



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
- ☒ Joint Housing Dept

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: August 30, 2021	REQUESTS: The applicant is submitting a request for a Basic Use Permit to add a drive-up ATM at the property located at 500 S HWY 89, LOT 1, HORNED LARK ADDITION (MOS T-31H) PIDN: 22-41-16-32-4-10-001 For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P21-235	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov	
Owner Jackson Shopping Village LLLP 26135 Mureau Rd. Ste 200 Calabasas, CA 91302 Applicant PM Design Group 3860 Broadway St. American Canyon, CA 94503	
Please respond by: September 13, 2021 (Sufficiency) September 20, 2021 (with Comments)	

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



Transmittal

38 Executive Park Suite 310, Irvine, CA 92614

PROJECT: Maples Jackson_WY JPM20023.0 DATE: 8/27/2021

SUBJECT: Chase Jackson Hole @ Maple-Hwy 89 - Basic Use Permit
Submittal - Convenience Drive-up ATM TRANSMITTAL ID: 00009

PURPOSE: For your use and distribution VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Rosa Anaya-Zaragoza 38 Executive Park Suite 310 Irvine CA 92614 United States	PM Design Group	ranaya@pmdginc.com	(949) 315-7511

TO

NAME	COMPANY	EMAIL	PHONE
Alangley@jacksonwy.gov		Alangley@jacksonwy.gov	
planning@jacksonwy.gov		planning@jacksonwy.gov	

REMARKS: Hi Annette,

Please find link below (orange key) to download the BUP package for above referenced project for your review.
I will call you to make payment on Monday.

Please confirm receipt. Thanks,

Rosa

Transmittal

DATE: 8/27/2021
TRANSMITTAL ID: 00009

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	8/27/2021	01 Chase_Maple-Hwy89_Application_ATM_BUP.pdf	
1	8/10/2021	02 Chase_Jackson Hole_ATM_Letter of Authorization.pdf	
1	8/27/2021	03 Chase_Maple-Hwy89_Project Descrip letter_ATM_BUP.pdf	
1	8/27/2021	04 Chase_Maple-Hwy89_Site Plan_ATM_BUP.pdf	
1	8/27/2021	05 Chase_Maple-Hwy89_Overall Site Plan_ATM_BUP.pdf	
1	8/24/2021	06 Chase_Maple-Hwy89_Adjacent Context Photos_ATM_BUP.pdf	
1	8/24/2021	07 Chase_Maple-Hwy89_Color Material Bd_ATM_BUP.pdf	

COPIES:

tvalentine@jacksonwy.gov
Ariane Sanders
Rosa Anaya-Zaragoza

(PM Design Group)
(PM Design Group)



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: Chase Bank Drive-Up Convenience ATM
Physical Address: 500 S Hwy 89 (Suite B)
Lot, Subdivision: 22-41-16-32-4-10-001 PIDN: _____

PROPERTY OWNER.

Name: Jackson Shopping Village LLLP Phone: 818.880.1800
Mailing Address: 26135 Mureau Rd, Suite 200, Calabasas CA ZIP: 91302
E-mail: jabrams@mallc.com

APPLICANT/AGENT.

Name: Ariane Sanders, PM Design Group Phone: 707-731-7394
Mailing Address: 3860 Broadway Street, American Canyon CA ZIP: 94503
E-mail: asanders@pmdginc.com

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 #: _____ 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. **\$240 fee to be paid over phone**

X _____ **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
Judd Abrams Trustee of the Judd Steven Abrams Family Trust
Name Printed

11/3/20
Date
General Partner
Title

LETTER OF AUTHORIZATION

Jackson Shopping Village LLLP, "Owner" whose address is: _____

26135 Mureau Road Calabasas CA, 91302

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Jackson Shopping Village LLLP, as the owner of property

more specifically legally described as: 500-530 South US Hwy. 89 Jackson, Wyoming 83001

(If too lengthy, attach description)

HEREBY AUTHORIZES PM Design Group

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:

Jackson Shopping Village LLLP
Judd Abrams

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: *GENERAL PARTNER*

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

STATE OF *California*)

COUNTY OF *Los Angeles*)

SS.

