



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 24, 2021	REQUESTS: The applicant is submitting a request for a Zoning Compliance Verification for the properties located at 1025,1040 and 1045 Budge Drive, legally known as PT. LOT 9, HILLSIDE SUBDIVISION, LOT 10, HILLSIDE SUBDIVISION, and LOT 1, HILLSIDE SUBDIVISION, PIDNs: 22-41-16-32-1-03-008, 22-41-16-32-1-03-009, and 22-41-16-32-1-03-001 For questions, please call Paul Anthony at 733-0440, x1303 or email to the address shown below. Thank you.
Item #: P21-304	
Planner: Paul Anthony Phone: 733-0440 ext. 1303 Email: panthony@jacksonwy.gov	
Owner Town of Jackson /Sarah & Jeremy Budge PO Box 1178 Jackson, WY 83001 Applicant Nelson Engineering PO Box 1599 Jackson, WY 83001	
Please respond by: December 15, 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/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

SK/14-175-03

November 03, 2021

Town of Jackson
P.O. Box 1687
Jackson, Wyoming 83001

ATTN: Planner

RE: Zoning Compliance Application for a Boundary Adjustment

Dear Planner:

This letter accompanies an application and supporting documents for a Zoning Compliance Verification for the lot combination and boundary adjustment of Lot 1, Pt. Lot 9 and Lot 10 of Hillside Properties. The map attached shows the existing properties and proposed adjusted properties. The Budge property shall be increasing in size from 0.66 acres to 0.90 acres.

- Attached is the Zoning Compliance Application
- No fee required
- Findings

Zoned NL-3

Primary Building Setbacks: 20' – street, 10' – side, 25' rear

Existing Lot 1 at 1040 Budge Drive – 0.66 ac (28,536 sf): Budge property

There is an existing house, garage, shed, and parking areas; County Records list a 2-story house 2,832 sf, balcony 276 sf, detached garage 1344 sf, porch 612 sf, storage shed 120 sf, approx. gravel parking area 9,537 sf
Approximate pervious surface = 12,249± sf

Existing Lot 9 at 1025 Budge Drive (Town of Jackson property) – 0.44 acres (19,344 sf): not developed

Existing Lot 10 at 1045 Budge Drive (Town of Jackson property) – 0.89 acres (28,697 sf): not developed

Findings for Boundary Adjustment:

1. *No additional lots of record are created.* No additional lots are being created; we will be adjusting the boundary between the three existing lots to create two lots.
2. *Each of the resulting lots of record complies with the zone in which it is located as approved through a zoning compliance verification.*
The resulting lots shall conform to Zone NL-3. The lots shall be a minimum of 7,500 sf.

New Lot 16: 0.90 acres (39,204 sf.) Budge - no proposed new development
Proposed road, utility and drainage easement to the Town of Jackson is 10,510 sf
.40 FAR allowed = 15,762 sf
.45 LSR required = 17,733 sf, existing 26,955± sf

New Lot 17: 1.09 acres (47,530 sf) Town of Jackson - no proposed development

3. *The applicability and required document provisions of this Section are met.* The required documents shall be submitted with the boundary Adjustment application after Zoning compliance verification by Teton County.
4. *The application is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.* There are no permits or approvals applicable to the proposed site.

I believe this application is sufficient, but please let me know if you require anything further for submittal. Please call me if you have any questions or concerns. Thank you for your time and consideration.

Sincerely

Sue Karichner

WARRANTY DEED

Released	
Indexed	✓
Abstracted	✓
Scanned	

Jeremy B. Budge and Sara J. Budge, as husband and wife, GRANTOR, whose address is Post Office Box 9730, Jackson, WY 83002, GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS to the Town of Jackson, a Wyoming Municipal Corporation, whose address is Post Office Box 1178, Jackson, Wyoming 83001, GRANTEE, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

The easterly portion of Lot 9 of the Hillside Subdivision of Teton County, Wyoming, as it appears on the replat of the Hillside Subdivision, recorded as Plat No. 227 in the Office of the Teton County Clerk and Ex-Officio Register of Deeds, more particularly described as follows:

Beginning at the SE Corner of Lot 9, as shown on said Plat No. 227, thence along the south boundary of said Lot 9 along a curve to the left, as shown on said Plat, with a radius of 682.20 feet through a delta of 7°25'55" a distance of 88.49 feet to a point; thence N2°45'24"W along the east line of the westerly portion of said Lot 9 (PIN #22-41-16-32-1-3-007) described in the warranty deed recorded in bk 664 pg 995-997 in the office of Teton County Clerk, a distance of 179.38 feet to a point on the north line of said Lot 9; thence along the north boundary of said Lot 9 along a curve to the left, as shown on said Plat No.227, having a radius equal to 630.00 feet through a delta of 8°02'52", a distance 88.49 feet to a point; thence continuing along the north boundary of said Lot 9 N58°20'E, 20.54 feet to the NE corner of said Lot 9; thence S0°09'E along the east boundary of said Lot 9, 241.4 feet to the point of beginning, said parcel containing 0.44 acres more or less.

PIN #22-41-16-32-1-03-008

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of sight and/or record.

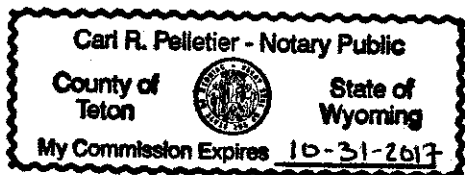
WITNESS our hands this 3 day of September, 2015.

State Wyoming
County Teton Wyoming

[Signature]
Jeremy B. and Sara J. Budge, husband and wife

The foregoing instrument was acknowledged before me this 3rd day of September, 2015 by Jeremy B. and Sara J. Budge, husband and wife.

WITNESS my hand and official seal.



[Signature]
Notary Public
My Commission Expires: 10-31-2017

GRANTOR: BUDGE, JEREMY B ET UX
GRANTEE: TOWN OF JACKSON WYOMING
Doc 0890751 bk 904 pg 757-757 Filed At 13:31 ON 09/15/15
Sherry L. Daigle Teton County Clerk fees: 12.00
By Mary Smith Deputy

WARRANTY DEED

Released	
Indexed	<input checked="" type="checkbox"/>
Abstracted	<input checked="" type="checkbox"/>
Scanned	

Jeremy B. Budge and Sara J. Budge, as husband and wife, GRANTOR, whose address is Post Office Box 9730, Jackson, WY 83002, GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS to the Town of Jackson, a Wyoming Municipal Corporation, whose address is Post Office Box 1178, Jackson, Wyoming 83001, GRANTEE, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 10 of Replat of Hillside Subdivision, Teton County, Wyoming, as described in the official plat filed on April 30, 1973, as Plat No. 227 of the records of the Teton County Clerk.

PIN #22-41-16-32-1-03-009

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of sight and/or record.

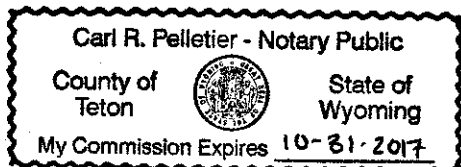
WITNESS our hands this 3rd day of September, 2015.

State Wyoming
County Teton Wyoming

Jeremy B. and Sara J. Budge
Jeremy B. and Sara J. Budge, husband and wife

The foregoing instrument was acknowledged before me this 3rd day of September, 2015 by Jeremy B. and Sara J. Budge, husband and wife.

WITNESS my hand and official seal.



Carl R. Pelletier
Notary Public
My Commission Expires: 10-31-2017

GRANTOR: BUDGE, JEREMY B ET UX
GRANTEE: TOWN OF JACKSON WYOMING
Doc 0890752 bk 904 pg 758-758 Filed At 13:32 ON 09/15/15
Sherry L. Daigle Teton County Clerk fees: 12.00
By Mary Smith Deputy



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that Jeremy B. Budge and Sara J. Budge is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 1040 Budge Drive

Legal Description: Lot 1, Replat of Hillside Subdivision, Plat No. 227

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Nelson Engineering

Mailing address of Applicant/agent: Box 1599, Jackson, WY 83001

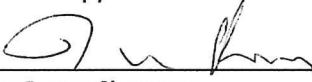

Email address of Applicant/agent: skarichner@nelsonengineering.net

Phone Number of Applicant/agent: 307-733-2087

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☒ Development/Subdivision Plat Permit Application ☐ Building Permit Application
- ☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
- ☐ Demolition Permit ☐ Other (describe) _____

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.

