



TOWN OF JACKSON

PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☐ Police
- ☐ Ecosystem Stewardship

Joint Town/County

- ☐ Parks & Recreation
- ☐ Pathways
- ☐ Joint Housing Dept.

Teton County

- ☐ Planning Division
- ☐ Engineer
- ☒ Surveyor
- ☐ Assessor
- ☐ Clerk & Recorder
- ☐ Road & Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game & Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☐ Start
- ☒ Jackson Hole Fire/EMS
- ☐ Regional Transportation

Date: May 6, 2025	REQUEST: The applicant is submitting a request for a Zoning Compliance Verification (ZCV) for a Boundary Line Adjustment of 564 & 570 E Hansen Ave., Lot 5 and the east 29 feet of Lot 6, Plat No. 131 with adjacent Lot 13, Plat No 1010.
Item: P25-078	
Planner: Tyler Valentine Phone: 733.0440 ext. 1305 Email: tvalentine@jacksonwy.gov	
Owners: Lot 13, Plat 1010 564 E. Hansen Ave. Edgar D. Jannotta Jr., Trustee, of the Jannotta Split QPRT dated October 6, 2007 PO Box 504 Teton Village, WY 83025 Lot 5 and the E. 29 ft. of Lot 6, Plat 131 570 E. Hansen Ave. East Hansen Properties, LLC PO Box 504 Teton Village, WY 83025	Respective PIDNs: 22-41-16-34-1-71-001 22-41-16-34-1-24-003
Applicant: Cirque Consulting George Putnam PO Box 7775 Jackson, WY 83002	For questions, please call Tyler Valentine at 733-0440, x 1305, or email to the address shown below. Thank you.
Please respond by: May 27, 2025	
For Departments not using SmartGov, please send responses via email to planning@jacksonwy.gov	



PO Box 7775
Jackson, WY 83002 307-413-5424

April 30, 2025

Town of Jackson Planning and Building
PO Box 1687
Jackson, WY 83001

RE: Zoning Compliance Verification for Boundary Line Adjustment 564 & 570 E. Hansen Ave.

Dear Planning Staff,

On behalf of the applicants/owners, East Hansen Properties, LLC and Edgar D. Jannotta Jr., Trustee, please accept this letter and the accompanying materials for a Zoning Compliance Verification (ZCV) for a Boundary Line Adjustment between property located at 564 & 570 E. Hansen Ave.

Included for your review are the following:

- \$662 fee paid by owner by credit card via phone
- Planning Application
- Project Narrative, Proposed Conditions and ZCV Findings
- Letters of Authorization
- Map to Accompany ZCV

Upon issuance of the Zoning Compliance Verification the applicant intends to submit a Boundary Line Adjustment application with replat to finalize adjusting the lot line between Lot 5 and the east 29 feet of Lot 6, Plat No. 131 with adjacent Lot 13, Plat No 1010.

Please do not hesitate to contact me at (307) 413-5424 should you have any questions with this submittal. We look forward to hearing from you upon your sufficiency determination.

Sincerely,

George Putnam
Cirque Consulting, LLC



PO Box 7775
Jackson, WY 83002 307-413-5424

Zoning Compliance Verification Request for Boundary Line Adjustment (with Replat)

Property address: 564 & 570 E. Hansen, Ave., Jackson, WY

546 E. Hansen – being Lot 13 John D. Hall Seventh Addition to the Town of Jackson, Plat No. 1010 (PIDN: 22-41-16-34-1-71-001)

And

570 E. Hansen - being Lot 5 and the east 29 feet of Lot 6, Block 6, John D. Hall First Addition to the Town of Jackson, Plat No. 131 (PIDN: 22-41-16-34-1-71-001)

Town of Jackson Zoning: NL-4

Project Narrative:

The owners/applicants, Edgar D. Jannotta Jr., Trustee, of the Jannotta Split QPRT dated October 6, 2007 (owner of 564 E. Hansen), and East Hansen Properties, LLC (owner of 570 E. Hansen) desire to adjust the east boundary of Lot 13, Plat No 1010, to include the east 29 feet of Lot 6, Plat No. 131 currently associated with 570 E. Hansen. The result of the boundary line adjustment will require Lot 13 to be re-platted into a new Lot 15 of the proposed John D. Hall Eighth Addition that includes the east 29 feet of Lot 6, while leaving Lot 5, Plat 131 as it's original 50'x150' size.

As shown on the attached proposed conditions site plan, existing structures and site development on Lot 5, Plat No. 131, 570 E. Hansen, will be removed prior to Final Plat recordation to meet current structure setbacks in the **NL-4 zone**.

The new proposed Lot 15 for 564 E. Hansen will include the east 29 feet of Lot 6 and increase the overall acreage of current Lot 13 to approx. 0.27 acres or 11,850 sf. As shown on the attached improvement location survey, the existing principal residence on 564 E. Hansen meets required NL-4 structure setbacks. The one-story detached garage located on the south end of the lot with alley access is less than 14 high and therefore meets the 5-foot rear yard setback for accessor structures less than 14 feet in height. Existing site development conforms or can conform with NL-4 site development setbacks.

