



# 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 14, 2021	<b>REQUESTS:</b>  The applicant is submitting a request for a Grading Pre-Application for the property located at 245 Moose St., legally known as LOT 9, BLK. 10, L.G. GILL SUBDIVISION PIDN: 22-41-16-27-3-06-007  For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Item #: P21-328	
Planner: Tyler Valentine	
Phone: 733-0440 ext. 1305	
Email: tvalentine@jacksonwy.gov	
<b>Owner:</b> John Huffman PO Box 802523 Dallas, TX 75380  <b>Applicant:</b> Jeff Freiberg 946 Oxbow Ln. Idaho Falls, ID 83404	
<b>Please respond by: December 22, 2021 (with Comments)</b>	

**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](http://www.townofjackson.com/204/Pre-Application)

**PROJECT.**

Name/Description: JOHN HOFFMAN RESIDENCE

Physical Address: 245 MOUSE ST.

Lot, Subdivision: LOT 9 BLK 10 L.G. GILL PIDN: 22-41-16-27-3-06-00

**PROPERTY OWNER.**

Name: JOHN HOFFMAN Phone: 214-538-9322

Mailing Address: PO BOX 802523 DALLAS, TX ZIP: 75380-2523

E-mail: Erika @ 360investtx.com

**APPLICANT/AGENT.**

Name, Agency: JEFF FREIBERG Phone: 208-220-6431

Mailing Address: 940 OXBOW LN. TDAHO FALLS, ID ZIP: 83404

E-mail: jeff@jfreibergengineering.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: \_\_\_\_\_ 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
- ☐ 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](mailto:planning@jacksonwy.gov)) of the submittal packet.

Have you attached the following?

- ☒ **Application Fee.** Go to [www.townofjackson.com/204/Pre-Application.com](http://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.

  
\_\_\_\_\_  
Signature of Owner or Authorized Applicant/Agent

11/30/21  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Name Printed

JEFF FREIBERG

Agent  
\_\_\_\_\_  
Title



December 9, 2021

### **NARRATIVE PROJECT DESCRIPTION**

It is Mr. John Huffman's intent to construct a single family residence at 245 Moose Street (Lot 9 Block 10, L.G. Gill Subdivision). The lot is currently vacant and is surrounded by Cottonwood Trees, two large Spruce Trees and a variety of shrubs. An effort will be made to not disturb the trees that are not directly in conflict with construction. A Conceptual Site is included with this submittal showing the proposed footprint of the house. The lot is flat so there will be minimal disturbance caused by the grading operation.



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 JOHN HUFFMAN is the owner in fee of the premises located at:  
Name of property owner as listed on deed

Address of Premises: 245 MOOSE STREET

Legal Description: LOT 9 BLK. 10 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: JEFF FREIBERG

Mailing address of Applicant/agent: 946 OXBOW LN. IDAHO FALLS, ID 83404

Email address of Applicant/agent: jeff@jfreibergengineering.com

Phone Number of Applicant/agent: 208.270.6431

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:

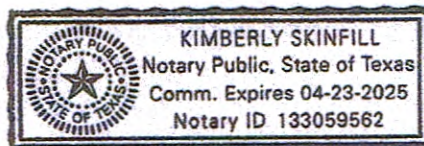
- ☐ Development/Subdivision Plat Permit Application ☒ Building Permit Application  
☐ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application  
☐ Demolition Permit ☐ Other (describe) \_\_\_\_\_

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.

[Signature]  
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 Texas )  
COUNTY OF Denton ) SS.



The foregoing instrument was acknowledged before me by John Huffman this 30  
day of November. WITNESS my hand and official seal.

[Signature]  
Notary Public

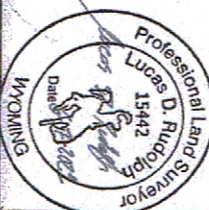
My commission expires: 04.23.2025



COUNTY OF TETON )

HAROLD B. & CAROL M. RICHMONSON  
LOTS 10-12 BLK 10 LG. OIL SUBDIVISION  
PLAT NO. 139

Lucas D. Rudolph  
Wyoming Professional Land Surveyor 15442



MATTHEW ARON & KATHLEEN  
 CONFER  
 LOT 39, LOT 4 BLK 10 L.C.  
 GILL SUBDIVISION  
 PLAT NO. 139

DOUGLASS F. & JAMES M. LOOSE  
LOTS 5-6 BLK 10 L.C. CIL  
SUBDIVISION  
PLAT NO. 139

JEFF & MINA PEDS-HUBBORN  
LOT 8 BLK 10 L.G. GILL SUBDIVISION  
PLAT NO. 139

JEFF & MINA NEISYABOUR  
T 9, BLK 10 L.G. GILL SUBDIVISION  
PLAT NO. 139  
OCD INSTRUMENT NO. 988120  
0.17 ACRES

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

SECTIONS FOR TOW N-3 LONG  
20 STREET  
10 S&E  
25 ACER

SETBACKS FOR TOW HALL - 3 ZONE

## LEGEND

- ADJACENT PROPERTY LINE

- **SEIBER'S LINE**
- **EASEMENT**

24 FENCE  
25 ROAD CENTRELINE

TRC LINE

3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000

22 SANITARY SEWER MANHOLE

- FOUND T-STAGE
- CALCULATED POINT

- SPOT ELEVATION

• **Grading** into three levels: minor, moderate, and severe.

