



**PLANNING PERMIT APPLICATION**  
**Planning & Building Department**  
**Planning Division**

150 E Pearl Ave. | ph: (307) 733-0440  
 P.O. Box 1687 | fax: (307) 734-3563  
 Jackson, WY 83001 | [www.townofjackson.com](http://www.townofjackson.com)

**For Office Use Only**

Fees Paid \_\_\_\_\_

Check # \_\_\_\_\_ Credit Card \_\_\_\_\_ Cash \_\_\_\_\_

Application #s \_\_\_\_\_

**PROJECT.**

Name/Description: Westview Townhomes

Physical Address: 1255 W. Hwy 22 Jackson, WY

Lot, Subdivision: \_\_\_\_\_ PIDN: 0J-005265  
22-41-16-32-1-00-08

**OWNER.**

Name: Charlie Schwartz & Eric Grove Phone: 307-413-4902, 413-4088

Mailing Address: Box 9879 Jackson, WY ZIP: 83002

E-mail: Grovejh@wyom.net  
Daddydoright@wyoming.com

**APPLICANT/AGENT.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: Same as Above ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**DESIGNATED PRIMARY CONTACT.**

Owner s \_\_\_\_\_ Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; see Fee Schedule for applicable fees.

<b>Use Permit</b>	<b>Physical Development</b>	<b>Interpretations</b>
<input type="checkbox"/> Basic Use	<input checked="" type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use		
<b>Relief from the LDRs</b>	<b>Development Option/Subdivision</b>	<b>Amendments to the LDRs</b>
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Development Option Plan	<input checked="" type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (replat)	<input checked="" type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Boundary Adjustment (no plat)	<u>UR-PUD</u>



**PRE-SUBMITTAL STEPS.** Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. **If this application is amending a previous approval, indicate the original permit number.**

Pre-application Conference #: P15-084 Environmental Analysis #: \_\_\_\_\_  
Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: 10-28-15

**SUBMITTAL REQUIREMENTS.** Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department. 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.

Have you attached the following?

- Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- 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. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

**FORMAT.**

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

**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.

Charlie Schwart 12-26-15  
Signature of Owner or Authorized Applicant/Agent Date  
Charlie Schwart 2 OWNER  
Name Printed Title



10/26/2015

Westview Townhomes

1255 West Hwy 22

Jackson, WY 83001

Eric Grove & Charlie Schwartz

Westview Townhomes came to be from Eric and Charlie losing their renter of 7 years (Thrifty rent a car) to going out of business. And the Bank of Jackson Hole not re-structuring the land loan on the property.

We are proposing to build 16 , 960 sq ft ,2 bedroom homes on the lower section of the property.

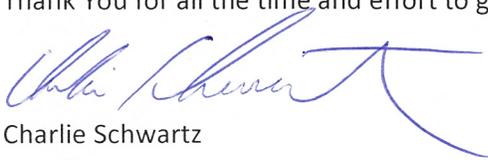
4 of these homes will be for the housing authority requirement and the other 12 will be open market sales.

On the upper portion of the property we will build 4, 1500 sq ft , 3 bedroom homes.

2 for the open market , and Eric and Charlie will own the other 2.

Any questions or concerns feel free to call us anytime at 307-413-4088/Eric, 413-4902/Charlie

Thank You for all the time and effort to get this project going.

A handwritten signature in blue ink, appearing to read "Charlie Schwartz", with a large, sweeping flourish extending to the right.

Charlie Schwartz



Mailed 10/12/15

10/9/2015

Hi All,

My name is Charlie Schwartz and you are receiving this letter to notify you of a possible amazing Townhome project being proposed for 1255 west Hwy. 22. (the old Choice Meats/Thrifty Car rental lot.)

You are receiving this notice because you are a neighboring property owner and we would like to invite you to a neighborhood meeting to show you the scope of the project and field any questions you might have about the future plans for the site.

The meeting will be held on Wednesday October, 27<sup>th</sup> at 12 pm at the proposed site/ 1255 West Hwy 22 Jackson, WY. Feel free to give me a call if you will not be able to attend and I can answer any questions that way. We hope to see you there to answer all your questions.

Thank you,

Charlie Schwartz of, FSD LLC

P.O. box 9879

Jackson, WY 83002

307-413-4902

- 1.) 4 Lazy F  
Box 453  
Jackson

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- 2.) Andy Wilson  
2000 W. Broadway  
Missoula, MT 59808

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- 3.) Conrad Ashcott  
Box 50106  
Idaho Falls, ID 83405

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- 4.) Fate of WY  
Hershey Bldg 3rd Floor W.  
Cheyenne, WY 82002

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- 5.) Thomas Wood Box 10388  
Jackson, WY 83002



Town of Jackson  
Project Plan Review History

Project Number P15-084 Applied 9/1/2015 JC  
 Project Name 1255 W Hwy 22 Approved  
 Type PREAPPLICATION Closed  
 Subtype PUD Expired  
 Status STAFF REVIEW Status  
 Applicant Same as above Owner F.S.D. INVESTMENTS, LLC  
 Site Address 1255 W HIGHWAY 22 City JACKSON State WY Zip 83001  
 Subdivision Parcel No 22411632100008 General Plan

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Building Steve Haines	APPROVED W/COND	9/1/2015	9/22/2015	9/23/2015	

Project has not been reviewed for compliance with the Building and/or Fire Codes adopted by the Town of Jackson. Approval of documents for planning department application does not indicate compliance with the applicable local codes and ordinances or State Law.

Contact the Building Official for additional information as needed.  
 Steve Haines  
 Building Official  
 Jackson, Wyoming

Fire None	APPROVED W/COND	9/1/2015	9/22/2015	9/15/2015	
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Type of Review	Status	Dates				Remarks
		Sent	Due	Received		
Contact						
Notes						
(9/15/2015 10:56 AM JC)						
MEMO						

TO: Tyler Valentine, Associate Planner  
Steve Haines, Building Official

FROM: Kathy Clay, Fire Marshal

DATE: September 15, 2015

SUBJECT: Pre-Application Redevelopment  
P15-084  
1255 W. Highway 22

This office has received the request for redevelopment of the above address to deed-restricted town homes at the above address. The 2012 International Fire Code and the 2014 National Electrical Code shall be followed. Comments include, but are not limited to:

1. Fire apparatus access shall be provided. (IFC 503.1.1) Access to the above units is unclear.
2. Fire flow requirements shall meet Appendix B of the International Fire Code.
3. As determined by the Town of Jackson Building Official, building may be required to have an automatic fire sprinkler system in accordance with the appropriate NFPA standard for the occupancy. (IFC 903.2.7)

This office strongly recommends the addition of fire sprinkler system to provide the enhanced life-safety protection of this community's work force living within.

Please feel free to contact me if you have any further questions at [kclay@tetonwyo.org](mailto:kclay@tetonwyo.org) or 307-733-4732.

Fire	APPROVED W/COND	9/15/2015	9/15/2015
None			

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes (9/15/2015 3:38 PM JC) MEMO					
TO:	Tyler Valentine, Associate Planner Steve Haines, Building Official				
FROM:	Kathy Clay, Fire Marshal				
DATE:	September 15, 2015				
SUBJECT:	Pre-Application Redevelopment, REVISION P15-084 1255 W. Highway 22				

As some of these units may be apartments which would be constructed under the International Fire Code, please be notified of the following - The 2012 International Fire Code and the 2014 National Electrical Code shall be followed. Comments include, but are not limited to:

1. Fire apparatus access shall be provided. (IFC 503.1.1)
2. Fire flow requirements shall meet Appendix B of the International Fire Code.
3. As determined by the Town of Jackson Building Official, apartments will have an automatic fire sprinkler system in accordance with NFPA 13R. (IFC 903.2.7) Investigation of water supply is strongly encouraged – proper volume and flow may not exist in this area requiring water storage and fire pump.
4. Outside residential decks shall be provided with fire sprinkler protection having Type V construction. (IFC 903.3.1.2.1)
5. A horn/strobe shall be installed above the fire department connection. (IFC 912.2.2.1)
6. Water main line shall be installed in accordance to NFPA 13 and NFPA 24 to provide for proper clearances, seismic requirements, flushing and hydrotesting. (IFC 901.4.1)
7. A Knox Box shall be installed in an approved location at each structure having a fire sprinkler system. (IFC 506.1)
8. Building shall have a complete alarm system per NFPA 72.
9. Interior finishes shall meet fire code requirements. (IFC Chapter 8)
10. Means of egress shall meet fire code requirements. (IFC Chapter 10)
11. The means of egress, including exit discharge, shall be illuminated at all times building space served by means of egress is occupied. (IFC 1006.1)
12. Any hazardous material storage shall meet fire code requirement. (IFC Chapter 27)
13. Should any fuel-fired appliances be installed, requirements for carbon monoxide detection shall be followed. (IFC 908.7)

This office strongly recommends the addition of fire sprinkler system in all living areas to provide the enhanced life-safety protection of this community's work force living within.

Please feel free to contact me if you have any further questions at [kclay@tetonwyo.org](mailto:kclay@tetonwyo.org) or 307-733-4732.

Legal A Cohen-Davis	APPROVED	9/1/2015	9/22/2015	9/16/2015
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Parks and Rec None		9/1/2015	9/22/2015	
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Pathways Brian Schilling	APPROVED W/COND	9/1/2015	9/22/2015	9/14/2015
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Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes (9/14/2015 1:58 PM JC) P15-084, 1255 WY22 Comments from Teton County/TOJ Pathways Department Status: approved <ul style="list-style-type: none"> <li>• Topics to bring up at Pre-app meeting include:               <ul style="list-style-type: none"> <li>o Integrating cycle track and driveway access</li> <li>o Bicycle Parking</li> </ul> </li> <li>? The applicant shall provide bike parking for the development. The bike parking should ideally be a mix of short-term (for visitors) and long-term (for overnight and residential parking). The bike parking should be indicated on the site plans.</li> <li>? Jackson Hole Community Pathways will be happy to provide more information and assist with site selection, layout, rack selection, and rack installation if necessary.</li> </ul>					
Planning Tyler Sinclair		9/1/2015	9/22/2015		
Police None (9/8/2015 2:17 PM JC) Left turn concerns onto Hwy 22 with increased traffic loads. No other concerns at this time. Todd Smith	APPROVED W/COND	9/1/2015	9/22/2015	9/8/2015	
Public Works Shawn OMalley	APPROVED W/COND	9/1/2015	9/22/2015	9/1/2015	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
<b>Contact</b> <b>Notes</b> (9/22/2015 10:54 AM JC) To: Tyler Valentine Associate Planner, Town of Jackson Planning and Building  From: Valerie Adams Housing Specialist, Teton County Housing Authority  Re: Pre-App 1255 W Highway 22 (P15-084) PUD  Date: September 18, 2015					

The applicant is requesting a Pre-Application Meeting for a Planned Unit Development for 1255 W. Highway 22, legally known as PT SW1/4NE1/4, SEC. 32, TWP. 41, RNG. 116. Teton County Housing Authority (TCHA) staff's review is based on Division 7.4 of the Town of Jackson Land Development Regulations (LDRs).

**TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REVIEW**

**AFFORDABLE HOUSING MITIGATION PLAN (DIVISION 7.4):** The applicant is proposing to build (16) sixteen, 960 sf, 2-bedroom units to be deed restricted employee housing; as well as (4) four 1500 sf 3-bedroom market units on the upper portion of the property. A total of 20 units. The applicant has not yet indicated whether these units will be ownership, rental, or mixed occupancy.

**Housing Requirement:** Section 7.4.2.E of the LDRs states the affordable housing standards for all residential development including condominium and townhouses shall consist of at least a 1:4 ratio of affordable housing to free market housing, as determined by the following formula.

16 (number of 2-bedroom units proposed) X 2.25 (number of persons to be housed requirement) = 36 (projected population).  
 4 (number of 3-bedroom units proposed) X 3.00 (number of persons to be housed requirement) = 12 (projected population).  
 Total projected population = 36 + 12 = 48 X .20 (multiplier) = 9.6 persons (requirement). It would take five two bedroom units to house 9.6 persons.

