



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> <p>Item #: P21-318</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: tvalentine@jacksonwy.gov</p> <p>Owner/Applicant: Allen Symonds & Kathleen Lohse PO Box 1009 Jackson, WY 83001</p> <p>Agent: Nelson Engineering – Braden Olson</p>	<p>REQUESTS:</p> <p>The applicant is submitting a request for a Grading Pre-Application for the property located at 125 N Gros Ventre ST., legally known as LOTS 12 & 13, BLK. 6, L.G. GILL SUBDIVISION, PIDN: 22-41-16-27-3-09-017</p> <p>For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.</p>
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Allen Symonds & Kathleen Lohse
PO Box 1009
Jackson, WY 83001

Nelson Engineering – Braden Olson

Please respond by: December 13, 2021 (with Comments)

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



PRE-APPLICATION CONFERENCE REQUEST (PAP)
Planning & Building Department

150 E Pearl Ave. ph: (307) 733-0440 fax:
P.O. Box 1687 www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be processed the next business day.

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: **RICHARDS - BALTZELL RESIDENCE**

Physical Address: **125 N GROS VENTRE ST, JACKSON WY 83001**

Lot, Subdivision: **LOT 12&13 BLK6 LG GILL** PIDN: **22-41-16-27-3-09-017**

PROPERTY OWNER.

Name: **BALTZELL-RICHARDS TRUST** Phone: **650 617 1511**

Mailing Address: **PO BOX 1357** ZIP: **83001**

E-mail: **baltzellj@gmail.com ; suzrichards8@gmail.com**

APPLICANT/AGENT.

Name, Agency: **DESIGN ASSOCIATES ARCHITECTS** Phone: **307 733 3600**

Mailing Address: **PO BOX 4615** ZIP: **83001**

E-mail: **DIANA@DAJHCOM; CHRIS@DAJH.COM**

DESIGNATED PRIMARY CONTACT.

Property Owner Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: ANSEL LEE PE; NELSON ENGINEERING Phone: 307 733 2087
Mailing Address: PO BOX 1599 ZIP: 83001
E-mail: alee@nelsonengineering.net

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

Physical Development Permit
 Use Permit
 Development Option or Subdivision Permit
 Interpretations of the LDRs
 Amendments to the LDRs
 Relief from the LDRs
 Environmental Analysis

This pre-application conference is:
 Required
 Optional
 For an Environmental Analysis
 For grading

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to planning@jacksonwy.gov) of the submittal packet.

Have you attached the following?

Application Fee. Go to www.townofjackson.com/204/Pre-Application.com 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>.

Narrative Project Description. Please attach a short narrative description of the project that addresses:
 Existing property conditions (buildings, uses, natural resources, etc)
 Character and magnitude of proposed physical development or use
 N/A Intended development options or subdivision proposal (if applicable)
 N/A Proposed amendments to the LDRs (if applicable)

Conceptual Site Plan. For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:
 Property boundaries
 Existing and proposed physical development and the location of any uses not requiring physical development
 Proposed parcel or lot lines (if applicable)
 Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS). Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

Other Pertinent Information. Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

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 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 Owner or Authorized Applicant/Agent

CHRISTOPHER T. LEE

Name Printed

12-6-21

Date

PRINCIPAL

Title



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 BALTZELL-RICHARDS TRUST is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 125 N GROS VENTRE ST, JACKSON WY

Legal Description: LOT 12 & 13, BLK. 6, L.G. GILL SUBDIVISION

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: DESIGN ASSOCIATES ARCHITECTS

Mailing address of Applicant/agent: PO BOX 4615, JACKSON WY 83001

Email address of Applicant/agent: CHRIS@DAJH.COM; DIANA@DAJH.COM

Phone Number of Applicant/agent: 307 733 3600; 307 699 8224

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 in 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 California)
) SS.

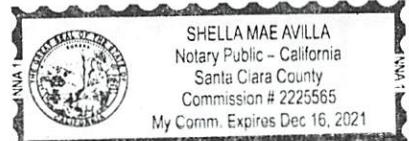
COUNTY OF Santa Clara)

The foregoing instrument was acknowledged before me by Joshua Baltzell this November
day of 5th 2021. WITNESS my hand and official seal.

