



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

For Office Use Only

Fees Paid _____
 Check # _____ Credit Card _____ Cash _____
 Application #s _____

PROJECT.

Name/Description: 1225 Gregory
 Physical Address: 1225 Gregory Lane, Jackson, WY
 Lot, Subdivision: _____ PIDN: _____

OWNER.

Name: Hoke & Co Phone: 307.739.8133
 Mailing Address: Po Box 130, Wilson, WY ZIP: 83014
 E-mail: _____

APPLICANT/AGENT.

Name: Larry K. Berlin Phone: 307.733.5697
 Mailing Address: Po Box 4119, Jackson, WY ZIP: 83001
 E-mail: larryb@berlinarchitects.com

DESIGNATED PRIMARY CONTACT.

_____ Owner Applicant/Agent

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

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

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 #: P15-052 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: 6.27.2015 11am

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?

- YES **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.
- YES **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.
- YES **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.

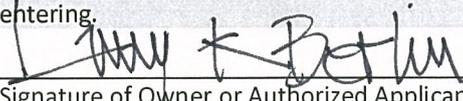
FORMAT.

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.


Signature of Owner or Authorized Applicant/Agent

Larry K. Berlin
Name Printed

6/29/15
Date

Principal Architect
Title

LETTER OF AUTHORIZATION

HOKR - Co. "Owner" whose address is: Box 170
Wilson, WY. 83014
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property
more specifically legally described as: 1225 GREGORY LANE
JACKSON, WY. 83014

(If too lengthy, attach description)
HEREBY AUTHORIZES LARRY K. BERLIN 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.

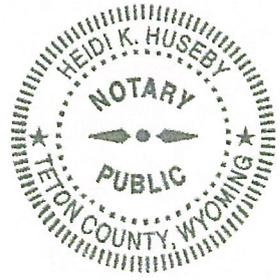
OWNER: [Signature]
(SIGNATURE) (SIGNATURE OF CO-OWNER)
Title: MANAGER
(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or
other non-individual Owner)

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Heidi K. Huseby this 18 day of
May, 2015.
WITNESS my hand and official seal.

[Signature]
(Notary Public)
My commission expires:

(Seal)





1225 GREGORY LANE - Sketch Plan Application

Project Narrative

Two new light industrial buildings are proposed which are intended to be available for tenant lease. All existing building improvements on site are to be removed via separate demolition permit under way. The buildings are proposed to be steel structural frame with metal siding. The south building will be 8040sf. The north building will be 8040sf plus the ancillary mezzanine space of 1515sf or 9515sf together. This total meets the FAR limitation of 17,596.77sf. 34 parking spaces are proposed, including 2 van accessible spaces. The proposed project will meet height requirements, setbacks, and all other requirements of the Town of Jackson Land Development Regulations. Building tenants are not yet known.

Response to Submittal Checklist

Findings for Approval:

1. The proposed project **is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan**, specifically addressed by Section 5.2: Gregory Lane Area. The project supports the community goal of maintaining and promoting light industry uses to support the local economy and intensifies the current development pattern by offering larger structures that reinforce the desired use pattern over what has previously existed on site.
2. Not Applicable
3. The proposed project **does not have a significant impact on the public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities**. The new project will offer upgraded on-site infrastructure to meet current development standards. The project will offer a more controlled and predictable environment, that is more in keeping with the surrounding light industrial uses than was the former site use and will therefore be more harmonious with its surroundings as it relates to infrastructure and service needs.
4. The proposed project **complies with all relevant standards of these LDR's and other Town Ordinances as can be determined by the level of detail of a sketch plan**. The project will meet all dimensional limitations set forth in the LDR's and does not propose any deviations or variances from such.
5. The proposed project **is in substantial conformance with all standards or conditions of any prior applicable permits or approvals**. The project has been through pre-application conference as required. There are no other permits in effect.