SHRUG

.....

DRAWING NO	
JOB NO	21-1

JOB TITLE  
LOT 9, BLOCK 10, L.G. GILL SUBDIVISION  
245 MOOSE ST

DRAWING TITLE
SITE SURVEY

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

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

DATE	6/2/2021
SURVEYED	TS
ENGINEERED	
DRAWN	AE
CHECKED	LE
APPROVED	LE





# PRIVATE RESIDENCE

245 MOOSE ST

**Jla**  
JOHN LIVELY  
& ASSOCIATES

5538 W. PARKER RD.  
SUITE #300  
PLANO, TX 75093  
972.781.0555

WWW.LIVELYDESIGNS.COM

JOB #: 7014  
DATE: 2/08/2021

**A-0**  
COVER SHEET





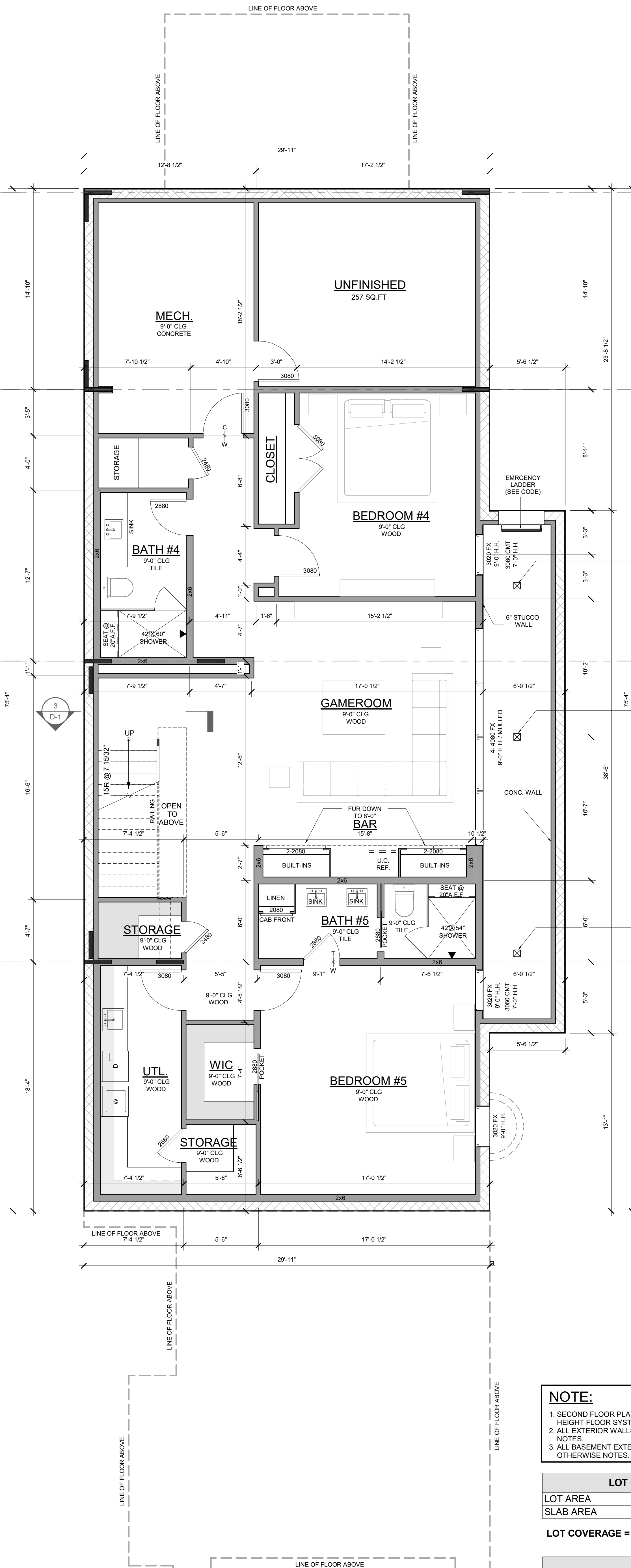
**NOTE:**  
1. SECOND FLOOR PLATE HEIGHTS BASED OFF OF 18" HEIGHT FLOOR SYSTEM.  
2. ALL EXTERIOR WALLS TO BE 2X8 UNLESS OTHERWISE NOTED.  
3. ALL BASEMENT EXTERIOR WALLS TO BE CMU UNLESS OTHERWISE NOTED.

