



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 9, 2021	REQUESTS: The applicant is submitting a request for a Grading Pre-Application for the property located at 330 E Hansen Ave., legally known as LOT 2, BLK. 3, BRUCE PORTER SUBDIVISION 1ST FILING, PIDN: 22-41-16-34-2-19-014 For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Item #: P21-322	
Planner: Katelyn Page Phone: 733-0440 ext. 1302 Email: kpage@jacksonwy.gov	
Owner/Applicant: LCBBA-SCA Trust PO Box 7973 Jackson, WY 83002 Agent: Nelson Engineering – Braden Olson	
Please respond by: December 17, 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 process 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: 330 E Hansen Ave - Abrams ResidencePhysical Address: 330 E Hansen AveLot, Subdivision: Lot 2 Block 3 Bruce Porter 1st FilingPIDN: 22-41-16-34-2-19-014**PROPERTY OWNER.**Name: LCBBA-SCA TrustPhone: 307-690-4775Mailing Address: PO Box 7973, Jackson WYZIP: 83002E-mail: wyomingstephan@gmail.com**APPLICANT/AGENT.**Name, Agency: NA

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

Please include Braden Olson from Nelson Engineering when scheduling the pre app meeting. bolson@nelsonengineering.net

X _____ 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: _____ Phone: _____
 Mailing Address: _____ ZIP: _____
 E-mail: _____

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	This pre-application conference is:
☐ Use Permit	☒ Required
☐ Development Option or Subdivision Permit	☐ Optional
☐ Interpretations of the LDRs	☐ For an Environmental Analysis
☐ Amendments to the LDRs	☒ For grading
☐ Relief from the LDRs	
☐ Environmental Analysis	

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
- ☐ Intended development options or subdivision proposal (if applicable)
- ☐ 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:

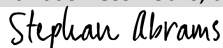
- ☒ Property boundaries
- ☒ Existing and proposed physical development and the location of any uses not requiring physical development
- ☐ Proposed parcel or lot lines (if applicable)
- ☐ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

☒ **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.

DocuSigned by

Stephan Abrams

12/9/2021

Signature of Owner or Authorized Applicant/Agent

Date

Stephan Abrams

Owner

Name Printed

Title

9 December 2021

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 PAP is for new residential construction located at 330 E Hansen Ave., Jackson WY. In accordance with the site plan attached, there is an existing residence with associated parking and utilities. Proposed development includes demolition of the existing structure and construction of a new residence with new utilities and driveway. The proposed development is shown on the same attached site plan. Please don't hesitate to contact me with project inquiries.