Judd Abrams

The foregoing instrument was acknowledged before me by *Judd Abrams* this *3* day of

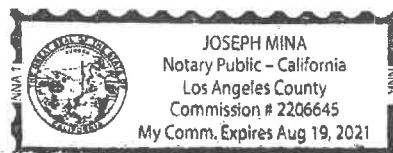
Nov, 20 *20*

WITNESS my hand and official seal.

Joseph Mina (Seal)

(Notary Public)

My commission expires: *08-19-2021*



August 24, 2021

Town of Jackson
Planning Department
150 E Pearl Avenue
Jackson, WY 83001

RE: **CHASE BANK MAPLE WAY & US HWY 89**
500 S US Hwy 89
Jackson, WY 83001
Chase OVP No. 38200P369001
PMDG JOB NO. JPM20023.0

Project Description:

This application including architectural drawings and documents is being submitted by PM Design Group Inc. on behalf of JP Morgan Chase and pertains to the property located at 500 S US Highway 89(Suite B), Taxlot: 22-41-16-32-4-10-001 and zoned: CR-3 (Commercial Residential).

Chase is requesting approval for improvements to the site to construct a detached drive-up convenience ATM. The scope is to construct a pad with a drive-up lane within the existing parking lot. The landscaping removed will be replaced with the same area like for like. Due to the easements on site, the improvements will eliminate 7 parking stalls from the parking stall total of the shopping center. Adding the convenience of self-service from the car at the drive-thru ATM is popular with customers nationwide. It is attractive as it is easier and more comfortable. The drive-up ATM will have a canopy that is permitted separately by the sign vendor.

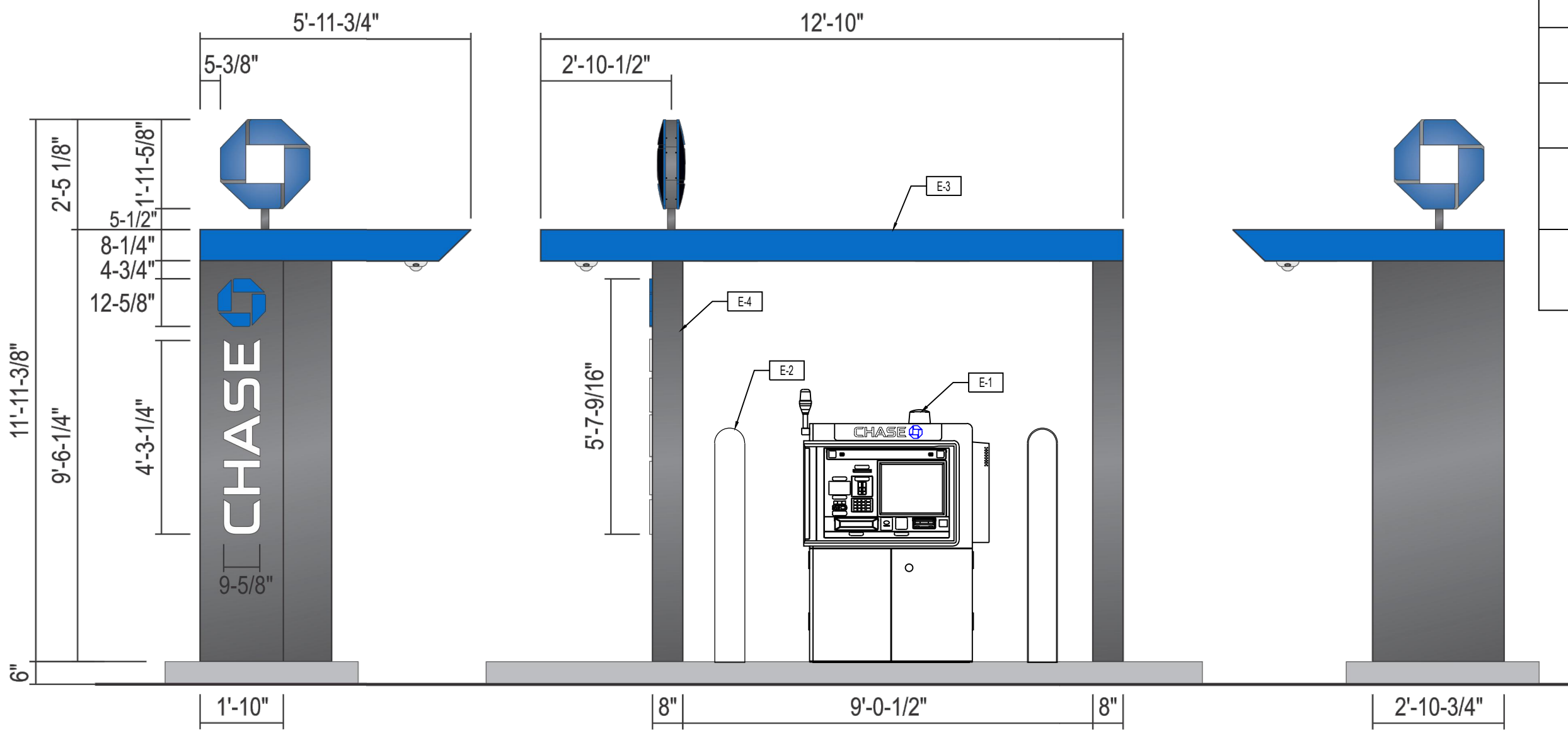
We are looking forward to coordinate with the city in the anticipation of a fast approval of the project.