Joshua Baltzell

Notary Public

My commission expires:





Professional Engineers & Land Surveyors

JACKSON, WY | BUFFALO, WY | VICTOR, ID

NELSONENGINEERING.NET

December 6, 2021

AL/21-450-02

Town of Jackson
Planning & Building Department-Planning Division
150 E. Pearl Ave.
PO Box 1687
Jackson, WY 83001

To Whom it May Concern,

The attached Pre-Application Conference Request (PAP) and supplemental materials contemplate new residential construction on two adjacent parcels, Lots 12 and 13, Block 6, LG Gill Subdivision located at 125 North Gros Ventre Street, Jackson, WY. A site plan (attached) has been prepared in order to identify a proposed residential structure footprint, driveway and parking areas, and schematic utility locations. The proposed residential structure is composed of a main house and attached garage. Total floor area of the residence is planned to be 5,718 square feet, with a footprint of 3,786 square feet. The total disturbed area for the project is expected to be greater than 3000 square feet, which necessitates a grading pre-application conference.

Since Lots 12 and 13 are owned by a single owner, the development setbacks along the common lot line will not be considered.

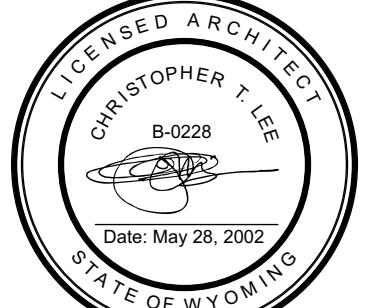
Lot 12 of the development has been formerly occupied by a portion of a single-family home constructed along the lot lines of Lots 11 and 12. The existing structures and associated infrastructure on Lot 12 have been demolished under separate applications. Lot 13 is currently vacant residential land. No natural resources at the site have been identified.

Please see the attached plan sheet and application. Please feel free to contact me with project inquiries.

Sincerely,

Ansel Lee, PE
Nelson Engineering

Encl.