Two parking spaces are provided in the detached garage off the alley and two parking spaces are provided in front of the primary structure accessed from E. Hansen Ave.

The effect of the boundary line adjustment will formally combine the east 29 feet of Lot 6, Plat No. 132 in to the new Lot 15 leaving Lot 5 in its original configuration per Plat, Plat



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Jackson, WY 83002 307-413-5424

No. 132. All existing structures are proposed to be removed from 570 E. Hansen such that Lot 5 will be a vacant lot at the time the east 29 ft. of Lot 6 is formally combined to create new Lot 115.

Proposed Conditions After Boundary Line Adjustment:

Proposed New Lot 15 John D. Hall Eighth Addition– 564 E. Hansen Ave.

Lot size – .273 acres (11,894 sf.)

Allowed FAR- .40 (4,757 sf.)

Existing FAR- 0.137 (1,638 sf. existing habitable)

Required LSR- .45 (5,352 sf.)

Existing LSR – .258 (3,080)

Allowed Primary Street Curb Cut- 20' or 40% of frontage

Existing Primary Street Curb Cut – 18.9'

Lot 5, Plat No. 131 – 570 E. Hansen Ave.

Lot size - .172 acres (7,492 sf.)

Allowed FAR- .40 (2,996.8 sf.)

Required LSR- .45 (3,371.4 sf.)

(The lot will have no existing structures or site development once the boundary line is completed with the final plat of Lot 15 to combine the east 29 feet of Lot 6, Plat No. 132.)

Setbacks:

Town of Jackson Neighborhood Low Density - NL-4 (Article 2.2.5)

Primary Building Setbacks:

Primary Street (min)	20'
Secondary Street (min)	10'
Side interior (min)	10'
Rear (min)	25'

Accessory Structure Setbacks:

Primary Street (min)	30'
Secondary Street (min)	10'
Side interior / Rear (min)	
>14 feet in height	10'
<14 feet in height	5'
Second floor deck	10'

Site Development Setbacks:

Primary Street (min)	20'
Secondary Street (min)	10'
Side interior / Rear (min)	5'



PO Box 7775
Jackson, WY 83002 307-413-5424

Zoning Compliance Verification Findings:

**1. Complies with all relevant standards of the LDRs and other Town Ordinances;
and**

Finding can be made. The proposed adjusted lots as shown the attached Improvement Location Survey demonstrate compliance with all relevant physical development standards, vehicle access standards, allowed uses as required in the LDRs for the property under the NL-4 zone.

**2. Is in substantial conformance with all standards or conditions of any prior
applicable permits or approvals.**

Finding can be made. Existing Lot 13, Plat No. 1010 is subject to a 10 foot wide no build zone and utility easement parallel with the west lot line. This no build zone will not be impacted by the proposed boundary line adjustment.



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: 564 & 570 E. Hansen ZCV for Boundary Line Adjustment
Physical Address: 564 & 570 E. Hansen Ave.
Lot, Subdivision: Lot 13, John D. Hall 7th Plat No. 1010 and Lot 5 & East 29 ft. of Lot 6, Blk 6, John D. Hall 1st, Plat No. 131 PIDN: 24-41-16-34-1-71-001
24-41-16-34-1-24-003

PROPERTY OWNER.

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

APPLICANT/AGENT.

Name: Cirque Consulting, LLC, George Putnam Phone: 307-413-5424
Mailing Address: PO Box 7775 Jackson, WY ZIP: 83002
E-mail: gputnam@cirqueconsulting.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: _____
_____ 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?

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

X **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>.

X **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

George Putnam, Cirque Consulting, LLC

Name Printed

4/30/2025

Date

Principal

Title

**ZCV for Hansen Ave. Boundary Line Adjustment
Property Owners**

Lot 13, Plat 1010 – 564 E. Hansen Ave.

PIDN: 24-41-16-34-1-71-001

Edgar D. Jannotta Jr., Trustee, of the Jannotta Split QPRT dated October 6, 2007
PO Box 504
Teton Village, WY 83025

Lot 5 and the E. 29 ft. of Lot 6, Plat 131 – 570 E. Hansen Ave.

PIDN: 24-41-16-34-1-24-003

East Hansen Properties, LLC
PO Box 504
Teton Village, WY 83025

LETTER OF AUTHORIZATION

Edgar D. Jannotta, Jr., Trustee of the Jannotta 2007 Split Purchase QPRT dated 10-06-2007, "Owner" whose address is: _____

PO Box 504, Teton Village, WY 83025

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property

more specifically legally described as: Lot 13 of the John D. Hall 7th Addition to the Town of Jackson, Plat No. 1010, with a street address of 564 E. Hansen Ave.

(If too lengthy, attach description)

HEREBY AUTHORIZES Cirque Consulting, LLC

as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and 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 or regulations applicable to the action sought to be permitted by the application authorized herein.

