



August 26th, 2024

Tyler Valentine
Town of Jackson
Planning & Building Department
P.O. Box 1687
150 E. Pearl Ave.
Jackson, WY 83001

RE: Minor Deviation for Central Wyoming College's approved Development Plan (P24-048)

Dear Tyler,

Enclosed you will find the necessary materials for a Minor Amendment to a Physical Development Permit DEV (P24-048). The property is located at 2020 W. High School Road just west of Jackson Hole High School. The change requested is to move the building 15' to the south and a few feet to the west. The rest of the site plan will not change. This shift was verbally approved by the Town Council at the Development Plan approval meeting.

Included with this transmittal you will find the following:

- Planning Permit Application
- Warranty Deed
- Updated Site Plan
- Letter of Authorization
- Jorgensen Associates Inc. Check for \$662

Narrative:

This application seeks approval for a minor deviation to the approved Development Plan, DEV (P24-048). The applicant has obtained an easement from the southern neighbor which will allow the building to shift south and west to the property line. This will allow for more room on the northern edge of the property for future transportation needs, and current landscaping. The overall design of the site plan is not changing, and the newly created space to the north will allow for more screening vegetation to be planted. The land which is in the easement is currently agricultural. Utilities will be unaffected.

The building will be located on the southern property line, using the zero lot line setback allowed in the P/SP zone. The sidewalk to the south of the building along with the landscaping and grading will be in the new southern easement, and the fence surrounding the property will follow the easement line.

Findings for Approval:

A Minor Deviation to DEV2024-048 is subject to the standards set forth in Division 8.2.13.B.2. of the LDRs.

- a. ***Complies with the standards of the current LDRs; Complies.***

The property is zoned P/SP and the proposed site plan complies with all applicable requirements.

- b. ***Does not include reductions in the amount of conservation area set aside or required resource protection; and Complies.***

There are no conservation areas in the project area.

- c. ***Does not include increases in the amount of building floor area; Complies.***

There are no changes to the building proposed.

Sincerely,
JORGENSEN ASSOCIATES, INC.



Mila Dunbar-Irwin
Deputy Planning Manager



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



AndersonMasonDale
Architects

Central Wyoming College

2660 Peck Avenue
Riverton, WY 82501
Telephone: 307-655-2105

Architect of Record

Prospect Studio
4050 W Lake Creek Drive, Suite 104
PO Box 1870
Wilson, WY 83114
Telephone: 307-254-2600

Associate Architect

AndersonMasonDale Architects, P.C.
3198 Soer Boulevard
Denver, CO 80211
Telephone: 303-294-9448

Civil Engineer

Jorgensen Associates, Inc.
1315 HWY 89 S., Suite 201
PO Box 9550
Jackson, WY 83002
Telephone: 307-733-5150

Structural Engineer

KL&A Engineers & Builders
150 S. Main Street
Buffalo, WY 82834
Telephone: 307-621-7011

Landscape Architect

LimeGreen Design
1165 S. Pennsylvania Street, Suite 120A
Denver, CO 80210
Telephone: 303-733-7558

Mechanical, Electrical, Plumbing Engineer

Cator, Rums & Associates, Co.
420 W. Lincoln Way
Cheyenne, WY 82001
Telephone: 307-574-3830
303-232-6200