Please let us know if you have any questions.

Respectfully,



Ariane Sanders, Architect
Project Manager
PM Design Group, Inc.
3860 Broadway Drive Suite #110
American Canyon, Ca. 94503
P: 707.655.4320
asanders@pmdginc.com



DRIVE-THRU ELEVATION KEYNOTES

E-1	FLOOR MOUNTED DRIVE-THRU ATM
E-2	CONCRETE FILLED STEEL TUBE BOLLARD WITH PLASTIC COVER
E-3	FABRICATED ALUMINUM CANOPY STRUCTURE PAINTED TO MATCH MATTEWS# MP49353 CHASE BLUE METALLIC - UNDER SEPARATE PERMIT
E-4	SUPPORT COLUMN PAINTED TO MATCH MATTEWS# MP18248 CHASE DARK NICKEL GLOSS FINISH - UNDER SEPARATE PERMIT

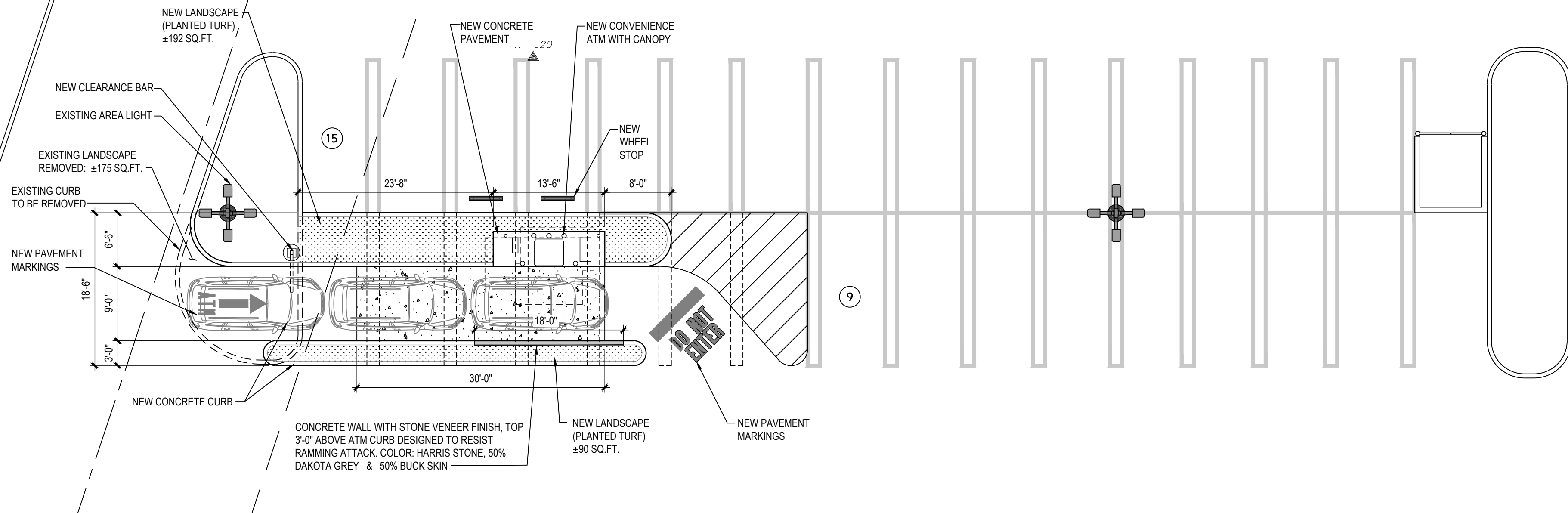
MAPLE WAY

HIGHWAY 89

CHASE

±3,300 S.F.

