



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 June 15, 2023	REQUESTS:
Item #: P23-107	The applicant is submitting a request for a partial vacation without replat for the property located at 235 & 255 Veronica Lane, legally known Lot 3&6, Stockhouse Patterson Addition PIDNs: 22-41-16-32-4-29-003; 22-41-16-32-4-29-006
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov	For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Owner: Veronica Lane Apartment Group LLC PO Box 4128 Jackson, WY 83001	
Applicant: Rob Pitts, Jr. PO Box 4128 Jackson, WY 83001	
Please respond by: July 6, 2023 (with Comments)	

Owner:

Veronica Lane Apartment Group LLC
PO Box 4128
Jackson, WY 83001

Applicant:

Rob Pitts, Jr.
PO Box 4128
Jackson, WY 83001

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Veronica Lane Apartments

Physical Address: 235 & 255 Veronica Lane

Lot, Subdivision: Lot 3&6, Stockhouse Patterson Addition

PIDN: 22-41-16-32-4-29-003; 22-41-16-32-4-29-006

PROPERTY OWNER.

Name: Veronica Lane Apartment Group, LLC

Phone: 9012838856

Mailing Address: PO Box 4128 Jackson, WY

ZIP: 83001

E-mail: rob@pittswestinvestments.com

APPLICANT/AGENT.

Name: Rob Pitts

Phone: 9012838856

Mailing Address: PO Box 4128 Jackson, WY

ZIP: 83001

E-mail: rob@pittswestinvestments.com

DESIGNATED PRIMARY CONTACT.

Property Owner Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/200/Planning

Use Permit

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: Partial Vacation

Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____

Environmental Analysis #: _____

Original Permit #: _____

Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type 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>.

Response to Submittal Requirements. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists 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:

John Robert Pitts, Jr.

Signature of Property Owner or Authorized Applicant/Agent

John Robert Pitts, Jr.

Name Printed

6/15/2023 | 8:42 AM PDT

Date

Managing Member

Title

PARTIAL VACATION WITHOUT REPLAT

WHEREAS, on _____, 2023 the Jackson Town Council considered a request to vacate the lot line between Lots 3 and 6, and a request to consolidate the building envelopes as depicted on Lots 3 and 6 of the Stockhouse-Patterson Addition to the Town Jackson Hole, Plat No. 822, as recorded in the Office of the Teton Clerk, Wyoming, on October 7, 1994 as Document 384139, book 2 of maps, at page 12. The subject lots, Lot 3 and Lot 6, have Parcel ID Numbers _____ and _____, respectively.

WHEREAS, Veronica Lane Apartment Group, LLC owns both Lot 3 and Lot 6 of the Stockhouse-Patterson Addition to the Town Jackson Hole.

WHEREAS, having determined that the proposed lot line vacation and building lot consolidation meets the standards of Town of Jackson Land Development Regulations Section 8.2.13.C.5 Partial Vacation Without Replat and does not abridge or destroy any of the rights and privileges of the other proprietors in said plat, the proposed vacation was approved by the Town Council.

NOW, THEREFORE, the Jackson Town Council hereby respectfully requests that the Teton County Clerk write, "vacated," across the lot line between Lots 3 and 6, and the south setback/building envelope line on Lot 3 and the north setback/building envelope line on Lot 6, of the above refenced plat, and requests that the County Clerk make a reference on said plat of the book and page in which this instrument of partial vacation has been recorded.

FURTHER, the combined lots shall be treated as one for all purposes under the LDRs and cannot be re-subdivided without receiving subdivision approval under the LDRs in effect at that time.

TOWN OF JACKSON

Mayor, Town of Jackson

ATTEST:

Clerk, Town of Jackson

RE: Request for Partial Vacation Without Replat for Lots 3 & 6 Stockhouse-Patterson Addition to the Town of Jackson

Dear Planning Staff,

Please accept this request for a partial vacation of Plat 822 Stockhouse-Patterson Addition to the Town of Jackson, to combine lots 3 and 6.

The Veronica Lane Apartment Group, LLC has obtained ownership of both lots and this application is made by the Veronica Lane Apartment Group, LLC as an authorized representative and landowner.