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:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Trustee

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming)

COUNTY OF Teton)

)SS.

The foregoing instrument was acknowledged before me by Edgar Jannotta this 24th day of

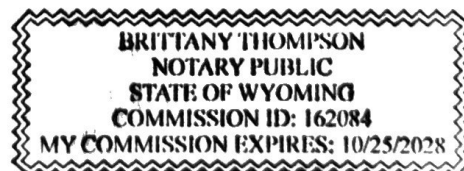
April, 2025
WITNESS my hand and official seal.

(Notary Public)

My commission expires:

10/25/28

(Seal)



LETTER OF AUTHORIZATION

East Hansen Properties, LLC

, "Owner" whose address is:

PO Box 504, Teton Village, WY 83025

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property

more specifically legally described as: Lot 5 and the east 29 feet of Lot 6, Block 6, Hall 1st, Plat No. 131
with a street address of 570 E. Hansen Ave.

(If too lengthy, attach description)

HEREBY AUTHORIZES Cirque Consulting, LLC

as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and 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 or regulations applicable to the action sought to be permitted by the application authorized herein.

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:

ECS

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Manager

(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 Teton

)

The foregoing instrument was acknowledged before me by Erika Pearson this 24th day of April, 2025.

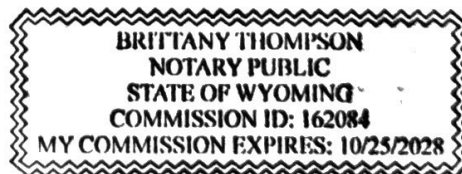
WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:

10/25/28



LEGEND

	5/8-inch diameter rebar with 2-inch diameter aluminum cap inscribed "PLS 13002" found this survey
	5/8-inch diameter rebar with 2-inch diameter aluminum cap inscribed "PLS 3831" found this survey
	5/8-inch diameter rebar with 2-inch diameter aluminum cap with illegible markings found this survey
	5/8-inch diameter rebar found this survey
	Electrical Transformer
	Electrical Meter
	Gas Meter
	Utility Pole
	Vertical Metal Pipe
	Measured Property Boundary
	Adjoining Property Boundary
	Easement Line
	Primary Structure Setback Line
	Accessory Structure Setback Line (>14' Height)
	Accessory Structure Setback Line (<14' Height)
	Wooden Vertical Board Fence
	Wooden Post and Rail Fence
	Overhead Utility Line
	Building Footprint
	Building Eave
	Wooden Deck
	Asphalt
	Concrete
	Measured Bearing and Distance
	Record Bearing and Distance (Plat no. 1010)
	Record Bearing and Distance (Doc. No. 1048922 & Plat No. 131)

OWNERSHIP & ENCUMBRANCES REPORT
564 E HANSEN AVENUE

The following information is provided in that Ownership and Encumbrances Report issued by Jackson Hole Title & Escrow.
Report No. 25001010-41.

Of the encumbrances contained in this report only those listed below are relevant to, discernable by, or able to be shown graphically on this survey.

- Covenants, conditions, restrictions, reservations, easements, encroachments, ditches, roadways, right-of-way, common areas and building set back requirements as delineated on the recorded Plat Numbers 1010 and 131, records of Teton County, Wyoming.
- Affidavit Affecting Title executed by Tamalpais Roth-McCormick appearing of record in Book 420 of Photo, Pages 378-380 [document no. 539425], records of Teton County, Wyoming.

NOTES

564 E Hansen Avenue has a total area of ±0.17 acres, and 750 E Hansen Avenue has a total area of ±0.27 acres, as determined from found survey monuments.

Measured bearings and distances shown hereon were calculated using found survey monuments and boundary resolution principles. Record bearings and distances were derived from Plat No. 1010, Plat no. 131, and Warranty Deed Document No. 1048922 recorded in the Office of the Clerk of Teton County, Wyoming. Adjoining properties are shown hereon for reference only.

Topographic features represented on this survey are derived from the notes and data of a field survey conducted on March 4 and 5 of 2025 and will not reflect any changes to site conditions occurring after field work was completed. Roughly a foot snow and ice was present on the ground at the time of field work and some obscured features may be missing from this survey. Where possible, features obscured by snow cover at the time of the survey were digitized from 2024 Teton County GIS aerial imagery as noted hereon.

Building footprints are derived from measurements taken during field work, and do not represent exact architectural dimensions. Building eaves and other overhead features were not mapped as part of this survey except where specifically indicated.

The basis of bearings for this survey is referenced to a direct GPS measurement. All horizontal measurements are in units of US Survey Feet and are ground measurements based on the NAD83 Wyoming West (zone 4904) State Plane Coordinate System, with a project scale factor of 1.0003256806.

Utilities shown hereon are limited to visible infrastructure within the survey area, no underground utility lines or subsurface improvements were located as part of this survey.

No wetland mapping was conducted as part of this survey.

