



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: December 6, 2021	REQUESTS:
Item #: P21-316	The applicant is submitting a request for an Encroachment Agreement for the property located at 215 N Cache St. legally known LOTS 9-10, BLK. 1, SIMPSON (MAP T-28L FILED 06/01/09) PIDN: 22-41-16-28-4-07-009 For questions, please call Brian Lenz at 733-3097, x1410 or email to the address shown below. Thank you.
Planner: Katelyn Page	
Phone: 733-0440 ext. 1302	
Email: kpage@jacksonwy.gov	
Owner: Anvil Hotel Partners, LLC 372 Court St. Floor 2 Brooklyn, NY 11231	
Applicant: same	
Please respond by: December 27, 2021 (with Comments)	

Applicant:

same

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



ENCROACHMENT AGREEMENT APPLICATION

Planning & Building Department

Planning Division

150 E Pearl Ave. ph: (307) 733-0440

P.O. Box 1687 fax: (307) 734-3563
Jackson, WY 83001 www.townofjackson.com

OWNER OF PROPERTY:

Name: Anvil Hotel Partners LLC Phone: 917.449.3449
Mailing Address: 372 Court Street, Floor 2, Brooklyn, NY ZIP: 11231
E-mail: ewarner@eaglepointhotels.com

APPLICANT/AGENT:

Name: Erik Warner, Manager of Anvil Hotel Partners LLC Phone: 917.449.3449
Mailing Address: 372 Court Street, Floor 2, Brooklyn, NY ZIP: 11231
E-mail: ewarner@eaglepointhotels.com

DESIGNATED PRIMARY CONTACT:

Owner Applicant/Agent

PROPERTY:

Physical Address of Property: 215 N Cache St, Jackson, WY 83001
Lot, Subdivision: LOTS 9-10, BLK. 1, SIMPSON (MAP T-28L FILED 06/01/09)
PIDN: OJ-000049

Description of Public Right-of Way: Deck work facing W Gill Ave

SUBMITTAL REQUIREMENTS. One(1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department via email to planning@jacksonwy.gov. 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.

Have you attached the following?

N/A **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.

n/a **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. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

Narrative Description of the Request. Provide a detailed narrative description explaining the use of the noted public right-of-way. *SEE BOTTOM OF PAGE

Exhibit. Provide an exhibit (picture, drawings, maps, plans) of the use of the noted public right-of-way including dimensions of requested encroachment. *SURVEY ATTACHED

FORMAT:

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions.

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. 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 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 the Town of Jackson to enter upon the abovementioned 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

Erik Warner

Name Printed

12/3/2021

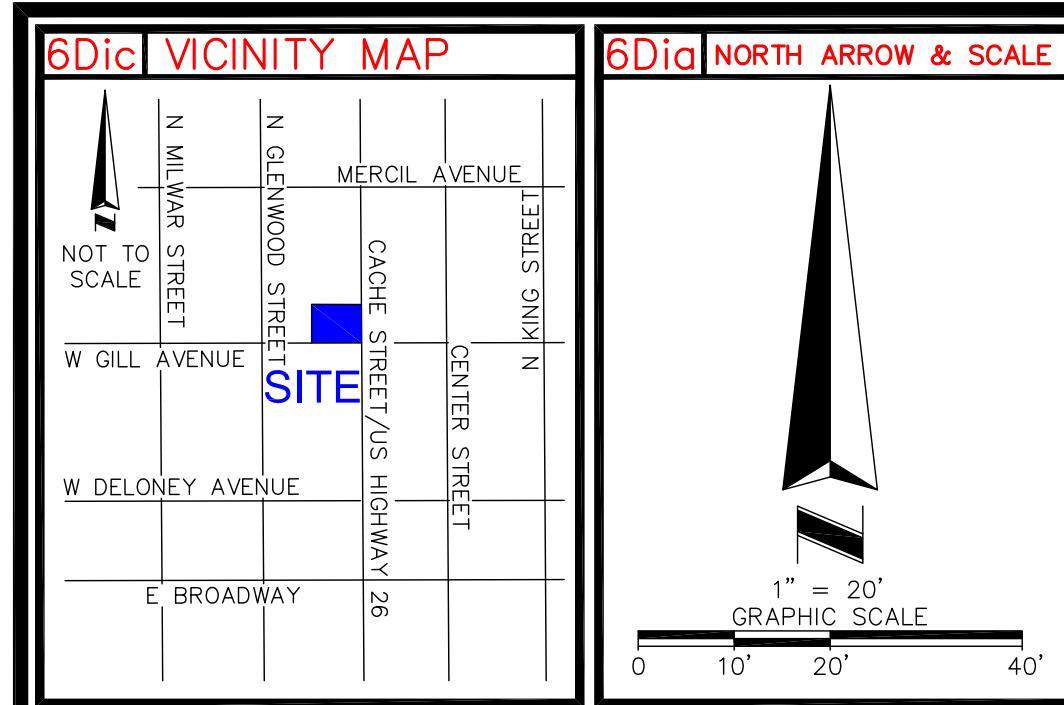
Date

Manager of LLC

Title

Narrative: Anvil Hotel Partners LLC (Anvil Hotel) is located at 215 N Cache and features an outdoor wooden deck that faces

W Gill Ave. The wooden deck is utilized for hotel guests and employees to move about the property to select guest rooms etc. The wooden deck is being replaced to modernize it and ensure safety for all who walk on said decks. There is a an Encroachment as noted on the Survey. The new deck is only replacing what is there with not plans to expand the deck as further shown on the plans previously provided to the town.