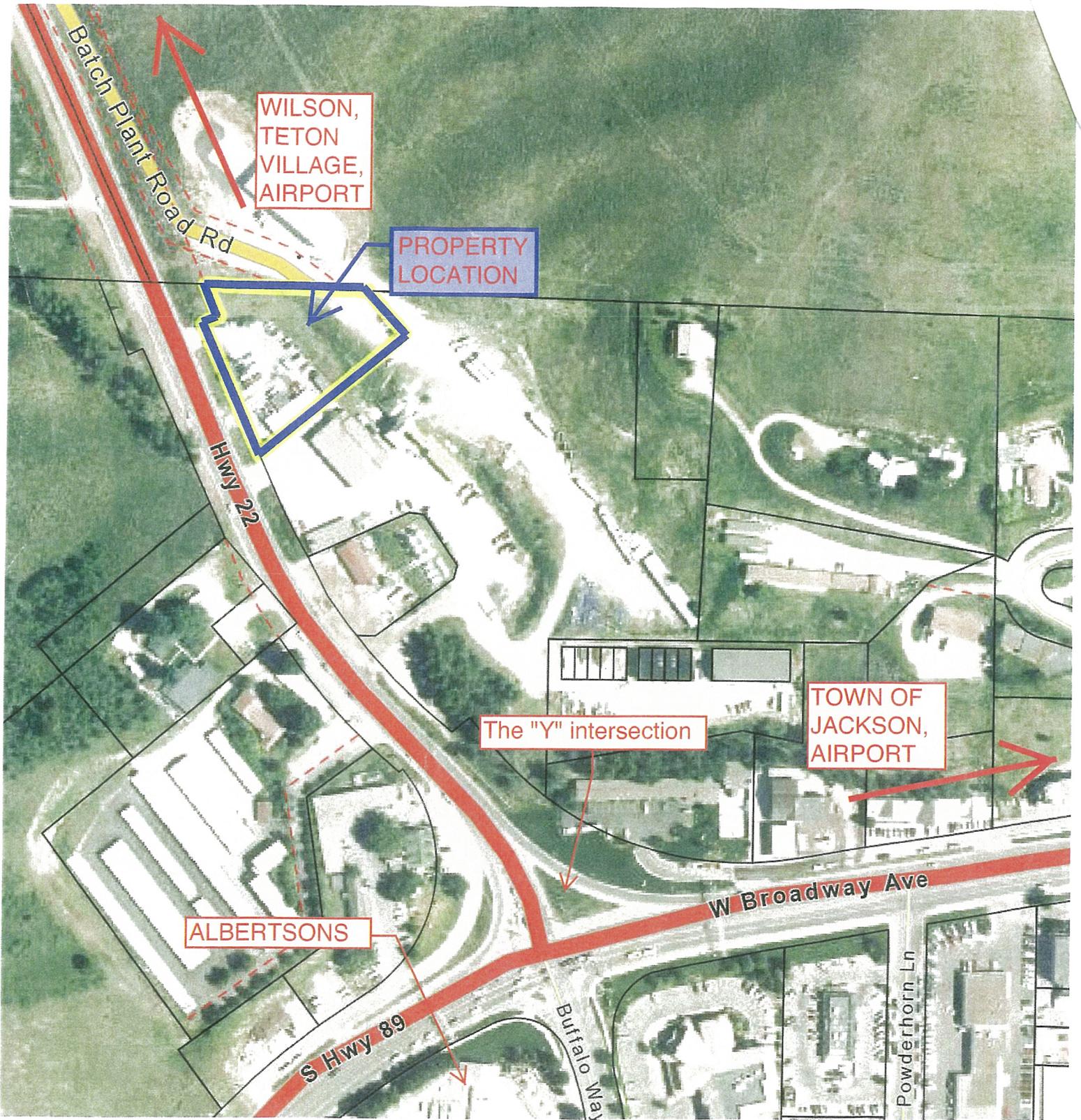
Section 7.4.2.D.9. Of the LDRs state residential developments that are designed and administered to meet the objectives of this division, as determined by the Jackson Town Council are exempt from a housing requirement. This may include projects developed or sponsored by non-profit organizations that are charged to promote affordable housing and projects for which agreements have been executed that provided affordable housing or land for said purpose. The applicant has indicated they would like to place a special employee housing restriction on the (16) sixteen 2-bedroom units, which is more than the 5 unit requirement.