Aerial imagery shown hereon is from Teton County GIS dated 2024.

Town of Jackson Zoning: Neighborhood Low Density-4 (Article 2.2.5.)

Setbacks shown on this survey represent an interpretation of the Town of Jackson Land Development Regulations. The Town of Jackson Planning and Building Department has the final authority when determining the applicable structure and site development allowances or restrictions as established by the Land Development Regulations.

Primary Building Setbacks:	
Primary Street (min)	20'
Secondary Street (min)	10'
Side Interior (min)	10'
Rear (min)	25'
Accessory Structure Setbacks:	
Primary Street (min)	30'
Secondary Street (min)	10'
Side Interior/Rear (min)	>14 feet in height 10'
	<14 feet in height 5'
	Second floor deck 10'
Site Development Setbacks:	
Primary Street (min)	20'
Secondary Street (min)	10'
Side Interior/Rear (min)	5'

OWNERSHIP & ENCUMBRANCES REPORT
570 E HANSEN AVENUE

The following information is provided in that Ownership and Encumbrances Report issued by Jackson Hole Title & Escrow.
Report No. 25001017-41.

Of the encumbrances contained in this report only those listed below are relevant to, discernable by, or able to be shown graphically on this survey.

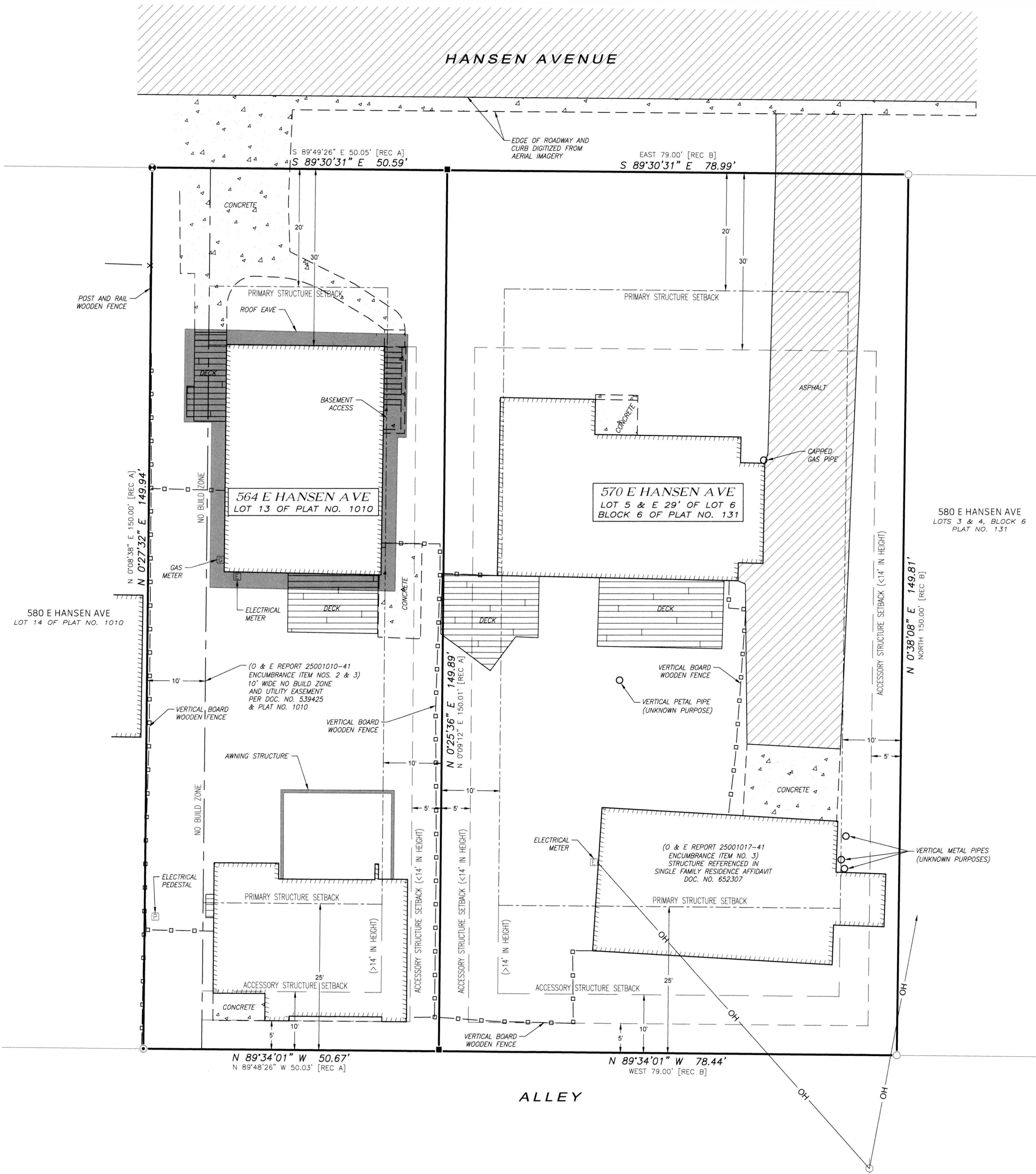
- Affidavit Affecting Title appearing of record in Book 591 of Photo, Page 865 [document no. 652307], records of Teton County, Wyoming.

