



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: August 21, 2025	REQUEST:
Item: P25-155	The applicant is submitting a request for a Boundary Adjustment for the properties located at 564 & 570 E Hansen Avenue, legally known as Lot 13, Plat 1010 and Lot 5 and the E. 29 ft. of Lot 6, Plat 131.
Planner: Katelyn Page Phone: 307-734-3493 Email: kpage@jacksonwy.gov	Respective PIDNs: 24-41-16-34-1-71-001 24-41-16-34-1-24-003
Owners: Edgar D. Jannotta Jr., Trustee, of the Jannotta Split QPRT dated October 6, 2007 PO Box 504 Teton Village, WY 83025 East Hansen Properties, LLC PO Box 504 Teton Village, WY 83025	For questions, please call Katelyn Page at 307-734-3493, or email to the address shown below. Thank you.
Applicant: George Putnam Cirque Consulting PO Box 7775 Jackson, WY 83002	Please respond by: September 11, 2025

Owners:

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

Respective PIDNs:

24-41-16-34-1-71-001
24-41-16-34-1-24-003

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

Applicant:

George Putnam
Cirque Consulting
PO Box 7775
Jackson, WY 83002

For questions, please call Katelyn Page at 307-734-3493, or email to the address shown below. Thank you.

Please respond by: September 11, 2025

For Departments not using SmartGov, please send responses via email to planning@jacksonwy.gov



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

August 12, 2025

Town of Jackson Planning and Building
P.O. Box 1687
Jackson, WY 83001

RE: Boundary Line Adjustment – with Replat for 564 & 570 E. Hansen Ave.

Dear Planning Staff,

On behalf of the owners, East Hansen Properties, LLC and Edgar D. Jannotta Jr, Trustee, please accept this letter and the accompanying materials for a for a Boundary Line Adjustment with Final Plat for Lot 13, No. 1010, and the east 29 Feet of Lot 6, Block 6, Plat No. 131, located at 564 and 570 E. Hansen Ave. This submittal is in accordance with the issued Zoning Compliance Verification P25-078.

Included for your review are the following:

- Planning Application
- Final Plat Findings According to LDR Section 8.5.4
- Draft Final Plat
- Title Report
- Draft Affidavits of Acknowledgements and Acceptance of Plat
- Draft Affidavit Affecting Title RE: Release of Single Family Residence Affidavit
- Draft Quit Claim Deeds from E. Hansen Prop. and E. D. Jannotta Jr. Trustee
- Draft Warranty Deed E. Hansen Prop. to E. D. Jannotta Jr. Trustee
- Published Notice of Intent to Subdivide

The owner East Hansen Properties, LLC requests the Director of Planning and Building consider the attached Draft Affidavit Affecting Title to release all terms and conditions included in the Single Family Residence Affidavit executed in 2005 by Town of Jackson Associate Planner Phyllis Lamken. All structures subject to the terms of the 2005 Affidavit will be permanently removed from the subject property prior to recordation of this Final Plat per DEM25-007.

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

Digitally signed by George
Putnam
Date: 2025.08.12 11:53:59 -06'00'

George Putnam
Cirque Consulting, LLC



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

Section 8.5.4.C Subdivision - Findings

A Final Plat shall be approved upon finding that:

1. *Is in substantial conformance with an approved development plan or development option plan or is a condominium or townhouse subdivision of existing physical development;*

This finding can be made. The John D. Hall Eighth Addition final plat formalizes a boundary line adjustment between platted lots. The proposed boundary adjustment configuration received zoning compliance verification approval under P25-078.

2. *Complies with the standards of this Section;*

This finding can be made. The John D. Hall Eighth Addition final plat complies with standards of this section (8.5.4) with respect to Purpose, Applicability, Findings, and Plat Content. No subdivision improvement agreement is contemplated or required as the lots have direct access to public Hansen Ave./ rear alley and existing connections or the ability for future connections to the Town of Jackson water and sewer facilities.

