



# 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

<p>Date: June 3, 2022</p> <p>Item #: P22-143</p> <p>Planner: Katelyn Page</p> <p>Phone: 733-0440 ext. 1302</p> <p>Email: <a href="mailto:kpage@jacksonwy.gov">kpage@jacksonwy.gov</a></p> <p><b>Owner</b> EBH Investors PO Box 12109 Jackson, WY 83002</p> <p><b>Applicant</b> Origins Architecture – Boone Nolte 301 N Weaver St. Belgrade, MT 59714</p>	<p>REQUESTS:</p> <p>The applicant is submitting a request for a Grading Pre-Application Conference for a new single-family home at 415 Teton Ave., legally known as LOTS 15,16,17, BLK. 11, L.G. GILL SUBDIVISION, PIDN: 22-41-16-27-3-01-003</p> <p>For questions, please call Brian Lenz at 307-733-0440 x1410 or email to the address shown below. Thank you.</p>
<p><b>Please respond by: June 10, 2022 (with Comments)</b></p>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[alangley@jacksonwy.gov](mailto: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](http://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: EBH INVESTORS

Physical Address: 415 TETON AVE, JACKSON WY

Lot, Subdivision: LOTS 15,16 AND 17 GILL SUBDIVISION

PIDN: 22-41-16-27-3-01-003

#### **PROPERTY OWNER.**

Name: EBH INVESTORS VII

Phone: \_\_\_\_\_

Mailing Address: PO BOX 12109 JACKSON WY

ZIP: 83002

E-mail: bnolte@originsarchitects.com

#### **APPLICANT/AGENT.**

Name, Agency: BOONE NOLTE, ORIGINS ARCHITECTURE

Phone: 406-570-3803

Mailing Address: 301 N WEAVER ST. BELGRADE MT.

ZIP: 59714

E-mail: bnolte@originsarchitects.com

#### **DESIGNATED PRIMARY CONTACT.**

\_\_\_\_\_ Property Owner

X 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)

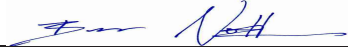
☒ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be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

06-01-22

Date

BOONE NOLTE - ORIGINS ARCHITECTS

Name Printed

ARCHITECT - AGENT

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: ERIC MACY

Being duly sworn, deposes and says that EBH INVESTORS VII is the owner in fee of the premises located at:

Address of Premises: 415 TETON AVE, JACKSON WY

Legal Description:

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: ORIGIN ARCHITECTS (BOONE NOLTE)

Mailing address of Applicant/agent: 301 N WEAVER ST. BELGRADE, MONTANA 59714

Email address of Applicant/agent: BNOLTE@ORIGINARCHITECTS.COM

Phone Number of Applicant/agent: 406 570 3803

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

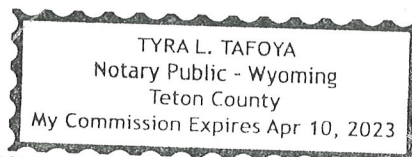
STATE OF Wyoming )  
 ) SS.

COUNTY OF Teton )

The foregoing instrument was acknowledged before me by ERIC T. MACY this 25 day of April 2022. WITNESS my hand and official seal.

[Signature]  
 Notary Public

My commission expires:



4-10-2023



## WARRANTY DEED

David K. Larson or his successor in Trust of the MARITAL TRUST established under and pursuant to the Larson Family Revocable Living Trust dated the 18th day of April, 1990 and all subsequent amendments or Restatements thereof specifically including the Amendment and Third Complete Restatement of the Larson Family Revocable Living Trust dated the 9th day of September, 2020 GRANTOR(S), for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) to

EBH Investors VII, a Wyoming limited liability company,

GRANTEE(S), whose mailing address is PO Box 12109, Jackson, Wyoming, 83002, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming, to-wit:

Lots 15, 16 and 17 of Block 11 of the L.G. Gill Subdivision of the Town of Jackson, County of Teton, State of Wyoming, according to that plat recorded June 16, 1950 as Plat No. 139.