CERTIFICATE OF SURVEYOR

I, Mark Fellermann, Wyoming PLS No. 16012, of Jackson, Wyoming do hereby certify that this survey map was prepared from the notes and data of a survey conducted by me or under my direct supervision, and from records on file with the Office of the Clerk of Teton County, Wyoming, and that said map correctly represents the boundaries, property corners, and site conditions at the time of said survey.

Date of Map: March 5, 2025

Mark Fellermann
Wyoming PLS License No. 16012



SHEET NUMBER:
1 OF 3

JOB NUMBER:
25002

DRAFTING INFO

DRAWING DATE: 3/7/2025
REVISION DATE: 3/19/2025
DRAWN BY: MWW
REVIEWED BY: MWF

IMPROVEMENT LOCATION SURVEY

OWNER/CLIENT: Edgar D. Jannotta, Jr., Trustee & East Hansen Properties, LLC
STREET ADDRESS: 564 & 570 E Hansen Avenue
LOT/PLAT/MAP: Lot 13 of Plat No. 1010
Lot 5 and the E 29' of lot 6, Block 6, Plat No. 131
PLSS LOCATION: W1/2NE1/4 of Section 34, T41N, R116W, 6th P.M., Teton County, WY



LEGEND

	5/8-inch diameter rebar with 2-inch diameter aluminum cap inscribed "PLS 13002" found this survey
	5/8-inch diameter rebar with 2-inch diameter aluminum cap inscribed "PLS 3831" found this survey
	5/8-inch diameter rebar with 2-inch diameter aluminum cap with illegible markings found this survey
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	Wooden Vertical Board Fence
	Wooden Post and Rail Fence
	Overhead Utility Line
	Building Footprint
	Building Eave
	Wooden Deck
	Asphalt
	Concrete
$N\ 89^{\circ}34'01''\ W\ 78.44'$	Measured Bearing and Distance
$S\ 89^{\circ}49'26''\ E\ 50.05'$ [REC A]	Record Bearing and Distance (Plat no. 1010)
$WEST\ 79.00'$ [REC B]	Record Bearing and Distance (Doc. No. 1048922 & Plat No. 131)

OWNERSHIP & ENCUMBRANCES REPORT
564 E HANSEN AVENUE

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Topographic features represented on this survey are derived from the notes and data of a field survey conducted on March 4 and 5 of 2025 and will not reflect any changes to site conditions occurring after field work was completed. Roughly a foot snow and ice was present on the ground at the time of field work and some obscured features may be missing from this survey. Where possible, features obscured by snow cover at the time of the survey were digitized from 2024 Teton County GIS aerial imagery as noted hereon.

Building footprints are derived from measurements taken during field work, and do not represent exact architectural dimensions. Building eaves and other overhead features were not mapped as part of this survey except where specifically indicated.

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Utilities shown hereon are limited to visible infrastructure within the survey area, no underground utility lines or subsurface improvements were located as part of this survey.

No wetland mapping was conducted as part of this survey.

Aerial imagery shown hereon is from Teton County GIS dated 2024.

Town of Jackson Zoning: Neighborhood Low Density-4 (Article 2.2.5.)
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>14 feet in height	5'
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Second floor deck	10'