ISSUE HISTORY		
SYM	ISSUE	DATE
1	SITE ANALYSIS	9-9-21
2	CONCEPT DESIGN	9-23-21
3	DESIGN DEVELOPMENT	10-21-21

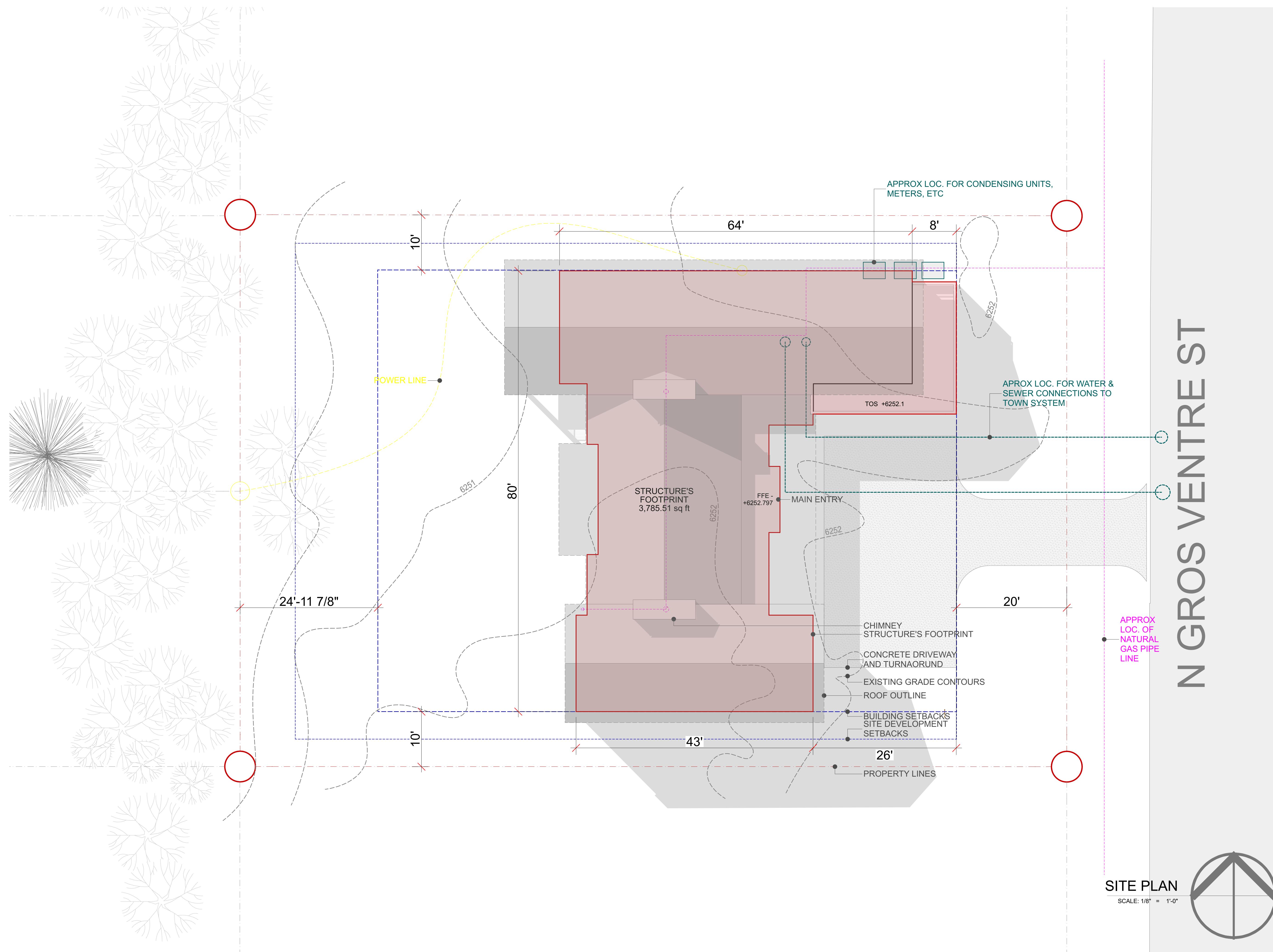
RICHARDS - BALTZELL RESIDENCE

125 N GROS VENTRE ST
JACKSON, WY

 DESIGN DEVELOPMENT
 10-30-21

A100

SITE PLAN



RICHARDS - BALTZELL RESIDENCE

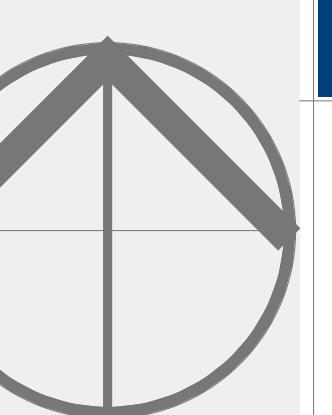
125 N GROS VENTRE ST
JACKSON, WY

DESIGN DEVELOPMENT
10-30-21

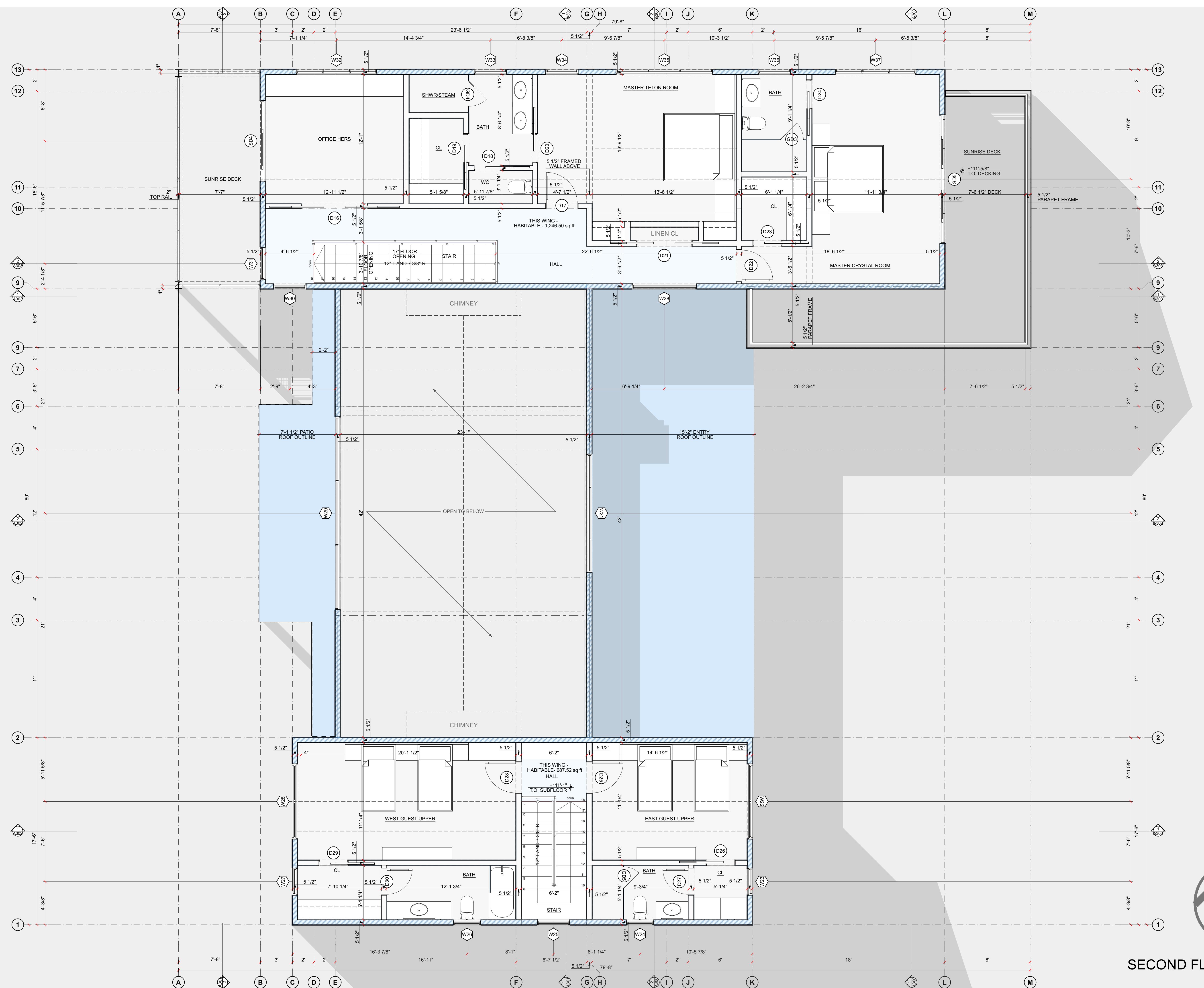
A201

2ND FLOOR PLAN

SECOND FLOOR PLAN



SCALE: 1/4" = 1'-0"