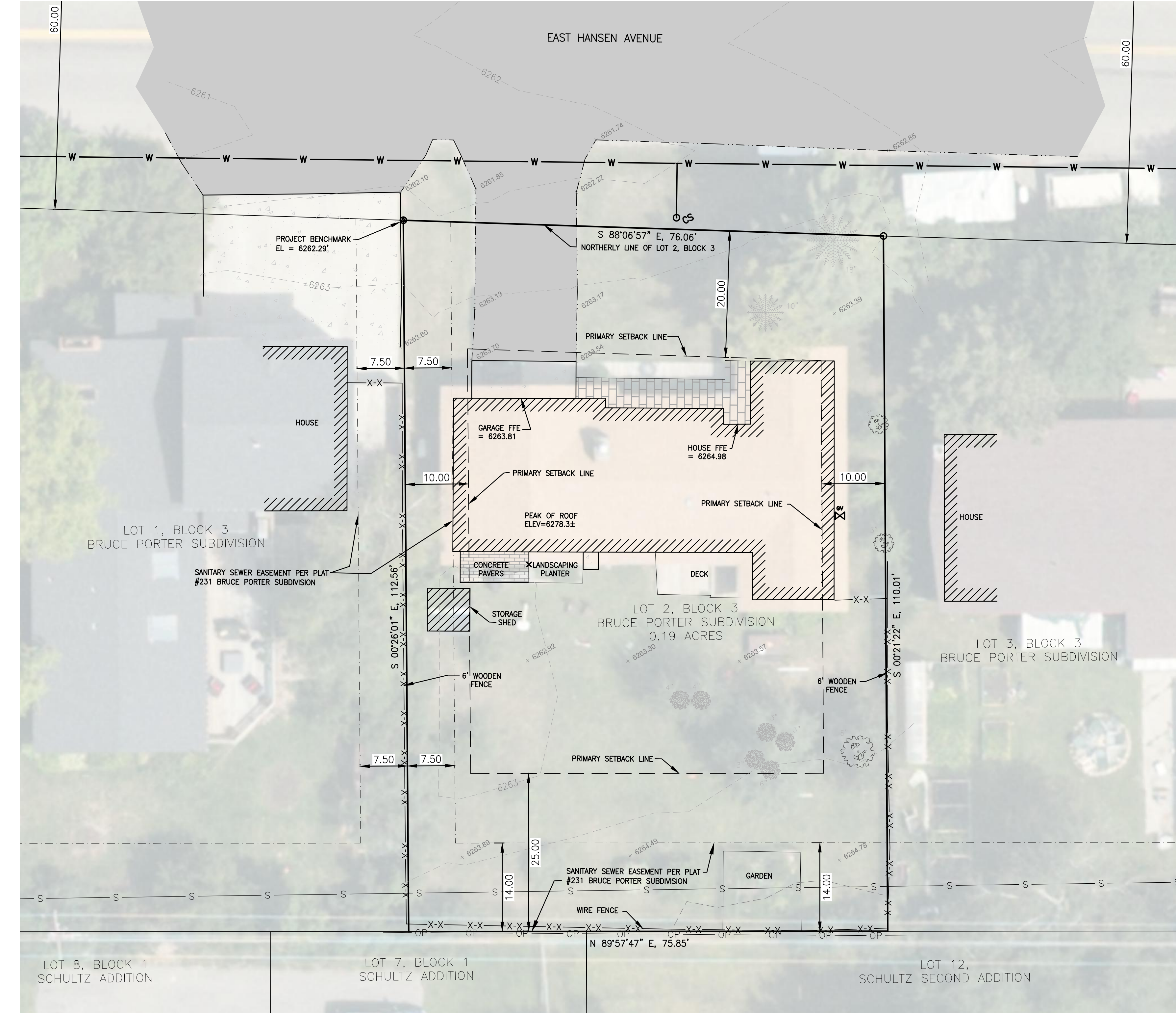
Sincerely,

A handwritten signature in black ink, appearing to read "Braden Olson", is positioned above the printed name.

Braden Olson, PE
Nelson Engineering

Office: 307.733.2087
Email: bolson@nelsonengineering.net

S:\Proj\2020\120-01_C208_E_Hansen - Abrams Residence - Surveying\4_Drawing\20-130-01_Existing\Existing SITE PLAN.dwg Date: 09/20/2021 04:04:43 pm PLOTTED BY: dson DWG FORMAT: D30

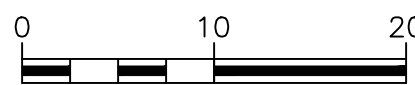


Vertical datum based on NAVD88 (geoid12b), derived from network gps observations

All bearings are assumed, based on the northerly line of Lot 2, Block 3, BRUCE PORTER SUBDIVISION to bear S 88°06'57" E.

EXISTING SITE PLAN

SCALE: 1" = 20' (12X18)



NOTES:
THIS PROPERTY IS ZONED "NEIGHBORHOOD LOW DENSITY 3" (NL-3)
PRIMARY BUILDING SETBACKS ARE AS FOLLOWS:
PRIMARY STREET (MIN) 20 FEET
SECONDARY STREET (MIN) 10 FEET
SIDE INTERIOR (MIN) 10 FEET
REAR (MIN) 25 FEET

THIS MAP WAS PREPARED WITHOUT BENEFIT OF TITLE REPORT AND IS SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, AND CONDITIONS OF SIGHT AND/OR OF RECORD INCLUDING, BUT NOT LIMITED, TO THOSE SHOWN HEREON.

SANITARY SEWER EASEMENTS ARE SHOWN PER PLAT #231, BRUCE PORTER SUBDIVISION, TETON COUNTY, WYOMING.

FOR THE PURPOSES OF THIS, ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATED.