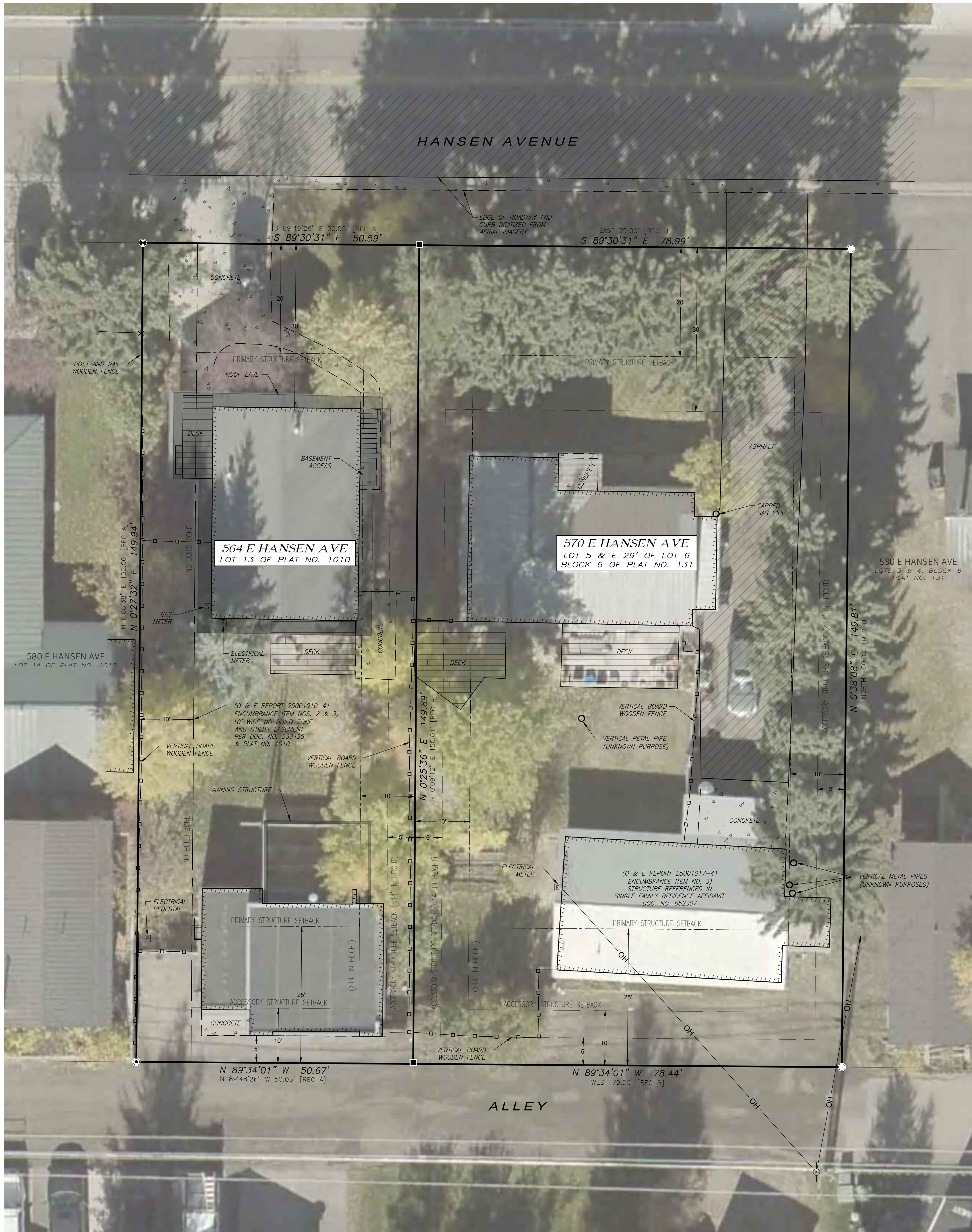
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Primary Street (min)	20'
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OWNERSHIP & ENCUMBRANCES REPORT
570 E HANSEN AVENUE

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Report No. 25001017-41.

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- Affidavit Affecting Title appearing of record in Book 591 of Photo, Page 865 [document no. 652307], records of Teton County, Wyoming.



SHEET NUMBER:
2 OF 3

JOB NUMBER:
25002

DRAFTING INFO

DRAWING DATE: 3/7/2025
REVISION DATE: 3/19/2025
DRAWN BY: MWW
REVIEWED BY: MWF

IMPROVEMENT LOCATION SURVEY

OWNERSHIP/CLIENT: Edgar D. Jannotta, Jr., Trustee & East Hansen Properties, LLC
STREET ADDRESS: 564 & 570 E Hansen Avenue
LOT/PLAT/MAP: Lot 13 of Plat No. 1010
Lot 5 and the E 29' of lot 6, Block 6, Plat No. 131
PLSS LOCATION: W1/2NE1/4 of Section 34, T41N, R116W, 6th P.M., Teton County, WY

LEGEND

	5/8-inch diameter rebar with 2-inch diameter aluminum cap inscribed "PLS 13002" found this survey
	5/8-inch diameter rebar with 2-inch diameter aluminum cap inscribed "PLS 3831" found this survey
	5/8-inch diameter rebar with 2-inch diameter aluminum cap with illegible markings found this survey
	5/8-inch diameter rebar found this survey
	Electrical Transformer
	Electrical Meter
	Gas Meter
	Utility Pole
	Vertical Metal Pipe
	Measured Property Boundary
	Adjoining Property Boundary
	Easement Line
	Primary Structure Setback Line
	Accessory Structure Setback Line (>14' Height)
	Accessory Structure Setback Line (<14' Height)
	Wooden Vertical Board Fence
	Wooden Post and Rail Fence
	Overhead Utility Line
	Building Footprint
	Building Eave
	Wooden Deck
	Asphalt
	Concrete
	Measured Bearing and Distance
	Record Bearing and Distance (Plat no. 1010)
	Record Bearing and Distance (Doc. No. 1048922 & Plat No. 131)
	Proposed Structure Setback Line

OWNERSHIP & ENCUMBRANCES REPORT
564 E HANSEN AVENUE

The following information is provided in that Ownership and Encumbrances Report issued by Jackson Hole Title & Escrow.
Report No. 25001010-41.

Of the encumbrances contained in this report only those listed below are relevant to, discernable by, or able to be shown graphically on this survey.