PART OF
LOT 1 HORNE LARK ADDITION
PLAT NO. 673



1 PROPOSED SITE / LANDSCAPE PLAN

A0.3.1 1"=10'-0"



PREPARED FOR:

CHASE

CHASE OVP # 38200P368150
LINEAR MEDIUM
(STANDARD PALETTE)
500 S US HWY 89, SUITE B
JACKSON, WY 83001

ARCHITECT/ ENGINEER OF RECORD

PM
DESIGN
Architectural
Solutions Group

6930 Destiny Drive, #100
Rocklin, CA. 95677

These drawings and specifications are the confidential and proprietary property of JP Morgan Chase and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

ISSUE	DATE	DESCRIPTION
	8/27/2021	BASIC USE PERMIT SUBMITTAL
PROJECT INFORMATION BLOCK		
JOB #	JPM200223.0	
DATE:	5/17/2021	
DRAWN BY:	PM	
CHECKED BY:	AS	

MODEL

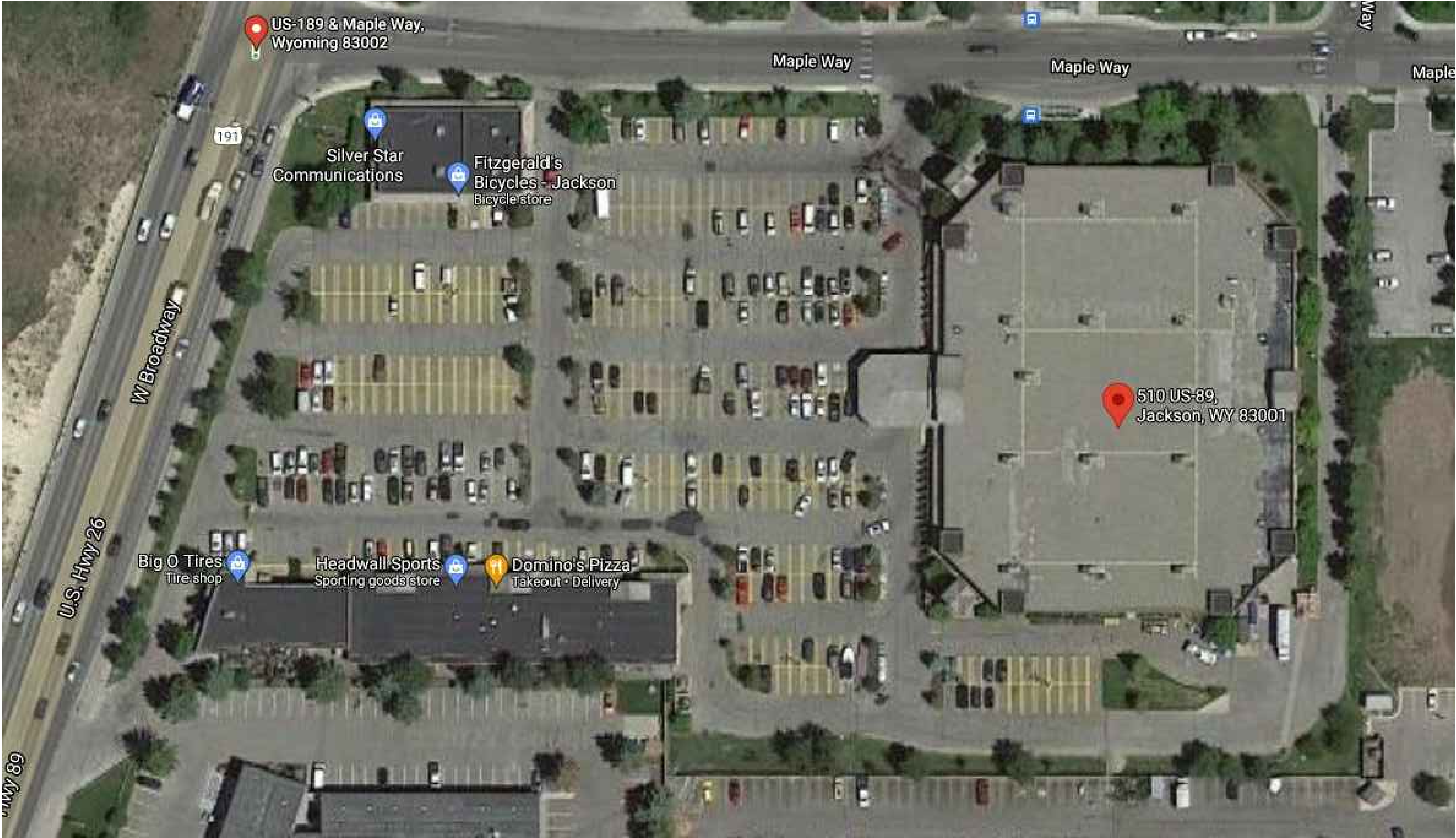
DRAWING STANDARDS v20.3

SHEET TITLE

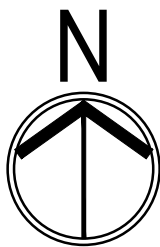
PROPOSED
SITE / LANDSCAPE
PLAN

SHEET NUMBER

A0.3.1



1 OVERALL SITE PLAN (AERIAL)
A0.3.2 N.T.S.



SITE SUMMARY

JURISDICTION: TOWN OF JACKSON
ASSESSOR'S PARCEL NUMBER: 22-41-16-32-4-10-001
ZONE: CR-3 (COMMERCIAL RESIDENTIAL)
SITE AREA: 347,200 SF, 7.97 AC
PARKING:
RETAIL: 3.37 STALL PER 1000 SF
SERVICE: 2.25 STALL PER 1000 SF
RESTAURANT: 1 PER 73 S.F. (DINING AREA)
REPAIR: 1.5 PER 1000 S.F. + 2.25 PER BAY
EXISTING: 388 PARKING STALLS
REQUIRED:
RETAIL: 3.37/1000 x +/- 71,800 S.F. (TARGET) + 4,900 S.F. (BIKE & SPORTS SHOP) = 259 STALLS
SERVICE: 2.25/1000 x +/- 8,980 S.F. (CHASE + VISION + NAIL SALON + SUBWAY) = 23 STALLS
RESTAURANT: 1/73 x +/- 1,600 S.F. DINING AREA (DOMINO'S + MEXICAN RESTAURANT) = 22 STALLS