RICHARDS - BALTZELL RESIDENCE

1125 N GROSS VENTRE ST
JACKSON, WY

DESIGN DEVELOPMENT
10-30-21

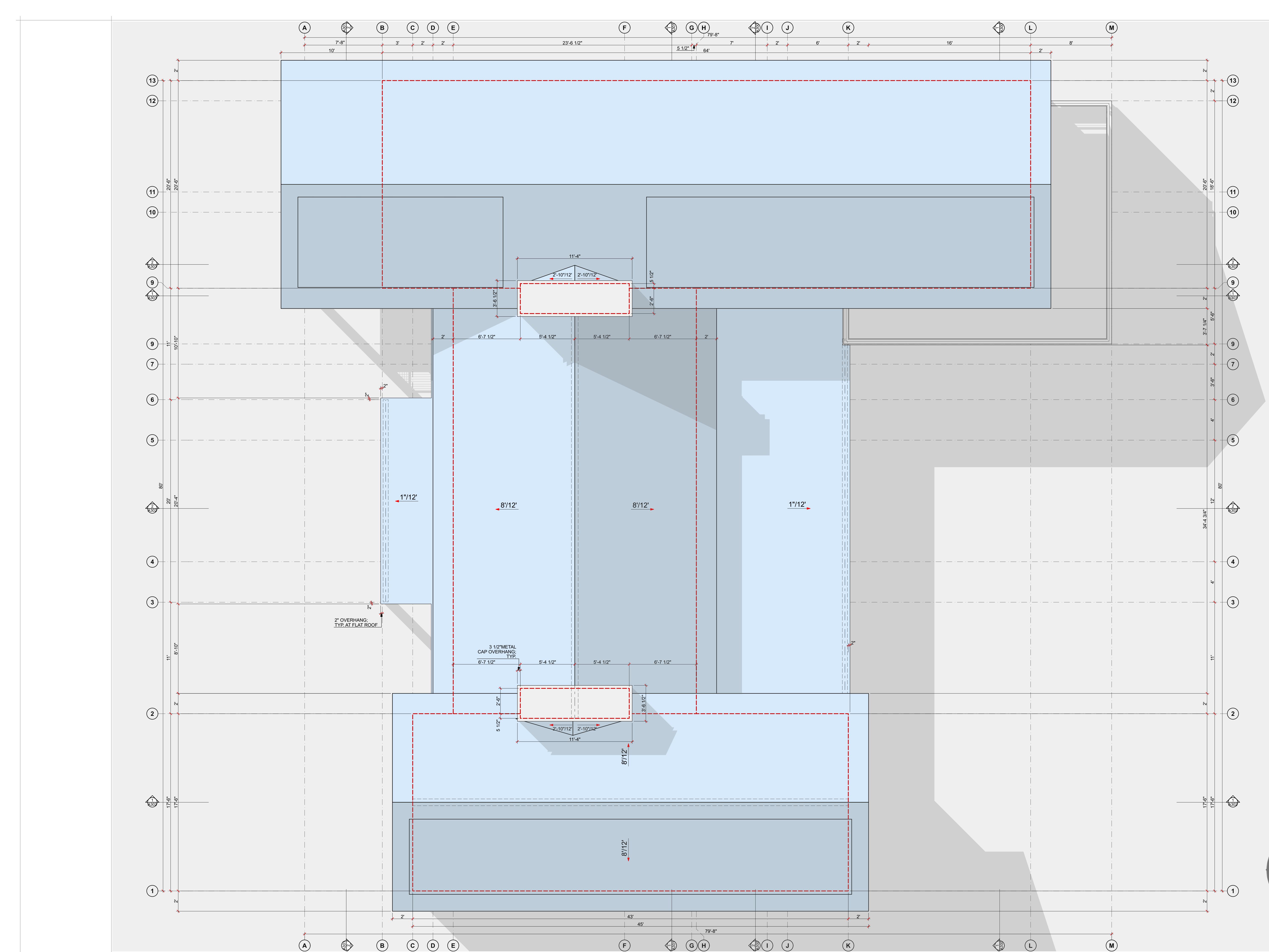
A202

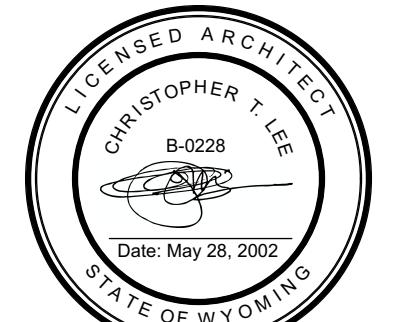
ROOF PLAN

SCALE: 1/4" = 1'-0"