 , 
Property Owner Signature

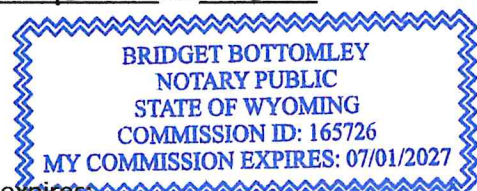
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by Jeremy B. Budge and Sara J. Budge this 18 day of OCTOBER. WITNESS my hand and official seal.


Notary Public

My commission expires 07/01/2027

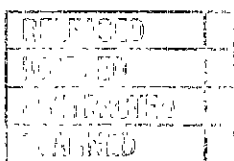


SPECIAL WARRANTY DEED

1031 Exchange, Inc. a Wyoming corporation, GRANTOR, of Teton County, State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid receipt of which is hereby acknowledged and pursuant to an IRC § 1031 tax deferred exchange, CONVEYS AND WARRANTS in the manner set forth below, to: Jeremy B. Budge and Sara J. Budge, husband and wife as tenants by the entireties, GRANTEES whose address is P. O. Box 9730, Jackson, Wyoming 83002, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 1 of the Hillside Subdivision, Teton County, Wyoming, according to that plat recorded April 30, 1973 as Plat No. 227.

PIN # 22-41-16-32-1-03-001

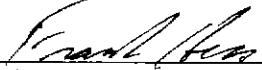


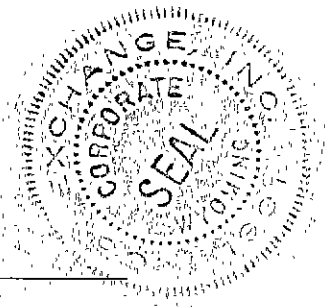
Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of sight and/or record.

Grantor shall and will specially warrant that the title to the aforesaid property is free from defects or encumbrances created or suffered by Grantor and will forever defend the property conveyed by the within deed, and every part thereof, against every person lawfully claiming the same, or any part thereof, by, through, or under Grantor, and no other.

WITNESS my hand this 30th day of October, 2003.

1031 Exchange, Inc.,
a Wyoming corporation:

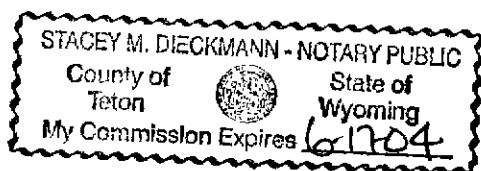

Frank Hess, its President

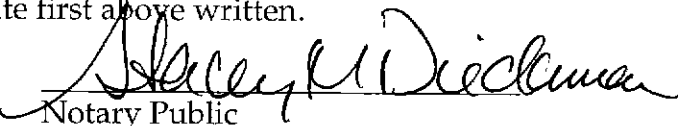


STATE OF WYOMING)
COUNTY OF TETON)

On this 30th day of October, 2003, before me personally appeared Frank Hess, to me personally known, who, being sworn by me duly said that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said President acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and seal the date first above written.



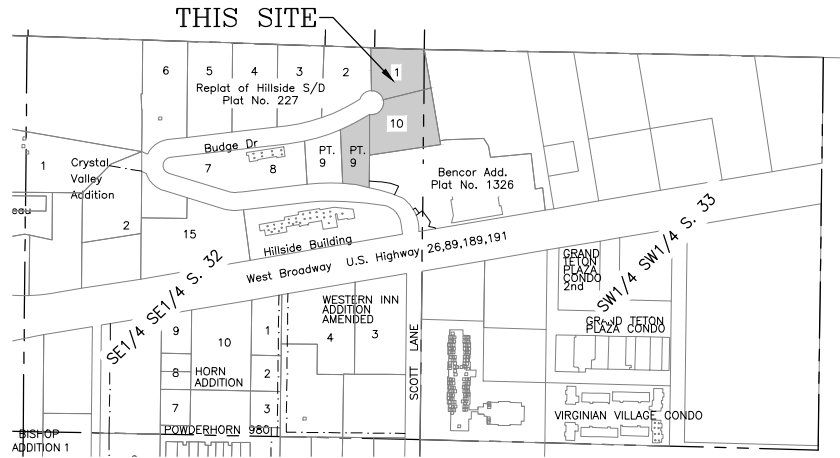

Notary Public
My Commission expires:

Grantor: 1031 EXCHANGE INC
Grantee: BUDGE, JEREMY B ET UX
Doc 0609601 bk 530 pg 83-83 Filed at 4:05 on 10/31/03
Sherry L Daigle, Teton County Clerk fees: 8.00
By MARY D ANTROBUS Deputy

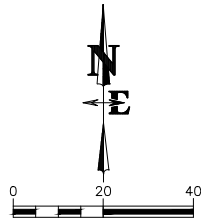


**First American Title
Insurance Company**

S:\Projects\175-03 West Broadway Landslide Mitigation Construction\Hillside Plat\1475-03 Hillside_recovering.dwg (2c.v) - Sep 24 2021 10:30:39 am PLOTTED BY: hachmer DWG EMBED: 230



VICINITY MAP
SE 1/4 SE 1/4, SECTION 32,
& the SW 1/4 SW 1/4, SECTION 33
TOWN OF JACKSON,
T41N, R116W
TETON COUNTY
SCALE 1" = 300'



- LEGEND
- = PROPERTY BOUNDARY
 - - - = VACATED PROPERTY LINE THIS PLAT
 - - - = EXISTING EASEMENT LINE
 - - - = SETBACKS
 - - - = TOWN OF JACKSON EASEMENT
 - - - = OVERHEAD POWER LINES
 - = TO BE SET REBAR WITH CAP INSCRIBED "NELSON ENGR. PLS 15442"
 - △ = FOUND 5/8"Ø REBAR INSCRIBED "NELSON ENGR. PE&LS 578"
 - = FOUND 5/8"Ø REBAR BRASS CAP "RLS 164"
 - = FOUND 5/8"Ø REBAR

Number of Lots: 2
Lot 16 = 0.90 acres
Lot 17 = 1.09 acres
Total Project Acreage: 1.99 acres

HILLSIDE SUBDIVISION SECOND ADDITION TO THE TOWN OF JACKSON

a Subdivision of
Lot 1, Pt. Lot 9 and Lot 10 of
Replat of Hillside Subdivision
Plat no. 227

located within the
SE 1/4 NE 1/4, Section 32 &
SW1/4 NW 1/4, Section 33
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

Owner(s) and Subdivider(s):

Town of Jackson
c/o Larry Pardee
Box 1687
Jackson, WY 83001
307-733-3932 ext. 1100

Jeremy & Sara Budge
Box 9730
Jackson, WY 83002

Surveyor:

Nelson Engineering
P.O. Box 1599
Jackson, Wyoming, 83001
307-733-2087

DRAWING TITLE
ZONING COMPLIANCE
OF HILLSIDE SUBDIVISION SECOND ADDITION
TO THE TOWN OF JACKSON

JOB TITLE
TOWN OF JACKSON
LOT 1 AND LOT 10
REPLAT OF HILLSIDE SUBD., PLAT NO. 227

DRAWING NO
2 of 2
JOB NO
14-175-03

REV.
DATE
5/24/2021
SURVEYED
ENGINEERED
DRAWN
CHECKED
APPROVED
NE
RRN
SK
LR
RRN

NELSON
ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Town of Jackson - Johny Ziem

Being duly sworn, deposes and says that Town of Jackson is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 1025 & 1045 Budge Drive

Legal Description: Lot 9 and Lot 10, Hillside Subdivision Addition, Plat No. 227

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Sue Karichner - Nelson Engineering

Mailing address of Applicant/agent: Box 1599, Jackson, WY 83001

Email address of Applicant/agent: skarichner@nelsonengineering.net

Phone Number of Applicant/agent: 307-733-2087

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☒ Development/Subdivision Plat Permit Application ☐ Building Permit Application
☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
☐ Demolition Permit ☐ Other (describe) _____

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.

Property Owner Signature

Assistant Public Works Director

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

STATE OF Wyoming)
) SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Johny Ziem this 12
day of November, 2021. WITNESS my hand and official seal.

Sandra P. Birdshaw
Notary Public

My commission expires:

