



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: 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 AdditionPIDNs: 22-41-16-32-4-29-003; 22-41-16-32-4-29-006 For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P23-107	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov	
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)	

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/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 referenced 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.

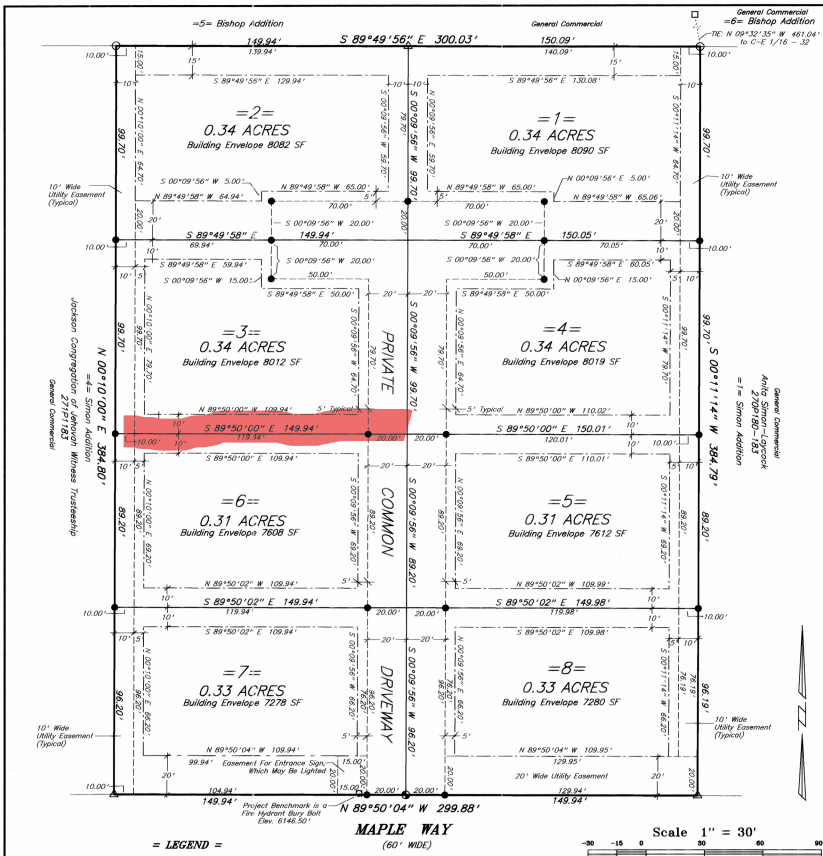
d. Lot Combination. If a lot line is to be vacated for the purpose of combining one or more lots, the required partial vacation instrument shall include language stating that the combined lots shall be treated as one for all purposes under these LDRs and cannot be resubdivided without receiving subdivision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

We are comfortable with this.

Sincerely,

Rob Pitts

Managing Member Veronica Lane Apartment Group, LLC



= 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 of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 721, do hereby declare said Lots in accordance with Chapter 17-20 of the Municipal Code of the Town of Jackson and Sections 34-12-108 through 34-12-110, Wyoming Statutes 1977, as amended, for the purpose of subdividing said Lots into eight (8) lots differently configured lots; that in accordance with said Sections 34-12-110, said Clerk is respectfully requested to write across said Lots on said Plat the word "VACATED"; that said undersigned certify that the lands contained in said Lots have been resubdivided as shown on this plat and that the subdivision is with the free consent and in accordance with the desires of the undersigned owners and proprietors of said lands;

that the name of the foregoing subdivision shall be the STOCKHOUSE-PATTERSON ADDITION TO THE TOWN OF JACKSON;

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

that the Town of Jackson is hereby granted a non-exclusive easement in the private common driveway right-of-way shown hereon within said 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 and water services to individual lots within the foregoing subdivision;