3. *Complies with the subdivision standards of DIV 7.2; and*

This finding can be made. The proposed boundary adjustment requires a re-plat of existing lots within existing subdivision additions to the Town of Jackson. No changes are proposed that will change compliance with standards of Division 7.2.

4. *Complies with all other relevant standards of these LDR's and other Town Ordinances;*

This finding can be made. The proposed adjusted lots as shown on the attached draft The John D. Hall Eighth Addition Final Plat as acknowledged on the issued ZCV P25-078, demonstrate compliance with all relevant development standards, building setbacks, vehicle access standards, site development, and allowed uses included in the LDRs for the project under the NL-4 zone.



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 Boundary Line Adjustment

Physical Address: 564 & 570 E. Hansen Ave. Jackson WY

Lot, Subdivision: Lot 13, John D. Hall 7th, Plat No. 1010 and the E. 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 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.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.

George Putnam

Digitally signed by George

Putnam

Date: 2025.08.12 11:20:16 -06'00'

Signature of Property Owner or Authorized Applicant/Agent

George Putnam

Name Printed

8/12/25

Date

Principal

Title

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

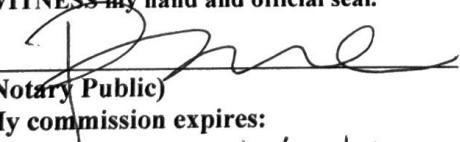
)
SS.
)

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

April, 2025

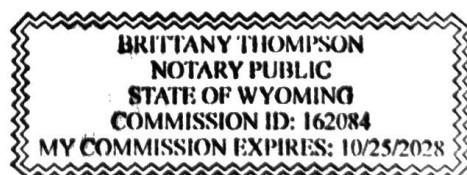
WITNESS my hand and official seal.

(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 83028

(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:

(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 _____

)

COUNTY OF Teton _____

)

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

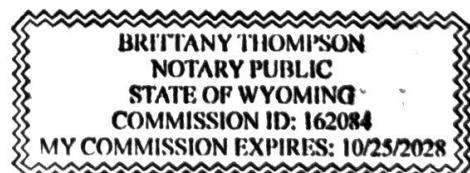
WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:

10/25/28





PLANNING & BUILDING DEPARTMENT

June 19, 2025

George Putnam
Cirque Consulting
PO Box 7775
Jackson, WY 83002

**RE: P25-078 Zoning Compliance Verification (ZCV)
Boundary Line Adjustment 564 & 570 E. Hansen Ave.**

Dear Mr. Putnam:

Thank you for submitting a request for a Zoning Compliance Verification (ZCV) for the proposed Boundary Adjustment between the above-referenced lots, which are described as Lot 13 John D. Hall Seventh Addition to the Town of Jackson (564 E. Hansen Ave.) and Lot 5 and the east 29 feet of Lot 6, Block 6, John D. Hall First Addition to the Town of Jackson (570 E. Hansen Ave.). According to Land Development Regulation (LDR) 8.5.6.C.2, approval of a Boundary Adjustment between platted lots falls to the discretion of the Town Council and requires the submittal of a new plat and an instrument to convey the new reconfigured lots. Prior to submittal of a Boundary Adjustment, Section 8.5.6 (Boundary Adjustment) requires a ZCV letter to be submitted and approved by the Planning Director. This ZCV letter is intended to meet this requirement.

Existing Conditions & Request:

The subject properties are located within the Neighborhood Low Density-4 (NL-4) zoning district, which allows for a Boundary Adjustment between platted lots. Lot 13 is a 50'x150' lot (7,500 sf), and Lot 5 is a 79'x150' lot (11,850 sf), which both meet the minimum lot size of 7,500 sf for this zone. Both lots have vehicular access from E. Hansen Ave. The proposal seeks to enlarge Lot 13 by shifting the dividing property line east and absorbing the western 29' of Lot 5, resulting in Lot 13 (renumbered to Lot 15) being 79'x150' and Lot 5 being 50'x150'. Both lots would still comply with the minimum lot size of 7,500 sf, and no new lots are being created. Because the dividing property line between these lots would shift east by 29', the existing structures on Lot 5 would need to be demolished prior to recording the boundary adjustment replat to avoid creating nonconformities. Staff notes that the applicant has already applied for a demo permit to remove all structures on Lot 5 per DEM25-0007.