LOT COVERAGE	
LOT AREA	7500 SF
SLAB AREA	2992 SF

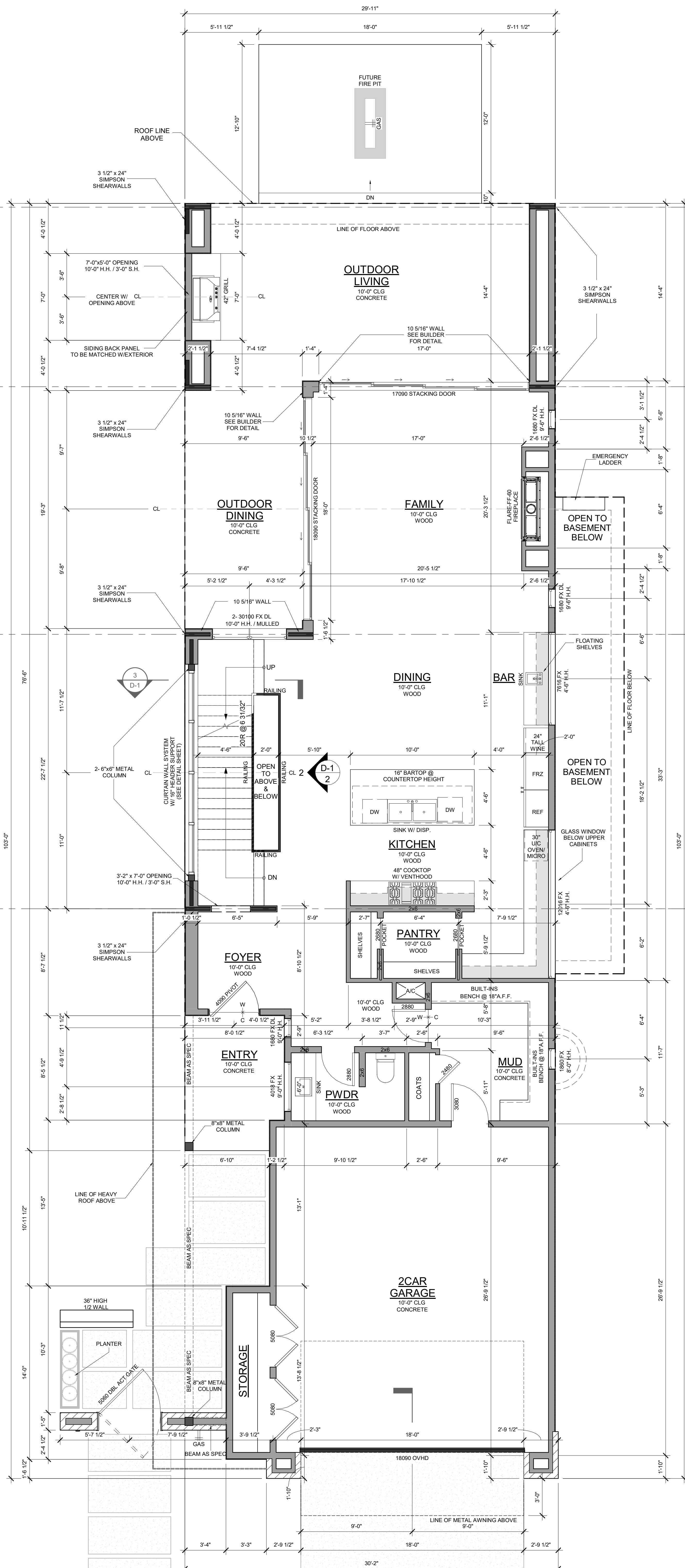
LOT COVERAGE = 39.9%

AREAS	
1ST FLOOR	1324 SF
2ND FLOOR	1678 SF
BASEMENT	1697 SF
TOTAL LIVING	4699 SF
ENTRY	94 SF
2 CAR GARAGE	680 SF
OUTDOOR LIVING	894 SF
BASEMENT MECH.	237 SF
BASEMENT STORAGE	39 SF
BALCONY	408 SF