BOX 4119
JACKSON, WY 83001

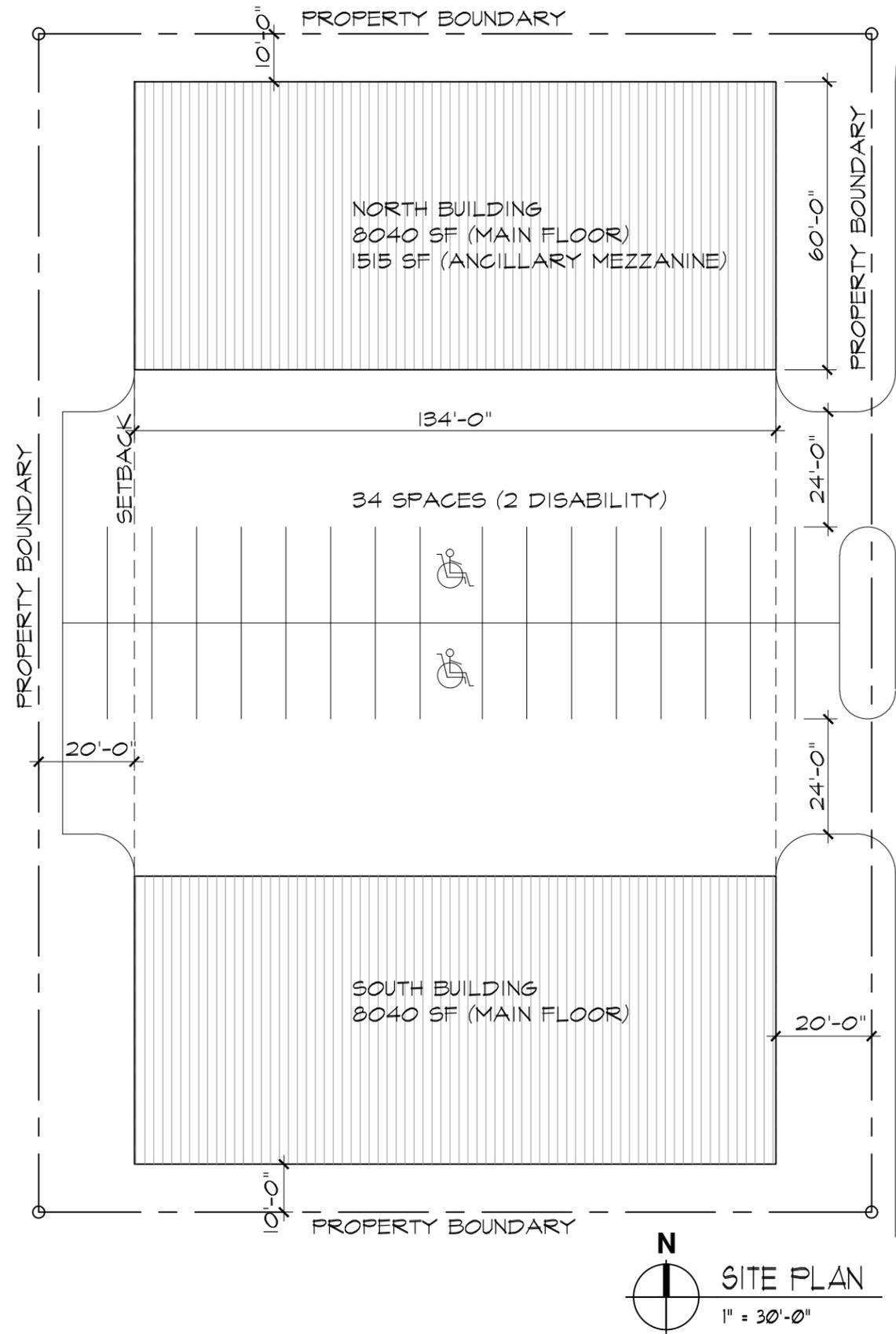
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FAX 307-733-5761
berlinarchitects.com



