



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
- ☐ Joint Housing Dept

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: May 9, 2022 Item #: P22-116 Planner: Katelyn Page Phone: 733-0440 ext. 1302 Email: kpage@jacksonwy.gov Owner Greenberg Family Trust PO Box 1432 Jackson, WY 83001 Applicant Paradigm Architecture PO Box 13803 Jackson, WY 83002	REQUESTS: The applicant is submitting a request for a Grading Pre-Application Conference for a new single-family home at 658 Pine Drive, legally known as LOT 54, ASPEN HIGHLANDS SUBDIVISION, PIDN: 22-41-16-33-4-14-015 For questions, please call Brian Lenz at 307-733-0440 x1410 or email to the address shown below. Thank you.
Please respond by: May 16, 2022 (with Comments)	

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

Please include Braden Olson, Ty Ross, and Elyse Casper when scheduling the PAP meeting
bolson@nelsonengineering.net
tross@nelsonengineering.net
elyse@paradigm3.com

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) 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)

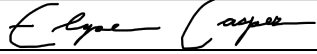
_____ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not 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.



Signature of Owner or Authorized Applicant/Agent

Elyse Casper

Name Printed

4-13-2022

Date

Project Manager

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: 4-13-2022

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 : Jesse Milligan-Green, Trustee of the Greenberg Family Trust.

Being duly sworn, deposes and says that Jesse Milligan-Green is the owner in fee of the premises located at:

Address of Premises: 658 Pine Drive, Jackson WY. 83002
Name of property owner as listed on deed

Legal Description: Lot 54, Aspen Highlands Subdivision

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Elyse Casper, Paradigm 3 Architecture PLLC.

Mailing address of Applicant/agent: PO Box 13803 Jackson WY 83002

Email address of Applicant/agent: elyse@paradigm3.com

Phone Number of Applicant/agent: 307-699-4555

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) Variance Application

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.

Jesse Milligan Green
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 Sonoma)

The foregoing instrument was acknowledged before me by Jesse Milligan Green this 25th day of April, 2022. WITNESS my hand and official seal.

Gretchen Hill, Notary Public
Notary Public



My commission expires:

April 18, 2022

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 658 Pine Drive, Jackson WY. In accordance with the existing site plan attached, the lot is vacant and filled with trees. Proposed development includes construction of a two-level residence, bridged driveway with associated parking and utilities. A variance was submitted on 4/13/2022 for relief from Maximum building height regulation listed in section 9.4.9 and the maximum slope disturbances listed in section 5.4.1. Proposed development is shown on sheet C2.0 attached. A few items that we would like to discuss at the meeting are:

- Grading requirements
- Northern sewer main location
- Southern water main location

Please don't hesitate to contact me with project inquiries.

Sincerely,

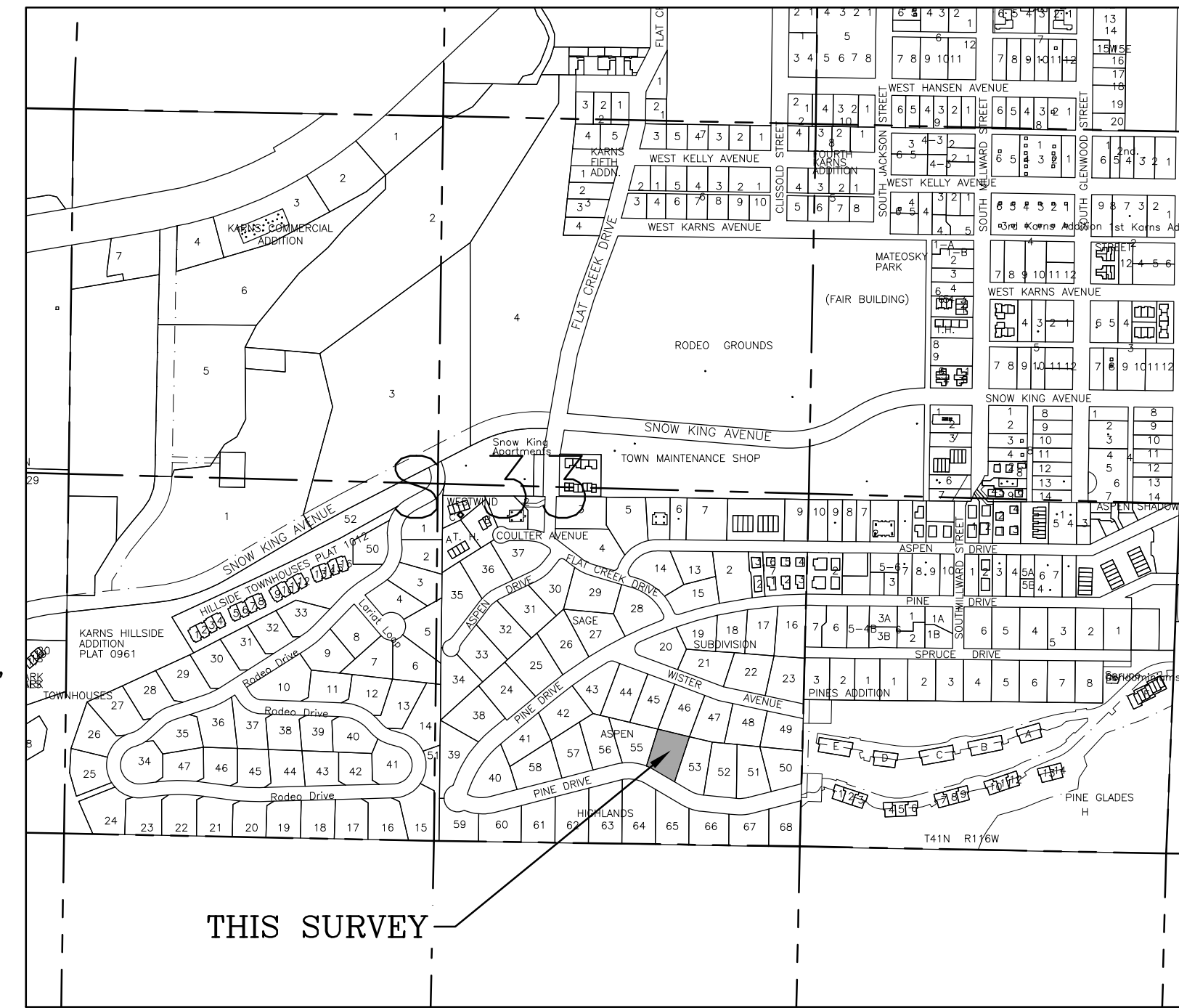
A handwritten signature in black ink, appearing to read 'Braden Olson', written in a cursive style.

Braden Olson, PE
Nelson Engineering

Cell: 304-413-3707

Email: bolson@nelsonengineering.net

S:\Projects\2021\21-01 658 Pine Dr. - Early Iron - Surveying\4. Planning\21-01-23-01 Existing and EXISTING SITE PLAN - Apr 07 2022 09:34:46 pm PLOTTED BY: hachewer DWG: 010001-241



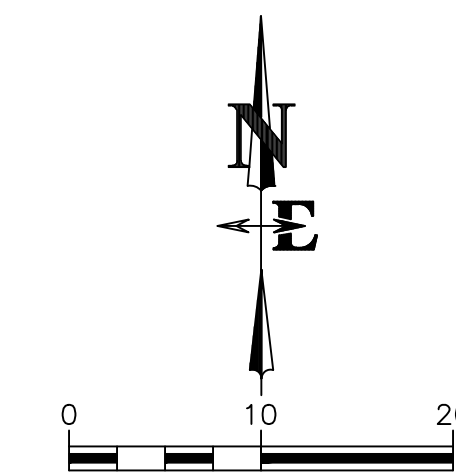
VICINITY MAP
NW1/4SE1/4
SECTION 33
T41N, R116W
TOWN OF JACKSON
TETON COUNTY, WY

LEGEND

- = PROPERTY LINE
- = ADJOINING PROPERTY LINE
- - - = EASEMENT LINE
- - - = SETBACK LINE
- - - = EDGE OF PAVEMENT
- S = SANITARY SEWER
- W = WATER LINE PER TOJ GIS
- bp bp bp = BURIED POWER PER LVE AERIAL IMAGERY
- gs gs gs = BURIED GAS PER LVE AERIAL IMAGERY
- = PAVEMENT AREA
- = SLOPES OVER 25%
- ⊠ = ELECTRIC TRANSFORMER
- ⊙ = SANITARY SEWER MANHOLE
- ⊞ = SIGNS
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = WATER VALVE
- ⊞ = IRRIGATION BOX
- ⊞ = FOUND T-STAKE
- ⊞ = PINE TREE WITH TRUNK DIA.

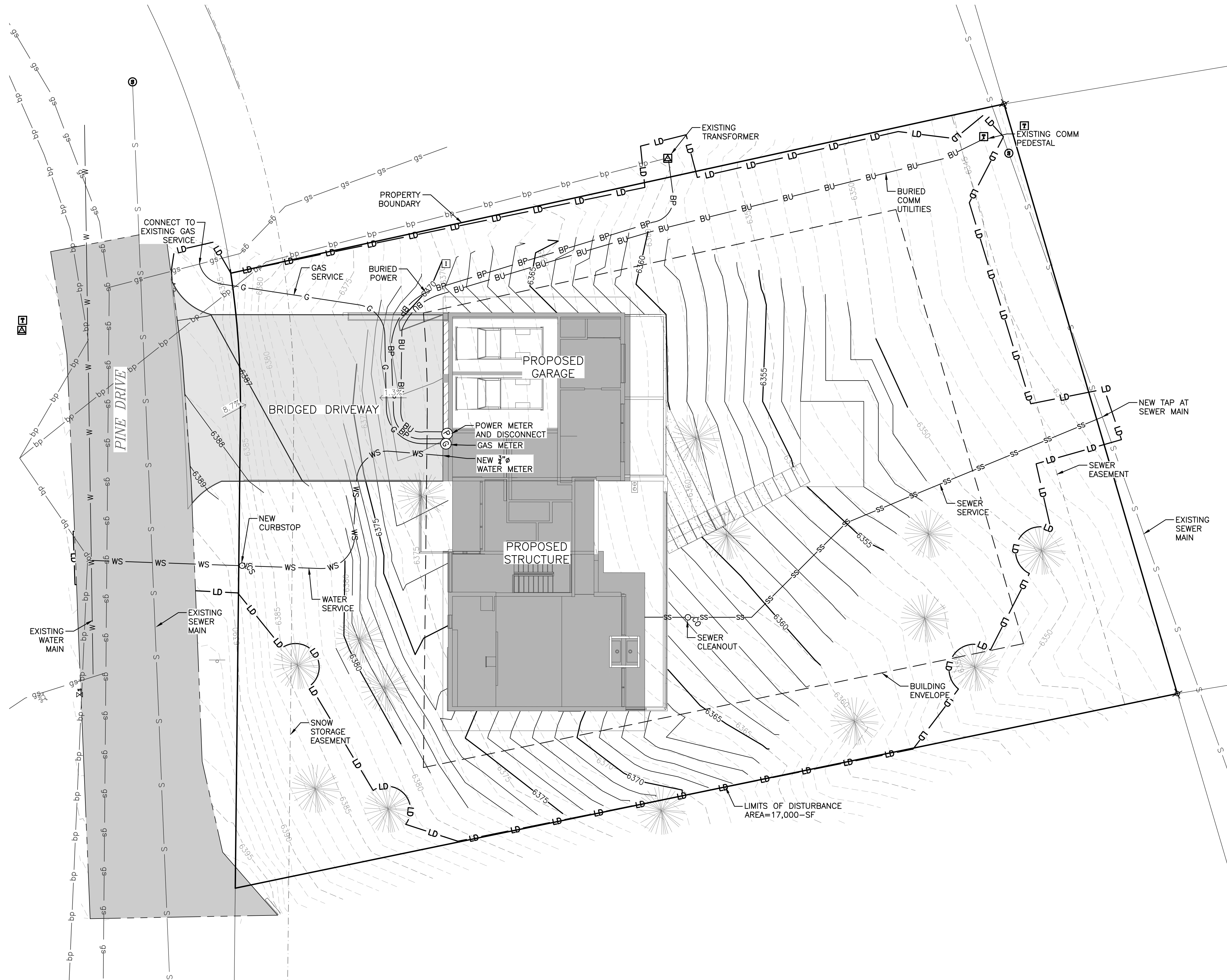
NOTE:
THE MAP WAS PREPARED
WITHOUT BENEFIT OF TITLE
REPORT AND IS SUBJECT TO ANY
OTHER EASEMENTS, RESTRICTIONS,
RESERVATIONS, RIGHTS-OF-WAY,
AND CONDITIONS OF SIGHT
AND/OR OF RECORD INCLUDING,
BUT NOT LIMITED, TO THOSE
SHOWN HEREON;

SETBACKS PER TOJ NL-2 ZONE
25' STREET
15' SIDE
25' REAR

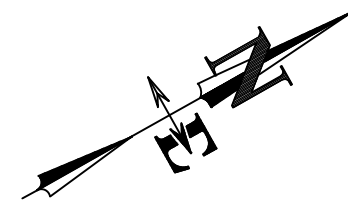
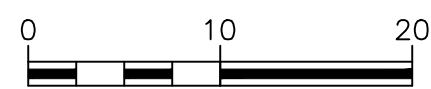


Vertical datum based on NAVD88 (geoid12b),
derived from network gps observations.

DRAWING NO	JOB TITLE	DRAWING TITLE		DATE	REV.				
		LOT 54 ASPEN HIGHLANDS SUBDIVISION	EXISTING SITE PLAN		06/18/2021	DS	ENGINEERED	AR	LR
C1.0	LOT 54 ASPEN HIGHLANDS SUBDIVISION	SITE SURVEY							
JOB NO	658 PINE DR	EXISTING SITE PLAN							
	21-213-01								



PRE APP SITE PLAN



NOT FOR CONSTRUCTION

DRAWING NO	JOB TITLE	DRAWING TITLE	 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	18 APR 2022	REV.
1	MILLIGAN-GREEN RESIDENCE	PRE-APPLICATION REQUEST EXHIBIT		SURVEYED	NELSON ENG.	
	658 PINE DRIVE			ENGINEERED	BO	
JOB NO	JACKSON, WY			DRAWN	BO	
21-213-03				CHECKED		
				APPROVED		



SITE NOTES

1. DECOMPOSED GRANITE PLATFORM
2. LANDSCAPE STAIR
3. REMOVE TREES PER WUI STANDARDS - VERIFY WITH OWER BEFORE REMOVAL
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.

PINE DRIVE

658 PINE DRIVE JACKSON WY. 83002

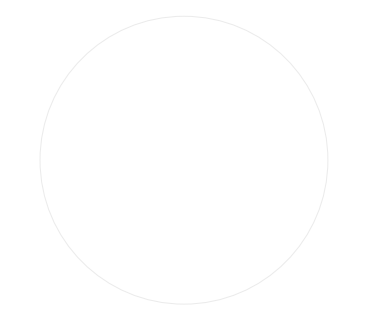
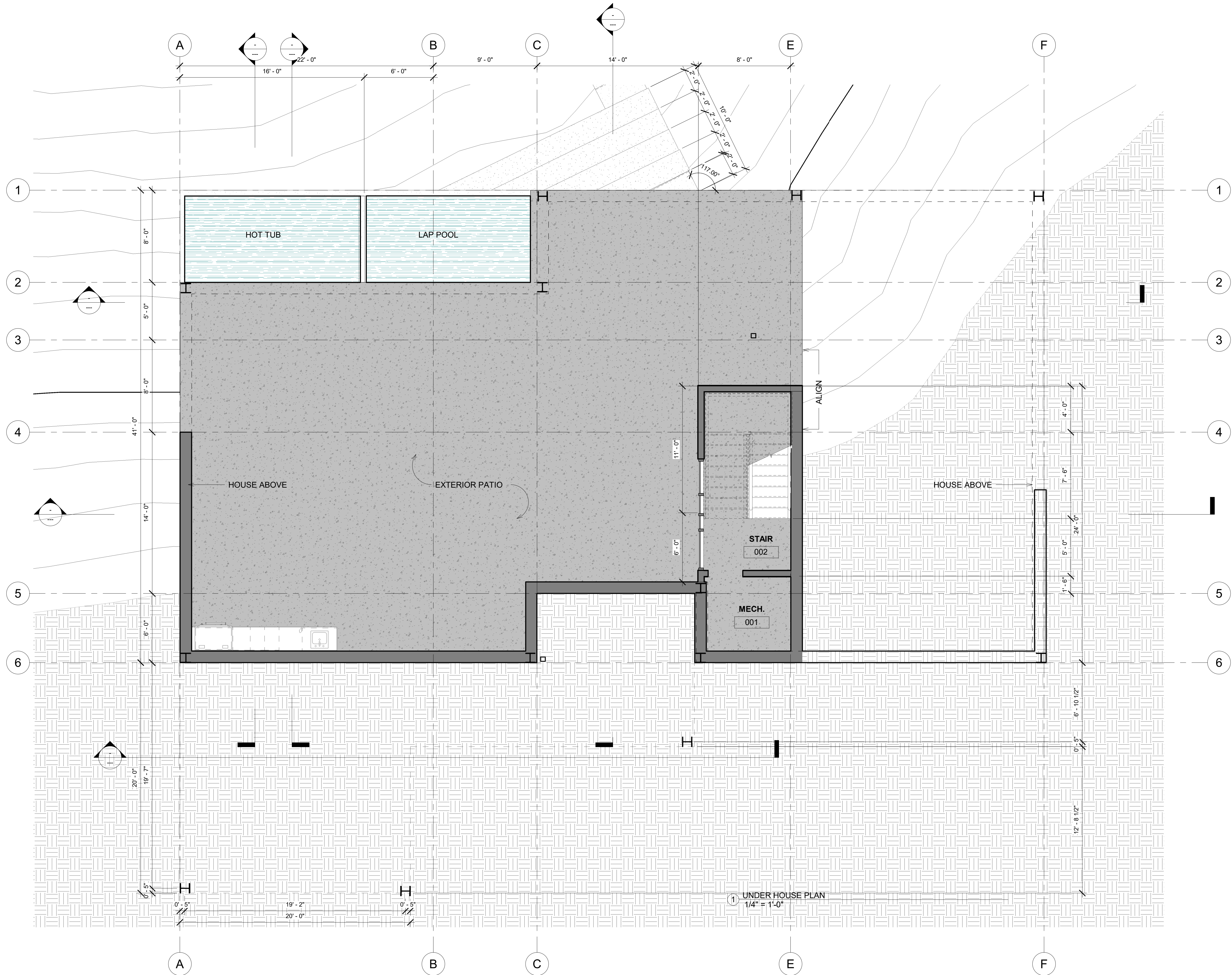
REVISIONS

1-25-2022
ARCHITECTURAL SITE
PLAN

A004

Project Status

PARADIGM
3 ARCHITECTURE PLLC.



PARADIGM
3 ARCHITECTURE PLLC.

PINE DRIVE

658 PINE DRIVE JACKSON WY. 83002

REVISIONS

1-25-2022

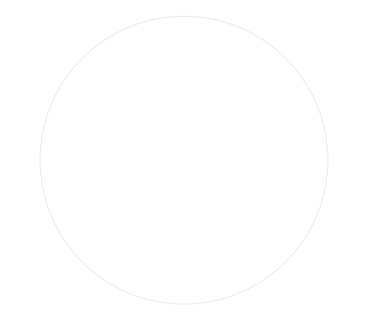
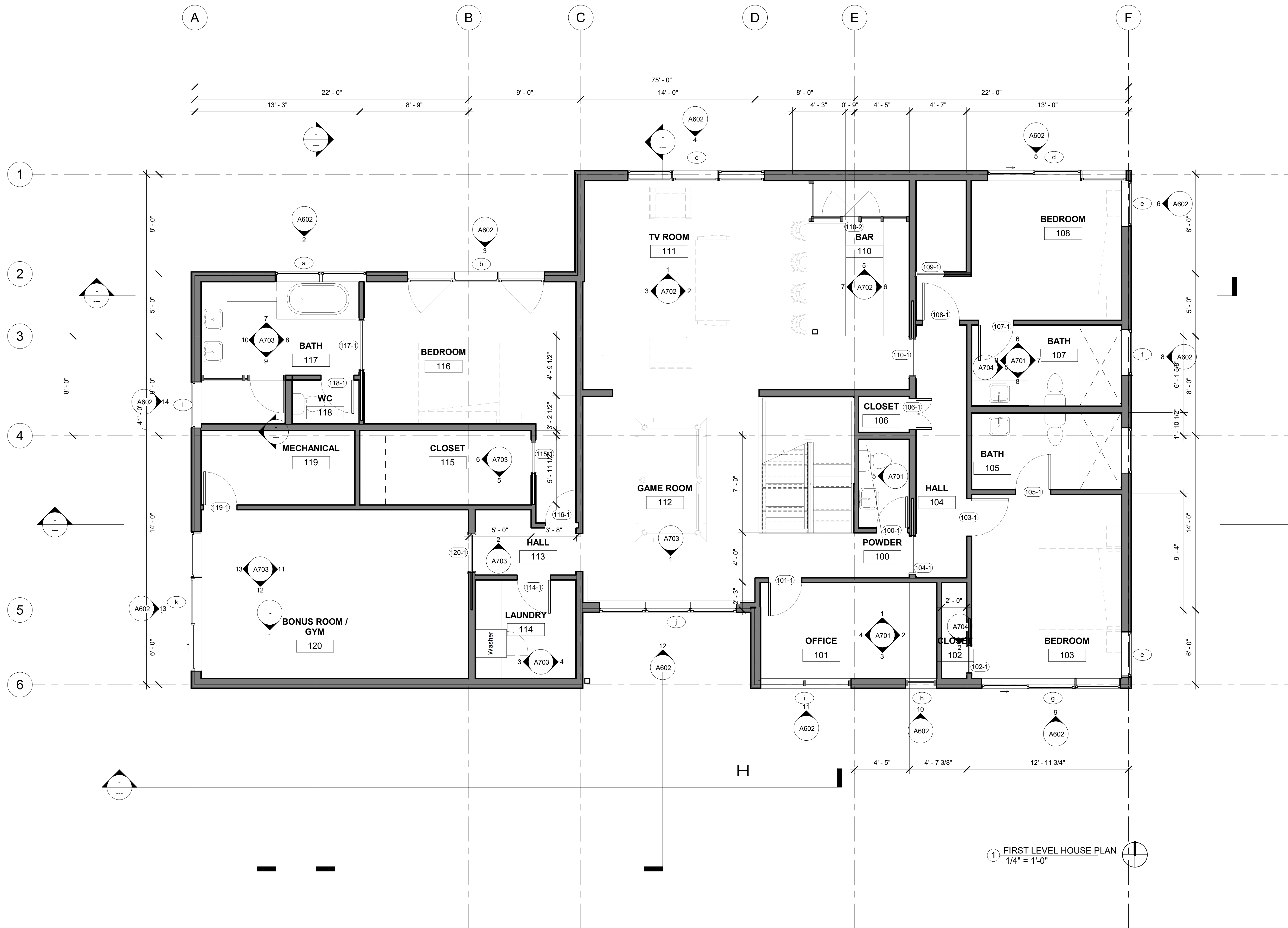
LEVEL ONE FLOOR
PLAN

A100

Project Status

⊗ KEYED NOTES

1. NOTE



PARADIGM
3 ARCHITECTURE PLLC.

PINE DRIVE

658 PINE DRIVE JACKSON WY. 83002

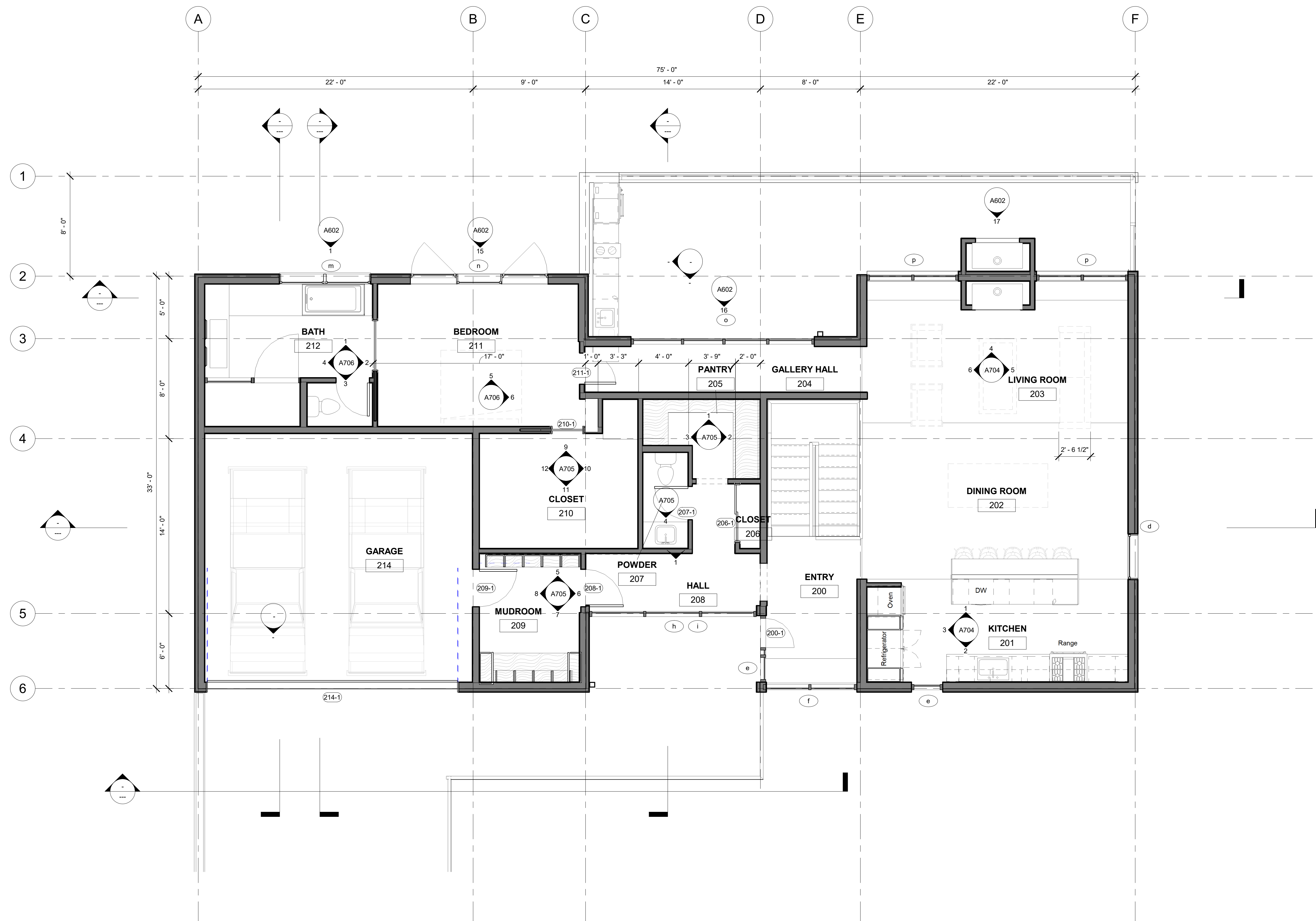
REVISIONS

1-25-2022

LEVEL TWO FLOOR
PLAN

A101

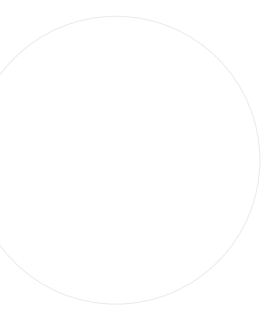
Project Status



⊗ KEYED NOTES

1. NOTE

① SECOND LEVEL HOUSE PLAN
1/4" = 1'-0"



PARADIGM
ARCHITECTURE PLLC.

PINE DRIVE

658 PINE DRIVE JACKSON WY. 83002

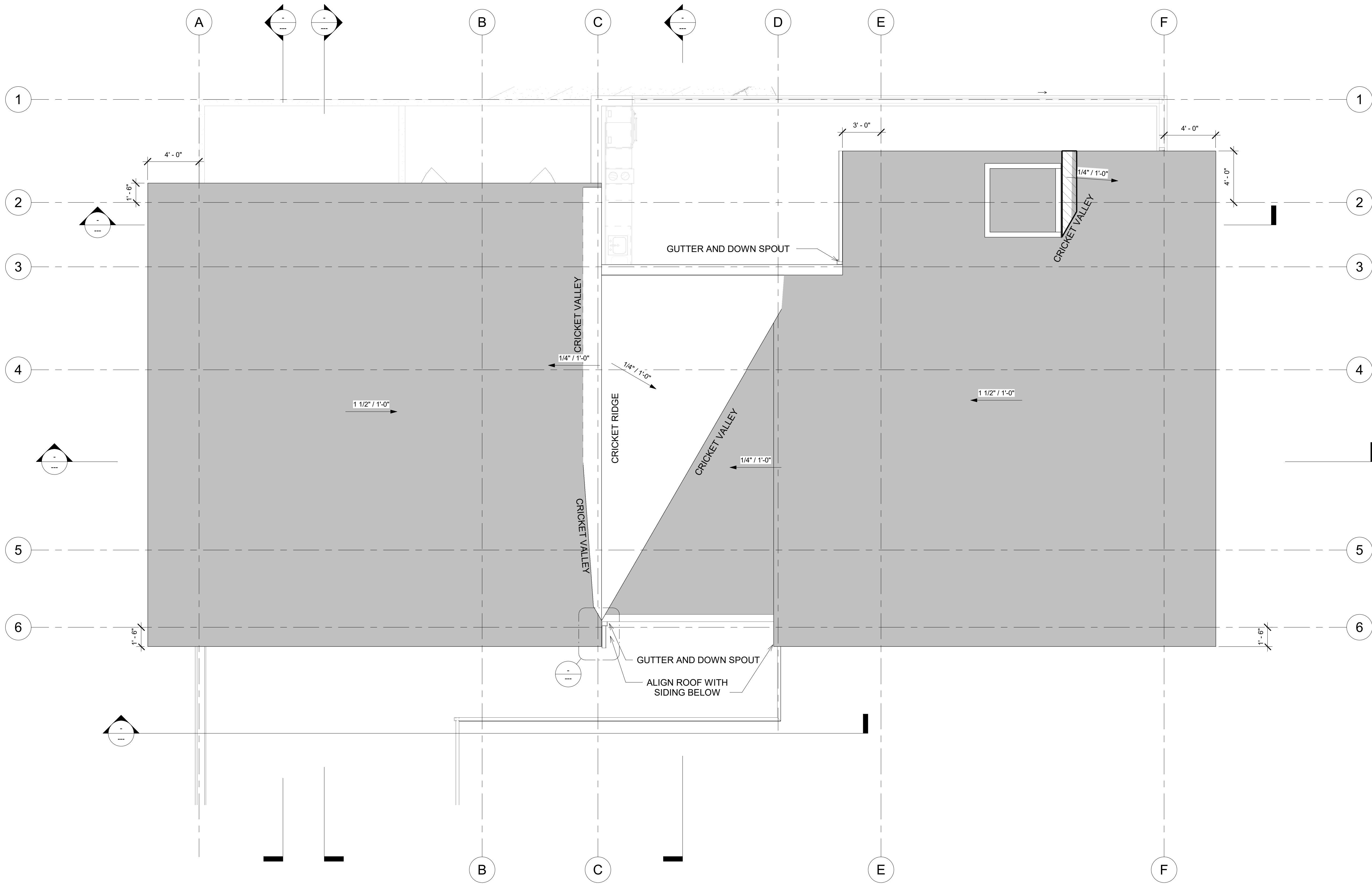
REVISIONS

1-25-2022

LEVEL THREE FLOOR
PLAN

A102

Project Status



⊗ KEYED NOTES

1. NOTE



PARADIGM
3 ARCHITECTURE PLLC.

PINE DRIVE

658 PINE DRIVE JACKSON WY. 83002

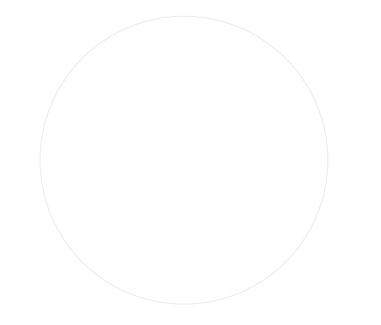
REVISIONS

1-25-2022

ROOF PLAN

A103

Project Status



PARADIGM
ARCHITECTURE PLLC.