ROOF PLAN

ROOF LEAN





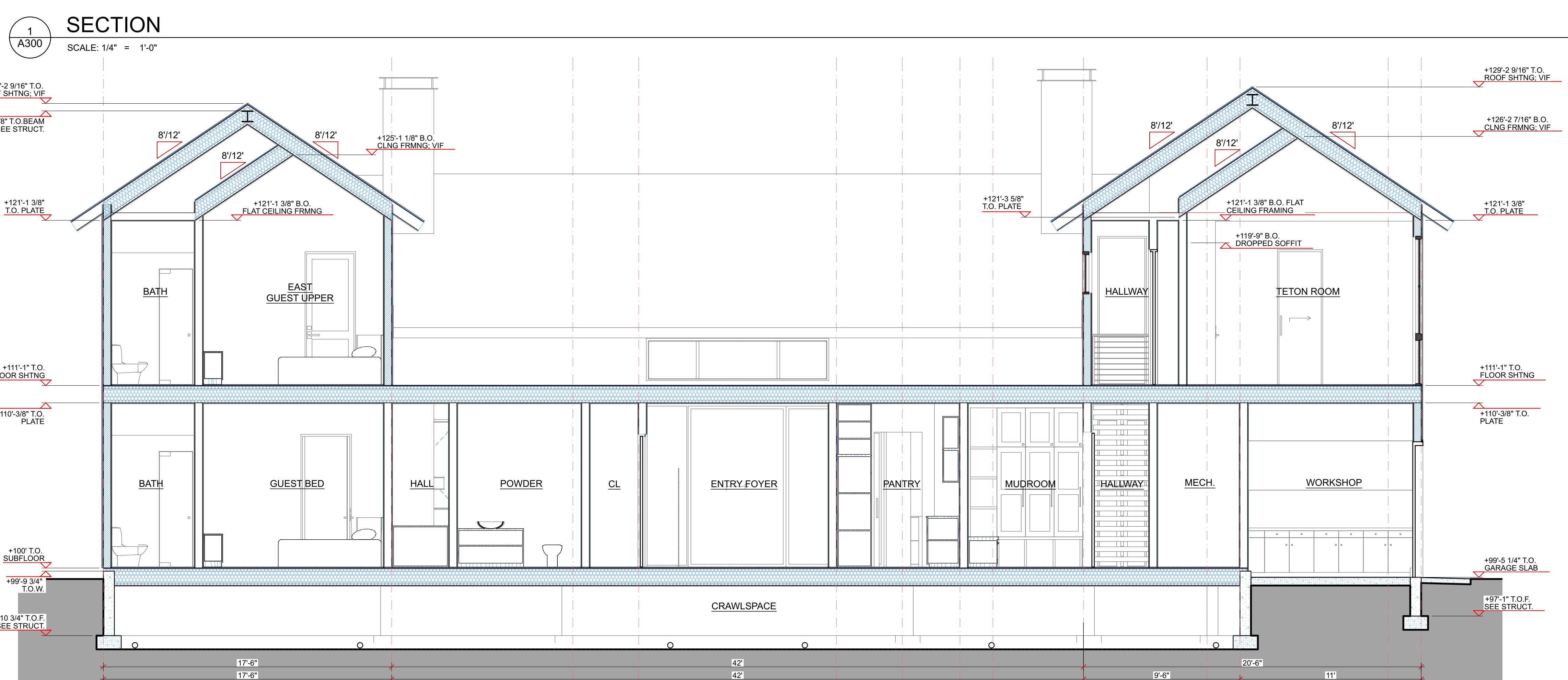
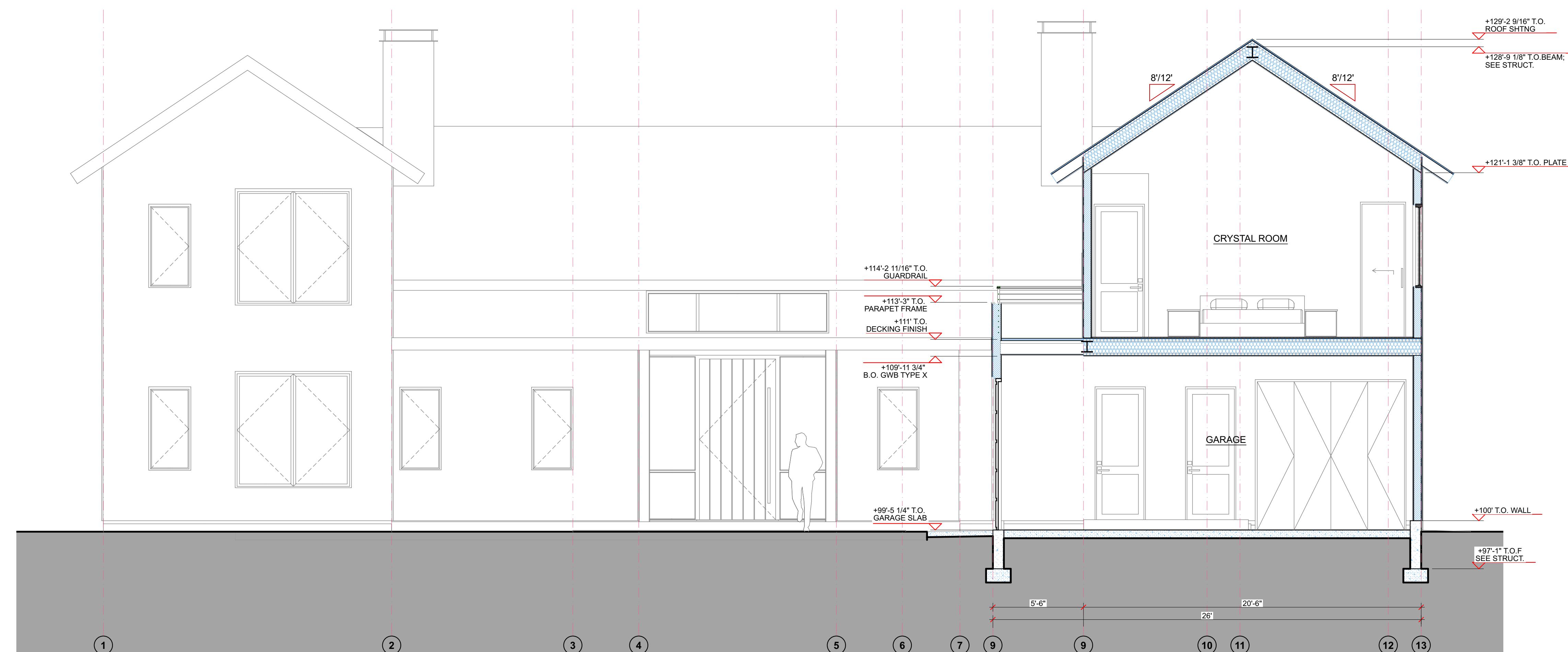
RICHARDS - BALTZELL RESIDENCE