Findings for ZCV (Section 8.6.3.C.)

In order to issue a ZCV the Planning Director shall find that the property, portion of the property, or attribute of the property in question:

1. Complies with all relevant standards of these LDRs and other Town Ordinances.

Complies. Staff is able to make the finding that the proposed boundary adjustment meets the standards of these LDRs and other Town Ordinances. Both Lot 15 and Lot 6 comply with the minimum lot size of 7,500 sf. In addition, there is no change to access nor are there any structures affected by the change in lot boundaries because all structures on Lot 5 will be demolished.

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

Complies. Not applicable to this review.

This zoning compliance shall only verify zoning compliance at the time it is issued pursuant to Division 8.6.3 Zoning Compliance Verification of the Town of Jackson Land Development Regulations. In order to finalize the adjustment of the boundaries between these platted lots, please submit a Boundary Adjustment to the Town of Jackson Planning Department which includes the documents listed under LDR Section 8.5.6.C.2. Platted Lots.

If you should have any further questions, please contact me at 307-733-0440, ext. 1305 or tvalentine@jacksonwy.gov.

Sincerely,

Tyler Valentine
Senior Planner

This Zoning Compliance Verification shall only verify zoning compliance at the time it is issued pursuant to Division 8.6.3 (Zoning Compliance Verification) of the Town of Jackson Land Development Regulations (LDRs). Should you have any questions or require further information on this matter, please contact me by phone at 307-734-0440 x 1305 or by email at tvalentine@jacksonwy.gov.

Sincerely,

Tyler Valentine, AICP
Senior Planner

**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

OWNERSHIP AND ENCUMBRANCE REPORT

Issued To:

Cirque Consulting, LLC

Report No.: 25001010-41

Effective Date: February 11, 2025

Current Date: February 19, 2025

Cost:\$ 350.00

Project Reference: LOT 13, BLK. 6, HALL 7TH ADDITION

Property Address: 564 E Hansen Avenue, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

Edgar D. Jannotta, Jr., Trustee of the Jannotta 2007 Jackson Split Purchase QPRT dated October 16, 2007, and any amendments thereto

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

Jackson Hole Title & Escrow

Tyra Tafoya, Escrow Officer

Phone: 307-733-3153

This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Jackson Hole Title & Escrow

Ownership and Encumbrances Report

Report No.: 25001010-41

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 13 of the John D. Hall Seventh Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on April 20, 2001 as Plat No. 1010.

ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO) THE FOLLOWING:

1. 2025 taxes and special assessments are a lien; amounts not yet determined or payable. If making one payment, due on or before December 31. If making two payments, the first one-half is payable September 1 and becomes delinquent November 10th of the current year, the second one-half is payable March 1 and becomes delinquent May 10th of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Tax ID# OJ-005481

Tax Year 2024

1st Half Tax Status \$6,194.51 is Paid

2nd Half Tax Status \$6,194.51 is Paid

2. Covenants, conditions, restrictions, reservations, easements, encroachments, ditches, roadways, rights-of-way, common areas and building set back requirements as delineated on the recorded Plat Number(s) 1010 and 131, records of Teton County, Wyoming.
3. Affidavit Affecting Title executed by Tamalpais Roth-McCormick appearing of record in Book 420 of Photo, Pages 378-380, records of Teton County, Wyoming.

INFORMATIONAL NOTES:

A. Other than as shown in Schedule B; we find no Judgment Liens, State Tax Liens, Federal Tax Liens or Child Support Liens of record which attach to the name(s) or interest of the vested owner and/or proposed insured owner/borrower.