- Covenants, conditions, restrictions, reservations, easements, encroachments, ditches, roadways, right-of-way, common areas and building set back requirements as delineated on the recorded Plat Numbers 1010 and 131, records of Teton County, Wyoming.
- Affidavit Affecting Title executed by Tamalpais Roth-McCormick appearing of record in Book 420 of Photo, Pages 378-380 [document no. 539425], records of Teton County, Wyoming.

NOTES

564 E Hansen Avenue has a total area of ±0.17 acres, and 750 E Hansen Avenue has a total area of ±0.27 acres, as determined from found survey monuments.

Measured bearings and distances shown hereon were calculated using found survey monuments and boundary resolution principles. Record bearings and distances were derived from Plat No. 1010, Plat no. 131, and Warranty Deed Document No. 1048922 recorded in the Office of the Clerk of Teton County, Wyoming. Adjoining properties are shown hereon for reference only.

Topographic features represented on this survey are derived from the notes and data of a field survey conducted on March 4 and 5 of 2025 and will not reflect any changes to site conditions occurring after field work was completed. Roughly a foot snow and ice was present on the ground at the time of field work and some obscured features may be missing from this survey. Where possible, features obscured by snow cover at the time of the survey were digitized from 2024 Teton County GIS aerial imagery as noted hereon.

Building footprints are derived from measurements taken during field work, and do not represent exact architectural dimensions. Building eaves and other overhead features were not mapped as part of this survey except where specifically indicated.

The basis of bearings for this survey is referenced to a direct GPS measurement. All horizontal measurements are in units of US Survey Feet and are ground measurements based on the NAD83 Wyoming West (zone 4904) State Plane Coordinate System, with a project scale factor of 1.0003256806.

Utilities shown hereon are limited to visible infrastructure within the survey area, no underground utility lines or subsurface improvements were located as part of this survey.

No wetland mapping was conducted as part of this survey.

Aerial imagery shown hereon is from Teton County GIS dated 2024.

Town of Jackson Zoning: Neighborhood Low Density-4 (Article 2.2.5.)
Setbacks shown on this survey represent an interpretation of the Town of Jackson Land Development Regulations. The Town of Jackson Planning and Building Department has the final authority when determining the applicable structure and site development allowances or restrictions as established by the Land Development Regulations.

Primary Building Setbacks:	
Primary Street (min)	20'
Secondary Street (min)	10'
Side Interior (min)	10'
Rear (min)	25'
Accessory Structure Setbacks:	
Primary Street (min)	30'
Secondary Street (min)	10'
Side Interior/Rear (min)	10'
>14 feet in height	5'
<14 feet in height	5'
Second floor deck	10'
Site Development Setbacks:	
Primary Street (min)	20'
Secondary Street (min)	10'
Side Interior/Rear (min)	5'

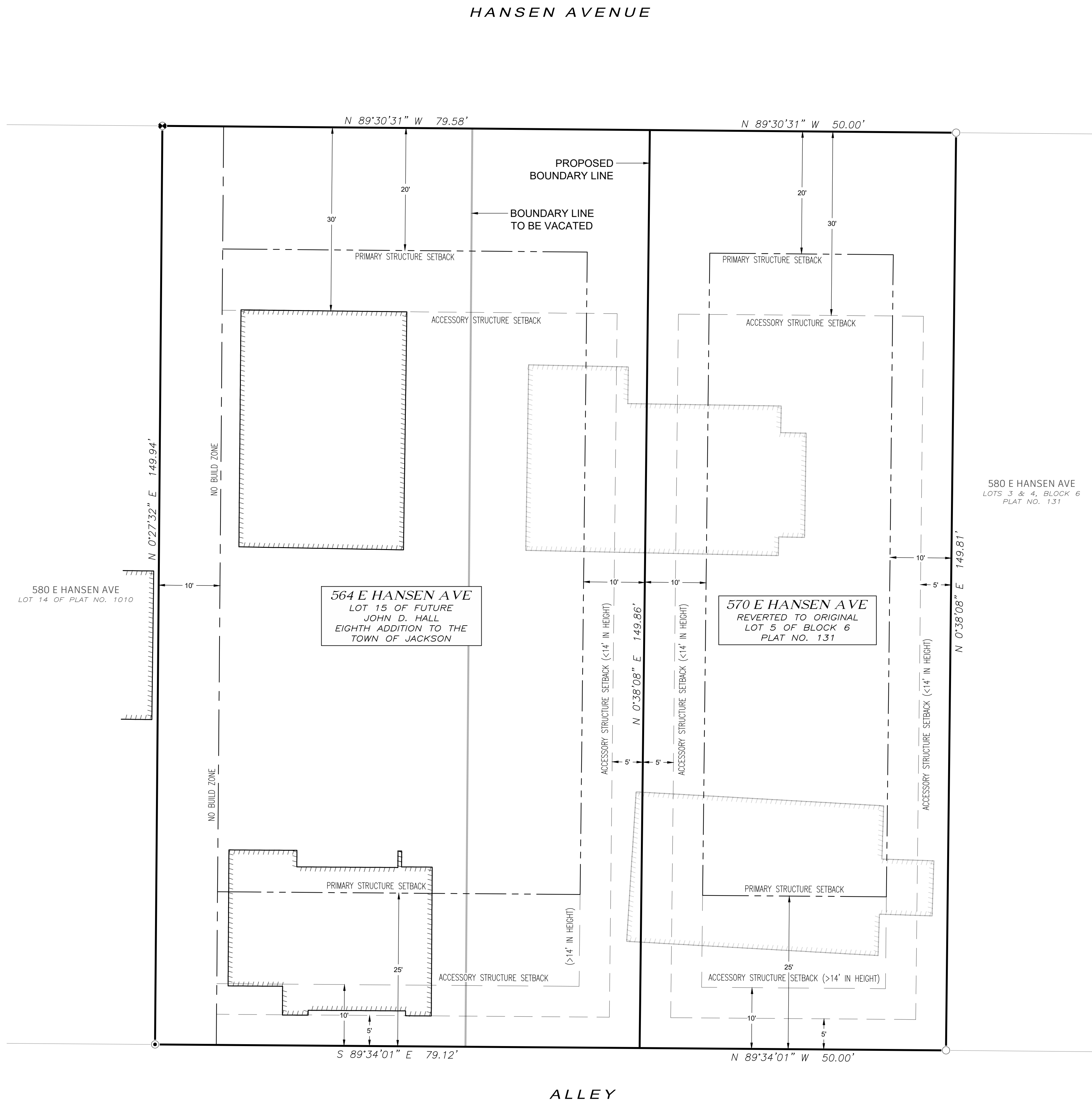
OWNERSHIP & ENCUMBRANCES REPORT
570 E HANSEN AVENUE