State Identification Number 22-41-16-27-3-01-003

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, covenants, encroachments, conditions, restrictions, rights-of-way and easements of record.

WITNESS the execution and delivery of this Warranty Deed

this 20<sup>th</sup> day of April, 2022.

The MARITAL TRUST established under and pursuant to the Larson Family Revocable Living Trust dated the 18th day of April, 1990 and all subsequent amendments or Restatements thereof specifically including the Amendment and Third Complete Restatement of the Larson Family Revocable Living Trust dated the 9th day of September, 2020

BY: David K. Larson  
David K. Larson  
Trustee

State of Wyoming

County of TETON

This instrument was acknowledged before me by David K. Larson as Trustee of The MARITAL TRUST established under and pursuant to the Larson Family Revocable Living Trust dated the 18th day of April, 1990 and all subsequent amendments or Restatements thereof specifically including the Amendment and Third Complete Restatement of the this 20TH day of APRIL, 2022.

Witness my hand and official seal.

LORRAINE MCTIGUE  
Notary Public - State of Wyoming  
Commission ID 165734  
My Commission Expires July 7, 2027

[Signature]  
Notary Public

My Commission expires: 7.7.27

June 1, 2022

Town of Jackson  
Building and Planning Department

RE: Pre-application conference request for 415 Teton Avenue

To Whom It May Concern,

Please accept this application and site plan for 415 Teton Avenue. This address is comprised of 3 town lots (Lots 15, 16, and 17 of Block 11 Gill Subdivision.) We are proposing a single-family residence on Lot 17.