VICINITY MAP
PT. NW1/4 NE1/4
SECTION 34
T41N, R116W
TOWN OF JACKSON
TETON COUNTY, WY

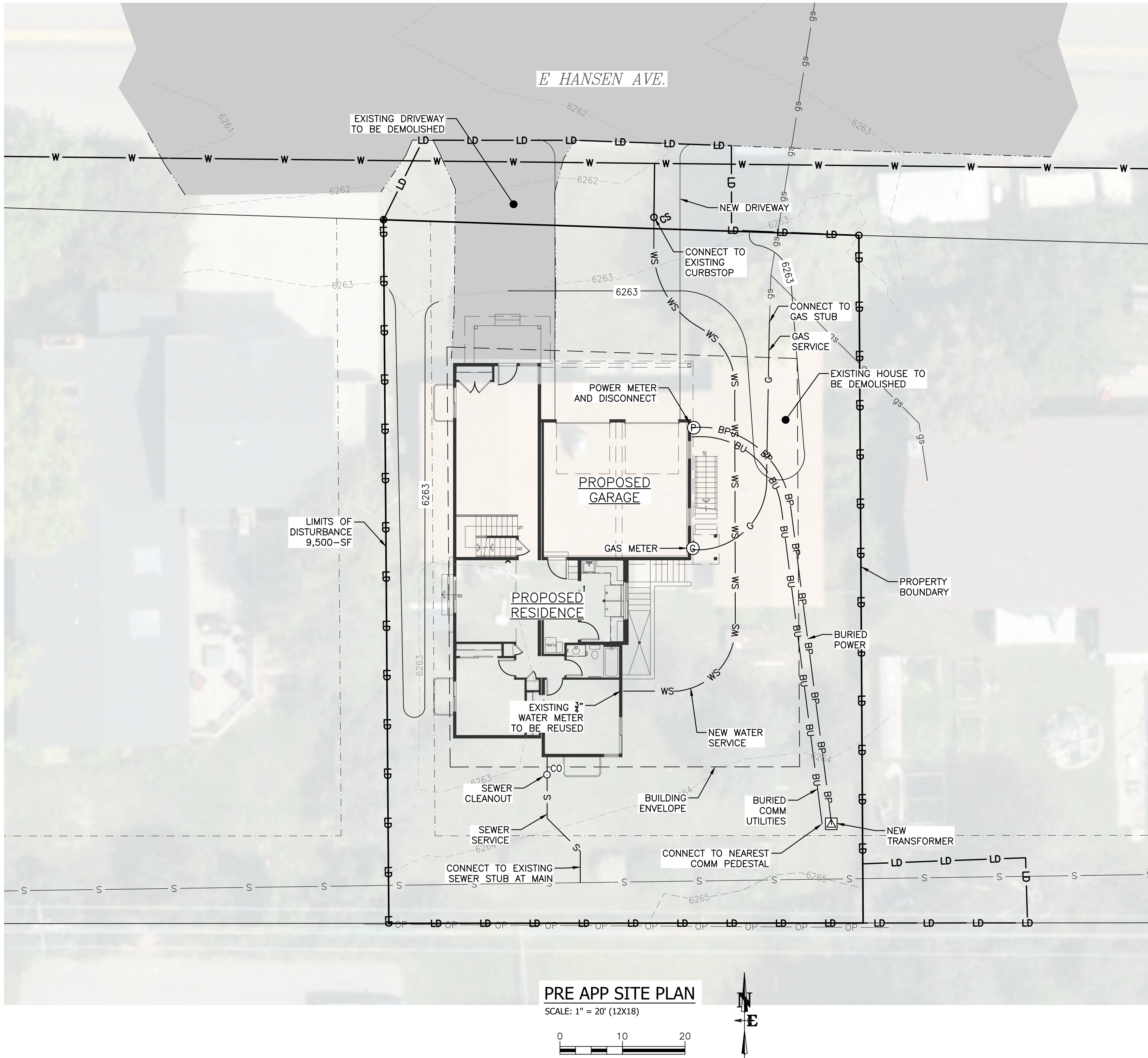
LEGEND

- = PROPERTY BOUNDARY
- - - = EASEMENT LINE
- X-X-X-X-X-X-X-X- = FENCE (TYPE NOTED IN DRAWING)
- OP—OP— = OVERHEAD POWER LINE
- S— = SANITARY SEWER LINE PER TOJ GIS
- W— = WATER LINE PER TOJ GIS
- - - - - = EDGE OF PAVEMENT
- - - - - = SETBACK LINE
- [Hatched Box] = BUILDING
- [White Box] = CONCRETE SIDEWALK
- [Grey Box] = PAVEMENT
- [Grid Box] = BOARDWALK