REPAIR: 1.5/1000 x +/- 1,500 S.F. + 6.75 STALLS = 9 STALLS
TOTAL = +/- 313 PARKING STALLS
PROVIDED: 381 PARKING STALLS

ARCHITECT/ ENGINEER OF RECORD



6930 Destiny Drive, #100
Rocklin, CA. 95677

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ISSUE	DATE	DESCRIPTION
	8/27/2021	BASIC USE PERMIT SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	JPM200223.0
DATE:	5/17/2021
DRAWN BY:	PM
CHECKED BY:	AS

MODEL

DRAWING STANDARDS v20.3

SHEET TITLE

OVERALL SITE
PLAN

SHEET NUMBER

A0.3.2



ADJACENT CONTEXT PHOTO REPORT

Project Site: [Maple and Hwy 89](#)
Address: [500 S Hwy 89 \(Suite B\)](#)
City, State: [Jackson, WY 83001](#)

Chase project No.: [OVP 38200P369001](#)

AERIAL



PHOTO 1

East side
of building.



PHOTO 2

View toward
southeast corner of
building.



PHOTO 3

Southwest view of
property



PHOTO 4

Northeast view of
landscaping area to
be altered.





PHOTO 5

View toward south
of neighboring
building



PHOTO 6

View toward
southeast of
neighboring
building



PHOTO 7

View toward
northeast corner
of gas station on
Maple Way.



PHOTO 8

View toward
northeast of
neighboring
property on
Maple Way.



PHOTO 9

View toward
southeast corner
of building on
Maple Way.



PHOTO 10

View toward
East of neighboring
Motel 6
on US Hwy 89.





STONE VENEER (STV-1)
"DAKOTA GREY"
HARRIS STONE



STONE VENEER (STV-1)
"BUCK SKIN"
HARRIS STONE

Chase Bank
500 S US HWY 89, SUITE B
JACKSON, WY 83001