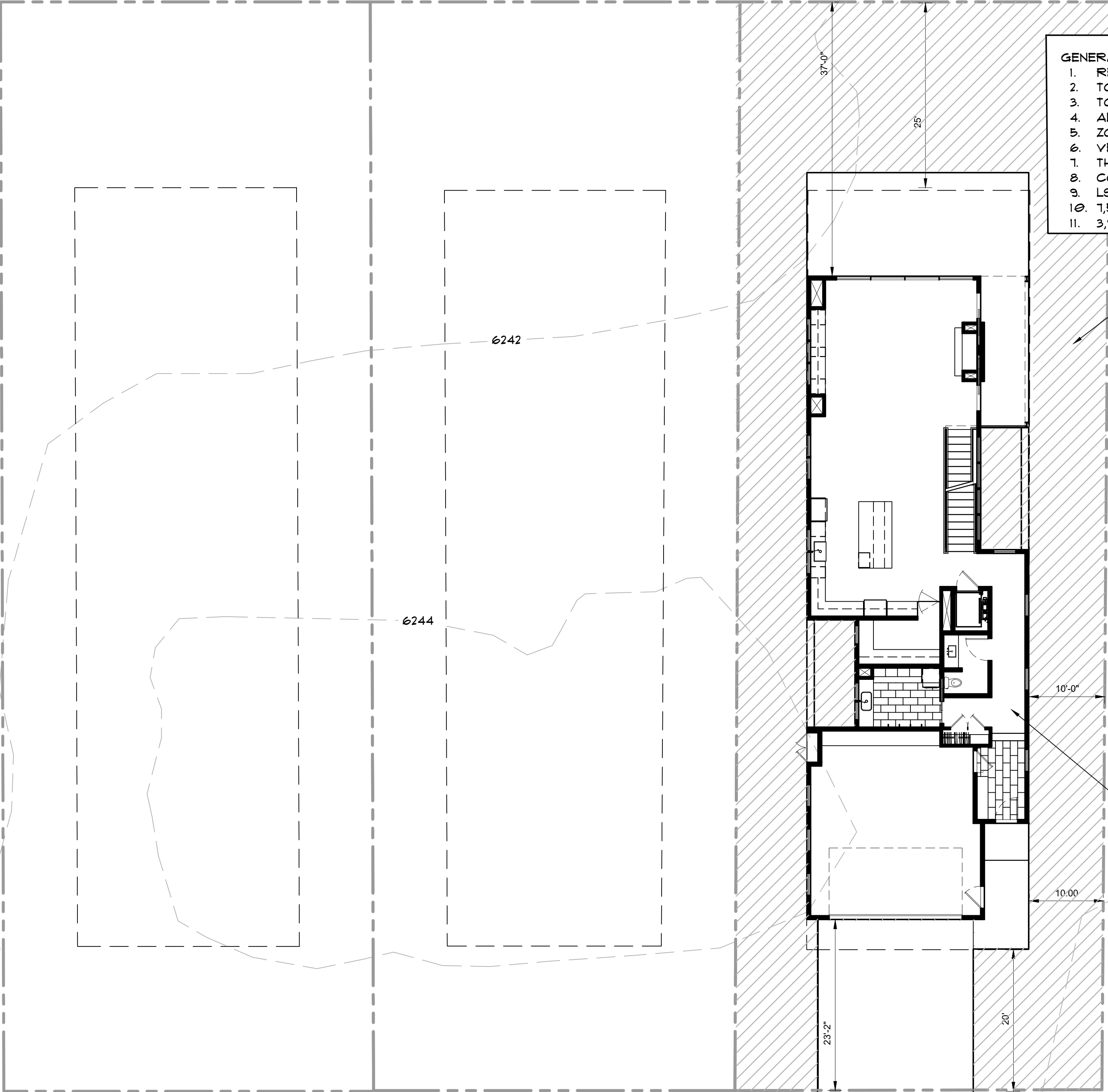
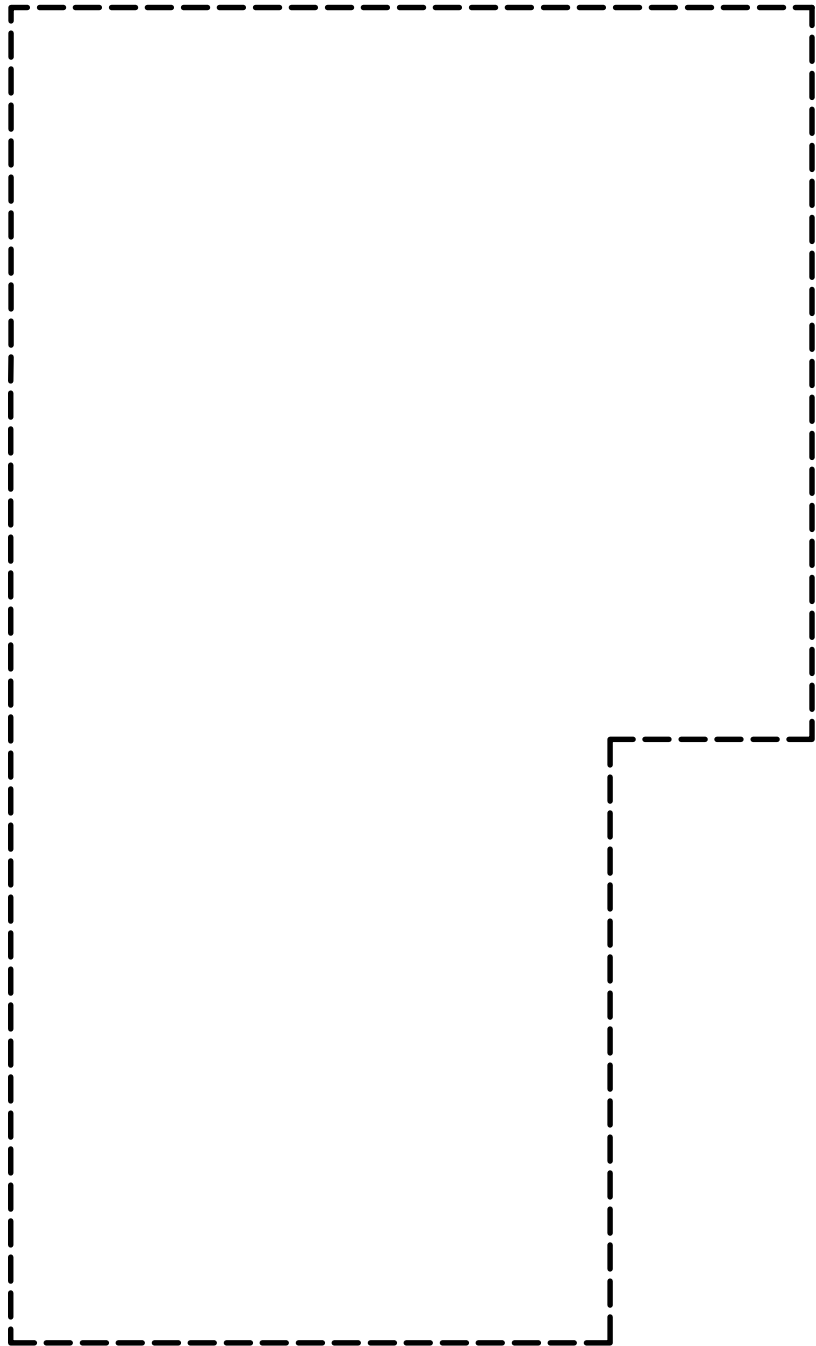
We are setting our finished floor elevation at 6245.0. All setbacks are met, driveway width is 20'.  
Required LSR is provided.

