



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: April 12, 2022	REQUESTS: The applicant is submitting a request for a Grading Pre-Application for the property located at 80 Rancher St., legally known as LOT 18, CHARLES M. NELSON PHASE 2 PIDN: 22-41-16-34-1-44-003 For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Item #: P22-079	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov	
Owner: Tim & Renee Glick PO Box 4088 Jackson, WY 83001 Applicant: Same	
Please respond by: April 19, 2022 (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: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

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 or thumb drive), and **two hard copies** 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 www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-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.

Tim Glick

Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title

April 11, 2022

RE: Preapplication Project Description
Glick Residence
80 Rancher Street
Jackson, Wyoming 83001

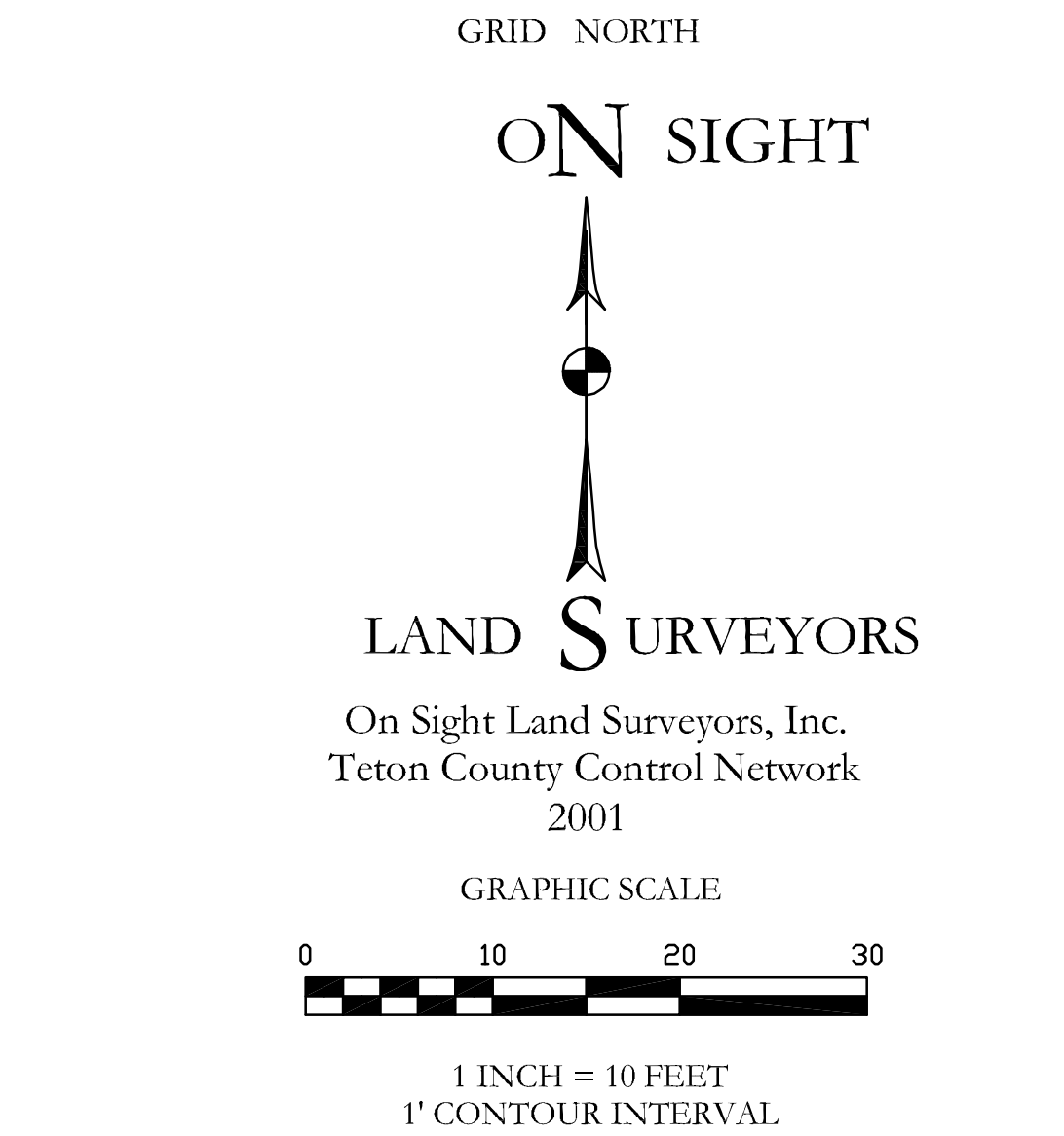
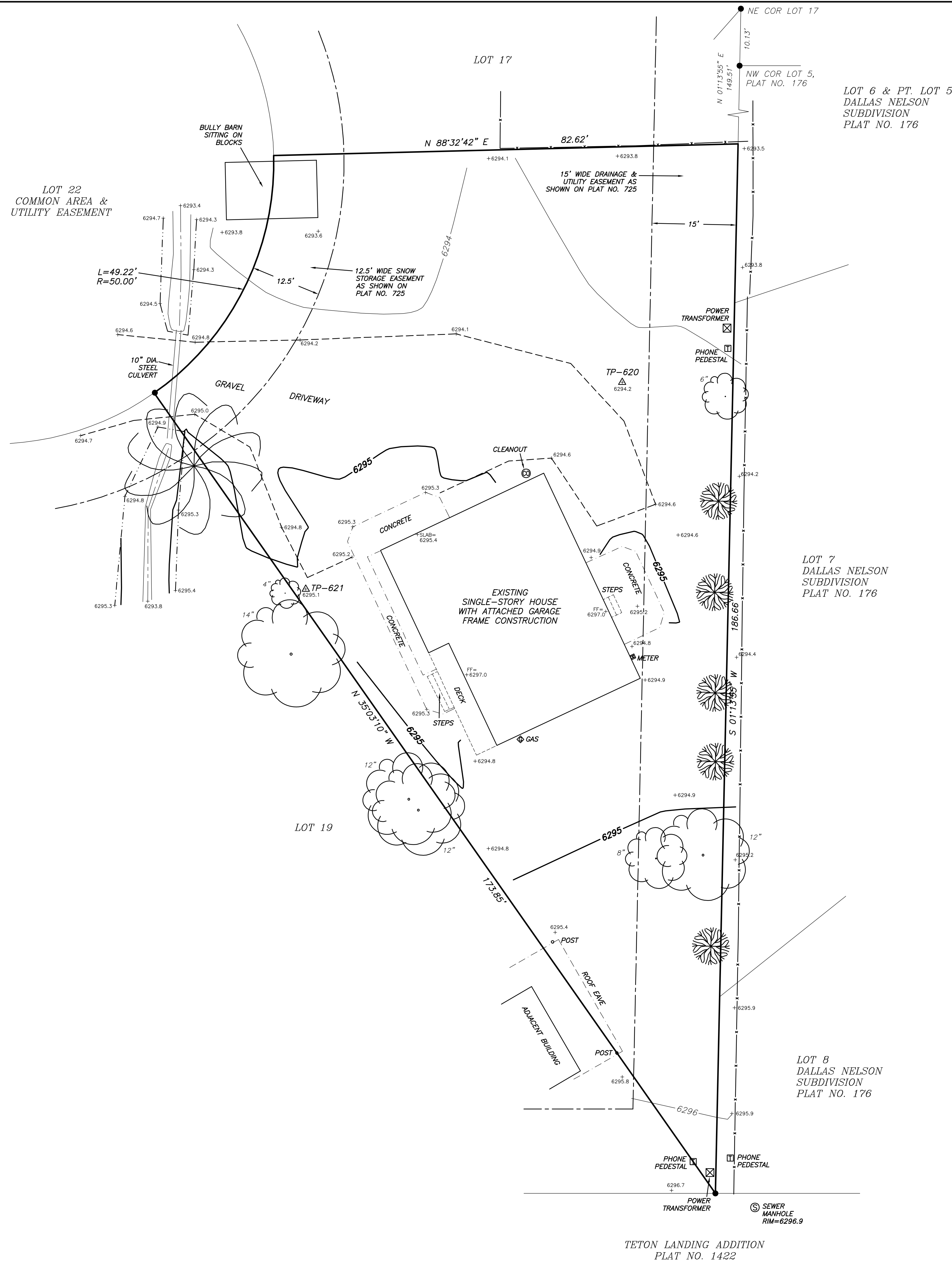
To whom it may concern,

Tim and Renee Glick come in front of the planning department as we endeavor to construct a new single-family residence on our personal property located at 80 Rancher Street in Jackson, Wyoming. Currently located on the property is a small 800 square foot, one-bedroom one-bathroom, residence which does not conform with the present Land Regulation Development adopted by the town of Jackson. In order to accommodate the newly designed residence for the property, the existing structure will be completely removed and all LDR requirements will be in compliance.

