



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
- ☐ 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: November 28, 2023	REQUESTS: The applicant is submitting a request for a partial vacation without replat (lot combination) for the property located at 80 E Karns Ave. legally known LOTS 1 & 2, BLK. 6, MEADOWLAND PIDN: 22-41-16-34-2-38-001 For questions, please call Katelyn Page at 733-0440, x1302 or email to the address shown below. Thank you.
Item #: P23-211	
Planner: Katelyn Page Phone: 733-0440 ext. 1302 Email: kpage@jacksonwy.gov	
Owner: TETON COUNTY HOSPITAL DISTRICT PO Box 428 Jackson, WY 83001 Applicant: Sean Ryan St. John's Hospital PO Box 428 Jackson, WY 83001	
Please respond by: December 19, 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: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

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: _____
_____ 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.

Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title

AFFIDAVIT AFFECTING TITLE

STATE OF)
) ss.
COUNTY OF)

I, _____, ("Affiant") being duly sworn, and upon oath deposes and states: as follows:

1. This Affidavit is made with respect to real property known and situation at 80 E Karns Avenue Jackson, WY 83001, which is legally described as Lots 1 and 2, BLK 6 Meadowland Addition to the Town of Jackson, Plat No. 127 as recorded in the Office of the Teton County, Wyoming Clerk on February 9, 1939 with the PIDN 22-41-16-34-2-38-001 ("Property").
2. As of the record date of this Affidavit, the record owner(s) of the Property is Teton County Hospital District.
3. On DATE, the record owner(s) requested the vacation of the Lot Line between Lot 1 and 2 of the Property.
4. On _____, 20__, the Jackson Town Council met to consider a request to vacate the Lot Line between Lot 1 and 2 of the Property.
5. On _____, 20__, the Jackson Town Council determined the requested vacation/lot combination does not abridge or destroy any of the rights and privileges of the other proprietors in the said plat and approved the vacation/lot combination.
6. As a result, the Teton County Clerk shall write, "Vacated" across the lot line between Lot 1 and Lot 2 as shown on Exhibit A attached hereto, and make a reference of said plat of the book and page in which this instrument of partial vacation has been recorded.
7. As a result, the combined lots should be referred to as "Combined Lots 1 and 2 of BLK 6 Meadowland Addition to the Town of Jackson, Plat No. 127 as recorded in the Office of the Teton County, Wyoming Clerk on February 9, 1939 with the PIDN 22-41-16-34-2-38-001 recorded in the Office of the Teton County Clerk on _____ as Plat _____," subject to that Partial Vacation of Plat and Lot Combination recorded in the Office of the Teton County Clerk as Document Number _____.
8. As a result, the combined lots cannot be re-subdivided without first receiving subdivision approval from the Town of Jackson, the combination of lots shall be treated as one for all purposes under the Town of Jackson Land Development Regulations in effect at that time, and the combined lots shall be treated as one lot for all purposes under the Town of Jackson Land Development Regulations.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: _____,

STATE OF WYOMING)

) ss.