Thank you for your consideration and I look forward to working with you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Boone Nolte', is written over a light gray rectangular background.

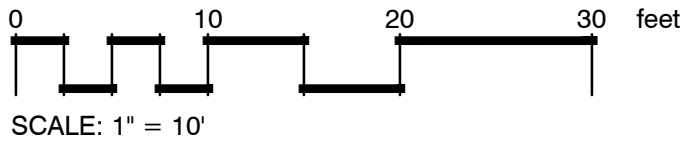
Boone Nolte  
Origins Architecture



- GENERAL NOTES:
1. REFER TO ARCHITECTURAL PLANS BY ORIGINS ARCHITECTURE, BOONE NOLTE AIA.
  2. TOPO INFO TAKEN FROM TETON COUNTY GIS
  3. TOTAL LOT AREA IS 0.50 AC. TOTAL LOT SIZE LOT 11 = 1,500 SF
  4. ALL SLOPES ON THE PROPERTY ARE LESS THAN 5%
  5. ZONED NL-3 WITH NO ZONING OVERLAYS
  6. VEGETATION COVERAGE IS MAPPED AS BUILDINGS, DRIVEWAYS, LAWNS AND LANDSCAPING
  7. THE LOT IS NOT MAPPED WITHIN A LANDSLIDE OR FLOOD ZONE PER TC GIS
  8. CONSTRUCTION SCHEDULE: BEGIN SUMMER 2022, REVEGETATION SPRING 2023
  9. L&R = 0.45
  10.  $1,500 \times 0.45 = 3,315$  SF L&R REQUIRED.
  11. 3,953 SF L&R PROVIDED

L&R PROVIDED 3,953 SF  
L&R REQUIRED 3,315 SF

PROPOSED  
FFE 6245.0



PROJECT TITLE:  
EBH INVESTORS  
415 TETON AVE, LOT 11  
JACKSON WY  
DRAWING TITLE:  
PROPOSED GRADING

DRAWING NO: L201  
Project Number: 2022-22  
Prepared By: AIF Date: 05/31/22 Rev. Date:

Inside Out Landscape Architecture, LLC  
5263 Torrence Road  
Wilson, WY 83014  
(307) 690-4907  
Allison Fleury, PLA  
allison.iola@gmail.com  
allison\_fleury@fastmail.fm

Inside Out Landscape Architecture, LLC  
5263 Torrence Rd., Wilson WY 83014  
www.insideoutlandscapearchitecture.com

TETON AVE