125 N GROS VENTRE ST
JACKSON, WY

DESIGN DEVELOPMENT
10-30-21

A300

SECTIONS



SECTION

A300

129'-2 9/16" T.O. ROOF SHTNG, VIF
128'-9 1/8" T.O. BEAM; SEE STRUCT.
121'-1 3/8" T.O. PLATE
129'-2 9/16" T.O. ROOF SHTNG, VIF
128'-9 1/8" T.O. BEAM; SEE STRUCT.
121'-1 3/8" T.O. PLATE
114'-2 11/16" T.O. GUARDRAIL
113'-9" T.O. PARAPET FRAME
111" T.O. DECKING FINISH
109'-11 3/4" B.O. GWB TYPE X
99'-5 1/4" T.O. GARAGE SLAB
100" T.O. WALL
87'-1" T.O.F. SEE STRUCT.
10'-0" T.O. WALL
5'-6" 20'-6"
13



RICHARDS - BALTZELL RESIDENCE

1125 N GROS VENTRE ST
JACKSON, WY

DESIGN DEVELOPMENT
10-30-21

A301

SECTIONS





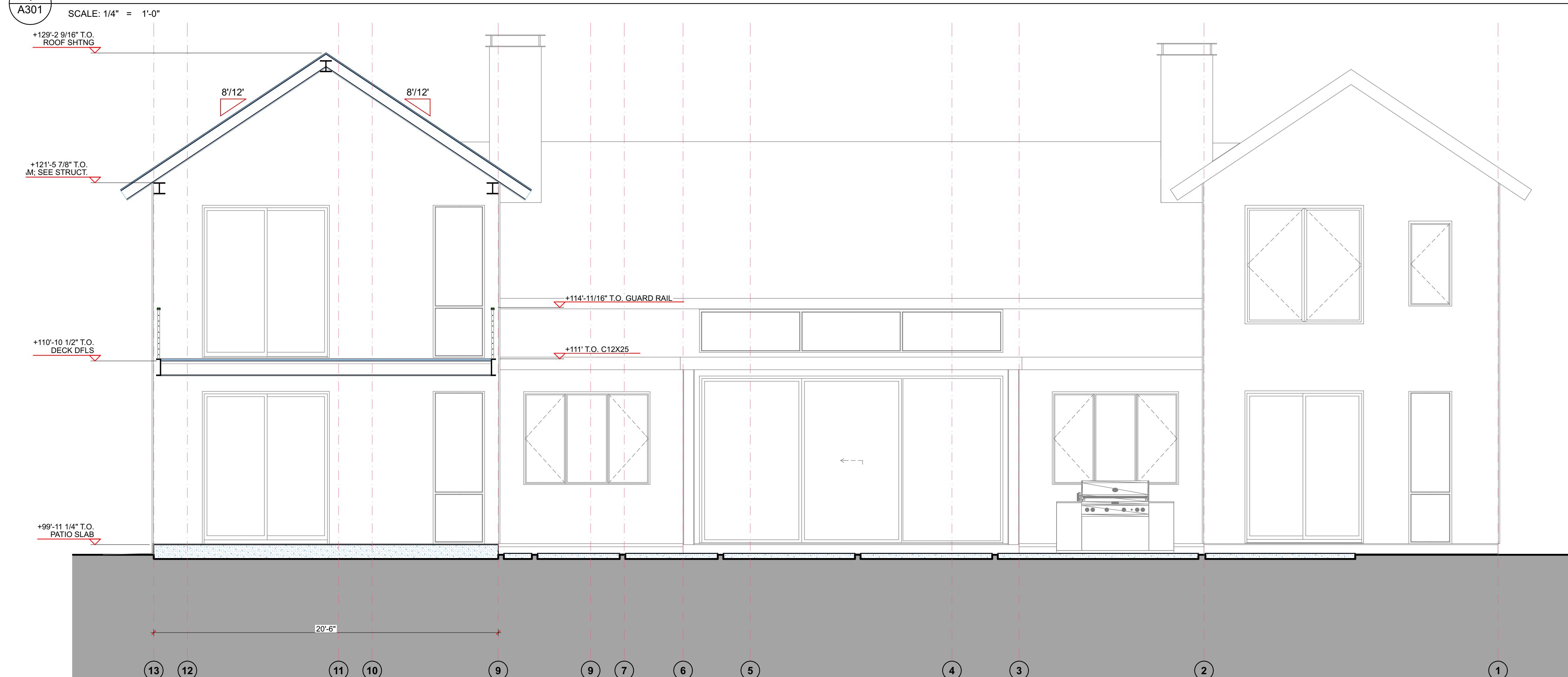
SECTION A301

A301

A301 SCALE: 1/4" = 1'

+129'-2 9/16" T.O.