B. According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows: None

***** End of Schedule B *****

OWNERSHIP AND ENCUMBRANCE REPORT

Issued To:

Cirque Consulting, LLC

Report No.: 25001017-41

Effective Date: February 11, 2025

Current Date: February 19, 2025

Cost:\$ 350.00

Project Reference: LOT 5, E 29' LOT 6, BLK. 6, John D Hall

Property Address: 570 E Hansen Avenue, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

East Hansen Properties, LLC, a Wyoming limited liability company

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

Jackson Hole Title & Escrow

Tyra Tafoya, Escrow Officer

Phone: 307-733-3153

This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Jackson Hole Title & Escrow

Ownership and Encumbrances Report

Report No.: 25001017-41

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 5 and the East 29 feet of Lot 6 of Block 6 of the John D. Hall Plat, Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on August 12, 1947 as Plat No. 131.

ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO) THE FOLLOWING:

1. 2025 taxes and special assessments are a lien; amounts not yet determined or payable. If making one payment, due on or before December 31. If making two payments, the first one-half is payable September 1 and becomes delinquent November 10th of the current year, the second one-half is payable March 1 and becomes delinquent May 10th of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Tax ID# OJ-001780

Tax Year 2024

1st Half Tax Status \$6,467.66 is Paid

2nd Half Tax Status \$6,467.65 is Paid

2. Covenants, conditions, restrictions, reservations, easements, encroachments, ditches, roadways, rights-of-way, common areas and building set back requirements as delineated on the recorded Plat Number(s) 131, records of Teton County, Wyoming.
3. Affidavit Affecting Title appearing of record in Book 591 of Photo, Page 865, records of Teton County, Wyoming.

INFORMATIONAL NOTES:

A. Other than as shown in Schedule B; we find no Judgment Liens, State Tax Liens, Federal Tax Liens or Child Support Liens of record which attach to the name(s) or interest of the vested owner and/or proposed insured owner/borrower.

B. According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows: None

***** End of Schedule B *****

**Affidavit of
Acknowledgment and
Acceptance of Final Plat**

KNOW ALL PERSONS BY THESE PRESENTS:

Edgar D. Jannotta Jr, Trustee of the Jannotta 2007 Jackson Split Purchase QPRT dated October 16, 2007, and any amendments thereto, does hereby depose and say:

1. that the Jannotta 2007 Jackson Split Purchase QPRT dated October 16, 2007, owns real property according to that Warranty Deed recorded as Document No. 0714369 in the Office of the Clerk of Teton County, Wyoming, known as Lot 13 of the John D. Hall Seventh Addition to the Town of Jackson, Teton County, according to that plat recorded in said Office as Plat No. 1010;
2. that I have examined a copy of the Final Plat of the proposed subdivision titled **John D. Hall Eighth Addition to the Town of Jackson** dated _____, 2025;
3. that I hereby consent to the subdivision as described in the Certificate of Surveyor and Certificate of Owner found on said plat;
4. that I intend that my signature to and the recording of this Affidavit shall have the same force and effect as my signature to the Certificate of Owner as contained on said Final Plat for **John D. Hall Eighth Addition to the Town of Jackson**.

DATED this _____ day of _____, 2025

The Jannotta 2007 Jackson Split Purchase QPRT dated October 16, 2007, and any amendments thereto

By:

(signature)

Edgar D. Jannotta, Jr, Trustee

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing Affidavit of Acknowledgement and Acceptance of Final Plat being subscribed and sworn to before me by Edgar D. Jannotta Jr, Trustee of the Jannotta 2007 Jackson Split Purchase QPRT dated October 16, 2007, and any amendments thereto, this _____ day of _____, 2025.

Witness my hand and official seal.

Notary Public

My Commission Expires:

**Affidavit of
Acknowledgment and
Acceptance of Final Plat**

KNOW ALL PERSONS BY THESE PRESENTS:

_____, authorized person for East Hansen Properties, LLC, a Wyoming limited liability company does hereby depose and say:

1. that East Hansen Properties, LLC, a Wyoming limited liability company, owns real property according to that Warranty Deed recorded as Document No. 1048922 in the Office of the Clerk of Teton County, Wyoming, known as the east 29 feet of Lot 6, Block 6 of the John D. Hall Addition to the Town of Jackson, Teton County, according to that plat recorded in said Office as Plat No. 131;
2. that I have examined a copy of the Final Plat of the proposed subdivision titled **John D. Hall Eighth Addition to the Town of Jackson** dated _____, 2025;
3. that I hereby consent to the subdivision as described in the Certificate of Surveyor and Certificate of Owner found on said plat;
4. that I intend that my signature to and the recording of this Affidavit shall have the same force and effect as my signature to the Certificate of Owner as contained on said Final Plat for **John D. Hall Eighth Addition to the Town of Jackson**.