IT / AV / S / Acoustics

NVS
2420 W. 28th Ave, Suite D-360
Denver, CO 80218
Telephone: 303-861-2070

Food Facility Design

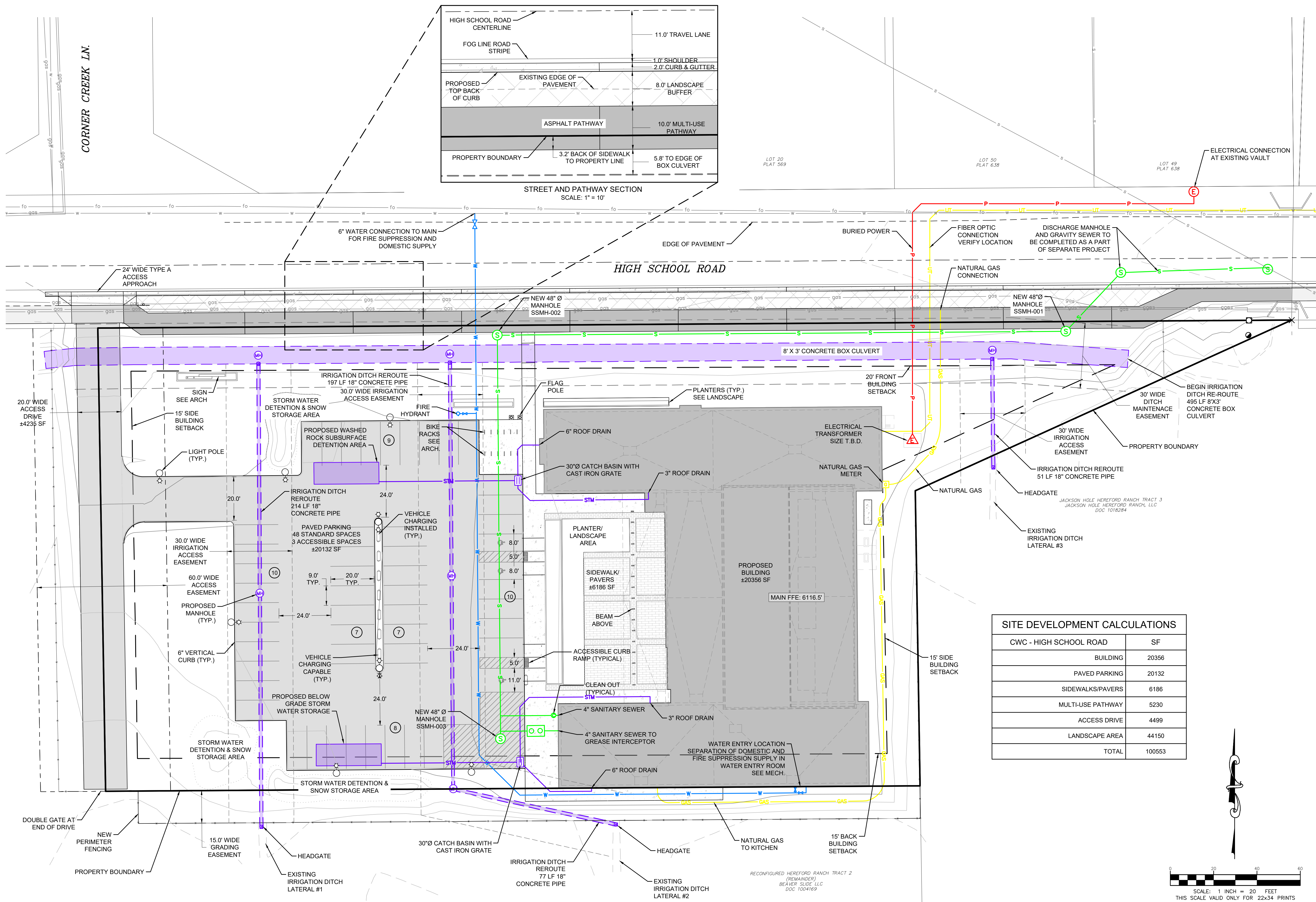
Jedrzewski Designs
1537 East Yale Avenue
Salt Lake City, UT 84105
Telephone: 801-582-8747

Issue Date
100% DESIGN DEVELOPMENT 30 APRIL 2024
75% CONSTRUCTION DOCUMENTS 02 AUGUST 2024

Project Number: 22070
Drawn By: PY
Reviewed By: PD
Approved By: PD

SITE OVERVIEW

C2.1





AndersonMasonDale
Architects

Central Wyoming College

2660 Peck Avenue
Riverton, WY 82501
Telephone: 307-855-2105

Architect of Record

Prospect Studio
4030 W Lake Creek Drive, Suite 104
PO Box 1870
Wilson, WY 83014
Telephone: 307-254-2800

Associate Architect

AndersonMasonDale Architects, P.C.
3198 Sooper Boulevard
Denver, CO 80211
Telephone: 303-284-9448