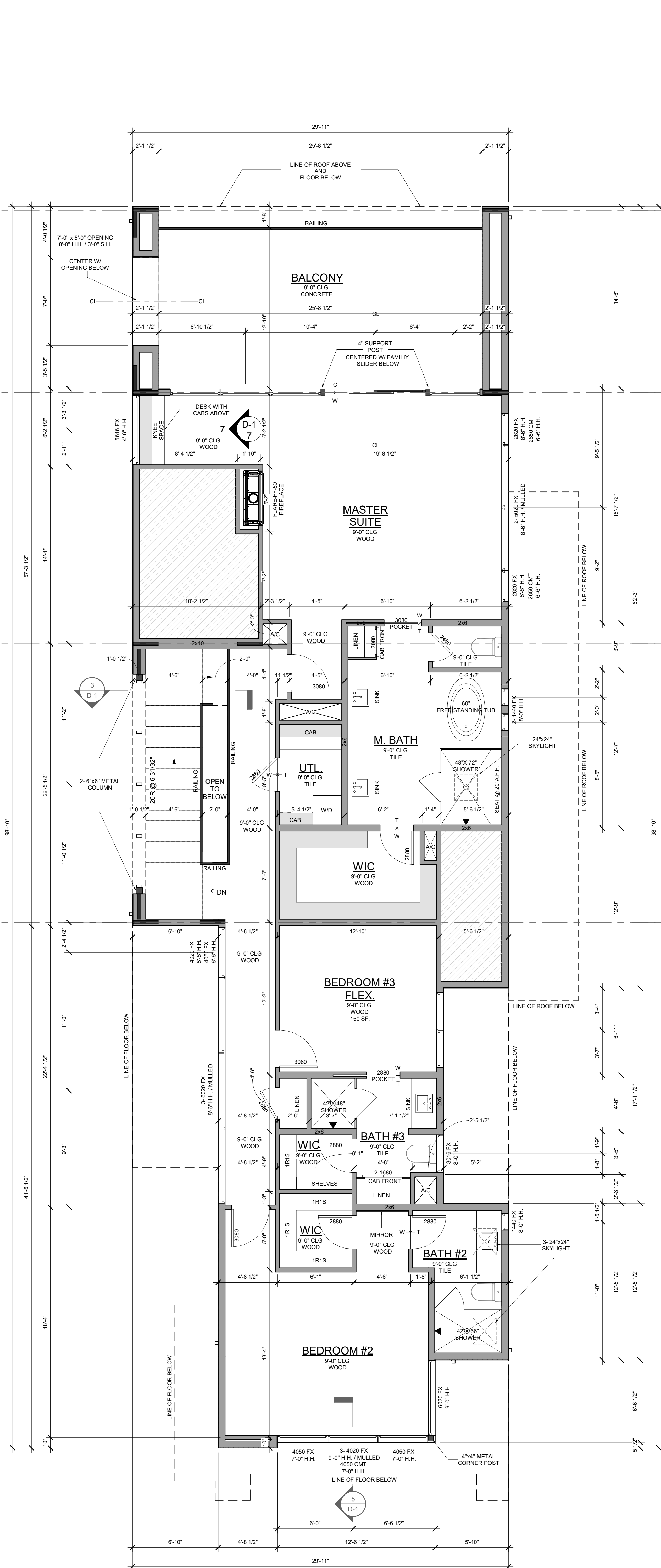
TOTAL UNDER ROOF	
	7048 SF



**1 BASEMENT FLOOR**  
1/4" = 1'-0"

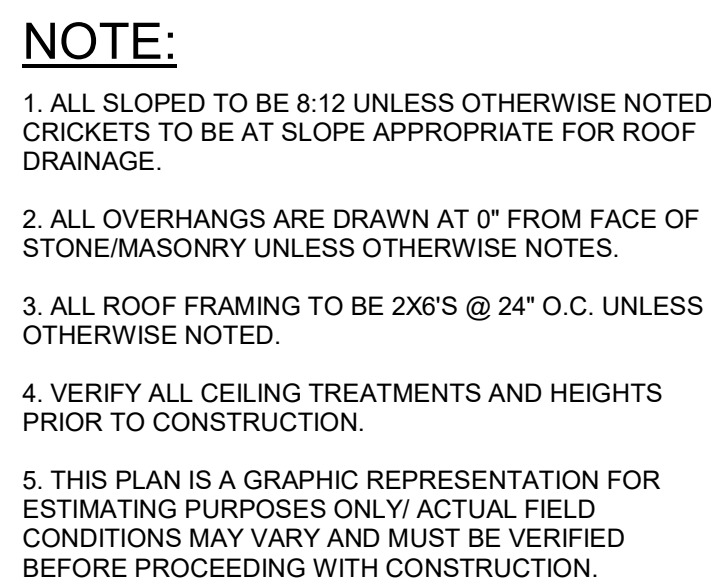


**2 1ST FLOOR PLAN**  
1/4" = 1'-0"

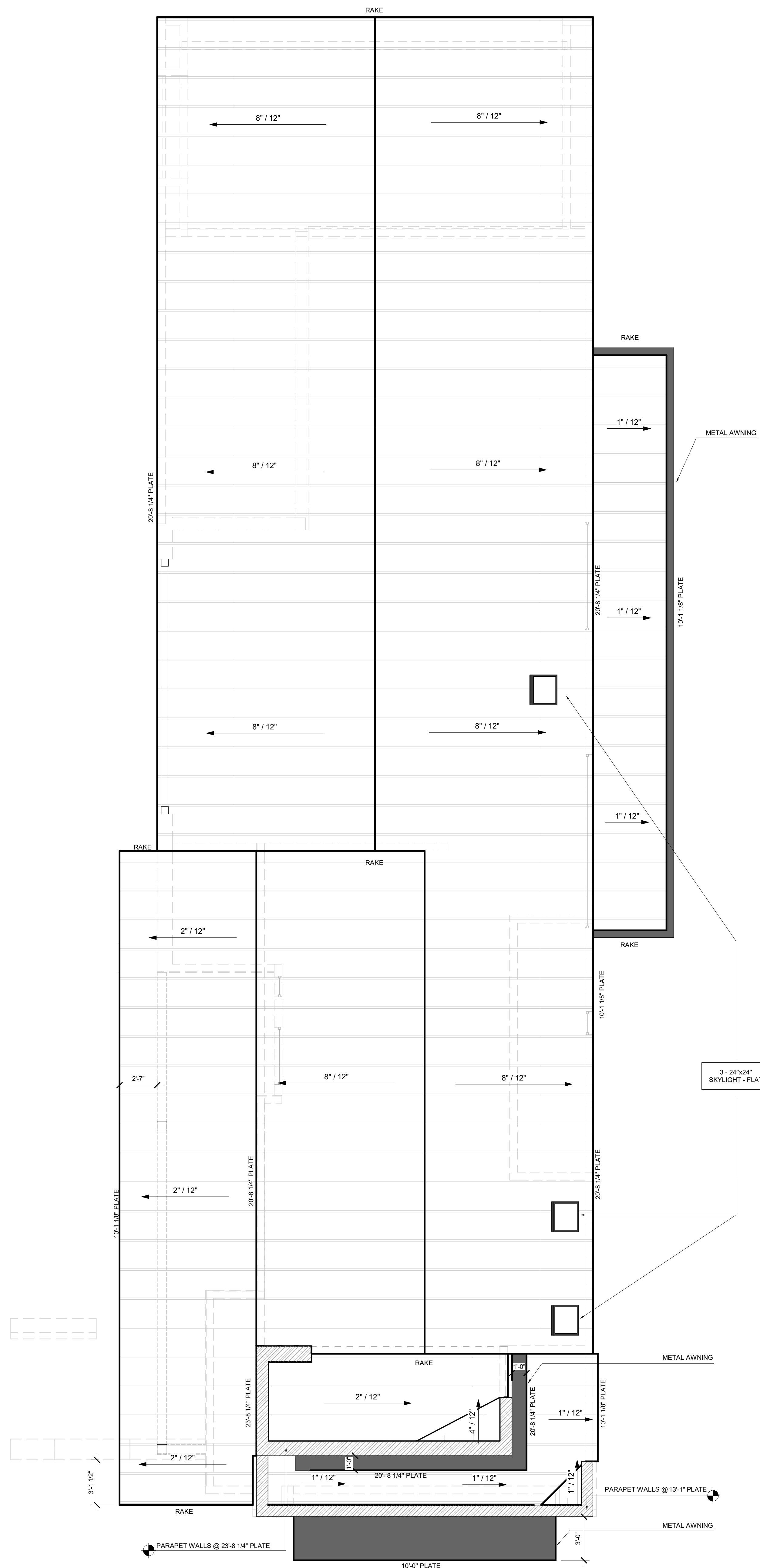


**3 2ND FLOOR PLAN**  
1/4" = 1'-0"

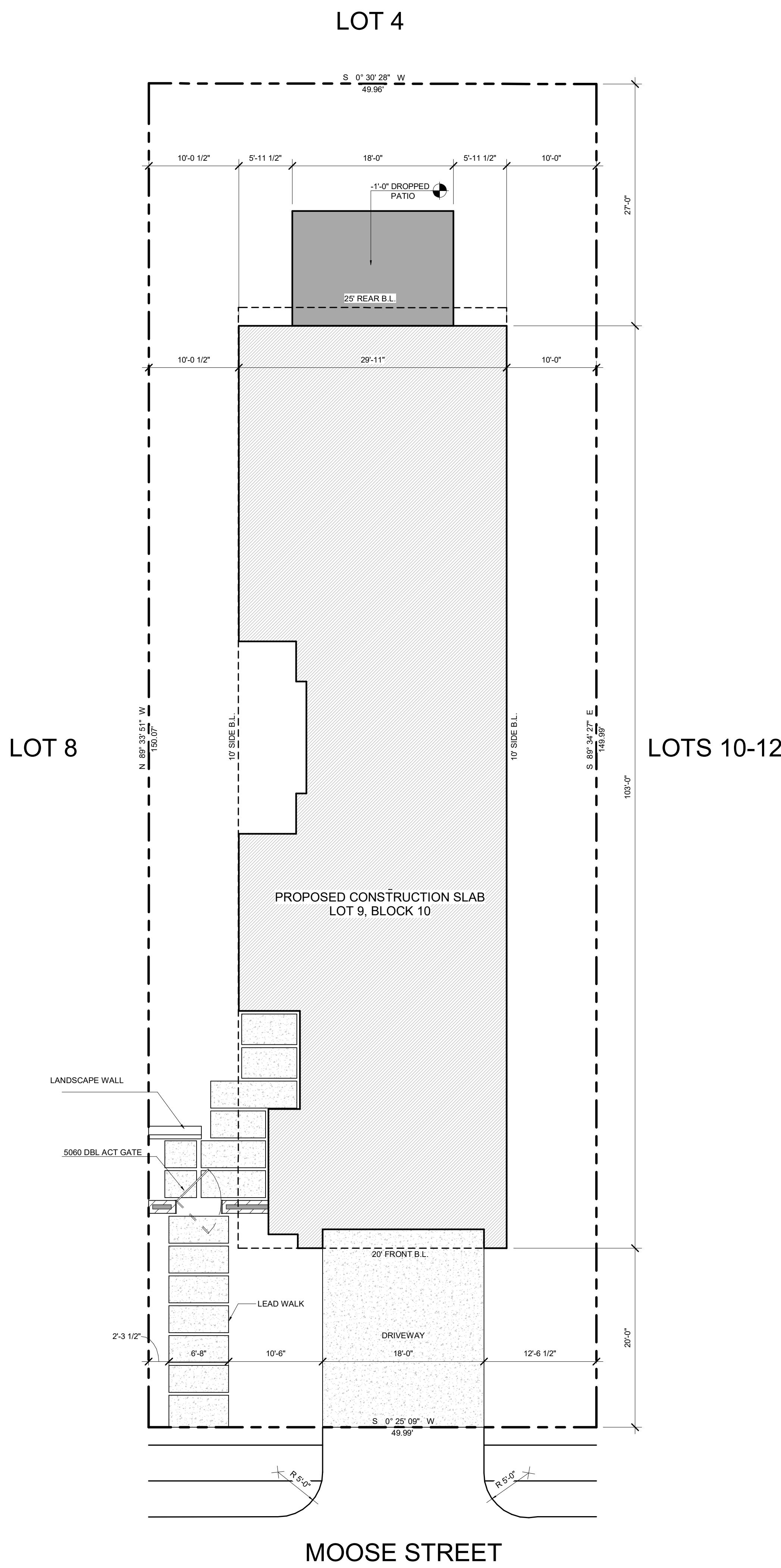








1 ROOF PLAN  
1/4" = 1'-0"



2 SITE PLAN  
1/8" = 1'-0"

DOOR SCHEDULE			
Type	Width	Height	Count
2-1680	3'-0"	8'-0"	1
2-2080	4'-0"	8'-0"	2
8'-0"x 8'-0" SLIDING GLASS DL	8'-0"	8'-0"	1
2080	2'-0"	8'-0"	2
2460	2'-4"	6'-0"	5
2480	2'-4"	8'-0"	4
2680	2'-6"	8'-0"	2
2680 POCKET	2'-6"	8'-0"	3
2880	2'-8"	8'-0"	9
2880 POCKET	2'-8"	8'-0"	2
3080	3'-0"	8'-0"	9
3080 POCKET	3'-0"	8'-0"	1
4090 PIVOT	4'-0"	9'-0"	1
5060 DBL ACT GATE	5'-0"	6'-0"	1
5080	5'-0"	8'-0"	3
17090 STACKING DOOR	17'-0"	9'-0"	1
18090 OVHD	18'-0"	9'-0"	1
18090 STACKING DOOR	18'-0"	9'-0"	1

WINDOW SCHEDULE			
Type	Width	Height	Count
24" x 24" SKYLIGHT - FLAT	2'-0"	2'-0"	3
1440 FX	1'-4"	4'-0"	3
