



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: October 23, 2024

Item #: P24-165

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: tvalentine@jacksonwy.gov

Owner:

Amy & Daniel Jurkowitz
16 Rockwood Lane
Greenwich, CT 06830

Applicant:

Same as above

REQUESTS:

The applicant is submitting a request for a partial vacation without replat (lot combination) for the property located at 505 & 515 E Simpson Ave. legally known as LOTS 2 & 3, BEHOME ADDITION (01419).

PIDNs: 22-41-16-34-1-AW-002
22-41-16-34-1-AW-003

For questions, please call Tyler Valentine at 733-0440, x1305 or email to planning@jackson.gov. Thank you.

Please respond by: November 13, 2024 (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.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: _____

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

Title

WARRANTY DEED

525BT LLC, a Wyoming limited liability company, GRANTOR(S), of Teton County, Wyoming, 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 Daniel S. Jurkowitz and Amy E. Jurkowitz, husband and wife as tenants by the entirety, GRANTEE(S), whose address is 16 Rockwood Lane, Greenwich, CT 06830, 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 2 and 3 of the Behome Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on December 18, 2020 as Plat No. 1419.

PIDN: 22-41-16-34-1-AW-002, 22-41-16-34-1-AW-003

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 16th day of September, 2024.

525BT LLC, a Wyoming limited liability company

By: The Stertz Family Trust dated January 19, 1995, as restated on February 11, 2021, Member

Kimberly Anne Stertz, TEE
Kimberly Anne Stertz, Trustee

Simon Henry Stertz
Simon Henry Stertz, Trustee

STATE OF Wyoming)
COUNTY OF Teton) ss.
)

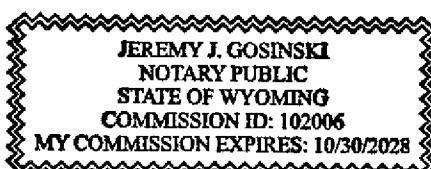
The foregoing instrument was acknowledged before me by Kimberly Anne Stertz and Simon Henry Stertz, Trustees of The Stertz Family Trust dated January 19, 1995, as restated on February 11, 2021, Member of 525BT LLC, a Wyoming limited liability company this 16th day of September, 2024.

WITNESS my hand and official seal.

Jeremy J. Gosinski
Signature of Notarial Officer

Notary
Title and Rank

My Commission Expires _____



October 21, 2024

RE: Request for Partial Vacation Without Replat for Lots 2 and 3, Behome Addition to the Town of Jackson

Dear Planning Staff,

Please accept this request for a partial vacation of Plat 1419, the Behome Addition to the Town of Jackson, to combine lots 2 and 3.

Amy E and Daniel S Jurkowitz have obtained ownership of both lots and this application is made by the Amy E and Daniel S Jurkowitz as landowners.

Vacation of the lot line between lots 2 and 3 is requested so that the lots can be developed as a single site.

Amy E and Daniel S Jurkowitz acquired both lots to build/develop one residential house. To conform with Town of Jackson, the lot line must be vacated for approval of applicable physical development permits within the context of a single site occupying a single lot.

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 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,

Amy E. and Daniel S. Jurkowitz

Amy E and Daniel S Jurkowitz
203-252-1000
amy@jurkowitz.com

PARTIAL VACATION WITHOUT REPLAT

WHEREAS, on _____, 2024 the Jackson Town Council considered a request to vacate the lot line between Lots 2 and 3, and a request to consolidate the building envelopes as depicted on Lots 2 and 3 of the Behome Addition.

Town Jackson Hole, Plat

No. 1419, as recorded in the Office of the Teton Clerk, Wyoming, on December 17, 2020. The subject lots, Lot 2 and Lot 3, have

Parcel ID

Numbers 22-41-16-34-1-AW-002 (lot 2) and 22-41-16-34-1-AW-003 (Lot 3), respectively.

WHEREAS, Amy E and Daniel S Jurkowitz owns both Lot 2 and Lot3 of the Behome 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 2 and 3 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

5/8" diameter 24" long steel re-bar with cap inscribed MLS 32031 round this survey

■ teton county control point, as specified

■

S89°55'57"E 320.51'
(S89°56'20"E) (149.88')

S89°26'38"E 550.31'

measured bearing & distance or curve geometry, this subdivision

record bearing & distance or curve geometry

measured bearing & distance or curve geometry for limited common elements this subdivision

boundary, section line

boundary, quarter line

boundary, sixteenth line

boundary, this subdivision

boundary, lot line vacated by this plat

boundary, lot of this subdivision

boundary, property adjoining this subdivision

easement, as noted

BIG MOUNTAIN
ENTERPRISES, LLC
686 QONS 452-453

CLARK, RICHARD A. & VIKI J.
LOT 13, PLAT 1168
DOC.0854988

10.00' FOOT WIDE ALLEY (PUBLIC ACCESS)

(S89°49'38"E) (170.72')
N89°49'38"E 172.48'

123.41'
8.00 FOOT
WIDE
UTILITY
EASEMENT
BK62P284

LOT 1
±0.19 Acres
(±8,521 s.f.)

MOORE, SHANE &
ELIZABETH
LOT 6, PLAT 278
358 WD 00971

L=74.13 R=139.22 Δ=030°30'26"
(L=118.02' R=138.22' Δ=030°30'26")
L=50.07' R=139.22' Δ=020°36'27"
1.97' (1.32')
S89°59'19"E
(L=67.73' R=79.22' Δ=05°06'40")

16.00 FOOT WIDE
SEWER EASEMENT
PLAT 278

VARILONE, MICHAEL A.
LOT 8, BLOCK 2, PLAT 131
DOC.090950