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1315 HWY 89 S., Suite 201
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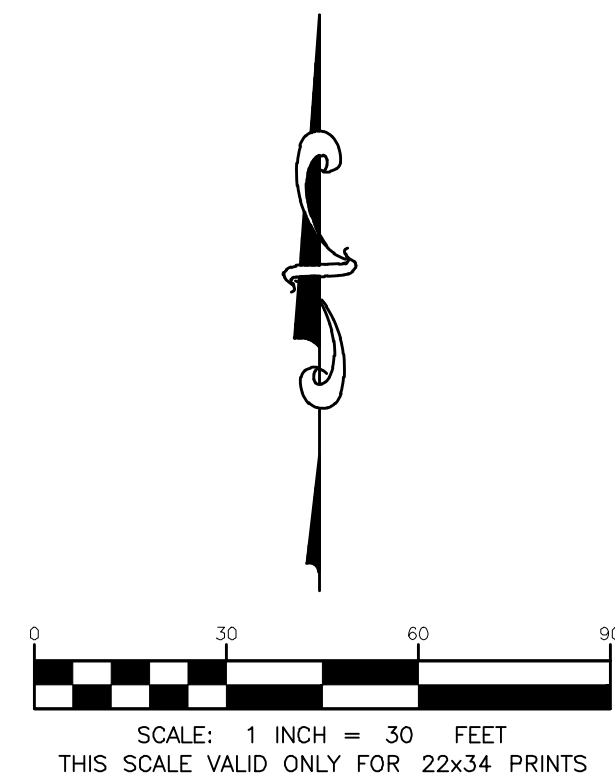
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75% CONSTRUCTION DOCUMENTS	02 AUGUST 2024

Project Number:	22070
Drawn By:	PY
Reviewed By:	PD
Approved By:	PD

CONNECTIVITY PLAN

C2.2



Wyoming Title & Escrow - Jackson
1110 Maple Way
Jackson, Wyoming 83001

GRANTOR: BEAVER SLIDE LLC
GRANTEE: FREMONT COUNTY COMMUNITY COLLEGE
Doc 1053789 Filed At 16:44 ON 02/06/23
Maureen Murphy Teton County Clerk fees: 18.00
By Corrina Dorman Deputy Clerk

SPECIAL WARRANTY DEED

As of February 3, 2023, **BEAVER SLIDE LLC**, a Wyoming close limited liability company, GRANTOR, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS AND SPECIALLY WARRANTS against all who claim by, through or under the Grantor, but none other, to **Fremont County Community College District d/b/a Central Wyoming College**, GRANTEE, whose mailing address is 2660 Peck Avenue, MAIN HALL 104C, Riverton, WY, 82501, the real estate described in the attached Exhibit A, situated in the County of Teton, State of Wyoming, together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging; subject to all covenants, conditions, restrictions, easements, encumbrances, reservations, and rights-of-way of record or that would be shown by an accurate survey, and taxes not yet due and payable. Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

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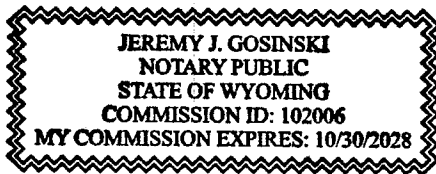


EXHIBIT A

to

SPECIAL WARRANTY DEED

A parcel of land lying within the NE1/4SW1/4 and SE1/4NW1/4 of Section 6, T.40N., R.116W., 6th P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the Guy Bush position for the center one-quarter corner of said Section 6 as shown on map T-313A on file in the Office of the Clerk of Teton County, Wyoming;

THENCE S65°36'03"W, 190.75 feet, along the westerly line of Jackson Hole Hereford Ranch Tract 3 as described in that Quitclaim Deed recorded as doc. no.1018284 in said Office to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE S00°57'16"E, 136.17 feet, continuing along said westerly line to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE S89°37'02"W, 375.87 feet, parallel with that boundary agreement line set forth in doc. no. 0248124 in said Office to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE N00°57'16"W, 213.81 feet, parallel with said westerly line of Jackson Hole Hereford Ranch Tract 3 to a point of intersection with said boundary agreement line, marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE N89°37'02"E, 550.88 feet, along said boundary agreement line to the Point of Beginning.

Said parcel encompasses 2.00 acres, more or less.

The basis of bearings for this description is N00°04'18"W along the west line of said Section 6.

