



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 16, 2021

Item #: P21-186

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: tvalentine@jacksonwy.gov

Owner:

CCC's PBI, LLC
PO BOX 844
Jackson, WY 83001

Applicant:

Dick Anderson Construction
John Danby
PO Box 13607
Jackson, WY 83002
307-690-6181

REQUESTS:

The applicant is submitting a request for a Zoning Compliance Verification for the properties located at 420, 490 W Broadway and 425 W Pearl, Legally known as PT NW1/4NE1/4, SEC. 33, TWP. 41, RNG. 116, PIDN: 22-41-16-33-1-00-018, 22-41-16-33-1-00-003, and 22-41-16-33-1-00-002

For questions, please call Tyler Valentine at 307-733-0440, x1305 or email to the address shown to the left. Thank you.

Please respond by: August 6, 2021 (with Comments)

RESPONSE: For Departments not using Trak-it, please send responses via email to alangley@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: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

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.com/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 #: _____

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?

Application Fee. Fees are cumulative. Go to 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.

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

Date

Name Printed

Title



TRANSMITTAL

To: Tyler Valentine, Town Of Jackson Planning Department
From: Ann Moyer
Date: 28 June 2021
Project: Mountain Modern Motel, Phase 2
Re: Zoning Compliance Verification for Tree Replacement

Hello Tyler,

Please find enclosed the materials necessary for our Zoning Compliance Verification application, seeking to remove 25 existing trees on the site and replace them with 50 proposed trees. On the Existing Conditions Plan you can see which trees we are hoping to remove. All proposed trees to be removed have outgrown their original space, with branches causing damage to the exterior of the buildings and roots causing subsurface damage to building mechanical systems, foundations, sidewalks, and parking areas. The owner wishes to remove these trees now to prevent further damage. Replacement trees are proposed based on their upright and/or compact characteristics, which is more appropriate to the spaces where the trees are replaced in similar locations (next to buildings). Other new trees are proposed in locations that provide better screening of the buildings from offsite, enhance streetscapes, and/or improve site-user experience with shade and aesthetics.

In addition to the Existing Conditions Plan and the Proposed Site Plan, we've also enclosed photos to support our request, as well as a Cost Estimate for the proposed material, including installation.

Please let me know if you require any additional information or have any questions.

Thank you,

A handwritten signature in black ink that reads 'Ann Moyer'.

Ann Moyer
Principal

MOUNTAIN MODERN MOTEL, PHASE 2

420 WEST BROADWAY AVE, JACKSON, WY

420 WEST BROADWAY AVE, JACKSON, WY

ISSUANCE:
ZCV - 06.28.21

EXISTING CONDITIONS PLAN

This architectural site plan illustrates a property layout with the following key features and labels:

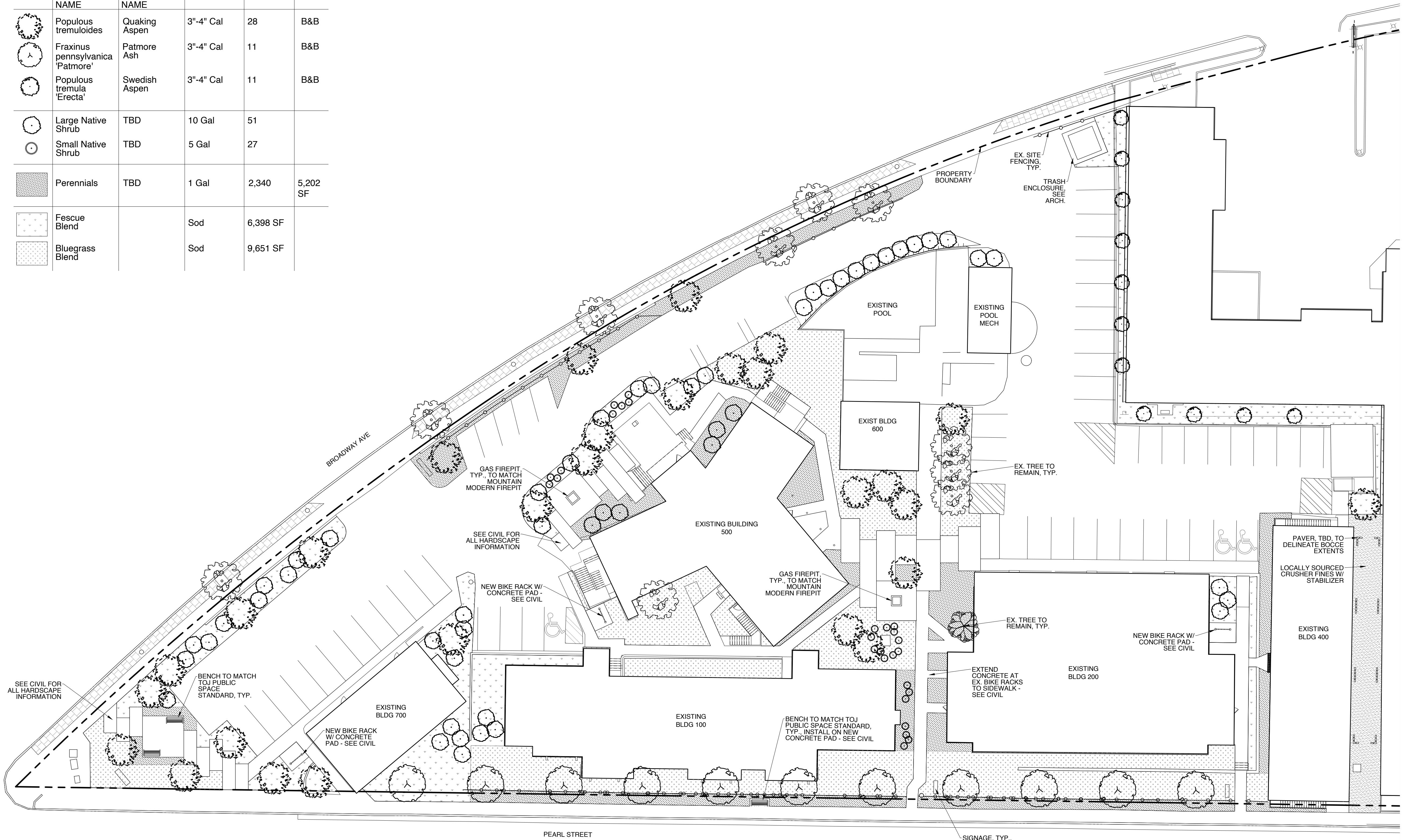
- Streets:** Broadway Ave, Pearl Street.
- Buildings:** EXIST BLDG 600, EXIST BLDG 500, EXIST BLDG 700, EXIST BLDG 100, EXIST BLDG 200, EXIST BLDG 400.
- Landscaping:** EX. STREET TREE TO REMAIN, TYP., EX. TREE TO REMAIN, TYP., EX. SITE FENCING, TYP., EX. POOL, EX. POOL MECH.
- Parking:** EXISTING PARKING.
- Other:** PROPERTY BOUNDARY.

