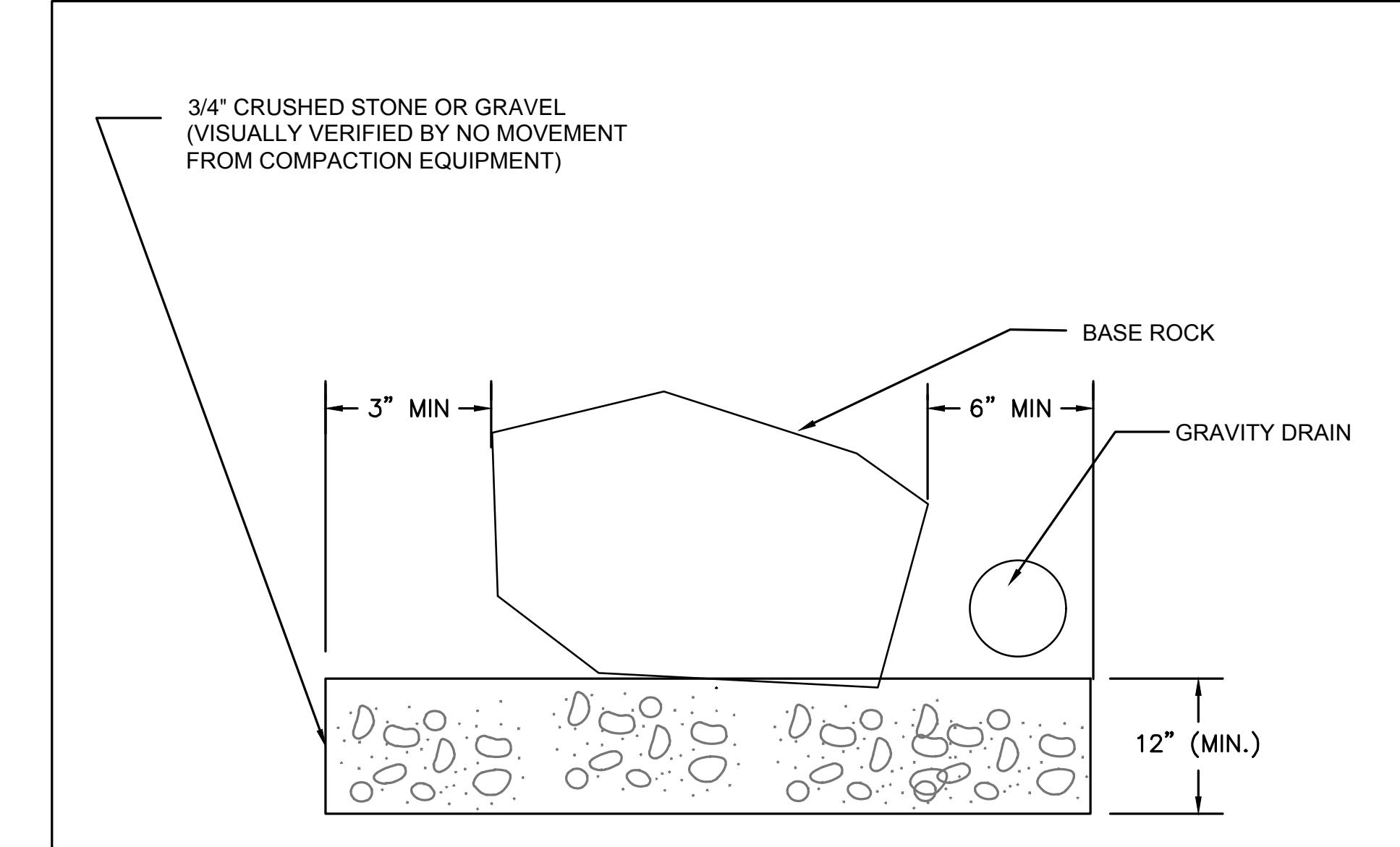
**A 10' RETAINING ROCKERY WALL DETAIL
N.T.S**

ROCK	HEIGHT	WIDTH	DEPTH
1	1'	2'	2'
2	1'	2'	2'
3	1.5'	2'	2.5'
4	1.5'	2'	3.5'
5	2'	2'	4'
6	2'	2'	4.5'
7	2'	2'	4.5'
8	2'	2'	5'

10' ROCKERY MINIMUM SIZES

ROCK	HEIGHT	WIDTH	DEPTH
1	1.5'	2'	2'
2	1.5'	2'	2.5'
3	1.5'	2'	3'
4	1.5'	2'	3.5'
5	1.5'	2'	4'
6	1.5'	2'	4'