The LDRs do not contemplate allowing a developer to provide Employment based units in place of affordable Category 1-3 when offering to provide extra units. However, Section 7.4.2.D.9 of the LDRS allows the Town Council to make a determination that the applicant is providing enough restricted housing to meet the objectives of the housing standards. Since the requirement for Category 1 – 3 is for five units, TCHA believes it is reasonable to make this determination.

TCHA will work with the applicant to restrict these units.  
 Thank you for the opportunity to review this application. Please contact me with any questions.

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact Notes (9/1/2015 1:01 PM SO) *Please be advised that the following comments are being provided for use in preparation of future Development Plan submittals.  The project shall be completed such that all new pedestrian areas conform to ADA standards. The applicant shall be required to meet with the Town Engineering department prior to the installation of any and all pedestrian corridors being completed.  The applicant shall provide a letter from Teton County that approves of the use of the access to the upper buildings.  The applicant shall be required to obtain and provide that Town with a letter of approval from WYDOT proposed accesses onto the highway.  A preliminary potable water system plan shall be provided on the plans consistent with LDR's. This plan shall include backflow device and meter locations.  A water system analysis indicating the required flow demands and the impacts to the Town's existing system shall be required. Please be advised there could be downstream capacity issue within the existing water mains.  A preliminary sanitary sewer system plan shall be provided on the plans consistent with the LDR's.  Information concerning the additional wastewater flows to be delivered to the Town's system shall be required. In addition this information shall include a review of downstream impacts created from the additional flows being delivered. Please be advised there could be downstream capacity issue within the existing sewer mains.  A preliminary irrigation system design (if applicable) with backflow system plan shall be provided on the plans consistent with the LDR's. A complete and detailed landscaping plan shall be required.  A preliminary stormwater management plan for the site shall be provided on the plans consistent with the LDR's.  A complete grading and erosion control plan shall be provided on the plans consistent with the LDR's.  Site contours (existing and proposed) shall be provided on the plans beyond all property boundaries per the LDR's to ensure the development's integration into the surrounding public and private property.  A parking and access plan constant with the Town LDR's shall be required. The dimensions of the parking spaces and drive lanes, including turning movements (both ingress and egress), shall be clearly shown on the plans for review.  A traffic analysis for the development's impact on adjacent roadways per the Town LDR's shall be required.  All onsite power shall be shown as underground and location(s) of transformers indicated.  Snow storage areas for the site shall be indicated on the plans.  Please be advised that a demolition permit shall be required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.					
START Janice Sowder		9/1/2015	9/22/2015		
TC Housing Authority None	APPROVED W/COND	9/1/2015	9/22/2015	9/22/2015	