DATED this _____ day of _____, 2025

East Hansen Properties, LLC
a Wyoming Limited Liability Company

By:

(signature)

(print name)
Its: authorized person

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing Affidavit of Acknowledgement and Acceptance of Final Plat being subscribed and sworn to before me by _____, authorized person for East Hansen Properties, LLC, a Wyoming limited liability company, this _____ day of _____, 2025.

Witness my hand and official seal.

Notary Public

My Commission Expires:

Affidavit Affecting Title
RE: Release of Single Family Residence Affidavit

Comes now PAUL ANTHONY, DIRECTOR OF PLANNING AND BUILDING, TOWN OF JACKSON, who being sworn on his oath, deposes and says:

THAT on June 6, 2005, Phyllis Lamkin, Associate Planner for the Town of Jackson, did execute that "Single Family Residence Affidavit" ("the 2005 Affidavit") recorded as Document No. 0652307 in the Office of the Clerk of Teton County, Wyoming subject to the property located at 570 E. Hansen Ave., Jackson, Wyoming, ("the Property") being further described as:

Lot 5 and the east 29 feet of Lot 6 Block 6 of the John D. Hall Addition to the Town of Jackson, recorded as Plat No. 131 in the Office of the Clerk of Teton County, Wyoming. (PIDN: 22-41-16-34-1-24-003)

THAT on _____, 2025, the Town of Jackson issued demolition permit DEM25-0007 that authorized permanent removal of all structures located on the Property.

THAT in accordance with DEM25-0007, as of _____, 2025, all structures have been removed from the Property.

THAT in consideration of removal of all structures from the Property, the terms and conditions contained in the 2005 Affidavit are no longer applicable and are hereby forever waived and released.

THAT future development of the Property shall be subject to applicable zone-specific standards included in the Town of Jackson Land Development Regulations.

Further your Affiant sayeth naught.

Paul Anthony,
Director of Planning & Building, Town of Jackson

STATE OF WYOMING)
)
)ss
COUNTY OF TETON)

The foregoing Affidavit Affecting Title being subscribed, sworn to and acknowledged before me by Paul Anthony, Director of Planning & Building, Town of Jackson, this _____ day of _____, 2025.

WITNESS my hand and official seal.

Notary Public
My Commission Expires:

QUITCLAIM DEED

EDGAR D. JANNOTTA JR, TRUSTEE of the Jannotta 2007 Jackson Split Purchase

QPRT dated October 16, 2007, and any amendments thereto, GRANTOR, of Teton County, Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, CONVEYS and QUITCLAIMS to, EAST HANSEN PROPERTIES, LLC a Wyoming limited liability company, GRANTEE, whose address is P.O. Box 504, Teton Village, WY 83025, all right, title, and interest now owned in and to the following described real estate situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

**Lot 5 of the John D. Hall Addition to the Town of Jackson,
according to Plat No. 131**

State Parcel ID No.: _____

DATED this _____ day of _____, 2025

The Jannotta 2007 Jackson Split Purchase QPRT
dated October 16, 2007, and any amendments
thereto

By:

(signature)

Edgar D. Jannotta, Jr, Trustee

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by Edgar D. Jannotta Jr, Trustee of the Jannotta 2007 Jackson Split Purchase QPRT dated October 16, 2007, and any amendments thereto, this _____ day of _____, 2025.

Witness my hand and official seal.