Vacation of the lot line between lots 3 and 6 is requested so that the lots can be redeveloped as a single site.

Veronica Lane Apartment Group, LLC acquired both lots to construct 36 apartments, 9 of which will be "workforce housing deed restricted". To conform with Town of Jackson LDRs, the lot line must be vacated for approval of applicable physical development permits within the context of a single site occupying a single lot. The Veronica Lane Apartment Group, LLC previously filed an affidavit stating that neither lot would be sold separately. At the request of the Town of Jackson, the attached application for partial vacation of a lot line without replat is being submitted to ensure continue conformance with the Town of Jackson LDR's.

5. Partial Vacation Without Replat. Vacation of one or more building envelopes, notes, a lot line for the purpose of combining one or more lots, or a private road or utility easement does not require a new plat provided the following additional standards are met.

a. Instrument Required. An instrument shall be filed with the County Clerk stating that the partial vacation does not abridge or destroy any rights and privileges of other proprietors in the plat. The instrument shall include: i. Acknowledgment by all parties affected by the vacation; and ii. Acknowledgment by the Town Council.

We believe that this partial vacation does not abridge or destroy any rights and privileges of other proprietors in the plat. The building is currently under construction and this vacation will have no effect on any proprietors.

b. Annotation. Pursuant to Wyoming Statutes Section 34-12-110, the County Clerk shall make appropriate annotation on the plat referencing the vacated envelopes, notes, easements or lot lines for the purpose of lot combinations. The County Clerk shall also make a reference on said plat to the volume and page in which the required instrument of partial vacation is recorded.

We are comfortable with this requirement.

c. Building Envelope Vacation. The Town Council may require that a map, prepared by a land surveyor registered in the State of Wyoming, of the vacated building envelopes be filed with the County Clerk concurrently with the required partial vacation instrument. In this event, the partial vacation instrument shall include a reference to said building envelope map. i. Future Revisions. Proposed changes to the building envelopes shown on any required building envelope map shall be approved by the Planning Director, provided that any such proposed change does not abridge or destroy any of the rights and privileges of other proprietors in the plat. The proposed change shall be reviewed pursuant to the standards of B.2.

If this is to be a requirement, we are comfortable with this.

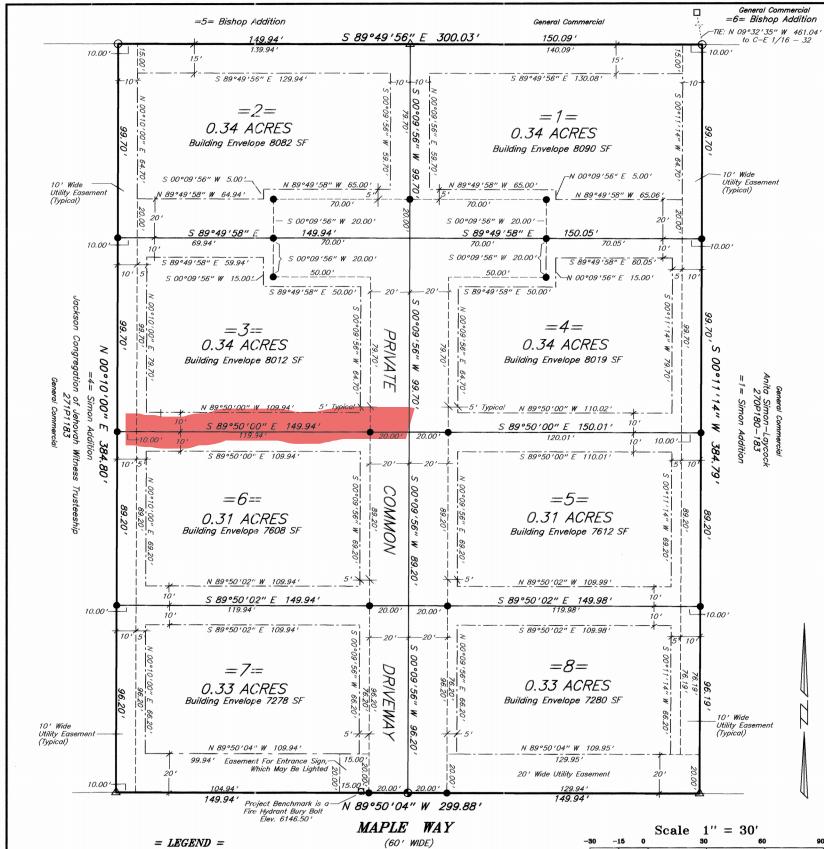
d. Lot Combination. If a lot line is to be vacated for the purpose of combining one or more lots, the required partial vacation instrument shall include language stating that the combined lots shall be treated as one for all purposes under these LDRs and cannot be resubdivided without receiving subdivision approval under the LDRs in effect at that time.