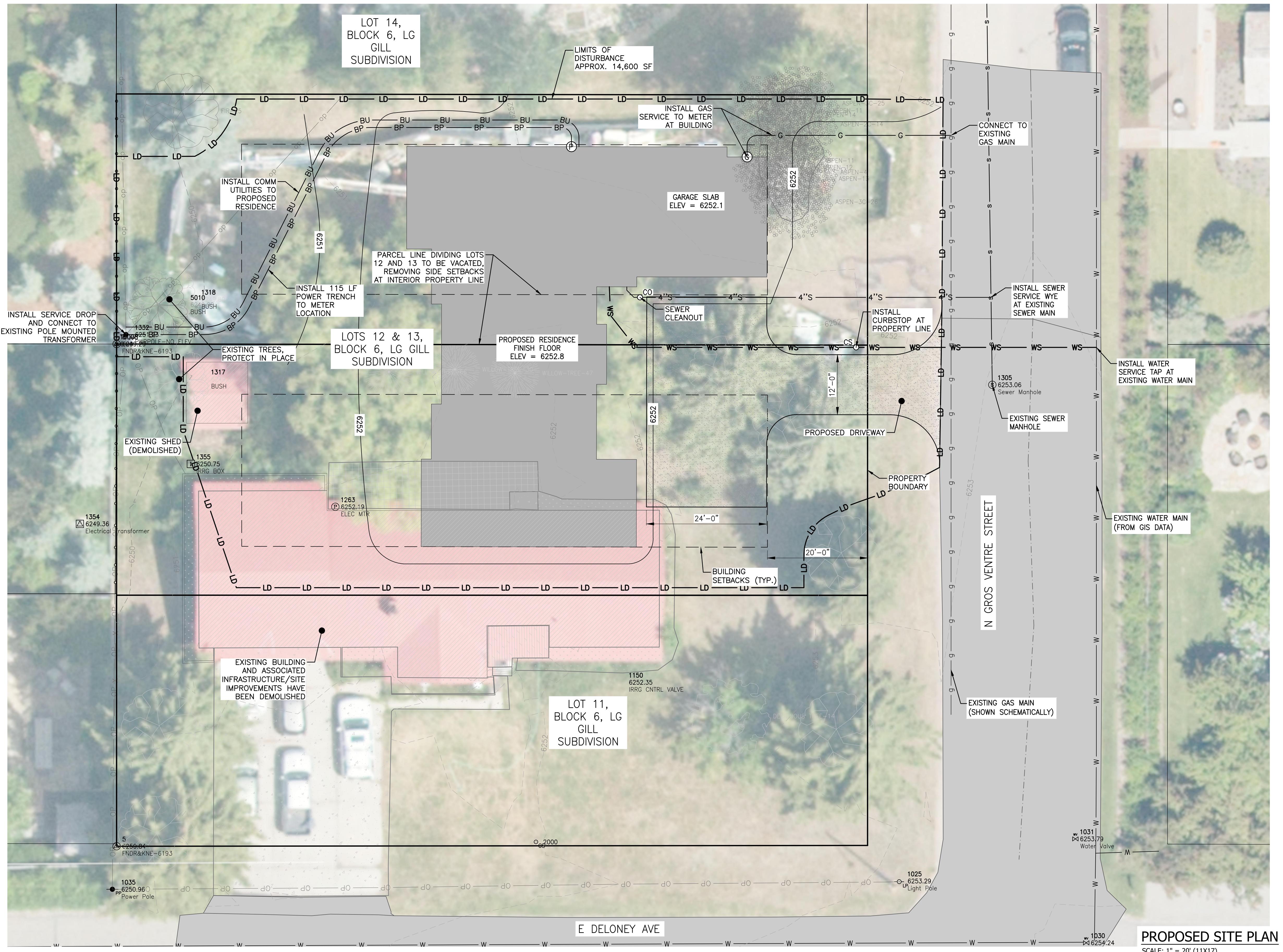
ROOF SHTNG



SECTION 2

A301

A301



NELSON ENGINEERING

1

SURVEYED	NE
ENGINEERED	AL
DRAWN	AL

12-6-21_PRE-APP SITE PLAN NOT FOR CONSTRUCTION

DRAWING NO		JOB TITLE		DRAWING TITLE	
21-450-02	EXHIBIT	Lots 12 & 13, BLOCK 6 LG, GILL 115 N GROS VENTRE STREET TOWN OF JACKSON, WY		PRE-APP GRADING PLAN	
1599	ON B NO				
				P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	
				APPROVED	
				CHECKED	
				DRAWN	
				ENGINEERED	
				SURVEYED	
				12/6/2021	REV.