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

- BUILDING MORE THAN 0.8' IN SETBACK AND EASEMENT
- BUILDING IN 23' US HIGHWAY 26 STREET SETBACK LINE
- BUILDING MORE THAN 1.9' OFF PROPERTY
- BUILDING OVERHANG NO MORE THAN 5.9' OFF PROPERTY
- BUILDING IN 10' STREET SETBACK LINE
- PARKING SPACES ENCROACH ONTO RIGHT OF WAY.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 560052 2907 C (MAP NO. 56039C2907C), WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Dib LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	SQ.FT.	SQUARE FEET
COVERED SURFACE	(R)	RECORD/PLAT
NO PARKING AREA	(M)	MEASURED
HANDICAP PARKING	(C)	CALCULATED
FOUND IRON ROD AND ALUMINUM CAP "PIERSON LAND WORKS INC. PLS 10821"	EP	ELECTRIC PANEL
SIGN		
TRAFFIC SIGNAL POST		

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	LODGING	MOTEL
MINIMUM LOT AREA (SQ.FT.)	N/S	±13,972
MINIMUM FRONTAGE	N/S	99.92'
MINIMUM LOT WIDTH	N/S	99.92'
MAX BUILDING COVERAGE	N/A	57%
MAX BUILDING HEIGHT	35'	32'
MINIMUM SETBACKS		
STREET/US HIGHWAY 26	10'/20'	1.9' / 0.6'
SIDE	0'	2.0'
REAR	20'	19.2'

NOTES: N/S= NOT SPECIFIED
N/A= NOT APPLICABLE

PARKING REQUIREMENTS: A. ALL LODGING AND SHORT-TERM RENTAL USES SHALL PROVIDE AT LEAST ONE SPACE ON-SITE, AND OFF-STREET.
B. PARKING FOR ON-SITE EMPLOYEE HOUSING FOR EMPLOYEES WORKING ON-SITE WILL NOT BE REQUIRED.

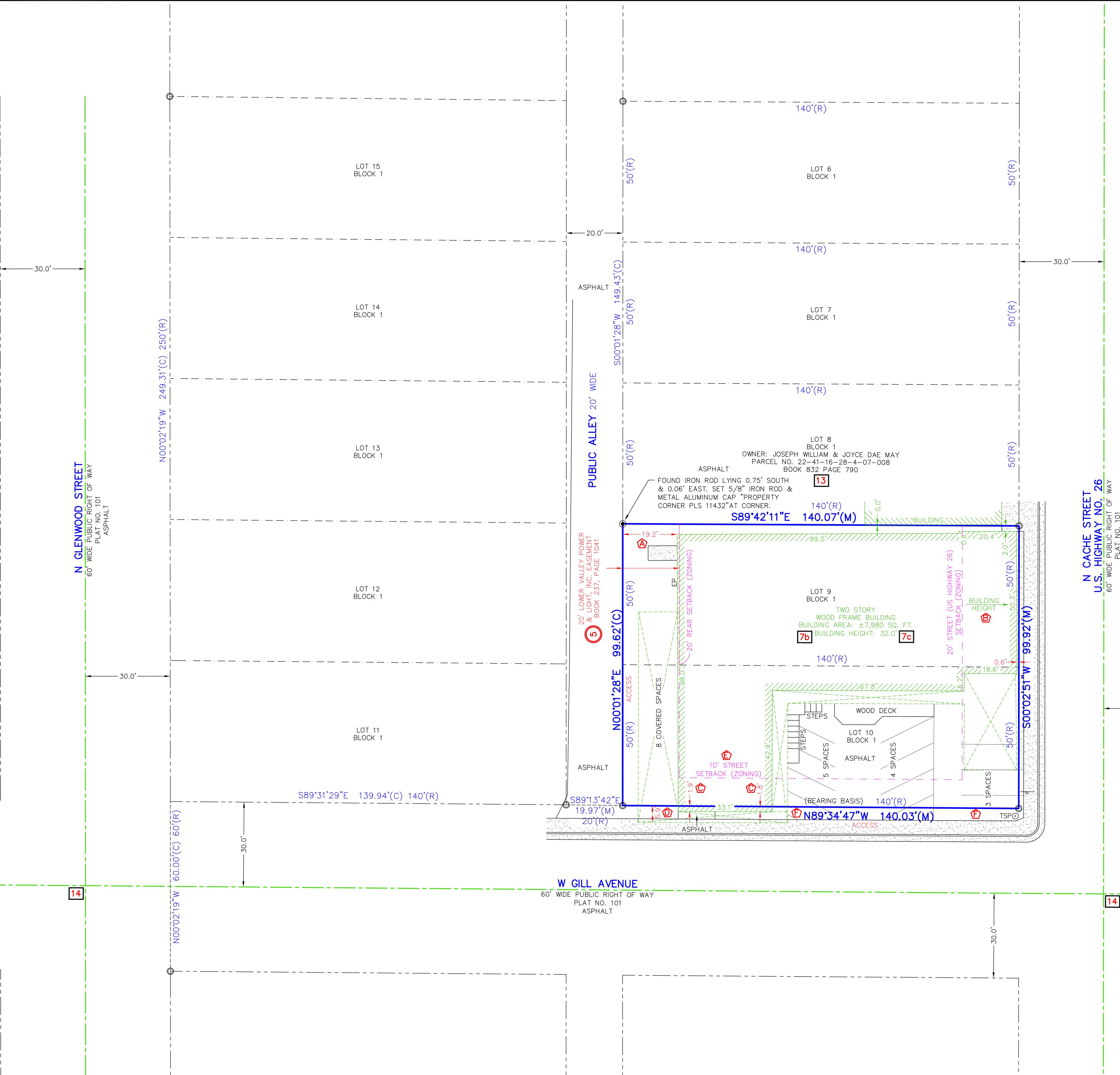
6B RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

- ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF SIMPSON ADDITION TO THE TOWN OF JACKSON, ON FILE AND OF RECORD WITH THE TETON COUNTY CLERK, OFFICIAL RECORDS OF TETON COUNTY, STATE OF WYOMING, PLAT NO. 101. (AFFECTS, NOTHING TO PLOT)
- AN EASEMENT OVER SAID LAND FOR ELECTRIC DISTRIBUTION CIRCUITS AND INCIDENTAL PURPOSES, AS GRANTED TO LOWER VALLEY POWER AND LIGHT, INC., RECORDED MAY 30, 1991, AS (BOOK) 237 (PAGE) 1041, OFFICIAL RECORDS, COPY
- AFFECTS A PORTION OF LOT 9. (AFFECTS, AS SHOWN)
- CONTRACT FOR PURCHASE OF POWER BETWEEN LOWER VALLEY POWER AND LIGHT, INC. AND ALTON R. PARKER AND CAROL A. PARKER, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED MAY 30, 1991, BOOK 237, PAGE 1042, OFFICIAL RECORDS, COPY
- AFFECTS LOTS 9 AND 10. (AFFECTS, NOTHING TO PLOT)
- CONTRACT FOR PURCHASE OF POWER BETWEEN LOWER VALLEY POWER AND LIGHT, INC. AND ALTON R. PARKER AND CAROL A. PARKER, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED MAY 30, 1991, BOOK 237, PAGE 1044, OFFICIAL RECORDS, COPY
- AFFECTS LOTS 9 AND 10. (AFFECTS, NOTHING TO PLOT)
- RECORD OF SURVEY RECORDED JUNE 1, 2009, AS (BOOK) T (PAGE) 28L, OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)

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6Bx TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: STEWART TITLE GUARANTY COMPANY, ORDER NO.: W-15857, HAVING AN EFFECTIVE DATE OF AUGUST 6, 2015.

SHEET 1 OF 1

6B1 TITLE DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF WYOMING, COUNTY OF TETON, CITY OF JACKSON, DESCRIBED AS FOLLOWS: LOTS 9 AND 10, BLOCK 1, SIMPSON ADDITION TO THE TOWN OF JACKSON, TETON COUNTY, WYOMING, ACCORDING TO THE PLAT RECORDED OCTOBER 29, 1901 AS PLAT NO. 101.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- NO STATEMENT AS TO UTILITIES, CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE REFERENCED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREIN.
- NO EASEMENT, OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
- NO GOVERNMENTAL AGENCY REQUIREMENTS HAVE BEEN FURNISHED TO THE UNDERSIGNED AT THE TIME OF THE SURVEY, FOR THE SUBJECT PARCEL.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

4 LAND AREA ±13,972 SQUARE FEET ±0.3208 ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 10, BLOCK 1 AS BEING N89°34'47"W, ASSUMED DATUM.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 20 HANDICAP = 0 TOTAL = 20

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO W GILL STREET AND A 20' PUBLIC ALLEY, BOTH BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, CORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: XXX; AND STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DATA REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND CO-OPERATED BY THE NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 6a, 6b, 7, 7a, 7b, 7c, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20(a) AND 20(b) OF TABLE A OF THE FIELD WORK WAS COMPLETED ON 8/23/15, DATE C.F. AT OR M.P. 8/27/15.

STEVEN J. HYDE DATE
PROFESSIONAL LAND SURVEYOR NO: 14322
STATE OF: WYOMING
PROJECT NO: #1501222

SURVEY PREPARED BY:
AMERICAN SURVEYING AND MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # S-1427
PHONE: (407) 426-7979
FAX: (407) 426-5741
INFO@ASMCORPORATE.COM
A LICENSED SURVEYOR'S SIGNATURE AND SEAL