We are comfortable with this.

Sincerely,

Rob Pitts

Managing Member Veronica Lane Apartment Group, LLC



= LEGEND =

- indicates a corner report filed; monument found this survey.
- indicates a steel T-shaped stake with chromed cap inscribed "SURVEY POINT DO NOT DISTURB RLS 164" found this survey.
- indicates a steel T-shaped stake found this survey.
- indicates a steel T-shaped stake found this survey.
- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "P.M. JORGENSEN PEELS 2612" set this survey in 1984.
- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "P.M. JORGENSEN PE & LS 2612" set this survey in 1984.
- indicates the boundary of this subdivision.
- indicates a subdivision lot line.
- indicates an easement line.
- indicates a building envelope line coincident with the minimum front setback requirements established for this subdivision, refer to subdivision Declaration of Covenants, Conditions and Restrictions.

= NOTES =

- PARKING ALLOWED, IN ACCORDANCE WITH CONCEPT DEVELOPMENT PLAN, IN ALL AREAS OF LOTS EXCEPT:**
 - 1. PRIVATE COMMON DRIVEWAY RIGHTS-OF-WAY.
 - 2. 20' FRONT SETBACK FEET OF LOTS 7 AND 8, BEING THE FRONT SETBACK FROM MAPLE WAY.
- BASE BEARING 500'09"30'W ALONG THE EAST LINE OF LOT 1A OF THE MEADOW LANE ADDITION, IDENTICAL WITH A SEGMENT OF THE CENTERLINE OF PONDERHORN LANE.**
- PROJECT BENCHMARK IS ELEVATION OF 6146.50 FT FOR BURY BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF PRIVATE COMMON DRIVEWAY.**

= LAND USE ACREAGES ARE AS FOLLOWS:

USE:	ACRES	% TOTAL
EASMENTS	0.61	23%
UNENCUMBERED LOTS	2.04	77%
TOTAL	2.65	100%

ACKNOWLEDGEMENT AND ACCEPTANCE OF MORTGAGEE, TAMARACK ENTERPRISES, INC., PROFIT SHARING PLAN AND G. BLAND HOKE, JR. AND ELIZABETH S. HOKE BY SEPARATE AFFIDAVIT.

= CERTIFICATE OF OWNERS =

The undersigned, James B. Stockhouse and Ernest Hillard Patterson, owners of Lots 2 and 3 of the Simon Addition to the Town of Jackson, a subdivision located in the Town of Jackson, Teton County, Wyoming, Plot No. 3, do hereby certify in accordance with Chapter 17.20 of the Municipal Code of the Town of Jackson and Sections 34-12-103 and 34-12-104 of the Wyoming Statutes 1977, that we, for the purpose of subdividing said Lots into eight differently configured lots, that is in accordance with said Section 34-12-10, said Clerk is respectfully requested to record this instrument in the office of the Clerk of Teton County, that said undersigned certify that the lands contained in said Lots have been resubdivided as shown on the plot plan and that the subdivision is with the freehold estate in accordance with the laws of the state of Wyoming and proprietors of said lands.

That the name of the preexisting subdivision shall be the STOCKHOUSE-PATTERSON ADDITION.