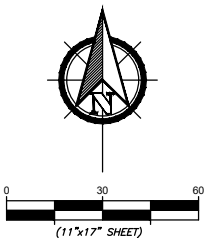
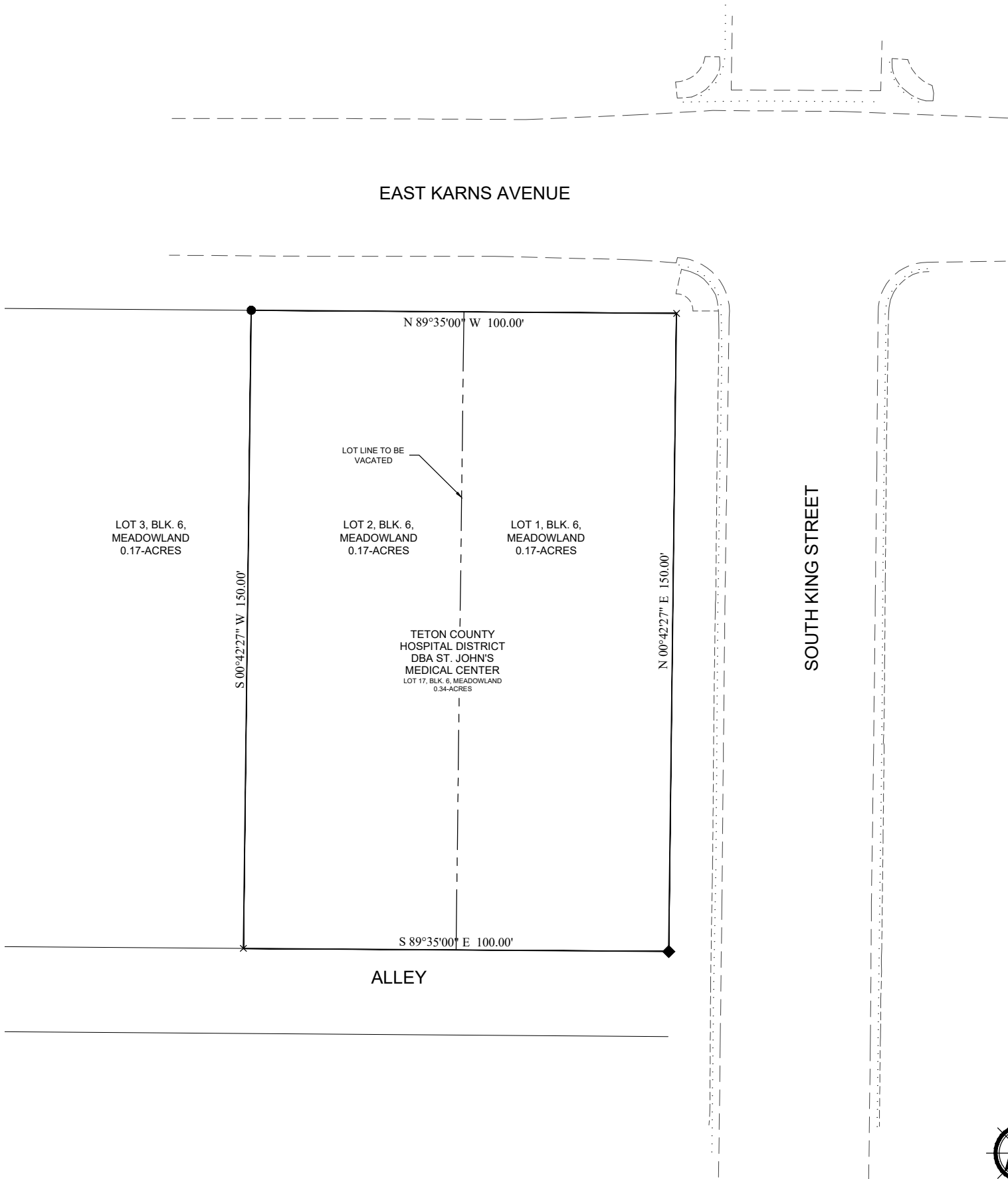
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by _____, Town of Jackson Planning
Director, on this ____ day of _____, 20__.

WITNESS, my hand and official seal.

Notary Public

My Commission Expires:



GENERAL NOTES:

1. PARCELS CONTAIN 0.34 ACRES+/- AND IS IDENTIFIED PER TETON COUNTY WYOMING TAX RECORDS AS PARCEL NUMBER 22-41-16-34-2-38-001.
2. ORIGINAL PROPERTY CONTAINED LOTS 1 AND 2 OF BLOCK 6 AS DEFINED ON THE PLAT OF MEADOWLAND ADDITION TO THE TOWN OF JACKSON, WYOMING (PLAT No. 127, FEBRUARY 16, 1939).
3. THIS MAP HEREBY VACATES THE LOT LINES COMMON TO LOT 1 AND 2 AND COMBINES THE TWO LOTS INTO ONE PARCEL OF REAL PROPERTY.
4. SAID PARCEL SHALL BE REFERRED TO AS LOT 17 OF BLOCK 6, BEING THE COMBINATION OF LOTS 1 AND 2, BLOCK 6, MEADOWLAND ADDITION TO THE TOWN OF JACKSON.

LEGEND

SOME LINE TYPES MAY NOT APPEAR ON MAP

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FLOW LINE

SURVEY NOTES

1. FIELD WORK WAS PERFORMED ON OCTOBER 24, 2020 AND MAY NOT REFLECT CHANGES AFTER THAT DATE.
2. BOUNDARY INFORMATION SHOWN IS TAKEN FROM MEADOWLAND ADDITION TO THE TOWN OF JACKSON, PLAT NO. 127 RECORDED IN THE OFFICE OF THE CLERK, TETON COUNTY WYOMING.
3. THE BASIS OF BEARING IS GRIND NORTH WYOMING WEST STATE PLANE NAD 83 SCALED TO GROUND.
4. VERTICAL DATUM IS NAVD88.



Summit
Consulting
Group

SCG

Civil + Geotechnical Engineering,
Geology, Groundwater,
and Construction Administration
P.O. Box 6462 • 2100 Wilson Road
Jackson, WY 83002 • Jackson, WY 83001
www.scgengineering.com • 307.413.4399

PROJECT TITLE:
80 E KARN'S HOUSING
LOT 1&2 BLK 6 MEADOWLAND
80 E KARN'S AVE
TOWN OF JACKSON, WY

DRAWING TITLE:
LOT LINE
VACATION

REV.	DESCRIPTION:	BY:	DATE:
A	MIDDLE LOT LINE VACATION	RS	10/24/23
CHECKED BY: RS		PROJECT NO. 147-22-1	
SCALE:		1"=30'	
		(11"x17" SHEET)	
SHEET NO.		C1	