- [Brick Box] = CONCRETE PAVERS
- CS = CURB STOP
- X = GAS VALVE
- = FOUND REBAR WITH CAP 164
- = FOUND REBAR WITH CAP 578
- = FOUND REBAR
- 5" = ASPEN TREE W/TRUNK DIA.
- 5" = DECIDUOUS TREE W/TRUNK DIA.
- 8" = CONIFEROUS W/TRUNK DIA.

DRAWING NO	JOB TITLE	DRAWING TITLE	DATE	REV.			
				6/03/2020	DS	-	LR
1	ABRAM RESIDENCE	EXISTIG SITE PLAN	SURVEYED	ENGINEERED	DS	DS	LR
JOB NO	20-130-01		DRAWN	CHECKED	APPROVED		

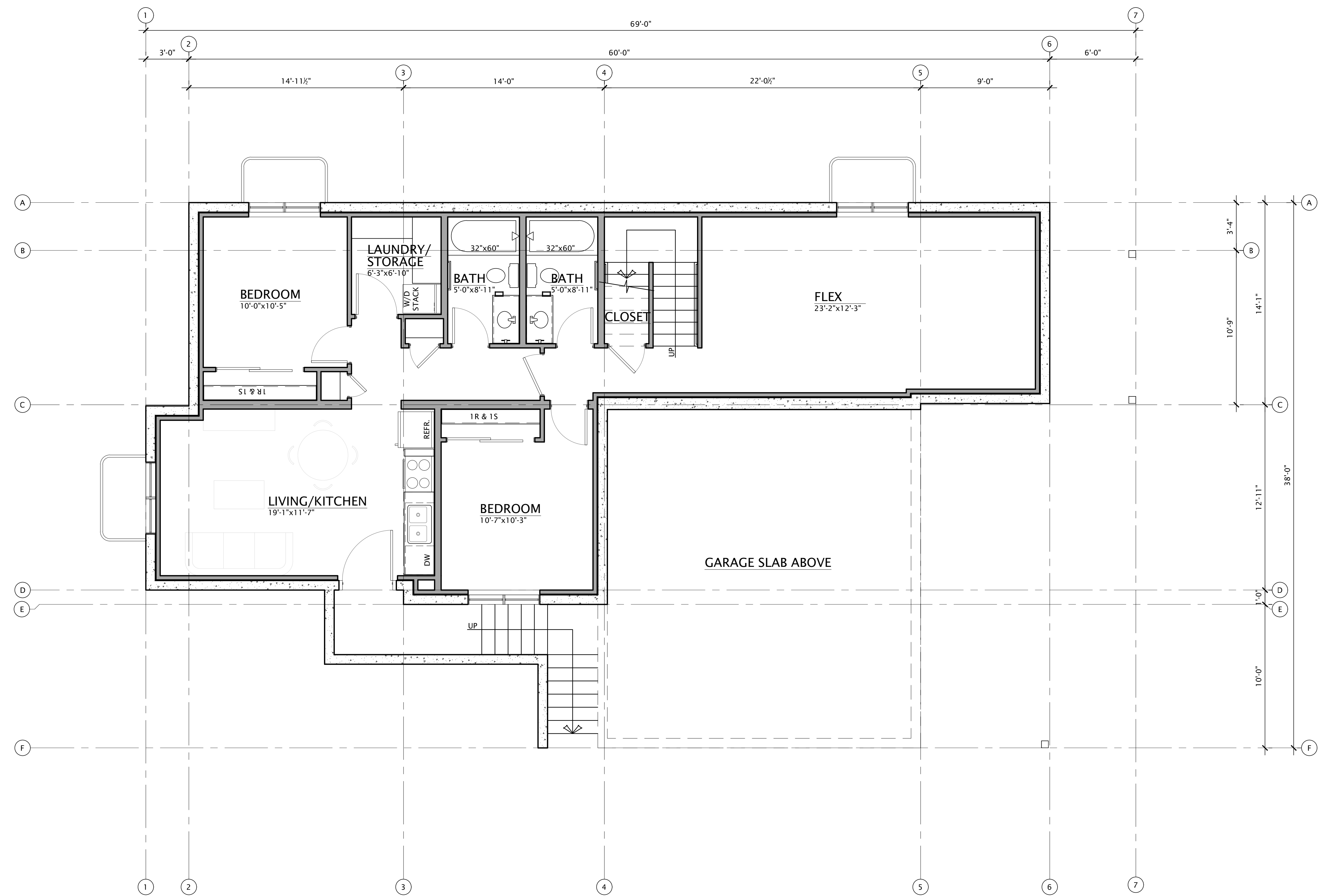
**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

