



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: November 1, 2021	REQUESTS: The applicant is submitting a request for a Zoning Compliance Verification for a minor deviation for the property located at 1120 South Park Loop Rd, legally known as PT. LOT 2, SEC. 6, TWP. 40, RNG. 116 PIDN: 22-40-16-06-1-00-014 For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P21-283	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov	
Owner SPL Housing LLC PO Box 282 Teton Village, WY 83025 Applicant Chris Lee - DAJH 130 W Broadway Ste A Jackson, WY 83001	
Please respond by: November 22, 2021 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangle@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/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?

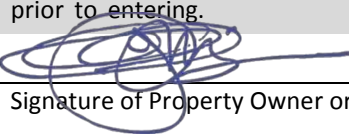
_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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

Design Associates Architects

130 W. Broadway, Suite A
Jackson I WY. 83001
Ph: 307.733.3600

MINOR DEVIATION - 01

Date: November 1, 2021**Project: 1120 & 1122 South Park Look Road****To: Town of Jackson Planning Department**

This Addendum forms a part of the Contract Documents and modifies the Documents dated April 1, 2020 as described below.

Minor Deviation consists of this Document, and includes the following:

ARCHITECTURAL**SHEETS A101 SITE PLAN, A102 PROJECT PLANS, A103 FLOOR PLANS, A200 FIRST FLOOR PLAN**

- 1) The plans called for a total of 36 parking spaces. There were two (2) compact spaces shown flanking the fire riser room on the north side of the project. However, due to conflicts with column footings and retaining wall footings, the fire riser needed shift to the west. This resulted in the fire riser room shifting west by a few feet, which eliminated one (1) of the two spaces at this location. We ended up instead with a single full-size space. There are now 35 parking spaces on the project.
- 2) ADA parking stalls have been relocated onsite and have been combined to have the same required 8'-0" van accessible striped clearance.
- 3) This minor deviation a) complies with the standards of the current LDRs, b) does not include reductions in the amount of open space set aside or required resource protection, and c) Does not include increases in the amount of building floor area.

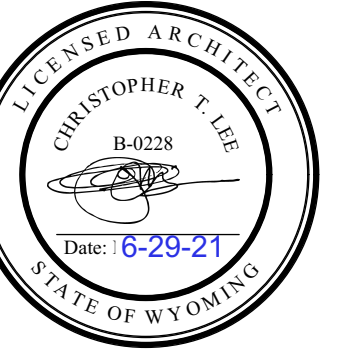
ATTACHMENTS**A101, A102, A103, A200****END OF MINOR DEVIATION – 01**



www.dajh.com

PROJECT NO.: 18-20 ARCHITECT: CTL

2018 DESIGN ASSOCIATES ARCHITECTS



REVISION HISTORY

	ISSUE	DATE
1.	CONCEPTUAL	5/20-19
2.	DESIGN DEV.	6-4-19
3.	DESIGN DEV.	6-28-19
4.	DESIGN DEV.	7-23-19
5.	DESIGN DEV.	8/12-19
6.	PERMIT	10-7-19
7.	DRG SUBMITTAL	11-6-19
8.	PERMIT	1-9-20
9.	PERMIT-REVISION 2	2/20-20
0.	PERMIT-REVISION 3	4-1-20
1.	CONSTRUCTION	2-12-21
2.	ADDENDUM 1	5-6-21
3.	ADDENDUM 2	6-3-21
4.	ADDENDUM 3	8-3-21
9.	ADDENDUM 4	10-20-21
12.	MINOR DEVIATION 01	11-01-21

1120 SPL HOUSING

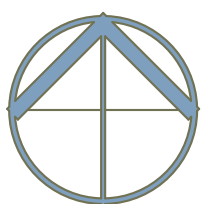
1120 SOUTH PARK LOOP RD
JACKSON, WY

CONSTRUCTION

-29-21

A101

SITE PLAN



SITE PLAN

SCALE: 1" = 20'

12 2BR (800 SF)
8 2BR (770 SF)
6 1BR (400 SF)
26 UNITS TOTAL

FLOOR AREA:

800 SF FIRST FLOOR
8,680 SF SECOND FLOOR
<u>8,680 SF THIRD FLOOR</u>
18,160 SF TOTAL

HALLWAYS: 1,555 SF
PROJECT HABITABLE: 19,715 SF TOTAL

PARKING: 35 SPOTS TOTAL
36 REQUIRED

TOTAL LOT SIZE: 27,007 SF

GREEN SPACE: 3,877 SF

DRIVEWAY & PARKING: 19,447 SF

2:1 BONUS

BASE FLOOR AREA: 9,080 SF 101, 102, 203, 208, 209, 210, 211, 212, 301, 302, 304, 305, 308

TOTAL 2:1 FLOOR AREA: 10,635 SF

BONUS FLOOR AREA: 6,635 SF 206, 303, 306, 307, 309, 310, 311
312, HALLWAYS (1,555 SF)