The design for the new residence will consist of a two-story home above the existing grade with a two-car garage and a habitable basement. The design of the residence has been carefully orchestrated to meet all of the LDR parameters classified within a residential NL-3 zone. The subject property sits within the Charles M. Nelson Phase 2 subdivision which implies stricter or more regulatory height restrictions than the current LDR requirements which has also been met. The need for a preapplication meeting has arisen due to the fact that more than 3,000 square feet of the site will be disturbed because of the new construction.

Thank you for your consideration,

Tim and Renee Glick

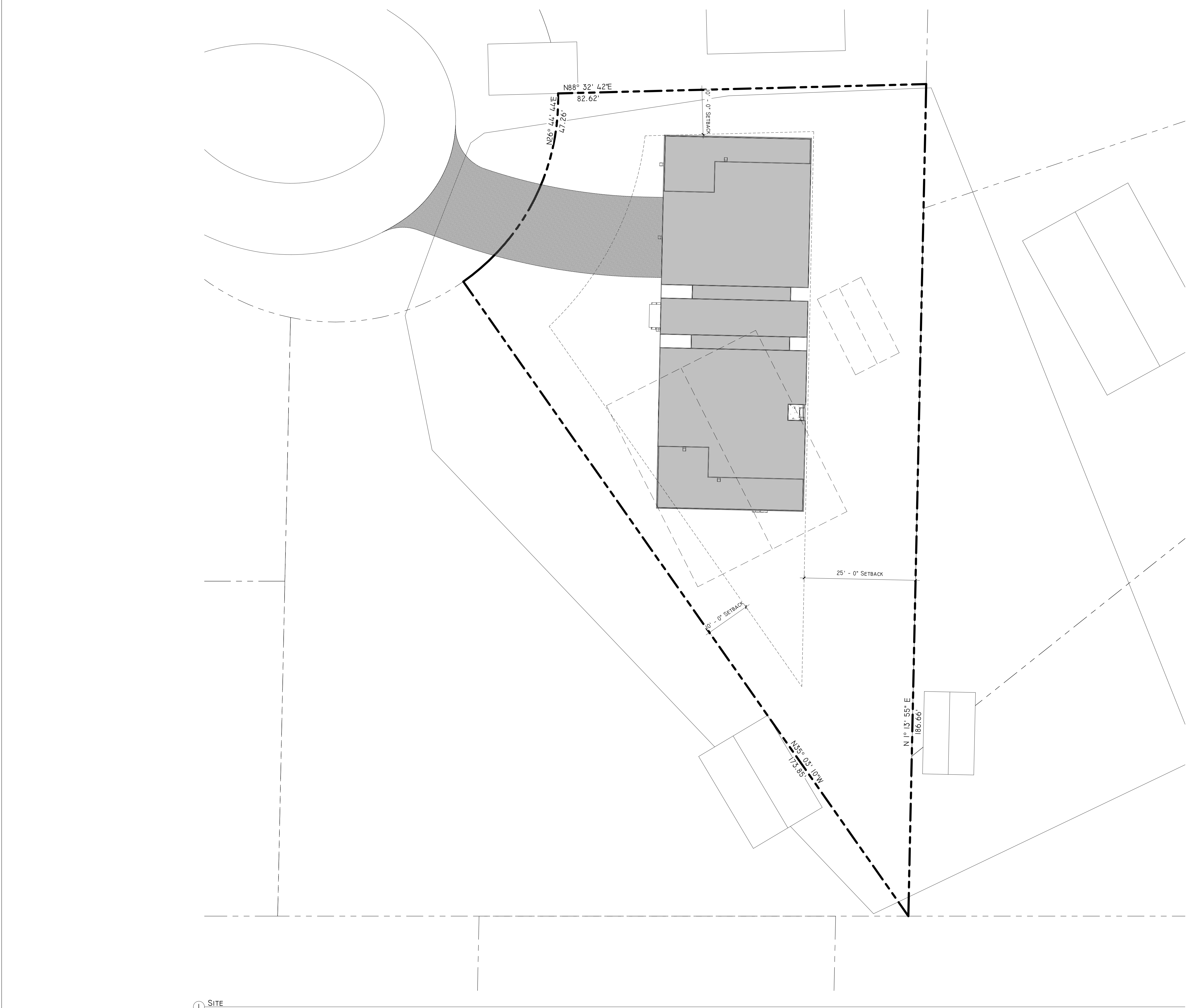


- NOTES:
- (1) ELEVATIONS ARE NAVD88 BASED ON THE TETON COUNTY CONTROL NETWORK
- (2) THE BUILDING FOOTPRINT AS SHOWN REPRESENTS FIELD MEASUREMENTS MAPPED AS PART OF THIS SURVEY AND IS NOT INTENDED TO REPRESENT ARCHITECTURAL DIMENSIONS.

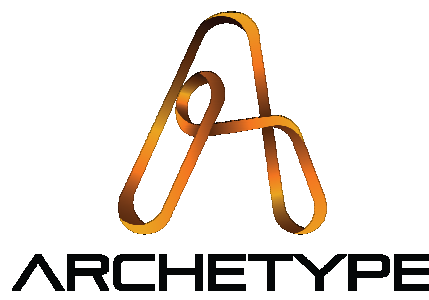
- LEGEND
- INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED "PE&LS 578" FOUND THIS SURVEY