PINE DRIVE

658 PINE DRIVE JACKSON WY. 83002

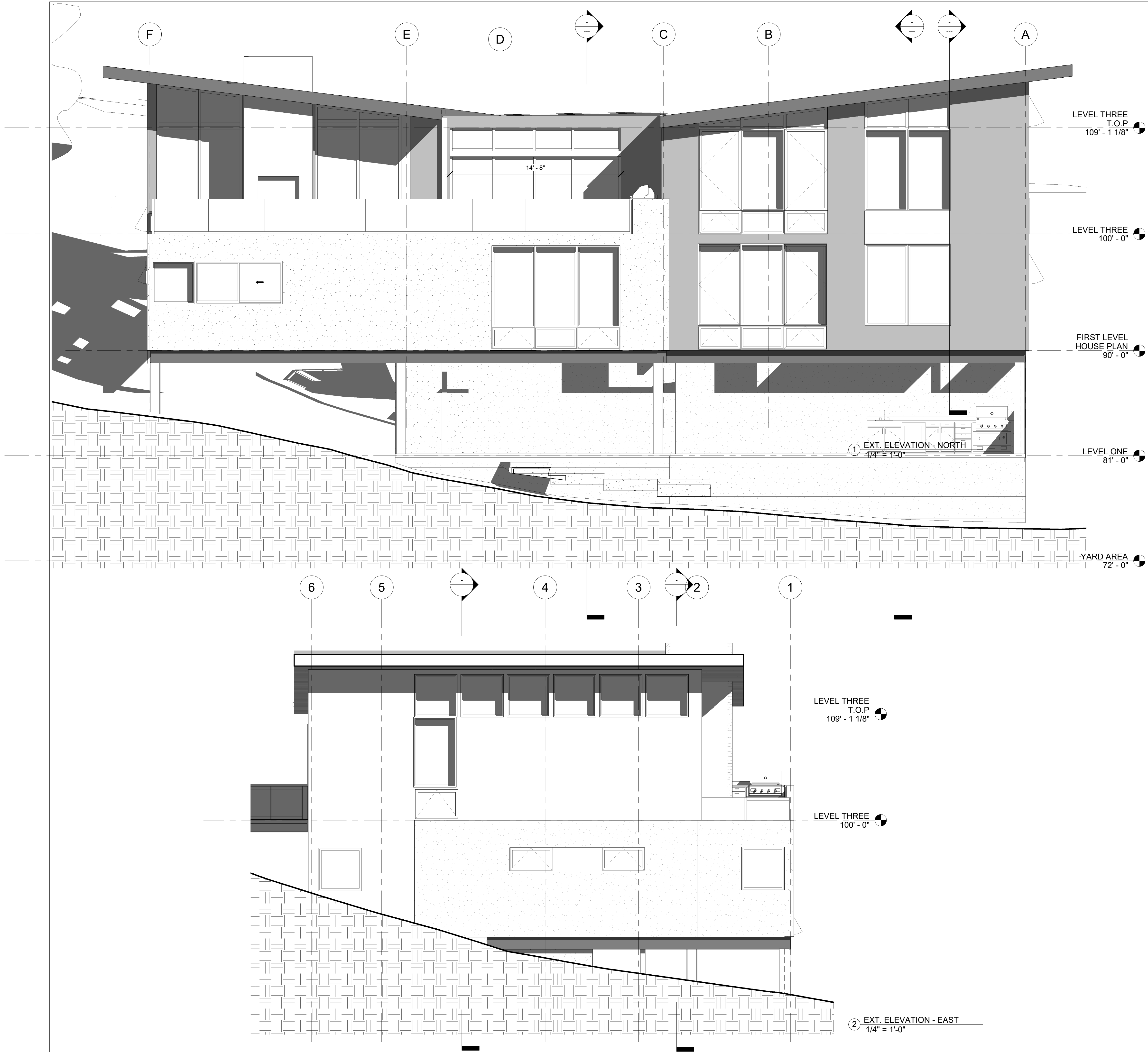
REVISIONS

1-25-2022

EXTERIOR
PERSPECTIVES

A200

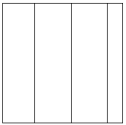
Project Status



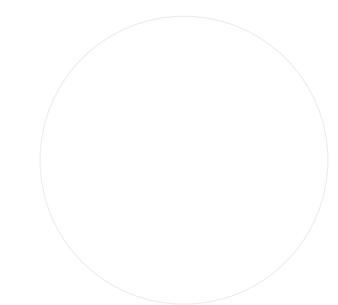
⊗ KEYED NOTES

1. NOTE

MATERIALS LEGEND



VERTICAL CEDAR SIDING



PARADIGM
3 ARCHITECTURE PLLC.