WORKFORCE FLOOR AREA: 4,000 SF 201, 202, 204, 205, 207



FIRST FLOOR PLAN

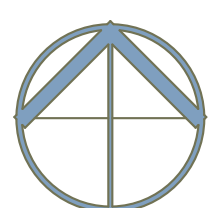


SECOND FLOOR PLAN



THIRD FLOOR PLAN

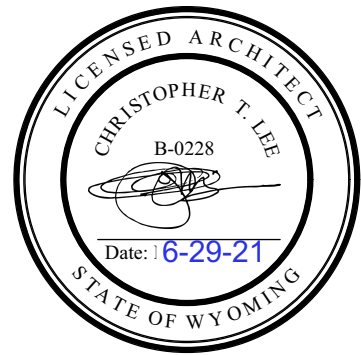
-  HABITABLE BASE F.A.R.
-  HABITABLE BONUS
-  HABITABLE WORKFORCE
-  ENCLOSED STAIR
-  WALKWAY/DECK
-  DRIVEWAY / AISLE
-  PARKING
-  LANDSCAPING





DESIGN ASSOCIATES ARCHITECTS
130 W BROADWAY, JACKSON, WY 83001
(C) 307 733 3600

www.dajh.com
PROJECT NO.: 18-20 ARCHITECT: CTL
© 2018 DESIGN ASSOCIATES ARCHITECTS



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19.	ADDENDUM 4	10-20-21
22.	MINOR DEVIATION (C)	11-01-21