ADDITION TO THE TOWN OF JACKSON;

that the Town of Jackson shall have access to the private on-site sanitary sewer system, including manholes, sewer cleanouts, water valves and meters and shut-off boxes, and the undersigned reserve the right to require the owner to access the lots of the foregoing subdivision necessary to provide said access;

that the Town of Jackson is hereby granted a non-exclusive easement in the public right-of-way of a public private common driveway, shown herein as the STOCKHOUSE-PATTERSON ADDITION, and in all other driveways and parking areas established within said subdivision for access by police, fire and other emergency vehicles;

that the Town of Jackson shall not be responsible for the extension of sewer lines, water lines, or any other utility lines, and that a non-exclusive easement in the right-of-way of said private common driveway is hereby granted to each owner of a lot of said STOCKHOUSE-PATTERSON ADDITION, and in all other driveways and parking areas established by the signed owners the right to grant unto third parties a non-exclusive right-of-way over, under, across and through said right-of-way;

that the Stockhouse/Patterson Addition Owners Association is hereby granted the use and benefit of any other driveway, parking and access easements shown on the plot plan, and that the Stockhouse/Patterson Addition, as amended from time to time in the future, all of the parking areas shown on said plan may be utilized by said owners and their guests and business invitees;

that non-exclusive easements within the utility easements shown herein are hereby granted to each owner of a lot of said STOCKHOUSE-PATTERSON ADDITION, and in all other driveways and parking areas established by the Stockhouse/Patterson Addition Owners Association is hereby granted the right to require the owner to maintain and repair the same, which right is in addition to the right of way;

that the Stockhouse/Patterson Addition Owners Association is hereby granted the right to require the owner to maintain and repair the same, which right is in addition to the right of way;

that the foregoing subdivision is SUBJECT to that Declaration of Covenants, Conditions and Restrictions of the Lark Addition of record in said Office in Book 1, page 100, and that the Stockhouse/Patterson Addition, Conditions, and Restriction of the Stockhouse/Patterson Addition to be recorded in said Office concurrently with this plat;

that the Stockhouse/Patterson Addition Owners Association is proposed for buildings within the foregoing subdivision are to be reviewed and approved by the Town of Jackson;

that the foregoing subdivision is SUBJECT to any other easements, rights-of-way, covenants, conditions, restrictions, reservations or encumbrances of any kind;

that the undersigned shall comply with Section 18-15-306 (a) (iii) Wyoming Statute 1977, as amended, and that the surface water rights affecting the property subject to this Plot No. 3, the Public Office shall estimate any undjudicaded surface water rights under Permit 4800 Emt, the undersigned shall comply with the same;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released.

Ernest Hillard Patterson
ERNEST HILLARD PATTERSON,
a married man

James B. Stockhouse
JAMES B. STOCKHOUSE
a married man

Beth E. Patterson
BETH E. PATTERSON,
wife of Ernest Hillard Patterson

Nancy K. Stockhouse
NANCY K. STOCKHOUSE,
wife of James B. Stockhouse

State of Wyoming
County of Teton, SS

The foregoing instrument was acknowledged before me by Ernest Hillard Patterson and Ruth E. Patterson, husband and wife, and James B. Stockhouse and Nancy K. Stockhouse, husband and wife, this 10th day of September, 1994. Ernest Hillard Patterson and Ruth E. Patterson, and James B. Stockhouse and Nancy K. Stockhouse, jointly and severally, own the foregoing subdivision, Ruth E. Patterson and Nancy K. Stockhouse jointly and severally relinquish any rights they might have under and by virtue of the Homestead Exemption Laws of the State of Wyoming.

Witness my hand and official seal:

Francesca Pucci Rose
Notary Public

My commission expires: November 30, 1996

= CERTIFICATE OF ACCEPTANCE =

State of Wyoming
County of Teton, SS

The foregoing subdivision, the STOCKHOUSE-PATTERSON ADDITION to the TOWN OF JACKSON, was approved at the regular meeting of the Town Planning Commission on the 15th day of January, 1994 and at the regular meeting of the Town Council on the 15th day of January, 1994, in accordance with Section 34-12-103 Wyoming Statutes 1977, as amended.