1680 FX DL	1'-6"	8'-0"	3
1860 FX	1'-8"	6'-0"	1
2620 FX	2'-6"	2'-0"	3
2650 CMT	2'-6"	5'-0"	2
3016 FX	3'-0"	1'-6"	1
3020 FX	3'-0"	2'-0"	5
3050 CMT	3'-0"	5'-0"	2
3060 CMT	3'-0"	6'-0"	2
4018 FX	4'-0"	1'-6"	1
4020 FX	4'-0"	2'-0"	4
4050 CMT	4'-0"	5'-0"	1
4050 FX	4'-0"	5'-0"	3
4080 FX	4'-0"	8'-0"	8
5020 FX	5'-0"	2'-0"	2
5616 FX	5'-6"	1'-6"	1
5020 FX	6'-0"	2'-0"	4
7616 FX	7'-6"	1'-6"	1
12016 FX	12'-0"	1'-6"	1
30100 FX DL	3'-0"	10'-0"	2

**NOTE:**

1. SECOND FLOOR PLATE HEIGHTS BASED OFF OF 18" HEIGHT FLOOR SYSTEM.
2. ALL EXTERIOR WALLS TO BE 2X6 UNLESS OTHERWISE NOTED.
3. ALL BASEMENT EXTERIOR WALLS TO BE CMU UNLESS OTHERWISE NOTED.

**NOTE:**

1. ALL SLOPED TO BE 8:12 UNLESS OTHERWISE NOTED. CRICKETS TO BE AT SLOPE APPROPRIATE FOR ROOF DRAINAGE.
2. ALL OVERHANGS ARE DRAWN AT 0" FROM FACE OF STONE/MASONRY UNLESS OTHERWISE NOTED.
3. ALL ROOF FRAMING TO BE 2X6'S @ 24" O.C. UNLESS OTHERWISE NOTED.
4. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.
5. THIS PLAN IS A GRAPHIC REPRESENTATION FOR ESTIMATING PURPOSES ONLY. ACTUAL FIELD CONDITIONS MAY VARY AND MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION.





2 FRONT 2



1 FRONT 1



3 FRONT 3



6 REAR 3



4 REAR 1



5 REAR 2



7 FAMILY



8 KITCHEN



9 STAIRWELL







**PRIVATE RESIDENCE**  
245 MOOSE ST  
L.G. GILL SUBDIVISION  
JACKSON, TETON COUNTY, WY  
BLOCK: 10 LOT: 9

**JH  
DESIGN-BUILD  
LLC**

JOHN LIVELY & ASSOCIATES expressly reserves all copyright and other proprietary rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete the structure. The owner shall obtain all other permits and approvals necessary for the project in conformity with applicable laws, codes, ordinances, rules, regulations and requirements for construction. The owner shall be responsible for obtaining all necessary permits and approvals for construction. The owner shall be responsible for obtaining all necessary permits and approvals for construction.