S:\Pre\2020\12-9-21 PRE-APP SITE PLAN - Dec 09 2021 04:00:12 pm PLOTTED BY: elson DWG FORMAT: 230



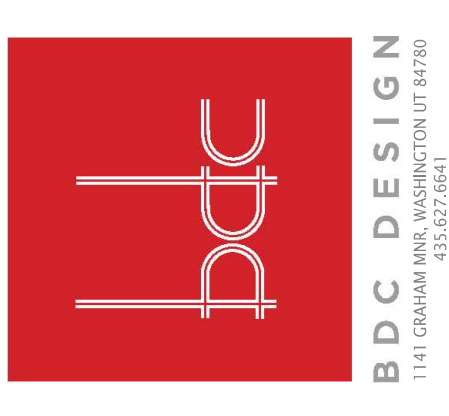
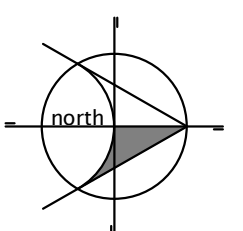
12-9-21_PRE-APP SITE PLAN
NOT FOR CONSTRUCTION

DRAWING NO	JOB TITLE	DRAWING TITLE		DATE		9 DEC 2021		REV.	
2	ABRAM RESIDENCE	PRE APPLICATION SITE PLAN		SURVEYED	ENGINEERED	NELSON	ENG.	BO	
JOB NO	20-130-02	330 E HANSEN AVE	JACKSON, WY	DRAWN	CHECKED			BO	
								BO	
				APPROVED				BO	



1 BASEMENT FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"

FLOOR AREA: 1,180 SQ. FT.