 - △ INDICATES A STEEL SPIKE SET THIS SURVEY FOR ORIENTATION AND MAPPING PURPOSES
 - SUBJECT LOT LINE
 - ADJACENT LOT LINE
 - EASEMENT
 - EDGE OF GRAVEL
 - EDGE OF CONCRETE
 - TOP OF BANK OF DITCH
 - FLOWLINE OF DITCH
 - EAVES OF ADJACENT ROOF
 - FENCELINE
 - 6" ASPEN - APPROXIMATE TRUNK DIAMETER SHOWN
 - WILLOW TREE
 - SHRUB
 - +6294.8 TYPICAL SPOT ELEVATION

TOPOGRAPHIC MAP
PREPARED FOR
TIM & RENEE GLICK
SHOWING
LOT 18 PHASE II CHARLES M. NELSON ADDITION
TOWN OF JACKSON
TETON COUNTY, WYOMING

On Sight
LAND SURVEYORS, INC.
155 West Gill Ave.
P.O. Box 12290
Jackson, WY 83002
(307) 734-6131

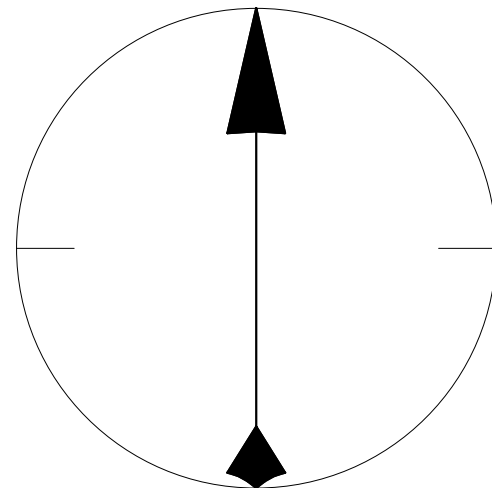


① SITE
1" = 10'-0"



ARCHETYPE SOLUTIONS

NORTH



GENERAL SHEET NOTES:

No.	DESCRIPTION	DATE
1	PLAN CREATED.	03/12/22
2	LIGHT SHAFT RAILING ADDED.	03/16/22
3	FRONT DOOR ROOF ADDED.	03/18/22
4	EXTERNAL SIDING UPDATED.	03/19/22
5	ROOF/WALL JOIN UPDATED.	03/25/22
6	PLAN RENAEMED.	04/01/22
7	PROPOSED DRIVEWAY ADDED.	04/11/22

GLICK,
TIM & RENÉE
GLICK HOUSE

SITE PLAN

PROJECT NUMBER 001

DATE 04/11/22

DRAWN BY DANIEL GÓMEZ

CHECKED BY TIM GLICK

LI.I

SCALE 1" = 10'-0"