Tree Removal Instructions:

- REMOVE EX. ASPEN (1) 7.5" DBH
- REMOVE EX. ASPEN (1) 7.0" DBH, MULTI-STEM
- REMOVE EX. ASPEN GROUP (3) 2.0"-4.0" DBH
- REMOVE EX. SPRUCE (1) 11.5" DBH
- REMOVE EX. SPRUCE (1) 10.2" DBH
- REMOVE EX. SPRUCE (1) 10.8" DBH
- REMOVE EX. SPRUCE (1) 8.3" DBH
- REMOVE EX. ASPEN (7) 2.0"-4.0" DBH
- REMOVE EX. COTTONWOOD (1) 21.6" DBH
- REMOVE EX. COTTONWOOD (1) 19.7" DBH
- REMOVE EX. COTTONWOOD (1) 20.4" DBH
- REMOVE EX. COTTONWOOD (1) 25.1" DBH
- REMOVE EX. (2) PINES: (1) 9" DBH & (1) 5" DBH

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTE
	Populus tremuloides	Quaking Aspen	3"-4" Cal	28	B&B
	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	3"-4" Cal	11	B&B
	Populus tremula 'Erecta'	Swedish Aspen	3"-4" Cal	11	B&B
	Large Native Shrub	TBD	10 Gal	51	
	Small Native Shrub	TBD	5 Gal	27	
	Perennials	TBD	1 Gal	2,340	5,202 SF
	Fescue Blend		Sod	6,398 SF	
	Bluegrass Blend		Sod	9,651 SF	

MOUNTAIN MODERN MOTEL, PHASE 2
420 WEST BROADWAY AVE, JACKSON, WYISSUANCE:
ZCV - 06.28.21PROPOSED
SITE PLAN

L2.0

0' 10' 20' 40' SCALE: 1" = 20'

Mountain Modern Motel, Phase 2- Proposed Tree Cost Estimate



ALL ASPEN SHOWN TO BE
REMOVED



ALL SPRUCE SHOWN TO
BE REMOVED

ALL ASPEN SHOWN TO BE REMOVED



ALL COTTONWOOD SHOWN TO BE
REMOVED

BOTH PINES TO BE REMOVED



**BOTH CHERRIES
TO BE REMOVED**

LETTER OF AUTHORIZATION

CCC'S PBI, LLC, "Owner" whose address is: 420 W. Broadway Avenue, 425 W. Pearl Avenue
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)
CCC'S PBI, LLC, as the owner of property
more specifically legally described as: PIDN: 22-41-16-33-1-00-018
and PIDN: 22-41-16-33-1-00-002

(If too lengthy, attach description)

HEREBY AUTHORIZES Dick Anderson Construction 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: President

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

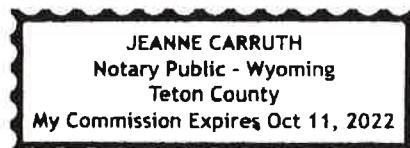
The foregoing instrument was acknowledged before me by James D. Walter this 12th day of May, 2021.

WITNESS my hand and official seal.

Jeanne
(Notary Public)

(Notary Public)
My commission expires:

(Seal)



LETTER OF AUTHORIZATION

CCC's POI, LLC, "Owner" whose address is: PO Box 844, Jackson WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

CCC'S PBI, LLC, as the owner of property
more specifically legally described as: 990 W Broadway Avenue,
PION: 22-41-16-23-1-00-003
PT. NW 1/4 NE 1/4, SEC. 33 Twp. 41, Range 16

(If too lengthy, attach description)

HEREBY AUTHORIZES Dick Anderson Construction 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:

OWNER: John Doe
(SIGNATURE) (SIGNATURE OF CO-OWNER)

(SIGNATURE) (SIGNATURE OF CO-OWNER)
Title: PARTNER (if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

The foregoing instrument was acknowledged before me by Nicholas Fouts this 22nd day of June, 2021.

WITNESS my hand and official seal.

WITNESS my hand and official seal.

(Notary Public)
My commission expires: 10/11/2023

(Seal)

JEANNE CARRUTH
Notary Public - Wyoming
Teton County
My Commission Expires Oct 11, 2022