The following information is provided in that Ownership and Encumbrances Report issued by Jackson Hole Title & Escrow.
Report No. 25001017-41.

Of the encumbrances contained in this report only those listed below are relevant to, discernable by, or able to be shown graphically on this survey.

- Affidavit Affecting Title appearing of record in Book 591 of Photo, Page 865 [document no. 652307], records of Teton County, Wyoming.

PROPOSED BOUNDARY LINE ADJUSTMENT
FUTURE LOT & SETBACK CONFIGURATION



SHEET NUMBER:
3 OF 3

JOB NUMBER:
25002

DRAFTING INFO

DRAWING DATE: 3/7/2025
REVISION DATE: 3/19/2025
DRAWN BY: MWW
REVIEWED BY: MWF

IMPROVEMENT LOCATION SURVEY

OWNERSHIP/CLIENT: Edgar D. Jannotta, Jr., Trustee & East Hansen Properties, LLC
STREET ADDRESS: 564 & 570 E Hansen Avenue
LOT/PLAT/MAP: Lot 13 of Plat No. 1010
Lot 5 and the E 29' of lot 6, Block 6, Plat No. 131
PLSS LOCATION: W1/2NE1/4 of Section 34, T41N, R116W, 6th P.M., Teton County, WY



LETTER OF AUTHORIZATION

Edgar D. Jannotta, Jr., Trustee of the Jannotta 2007 Split Purchase QPRT dated 10-06-2007, "Owner" whose address is: _____

PO Box 504, Teton Village, WY 83025

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property

more specifically legally described as: Lot 13 of the John D. Hall 7th Addition to the Town of Jackson, Plat No. 1010, with a street address of 564 E. Hansen Ave.

(If too lengthy, attach description)

HEREBY AUTHORIZES Cirque Consulting, LLC

as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and 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 or regulations applicable to the action sought to be permitted by the application authorized herein.

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:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Trustee

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming)

COUNTY OF Teton)

)SS.

The foregoing instrument was acknowledged before me by Edgar Jannotta this 24th day of

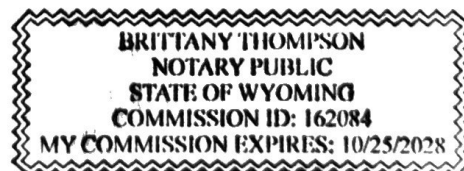
April, 2025
WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:

10/25/28



LETTER OF AUTHORIZATION

East Hansen Properties, LLC

, "Owner" whose address is:

PO Box 504, Teton Village, WY 83025

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property

more specifically legally described as: Lot 5 and the east 29 feet of Lot 6, Block 6, Hall 1st, Plat No. 131
with a street address of 570 E. Hansen Ave.

(If too lengthy, attach description)

HEREBY AUTHORIZES Cirque Consulting, LLC

as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and 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 or regulations applicable to the action sought to be permitted by the application authorized herein.

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:

ECS

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Manager

(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 Teton

)

The foregoing instrument was acknowledged before me by Erika Pearson this 24th day of April, 2025.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:

10/25/28