PINE DRIVE

658 PINE DRIVE JACKSON WY. 83002

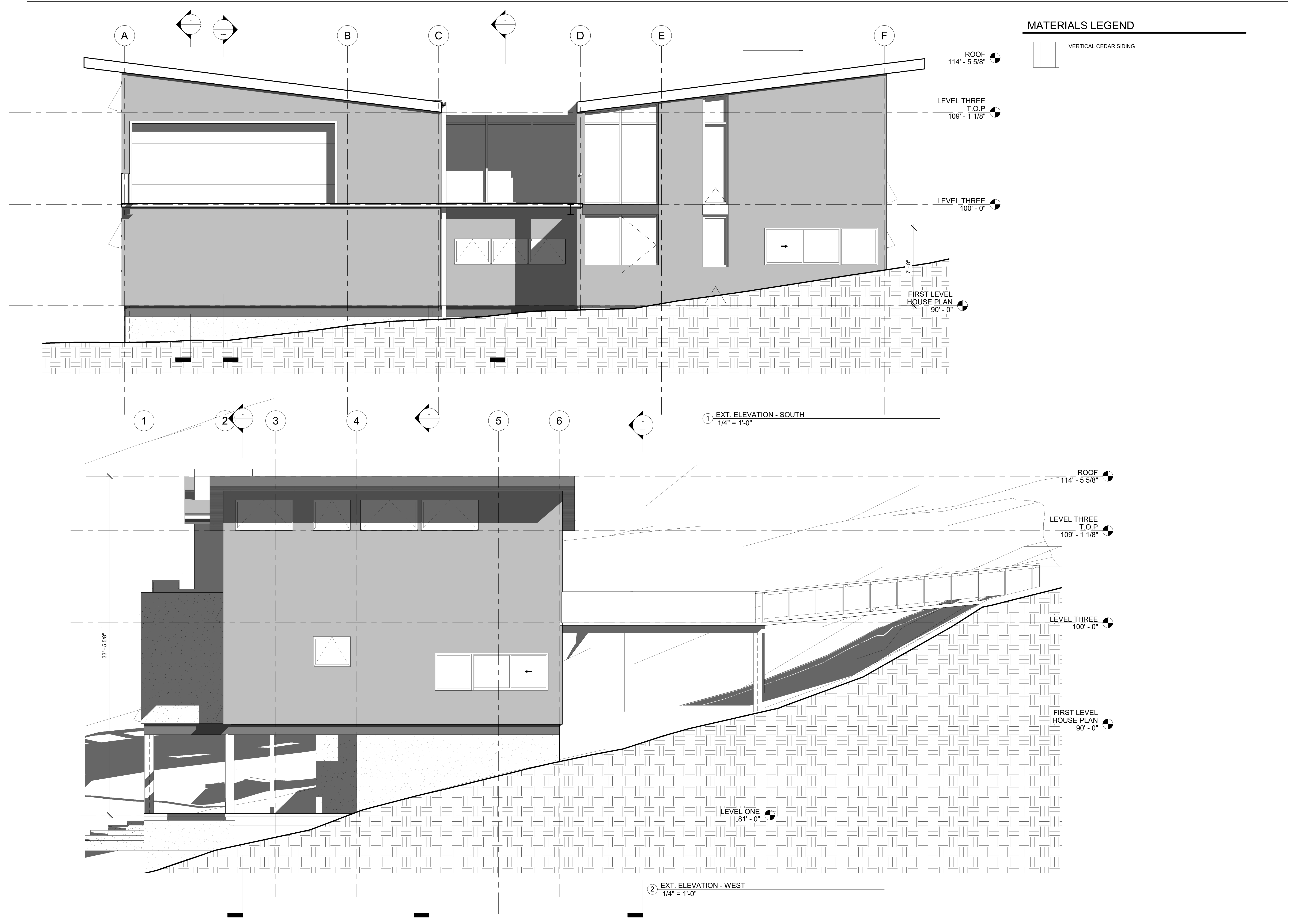
REVISIONS

1-25-2022

EXTERIOR ELEVATIONS

A201

Project Status



PARADIGM
3 ARCHITECTURE PLLC.

PINE DRIVE

658 PINE DRIVE JACKSON WY. 83002

REVISIONS

1-25-2022

EXTERIOR ELEVATIONS

A202

Project Status

PINE DRIVE

658 PINE DRIVE JACKSON WY. 83002

CODE ANALYSIS

CODES: THE WORK SHALL CONFORM TO ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING CODES:

2018 INTERNATIONAL BUILDING CODE
2018 ENERGY CONSERVATION CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 NATIONAL ELECTRIC CODE
2018 UNIFORM BUILDING CODE

NON-SPRINKLED
CONSTRUCTION TYPE: VB
ALLOWABLE HEIGHT: 26'
BUILDING HEIGHT - 33'-5 5/8"

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3

TOTAL BUILDING AREA: TO EXTERIOR OF STUD
ENTRY STAIRS: 216 SF
LOWER LEVEL : 2,473 SF
UPPER LEVEL :2,276 SF

NUMBER OF STORIES: TWO

ACCESSORY OCCUPANCIES:

PROJECT DIRECTORY

OWNER:
JESSE MILLIGAN - GREEN
560 SILALA LN
SEBASTOPOL, CA 95472-9534
CONTACT VIA ARCHITECT

ARCHITECT:
PARADIGM 3 ARCHITECTURE
125-1/2 W. MAIN ST
MISSOULA, MT 59802
406.549.6120
CONTACT: JACKIE BULL

STRUCTURAL:
ECLIPSE ENGINEERING
5915 S REGAL STREET SUITE 314
SPOKANE WASHINGTON 99223
(509) 921-7731
CONTACT: Brian Hanson bhanson@eeimt.com

CIVIL/LANDSCAPE:
NELSON ENGINEERING
430 S Cache St, Jackson, WY 83001
(307) 733-2087
CONTACT: BRADEN OLSEN

MECHANICAL:
MAKHMALBAF ENGINEERING
269-348-6229
CONTACT:Hady Makhmalbaf - hmakhmalbaf@gmail.com

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A703	INTERIOR ELEVATIONS
A704	INTERIOR ELEVATIONS
A705	INTERIOR ELEVATIONS
A706	INTERIOR ELEVATIONS
000	CITY NOTES
CVR	COVER
C1	Unnamed
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A002	CODE PLAN
A003	DEMO ARCHITECTURAL SITE PLAN
A004	ARCHITECTURAL SITE PLAN
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A801	1ST FLOOR FINISH PLAN
A802	2ND FLOOR FINISH PLAN
A900	BASEMENT RCP
A901	1ST FLOOR RCP
A902	2ND FLOOR RCP
S1	Unnamed
M1	Unnamed
E1	Unnamed
P1	Unnamed



PROJECT INFORMATION

ADDRESS:
658 PINE DRIVE, JACKSON WY.
83002

GEOCODE:
22-41-16-33-4-14-015

LEGAL DESCRIPTION:
LOT 54, ASPEN HIGHLANDS
SUBDIVISION

TOTAL LAND:
.40 ACRES

SITE LOCATION



VICINITY MAP



PINE DRIVE

658 PINE DRIVE JACKSON WY. 83002

PARADIGM
3 ARCHITECTURE PLLC

REVISIONS

1-25-2022

COVER

CVR

Project Status