20417132_v3

TMP 006057

Teton County Planning and Building Department
200 S. Willow, P.O. Box 1727
Jackson, WY 83001
Phone (307)733-7030



LETTER OF AUTHORIZATION BY OWNER

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT/AGENT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

OWNER, CO-OWNER, OR CORPORATE OWNER:

Name: Fremont County Community College District dba Central Wyoming College
Physical Address of Property: N/A
Mailing Address: 2660 Park Avenue Riverton, WY
Zip code: 82501 Phone: 307-855-2149
Email: wncscap@cwcc.edu

AGENT OR CONTRACTOR: (If authorizing Agent and Contractor, fill out a form for each)

Name: Jorgensen Associates P.C.
Mailing Address: PO Box 4950
Zip code: 83302 Phone: 307-733-5150
Email: mdi@jorgeng.com

Owner, Co-Owner, or Corporate Owner, ("Owner") which property is specifically described as N/A

hereby authorizes Agent or Contractor, as stated above, to represent and/or act for Owner in making application for, receiving, and accepting on Owner's behalf, any permits or other action by the Teton County Commissioners, Planning and Development, Building, and/or Engineering Departments relating to Owner's Property in Teton County, and the modification, development, planning, platting, replatting, improvements, use or occupancy of land, or energy mitigation in Teton County. Owner acknowledges and agrees to be bound and must abide by the written terms or conditions of issuance of any such named Agent or Contractor, whether actually delivered to Owner or not. Owner agrees that no modification, development, planning, platting or replatting, improvements, use or occupancy of land, or energy mitigation involved in any application, as it relates to Owner's Property, shall take place until approved by the appropriate official(s) of Teton County, in accordance with all applicable codes and regulations. Owner agrees to pay any fines and/or mitigation fees to Teton County and will be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes, and/or regulations applicable to the action sought to be permitted by the application authorized herein. Owner agrees and authorizes Agent or Contractor to pay any fines and/or mitigation fees to Teton County and for the Agent or Contractor to accept and receive any reimbursement or fee payments due to Owner from Teton County, including but not limited to energy mitigation fees.

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.

OWNER, CO-OWNER, CORPORATE OWNER:

Print Name: Willie Noseep

Signature: [Signature]

Title: Vice President for Administrative Services

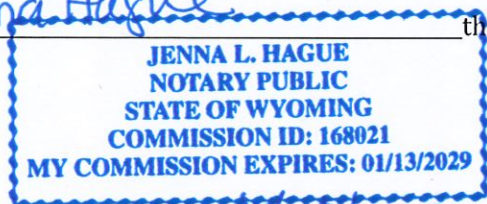
STATE OF Wyoming

SS.

COUNTY OF Fremont

Subscribed and sworn to before me by Jenna Hague this
14 day of November, 2023.

WITNESS my hand and official seal.



Jenna L. Hague
Notary Public

My commission expires: 1/13/2029



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

Being duly sworn, deposes and says that Fremont County Community College District dba Central Wyoming College is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: N/A

Legal Description: Attached

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jorgensen Associates

Mailing address of Applicant/agent: PO Box 9550 Jackson, WY 83002

Email address of Applicant/agent: bschulte@jorgensenassociates.com

Phone Number of Applicant/agent: 307-733-5150

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 ☒ Home Occupation ☐ Other (describe) _____

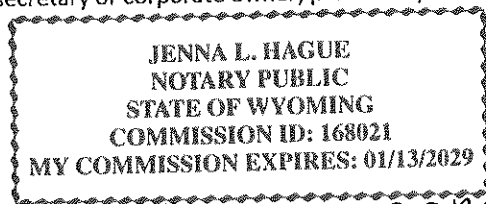
Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Property Owner Signature

Vice President for Administrative Services

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 Fremont)



The foregoing instrument was acknowledged before me by Jenna Hague this 22nd day of September. WITNESS my hand and official seal.

Jenna L. Hague
Notary Public

My commission expires: 1/13/2029



Exhibit A

Legal Description

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Location

645 South Cache Street, Suite 100
Jackson, WY 83001

Mailing Address

P.O. Box 68
Jackson, WY 83001

Contact

t: 307.739.9741 | f: 307.739.9744
www.hollandhart.com