Notary Public

My Commission Expires:

QUITCLAIM DEED

EAST HANSEN PROPERTIES, LLC a Wyoming limited liability company, GRANTOR, of

Teton County, Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, CONVEYS and

QUITCLAIMS to EDGAR D. JANNOTTA JR, TRUSTEE of the Jannotta 2007 Jackson Split Purchase QPRT dated October 16, 2007, and any amendments thereto, GRANTEE,
whose address is P.O. Box 504, Teton Village, WY 83025, all right, title, and interest now owned in and to the following described real estate situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 15 of the John D. Hall Eighth Addition to the Town of Jackson

State Parcel ID No.: _____

DATED this _____ day of _____, 2025

East Hansen Properties, LLC
a Wyoming Limited Liability Company

By:

(signature)

(print name)
Its: authorized person

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____,
authorized person for East Hansen Properties, LLC, a Wyoming limited liability company, this
____ day of _____, 2025.

Witness my hand and official seal.

Notary Public

My Commission Expires:

DRAFT

WARRANTY DEED

EAST HANSEN PROPERTIES, LLC a Wyoming limited liability company, GRANTOR, of Teton County, Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, CONVEYS and WARRANTS to **EDGAR D. JANNOTTA JR, TRUSTEE of the Jannotta 2007 Jackson Split Purchase QPRT dated October 16, 2007, and any amendments thereto**, GRANTEE, whose address is P.O. Box 504, Teton Village, WY 83025, all right, title, and interest in and to the real property described in **Exhibit A** attached hereto and made a part hereof, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit A.

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but SUBJECT TO taxes, assessments, covenants, conditions, restrictions, reservations, encroachments, rights-of-ways and easements of sight or record;

DATED this _____ day of _____, 2025

East Hansen Properties, LLC
a Wyoming Limited Liability Company

By:

(signature)

(print name)
Its: authorized person

The foregoing instrument was acknowledged before me by _____, authorized person for East Hansen Properties, LLC, a Wyoming limited liability company, this _____ day of _____, 2025.

Witness my hand and official seal.

Notary Public

My Commission Expires:

Exhibit A
Legal Description of
Portion of Lot 6, Block 6, Plat No. 131

A parcel of land located within the W1/2NE1/4 of Section 34, T. 41 N., R. 116 W., 6th P.M., Teton County, Wyoming, being more particularly described by the following metes and bounds:

BEGINNING at the northwest corner of Lot 5, Block 6, of the John D. Hall Addition to the Town of Jackson, recorded as Plat No. 131 in the Office of the Clerk of Teton County, Wyoming, as marked by a 24-inch long, 5/8-inch diameter rebar with 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE S 0°38'08" W, 149.87 Feet, to the southwest corner of said Lot 5, as marked by a 24-inch long, 5/8-inch diameter rebar with 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE N 89°34'01" W, 28.39 feet, along the south line of Lot 6, Block 6, of said Plat No. 131, to a point;

THENCE N 0°25'36" E, 149.89 feet, departing said south line to a point of intersection with the north line of said Lot 6;

THENCE S 89°30'31" E, 28.94, along said north line to the **POINT OF BEGINNING**;

Said parcel encompasses 0.10 acres (4,296 square feet), more or less.

All in accordance with the John D. Hall Eighth Addition to the Town of Jackson, recorded in the Office of the Clerk of Teton County, Wyoming on _____, 2025 as Plat No. _____

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that in accordance with Chapter 18-5-306 Wyoming Statutes, 1977, as amended, that East Hansen Properties, LLC and Edgar D. Jannotta Jr. Trustee of the Jannotta 2007 Jackson Split Purchase QPRT dated October 16, 2007, and any amendments thereto, owners of lands referred to as Lot 13 of the John D. Hall Seventh Addition to the Town of Jackson, recorded as Plat No. 1010, and the east 29 feet of Lot 6, Block 6, of the John D. Hall Addition to the Town of Jackson, recorded as Plat No. 131, intend to apply for a subdivision permit to adjust the boundary between their respective Lots. The project is generally located at 564 & 570 E. Hansen Ave., Jackson, Wyoming.

Filing for said permit will occur at a regular meeting of the Jackson Town Council. Please contact the Town of Jackson Planning Department at (307) 733-0440 for the scheduled meeting date and additional information.

Publish August 6 and 13, 2025