6' ROCKERY MINIMUM SIZES



ROCKS MUST BE PLACED TOGETHER TO INTERACT WITH ADJACENT ROCKS. ROCKS MUST HAVE 3 POINTS OF CONTACT AS ILLUSTRATED

B ROCKERY CONTACT DETAIL (TYP)
NTS



REVISIONS

DRAWN:	ATM
DESIGNER:	ATM
REVIEWED:	DIO
DATE	MAR. 2021
PROJECT #	20SM4188

SC

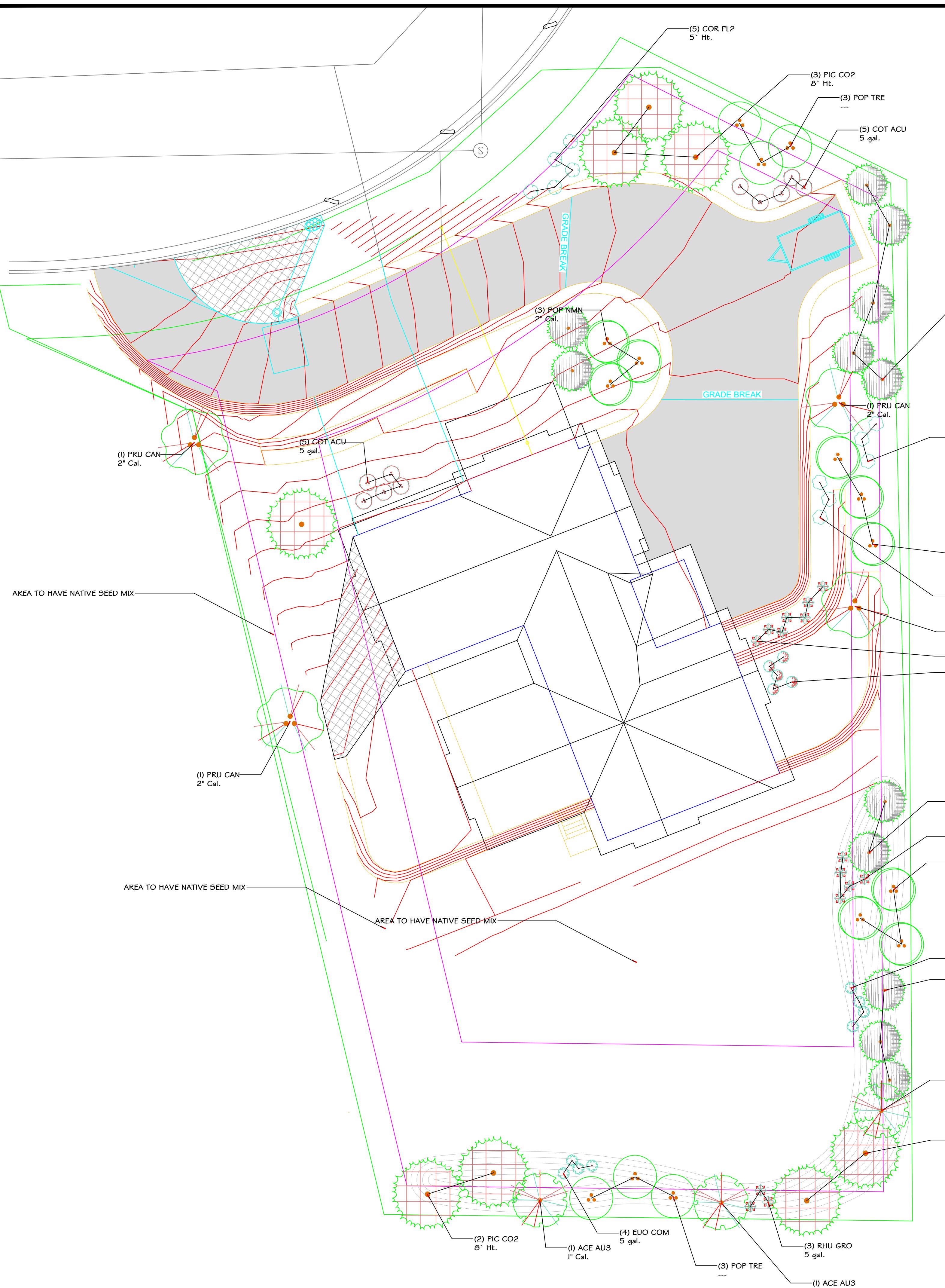
HORIZ: 1" = 10'
VERT: N/A
(24" x 36" SHEET)

PROJECT NAME:
DELAUTOIT RESIDENCE
729 RODEO DRIVE
JACKSON, WY 83001

SHEET TITLE:

ROCK WALL DETAILS

PLAN SET:	SHEET
PERMIT	C3



DELAPOINT RESIDENCE
729 RODEO DRIVE
JACKSON, WY 83001

Project Duration:

REV. DATE
DESCRIPTION
© THIS PLAN IS THE PROPERTY OF LAWSON
LANDSCAPE. NO DUPLICATION, COPYING, OR
IMPLEMENTATION SHALL OCCUR WITHOUT
WRITTEN CONSENT. ALL COPYRIGHT LAWS
APPLY AND WILL BE ENFORCED.

CLIENT APPROVAL

CLIENT APPROVAL

LAWSON
LANDSCAPE
DESIGN & BUILD

DRAWN	CHECKED
R.P.L.	R.P.L.
DATE	SCALE
JUNE 23, 2021	1"=10'-0"
PROJECT	
SHEET NUMBER	
1 OF 1	