**FOR  
CONSTRUCTION**

© COPYRIGHT 2021

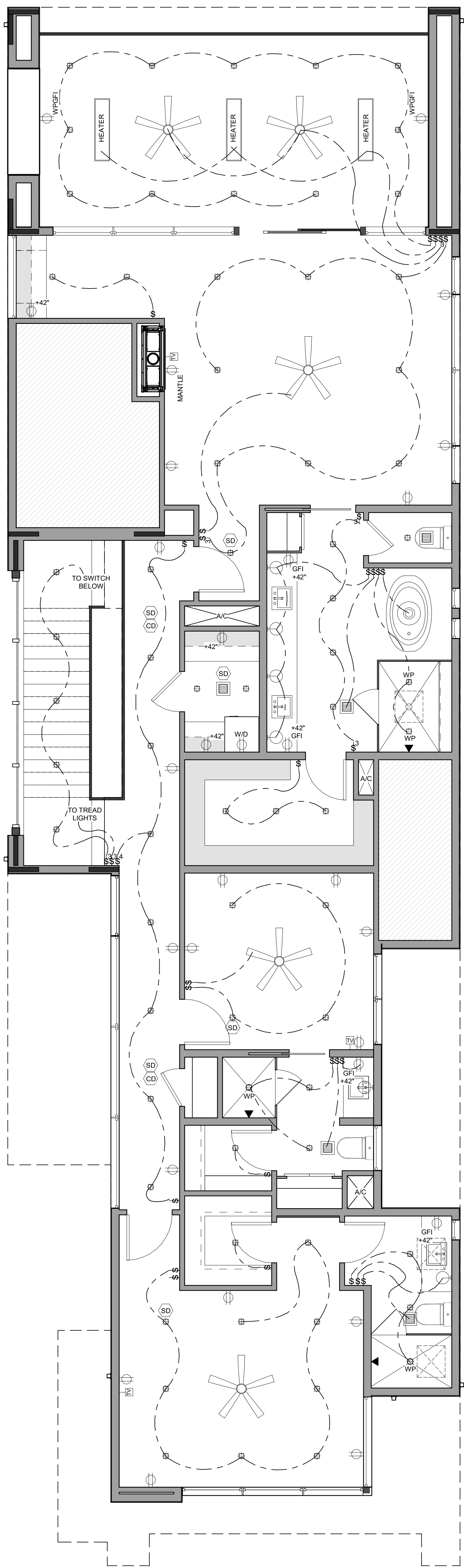
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DATE: 2/08/2021