# Existing Property



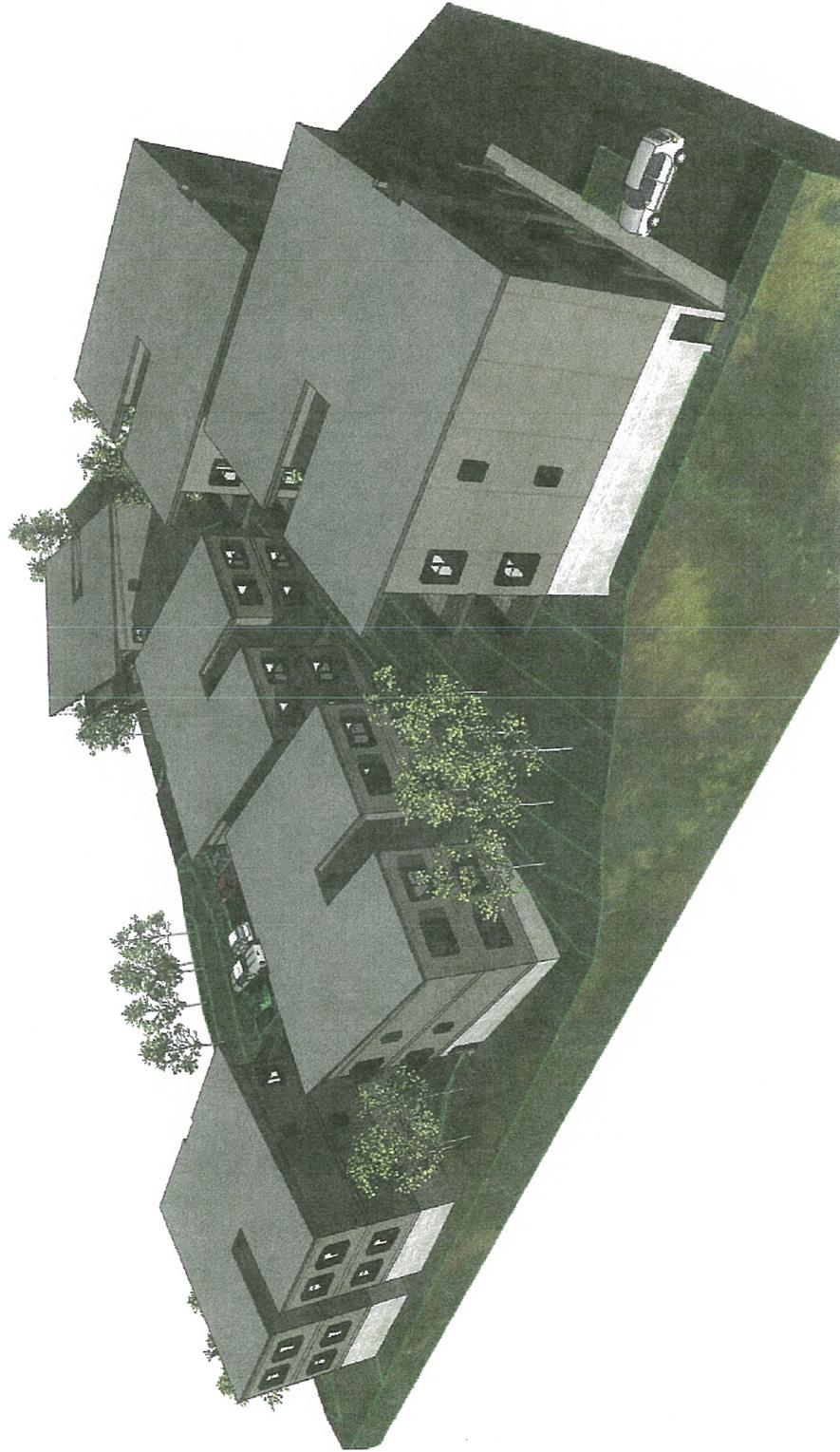






NO.	DATE	DESCRIPTION
1	10/15/2023	CONCEPT
2	11/15/2023	PRELIMINARY
3	12/15/2023	PERMITS
4	01/15/2024	CONSTRUCTION

AERIAL 2

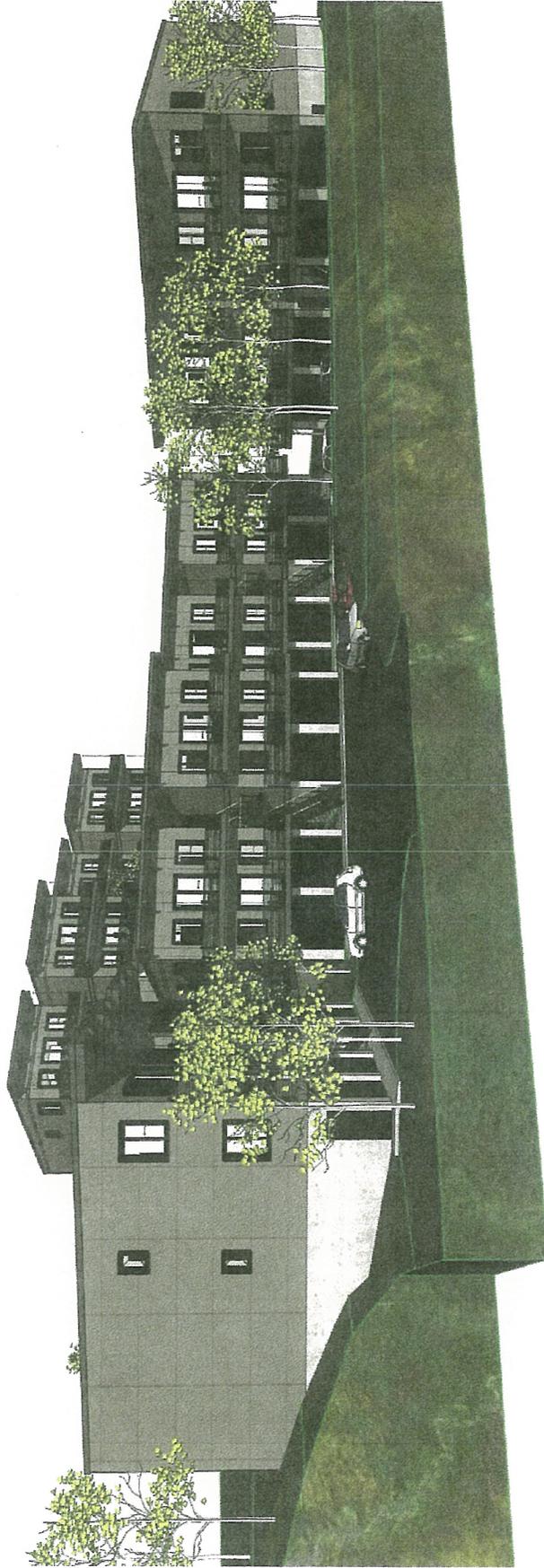




REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMITS
2	10/15/2024	REVISED PER PERMITS
3	10/15/2024	REVISED PER PERMITS
4	10/15/2024	REVISED PER PERMITS
5	10/15/2024	REVISED PER PERMITS
6	10/15/2024	REVISED PER PERMITS
7	10/15/2024	REVISED PER PERMITS
8	10/15/2024	REVISED PER PERMITS
9	10/15/2024	REVISED PER PERMITS
10	10/15/2024	REVISED PER PERMITS

APPROACH





NO.	DATE	DESCRIPTION
1.	11/20/18	PRELIMINARY
2.	12/28/18	REVISION
3.	01/24/19	REVISION
4.	02/15/19	REVISION
5.	03/22/19	REVISION