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 for access and underground utilities, but reserving unto the undersigned owners the right to grant unto third parties a non-exclusive right-of-way over, under, across and through said right-of-way;

that each owner of a lot of the foregoing subdivision is also hereby granted the use and benefit of any other driveway, parking and access easements shown on the Neighborhood Master Plan for the Property approved by the Town of Jackson, 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 hereon are hereby granted to each owner of a lot of said STOCKHOUSE-PATTERSON ADDITION, and to Lower Valley Power and Light, Inc., Mountain States Telephone and Telegraph Company, and TCI Cable Vision of Wyoming, Inc. for the underground installation and maintenance of power, telephone, cable television, gas and sewer services appurtenant to the foregoing subdivision;

that the Stockhouse/Patterson Addition Owners Association is hereby granted an easement within Lot 7 of the foregoing subdivision, as shown hereon, to construct and maintain an entrance sign for said subdivision, which may be lighted;

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

that the undersigned shall comply with Section 18-15-306 (a) (vi) Wyoming Statutes 1977, as amended, and abandon the surface water rights attached to this subdivision under Permit 1404, the Lafford ditch, eliminate any unadjudicated surface water rights under Permit 4800 (in, the Engagement South Park Supply ditch);

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,
a married man,
Ruth E. Patterson,
wife of Ernest Hillard Patterson

James B. Stockhouse,
a married man,
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 6th day of September 1994, Ernest Hillard Patterson and James B. Stockhouse being the owners of the foregoing subdivision, Ruth E. Patterson and Nancy K. Stockhouse joining in solely to 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.

County of Teton)
State of Wyoming)
Notary Public
My Commission expires November 30, 1996

= CERTIFICATE OF SURVEYOR =

State of Wyoming)
County of Teton) SS

I, John J. Warren of Jackson, Wyoming hereby certify that this plat was made from notes taken during a survey performed by others under my supervision during December of 1989, January and June of 1990 and April through July of 1994.

that it correctly represents the STOCKHOUSE-PATTERSON ADDITION TO THE TOWN OF JACKSON which is identical with Lots 2 and 3 of the Simon Addition to the Town of Jackson, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 721;

that the foregoing subdivision is located within the Incorporated Limits of the Town of Jackson in the SE 1/4 of Section 32, T41N, R116W, 6th P.M., Teton County, Wyoming, and CONTAINS an area of 2.65 acres, more or less;

SUBJECT to any other easements, rights-of-way, reservations, covenants, conditions, restrictions, encumbrances, or agreements of right and/or record that all monuments shown on this plat actually exist and their location is correctly shown;

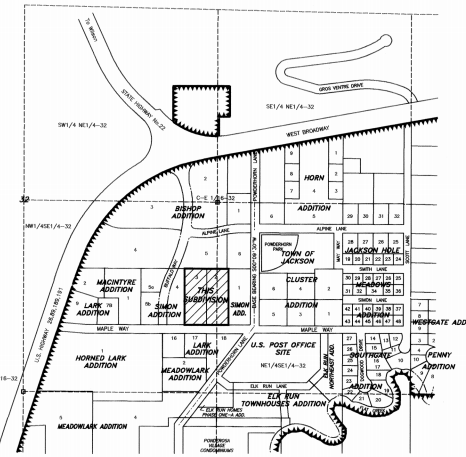
that said STOCKHOUSE-PATTERSON ADDITION conforms to the Municipal Code of the Town of Jackson and all applicable State laws, and that the traverse of the outer boundary of said subdivision has an error of closure not greater than one in ten thousand;

John J. Warren
Wyoming Professional Land Surveyor No. 4530

The foregoing instrument was acknowledged before me by John J. Warren this 6th day of September 1994.

Witness my hand and official seal.

County of Teton)
State of Wyoming)
Notary Public
My Commission expires November 30, 1996



VICINITY MAP

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

Indicates the boundary of the Incorporated Limits of the Town of Jackson

Indicates a Corner Record filed

Scale 1" = 400'

OWNERS AND SUBDIVIDERS:
Ernest Hillard Patterson
P.O. Box 4175
Jackson, Wyoming 83001

and
James B. Stockhouse
P.O. Box 1122
Jackson, Wyoming 83001

SURVEYOR & ENGINEER:
Jorgensen Engineering &
Land Surveying, P.C.
P.O. Box 1142
Jackson, Wyoming 83001

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 hereon

SUBMITTAL DATE: July 27, 1994

See Affidavit
Concerning Jeronica La
6K 370 pg 258
doc 0482 574

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