JOB #: **7014**

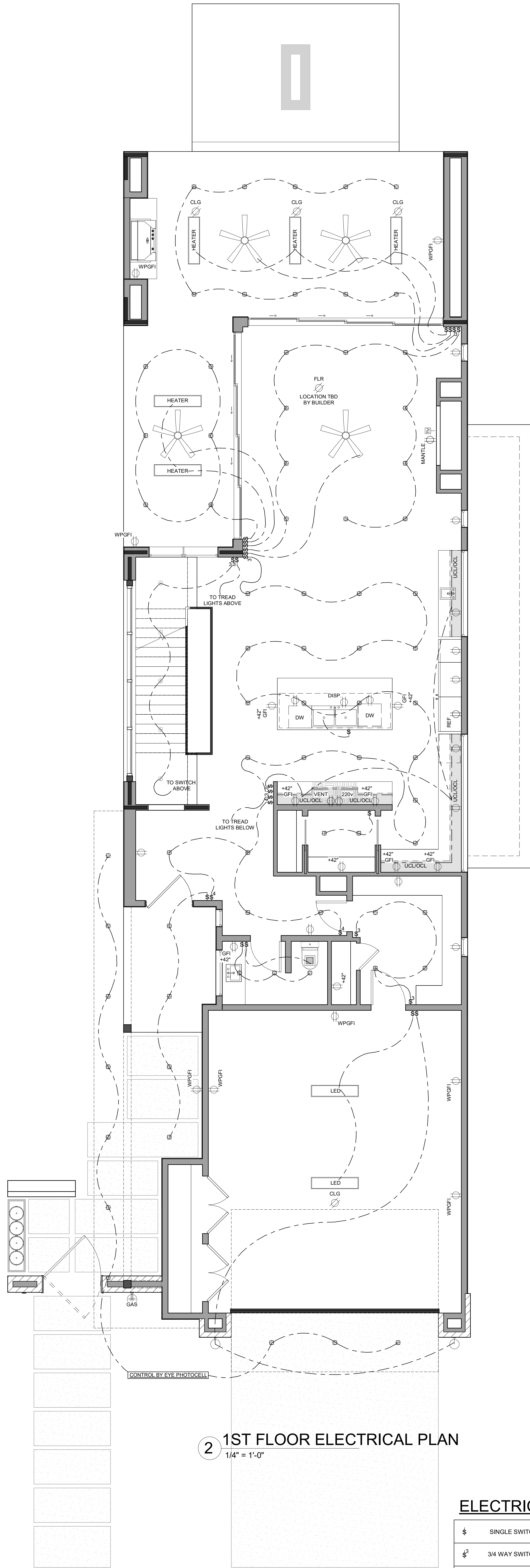
**FINAL RELEASE**

**2/08/2021**

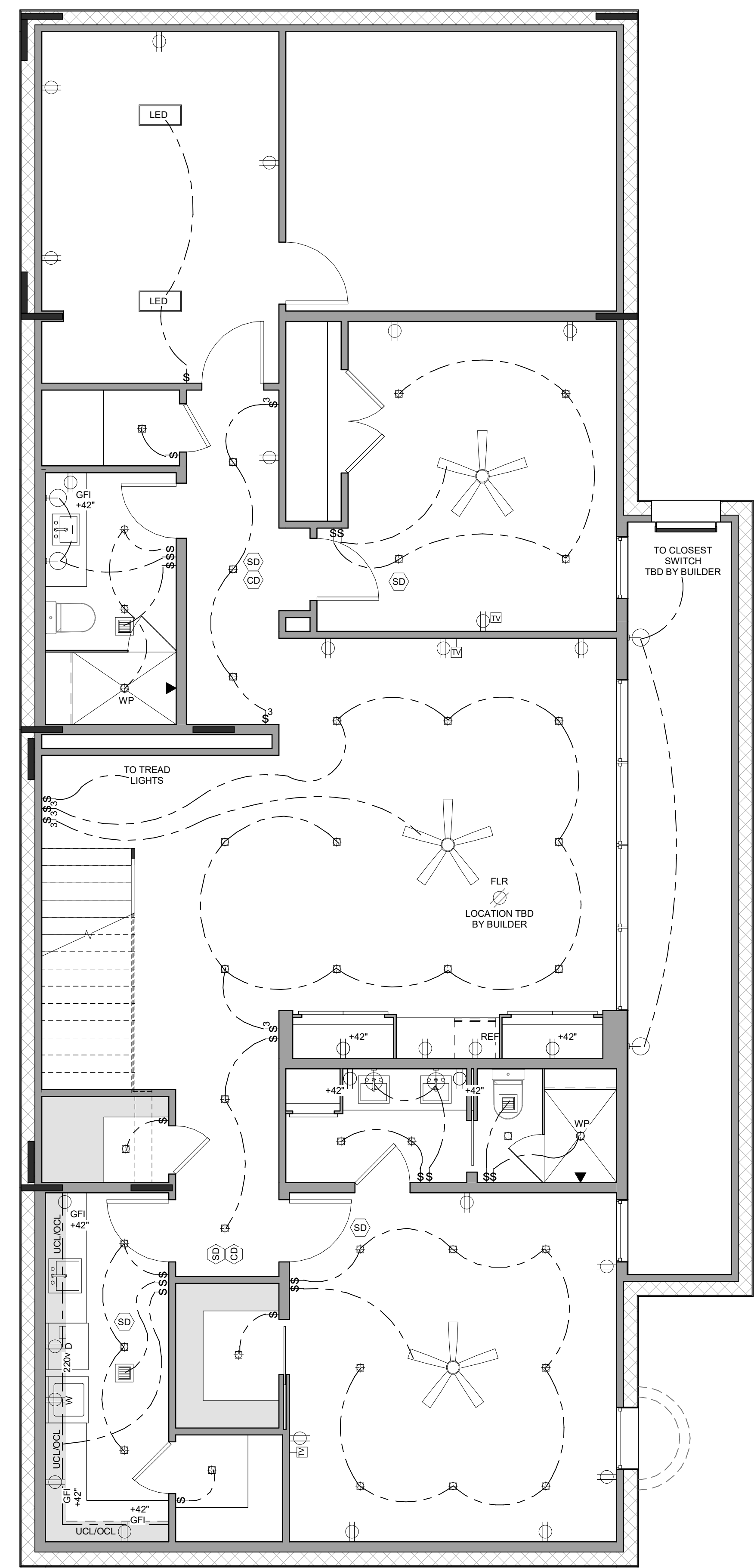
**A-5**  
ELECTRICAL PLANS



**3 2ND FLOOR ELECTRICAL PLAN**  
1/4" = 1'-0"



**2 1ST FLOOR ELECTRICAL PLAN**  
1/4" = 1'-0"



**1 BASEMENT ELECTRICAL PLAN**  
1/4" = 1'-0"

**ELECTRICAL LEGEND**

\$	SINGLE SWITCH	110v DUPLEX	220v DUPLEX	TELEPHONE/DATA OUTLET	8" RECESSED CAN	4" RECESSED CAN	EYEBALL RECESSED CAN	WEATHER PROOF RECESSED CAN	ART LIGHT	CEILING FAN
\$3	3/4 WAY SWITCH	GFCI DUPLEX	CEILING MOUNTED DUPLEX	SMOKE/CO2 DETECTOR	HANGING LIGHT FIXTURE	WALL MOUNTED LIGHT FIXTURE	PENDANT	EXHAUST FAN	FLUORESCENT FIXTURES	
WP/GFI	WEATHER PROOF GFCI DUPLEX	TV/CABLE OUTLET	FLOOR MOUNTED DUPLEX	UCL/LOC	CEILING MOUNTED LIGHT FIXTURE	DOUBLE FLOOD LIGHTS	UPLIGHT	EXHAUST FAN WITH LIGHT	LED	