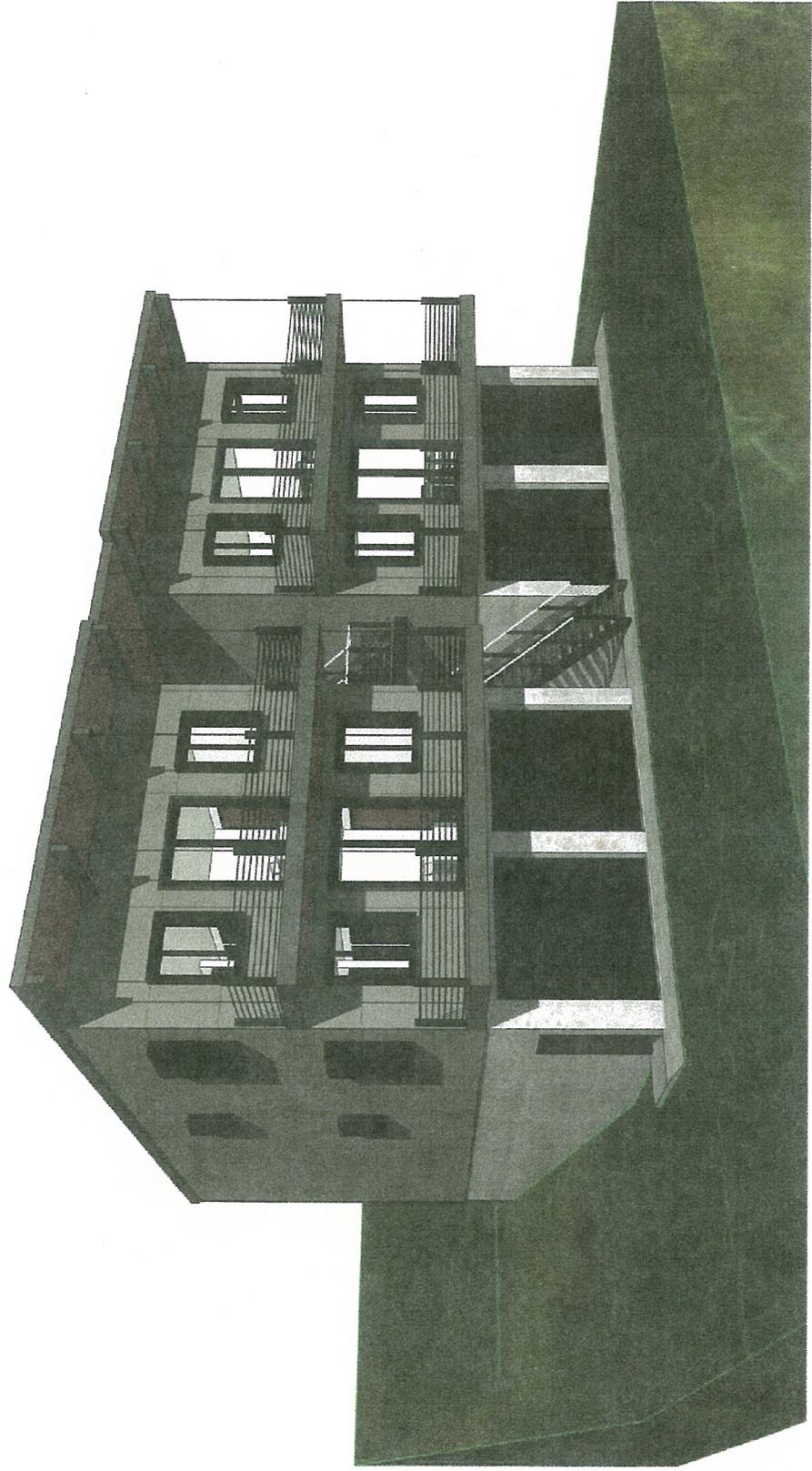
SITE PLAN  
 SCALE: 1" = 20'





REVISION HISTORY

NO.	DATE	DESCRIPTION
1.	8/25/15	PRELIMINARY
2.	8/25/15	PRELIMINARY
3.	8/25/15	PRELIMINARY
4.	8/25/15	PRELIMINARY



WESTVIEW TOWN HOMES  
1255 WEST HWY 22 - JACKSON, WY  
*South*  
PRELIMINARY DESIGN  
8-25-15









VERBODEN TOEGANG TOEGANG VERBODEN  
 VERBODEN TOEGANG TOEGANG VERBODEN  
 VERBODEN TOEGANG TOEGANG VERBODEN



Item	Description	Quantity	Unit
1	FOUNDATION	1	SQ. FT.
2	FLOORING	1	SQ. FT.
3	WALLS	1	SQ. FT.
4	CEILING	1	SQ. FT.
5	ROOFING	1	SQ. FT.
6	MECHANICAL	1	SQ. FT.
7	ELECTRICAL	1	SQ. FT.
8	PLUMBING	1	SQ. FT.
9	PAINT	1	SQ. FT.
10	FINISHES	1	SQ. FT.

**WESTVIEW TOWN HOMES**  
 1255 WEST HWY 22  
 JACKSON, WY

DATE: 05/15/12  
 DRAWN: JAC

**A201**

PLAN

**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"







WESTVIEW TOWNHOMES PERMIT  
 1265 WEST HWY 22 JACKSON, WY  
 10/15/12



REVISION/DATE	BY
1. INITIAL SET	DD
2. PERMITS	DD
3. PERMITS	DD
4. PERMITS	DD

**WESTVIEW TOWN HOMES**  
 1265 WEST HWY 22  
 JACKSON, WY

PERMITS/REVISION  
 10/15/12

**A202**

PLAN

**THIRD FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