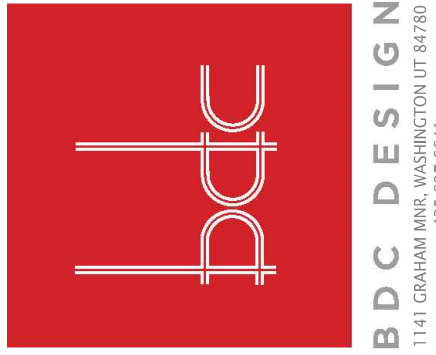


ABRAMS RESIDENCE
DONNER MODEL
330 E HANSEN
JACKSON, WY 83001

DATES	08/31/2021
PRELIM	

BASEMENT
FLOOR PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION
A2.0

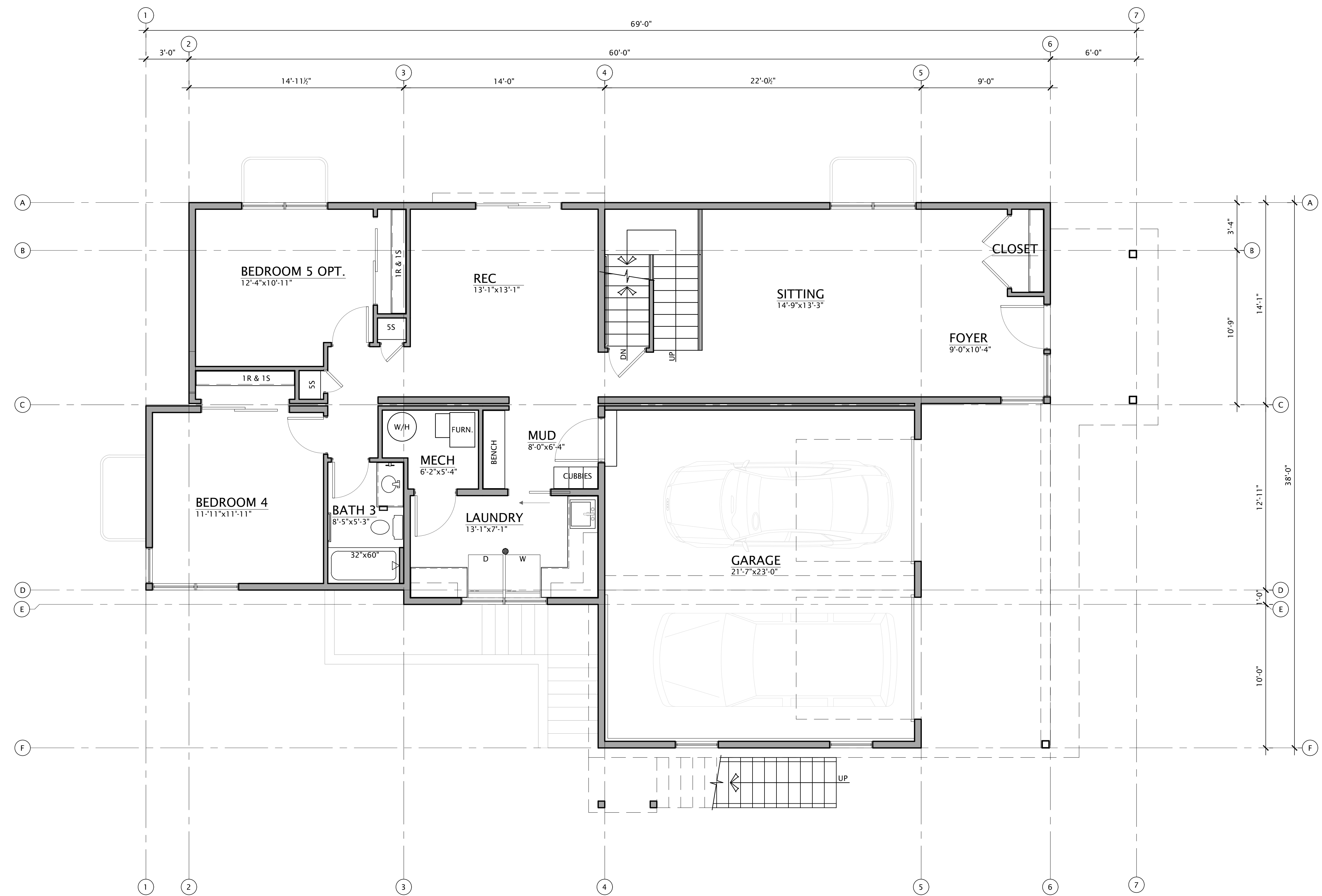


ABRAMS RESIDENCE
DONNER MODEL

[illegible]