ATTEST:

Robert Horne, Jr.
Robert Horne, Jr.
Secretary

Mark E. Obringer
Mark Obringer,
Chairman

TOWN OF JACKSON

Jeff Cottrell
Jeff Cottrell,
Mayor

Jeff Crabtree
Jeff Crabtree,
Town Engineer

William Westbrook, Jr.
William Westbrook, Jr.
Town Administrator

John E. Pritchett
John E. Pritchett,
Town Engineer

John J. Warren
John J. Warren,
Wyoming Professional Land Surveyor No. 4530

The foregoing instrument was acknowledged before me by John J. Warren this 19th day of September, 1994.

Witness my hand and official seal:

Francesca Pucci Rose
Notary Public

My commission expires: November 30, 1996

John J. Warren
John J. Warren,
Wyoming Professional Land Surveyor No. 4530

The foregoing instrument was acknowledged before me by John J. Warren this 19th day of September, 1994.

Witness my hand and official seal:

Francesca Pucci Rose
Notary Public

My commission expires: November 30, 1996

John J. Warren
John J. Warren,
Wyoming Professional Land Surveyor No. 4530

The foregoing instrument was acknowledged before me by John J. Warren this 19th day of September, 1994.

Witness my hand and official seal:

Francesca Pucci Rose
Notary Public

My commission expires: November 30, 1996

John J. Warren
John J. Warren,
Wyoming Professional Land Surveyor No. 4530

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Francesca Pucci Rose
Notary Public

My commission expires: November 30, 1996

John J. Warren
John J. Warren,
Wyoming Professional Land Surveyor No. 4530

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Francesca Pucci Rose
Notary Public

My commission expires: November 30, 1996

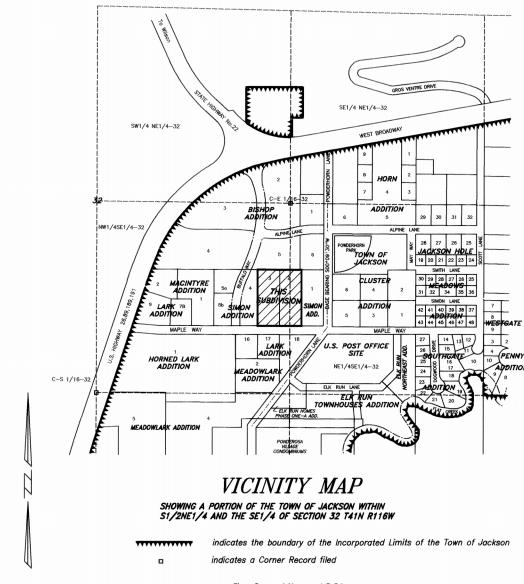
John J. Warren
John J. Warren,
Wyoming Professional Land Surveyor No. 4530

The foregoing instrument was acknowledged before me by John J. Warren this 19th day of September, 1994.

Witness my hand and official seal:

Francesca Pucci Rose
Notary Public

My commission expires: November 30, 1996



VICINITY MAP

SHOWING A PORTION OF THE TOWN OF JACKSON WITHIN
SI 1/4 NE 1/4 AND THE SE 1/4 OF SECTION 32 T41N R116W

indicates the boundary of the incorporated limits of the Town of Jackson
indicates a corner record field

Scale 1" = 400'
400 800 1200

Land Use: Commercial

Zone District: General Commercial

Total Acreage: 2.65 Acres

Total Lots: 8 Lots

Setbacks As Required By Town Ordinance:

Front: 20'

Rear: 15'

Side: 10'

Variance granted to allow setbacks to be coincident with Building Envelopes shown herein

SUBMITTAL DATE: July 27, 1994

**STOCKHOUSE-PATTERSON ADDITION
TO THE
TOWN OF JACKSON**

IDENTICAL WITH
LOTS 2 AND 3

OF THE

SIMON ADDITION TO THE TOWN OF JACKSON

AND LOCATED WITHIN THE

SE 1/4 SECTION 32 T41N R116W 6TH P.M.

TETON COUNTY, WYOMING

SHEET 1 OF 1

822