1120 SPL HOUSING
1120 SOUTH PARK LOOP RD
JACKSON, WY

CONSTRUCTION
6-29-21

A103

FLOOR PLANS

PROPOSED DEVELOPMENT

DWELLING UNITS: 12 2BR (800 SF)
8 2BR (770 SF)
6 1BR (400 SF)
26 UNITS TOTAL

FLOOR AREA: 800 SF FIRST FLOOR
8,680 SF SECOND FLOOR
8,680 SF THIRD FLOOR
18,160 SF TOTAL

HALLWAYS: 1,555 SF
PROJECT HABITABLE: 19,715 SF TOTAL

PARKING: 35 SPOTS TOTAL
36 REQUIRED

TOTAL LOT SIZE: 27,007 SF

GREEN SPACE: 3,877 SF

DRIVEWAY & PARKING: 19,447 SF

2:1 BONUS

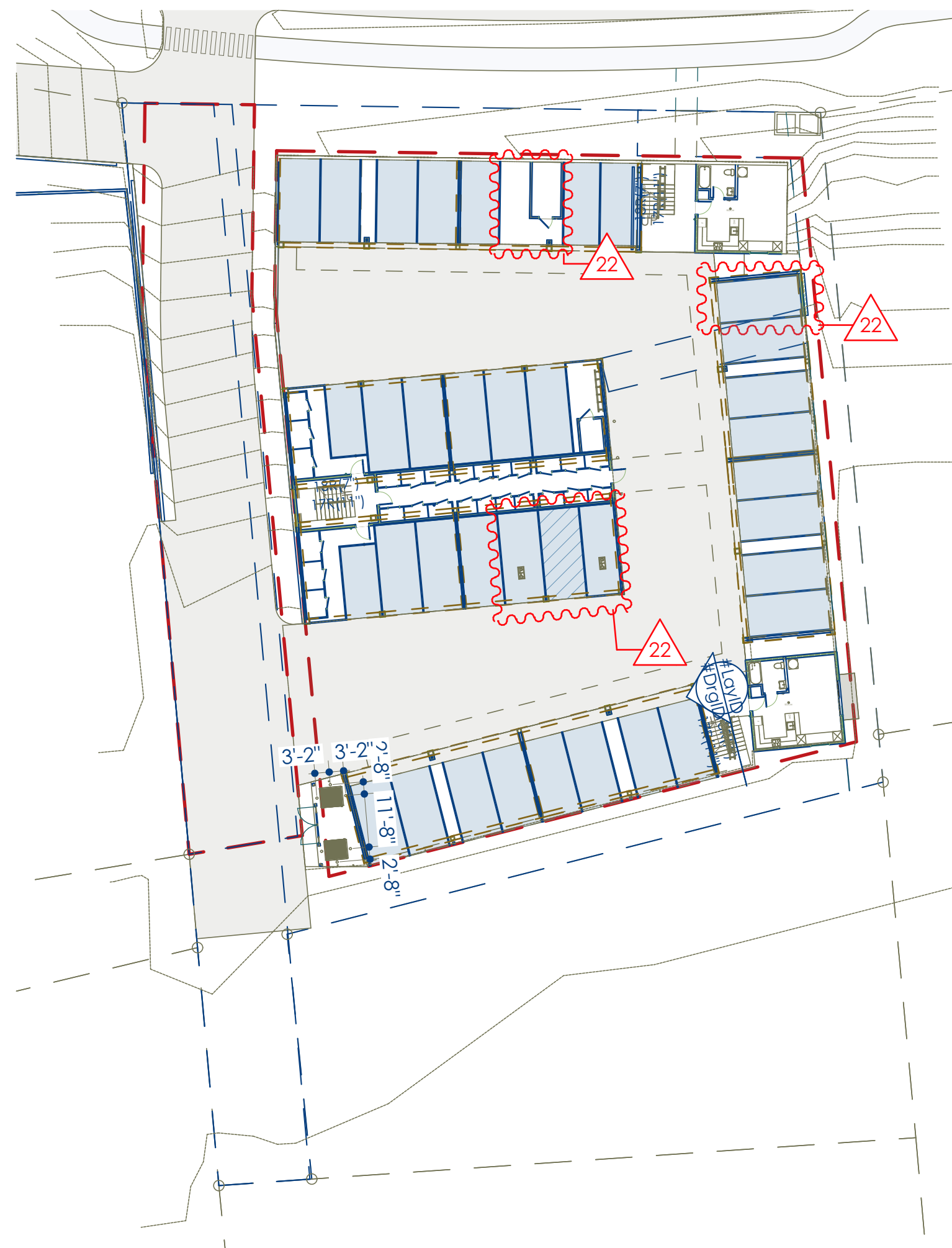
UNIT #S

BASE FLOOR AREA: 9,600 SF 101,102, 201, 202, 204, 205, 207,
208, 301, 302, 304, 305, 308

TOTAL 2:1 FLOOR AREA: 10,115 SF

BONUS FLOOR AREA: 6,635 SF 206, 303, 306, 307, 309, 310, 311
312, HALLWAYS (1,555 SF)

WORKFORCE FLOOR AREA: 3,480 SF 203, 209, 210, 211, 212



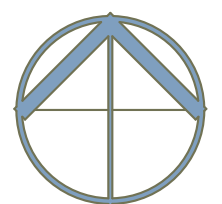
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





PROPOSED DEVELOPMENT

DWELLING UNITS:	12 2BR (800 SF) 8 2BR (770 SF) 6 1BR (400 SF) 26 UNITS TOTAL
FLOOR AREA:	1,421 SF FIRST FLOOR 9,148 SF SECOND FLOOR 9,146 SF THIRD FLOOR 19,715 SF TOTAL
PARKING:	36 SPOTS TOTAL 36 REQUIRED

PLAN REVISIONS

-RELOCATED ADA PARKING STALLS
-REDUCTION IN PARKING STALLS
TO 35 TOTAL DUE TO CONFLICTS WITH
BUILDING FOUNDATIONS AND
THE FIRE RISER.



DESIGN ASSOCIATES ARCHITECTS
130 W BROADWAY, JACKSON, WY 83201
(307) 373 3600

www.dajh.com
PROJECT NO.: 18-20 ARCHITECT: CTL
© 2018 DESIGN ASSOCIATES ARCHITECTS



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22.	MINOR DEVIATION (C)	11-01-21



1120 SPL HOUSING
1120 SOUTH PARK LOOP RD
JACKSON, WY

CONSTRUCTION
6-29-21

A200

PLAN

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

LETTER OF AUTHORIZATION

1120 SPL HOUSING, LLC

POB 282 TETON VILLAGE, WY 83025

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

ROB DESLAURIERS

, as the owner of property

more specifically legally described as: **1120 SPL HOUSING**

1120 SOUTH PARK LOOP RD

(If too lengthy, attach description)

HEREBY AUTHORIZES DESIGN ASSOCIATES ARCHITECTS

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: **Owner's Authorized Representative**

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

STATE OF **Wyoming**

COUNTY OF **Teton**

)
)SS.
)

The foregoing instrument was acknowledged before me by **Robert DesLauriers** his **2** day of **May**, 20**19**.

WITNESS my hand and official seal.

(Notary Public)

My commission expires:

(Seal)