MAIN LEVEL FLOOR PLAN

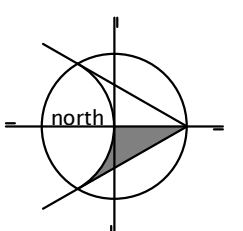
PRELIMINARY
NOT FOR
CONSTRUCTION

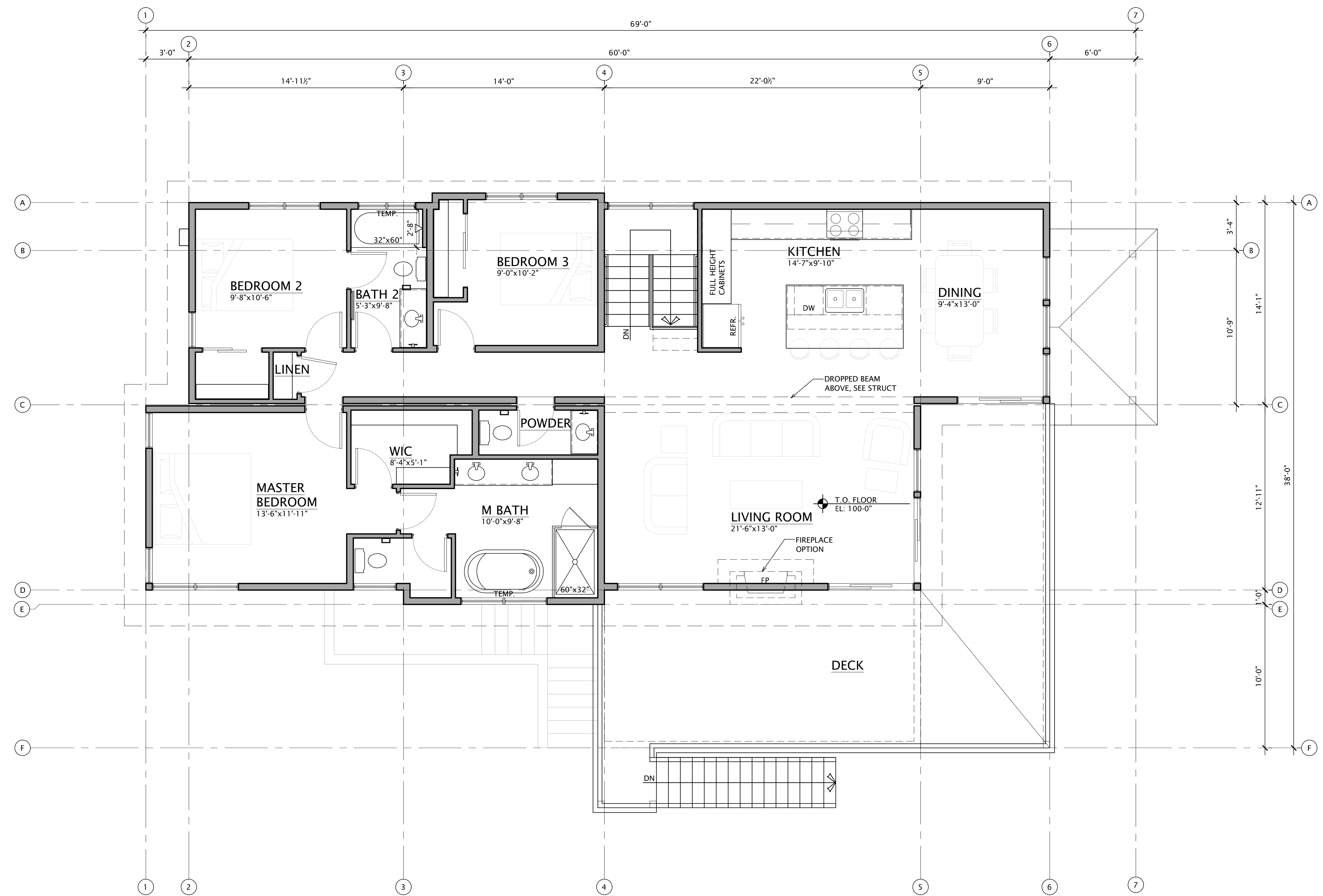


1 MAIN LEVEL FLOOR PLAN

A2.1	SCALE: 1/4" = 1'-0"
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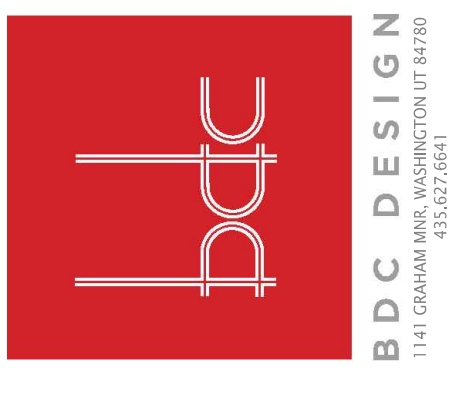
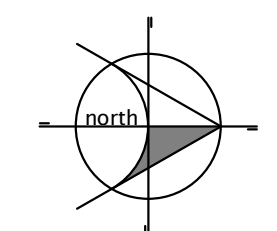
FLOOR AREA: 1,269 SQ. FT.
GARAGE AREA: 534 SQ. FT.





1 UPPER LEVEL FLOOR PLAN
A2.2 SCALE: 1/4" = 1'-0"

FLOOR AREA: 1,564 SQ. FT.



ABRAMS RESIDENCE
DONNER MODEL
330 E HANSEN
JACKSON, WY 83001

DATES	08/31/2021
PRELIM	

UPPER LEVEL
FLOOR PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION
A2.2