



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

<p>Date: December 6, 2021</p> <hr/> <p>Item #: P21-316</p> <hr/> <p>Planner: Katelyn Page</p> <p>Phone: 733-0440 ext. 1302</p> <p>Email: kpage@jacksonwy.gov</p> <hr/> <p>Owner: Anvil Hotel Partners, LLC 372 Court St. Floor 2 Brooklyn, NY 11231</p> <p>Applicant: same</p>	<p style="text-align: center;">REQUESTS:</p> <p>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.</p>
<p>Please respond by: December 27, 2021(with Comments)</p>	

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

6/15/2021

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.

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


x **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.

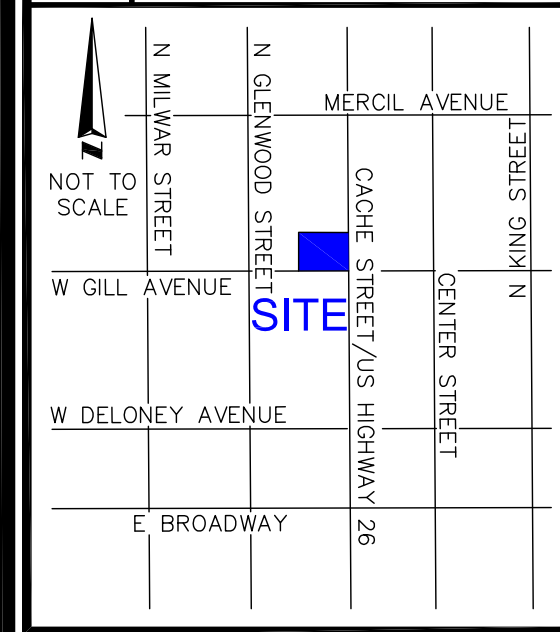
Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal. Staff may request additional materials during review as needed to determine compliance with the LDRs.

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.

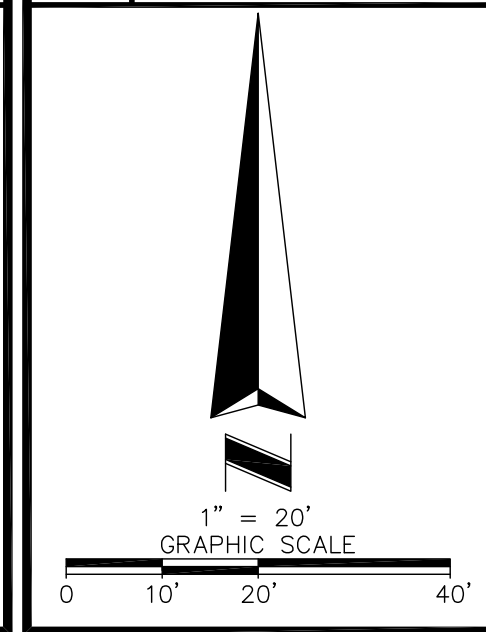
	12/3/2021
Signature of Owner or Authorized Applicant/Agent	Date
Erik Warner	Manager of LLC
Name Printed	Title

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 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.

6Dii VICINITY MAP



6Di NORTH ARROW & SCALE



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

- Building no more than 0.8' in setback and easement
Building in 23' US Highway 26 Street Setback Line
Building no 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

Table with 2 columns: Symbol/Color and Description. Includes items like Concrete Surface, Covered Surface, No Parking Area, Handicap Parking, Found Iron Rod, Aluminum Cap, Sign, Traffic Signal Post, etc.

22 ZONING INFORMATION

Table with 3 columns: Item, Required, Observed. Lists zoning requirements for Lot 10, including minimum lot area, frontage, width, coverage, height, and setbacks.

6Bj RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

- 4 - 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...
5 - AN EASEMENT OVER SAID LAND FOR ELECTRIC DISTRIBUTION CIRCUITS AND INCIDENTAL PURPOSES...
6 - CONTRACT FOR PURCHASE OF POWER BETWEEN LOWER VALLEY POWER AND LIGHT, INC. AND ALTON R. PARKER AND CAROL A. PARKER...
7 - CONTRACT FOR PURCHASE OF POWER BETWEEN LOWER VALLEY POWER AND LIGHT, INC. AND ALTON R. PARKER AND CAROL A. PARKER...
8 - RECORD OF SURVEY RECORDED JUNE 1, 2009, AS (BOOK) T (PAGE) 28L, OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

Identification table with 3 columns: Item, Description, and Item Number. Lists items like Table A Property Address, Flood Information, Land Area, Access to Property, etc.



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

6Bj 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

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED 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 HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
4. NO GOVERNMENTAL AGENCY REQUIREMENTS HAVE BEEN FURNISHED TO THE UNDERSIGNED AT THE TIME OF THE SURVEY, FOR THE SUBJECT PARCEL.
5. 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, GORES 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 DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20(a) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/23/15. DATE OF PLAT OR MAP: 8/24/15.
STEVEN J. HYDE DATE
PROFESSIONAL LAND SURVEYOR NO: 11432
STATE OF WYOMING
PROJECT NO: #1501222
SURVEY PREPARED BY:
AMERICAN SURVEYING AND MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
PHONE: (407) 426-9741
FAX: (407) 426-9741
INFO@ASM-CORPORATE.COM
THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

17 RIGHT OF WAY CHANGES

SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

19 WETLAND AREAS

AT THE TIME OF SURVEY, NO WETLAND AREAS WERE DELINEATED BY APPROPRIATE AUTHORITIES NOR WERE ANY INDICATED TO THE SURVEYOR BY THE CLIENT.

20a OFFSITE EASEMENTS OR SERVITUDES

THERE ARE NO OFFSITE EASEMENTS / SERVITUDES BENEFITING THE SURVEYED PROPERTY, AS DISCLOSED IN RECORD DOCUMENTS OR OBSERVED AT THE TIME OF THE SURVEY.

Table with 7 columns: DATE, REVISIONS, TECH, FIELD, AD, DRAWING SCALE, 1"=20'. Includes drawing name and date.

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF WYOMING TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Vertical title block for ALTA/ACSM LAND TITLE SURVEY, 215 N CACHE STREET, JACKSON, WYOMING, TETON COUNTY. Includes ASM AMERICAN SURVEYING & MAPPING INC. logo and contact information.