Response to Pre-Application Conference Summary Checklist

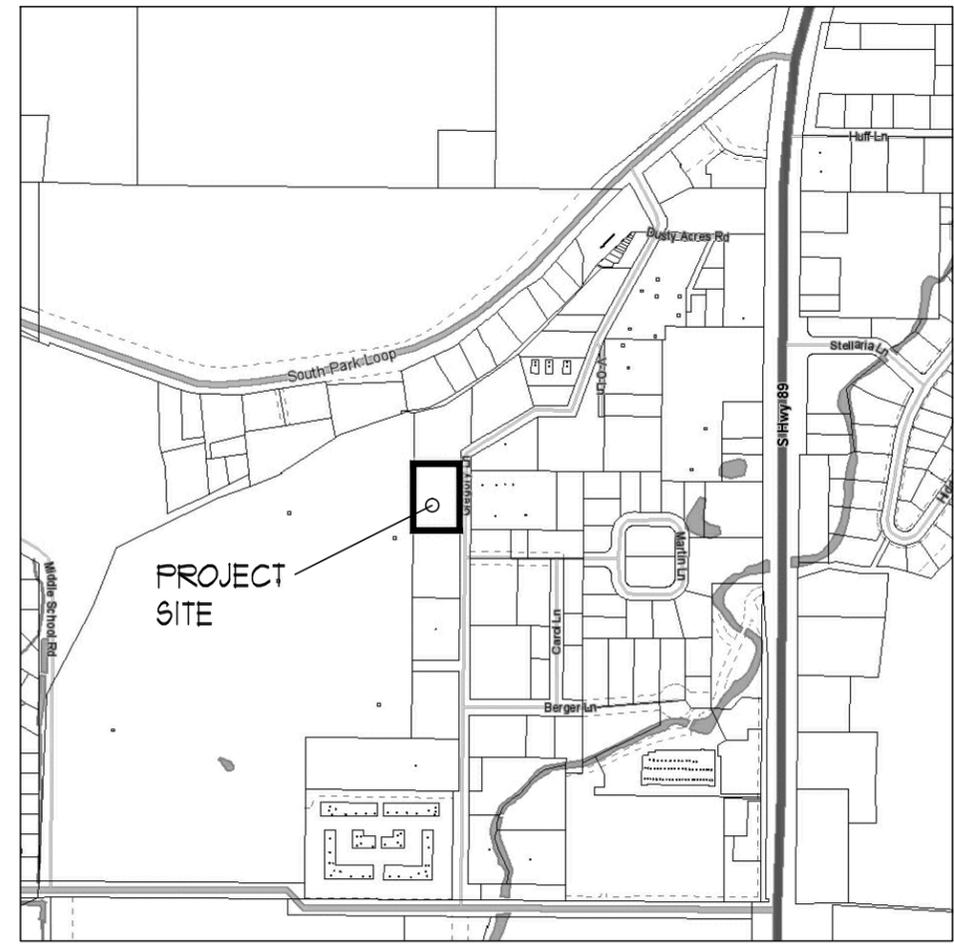
The applicant acknowledges receipt of the 6.16.2015 Memorandum from the Town of Jackson summarizing comments from the project Pre-application Conference including the list of identified planning requests that will be necessary to complete the proposed project.

Also received were various comments from TOJ Review Departments. We are confident that the listed conditions of approval from Review Departments can be satisfied at the appropriate time and phase of the remaining review process and before issuance of a building permit. Additional issues identified by the Planning Department, including Landscaping, Parking, and Employee Housing requirements will be satisfied in compliance with the LDR's as the project becomes further defined and designed. We note that tenant occupancy will ultimately determine final requirements for some of these issues. Tenants are yet to be determined.



DEVELOPMENT STATISTICS

	ALLOWED	PROPOSED
ZONING:	BUSINESS PARK - TOWN OF JACKSON	-
USE:	LIGHT INDUSTRY	-
SITE AREA:	42,918.95 SF (.98 ACRES)	-
SETBACKS:	FRONT & REAR = 20' SIDE = 10'	AS REQUIRED
FAR RATIO:	.41 (17,596 SF MAX.)	17,595 SF
MIN LSR:	.15 (6,437 SF MIN.)	9,551 SF
MAX HEIGHT:	35 FT. & MAX 2 STORIES	25 FT. & 1 STORY
PARKING:	18 SPACES MIN. (1 / 1000 SF) 1 DISABILITY SPACE REQUIRED	34 TOTAL (2 DISABILITY)



VICINITY MAP

NOT TO SCALE



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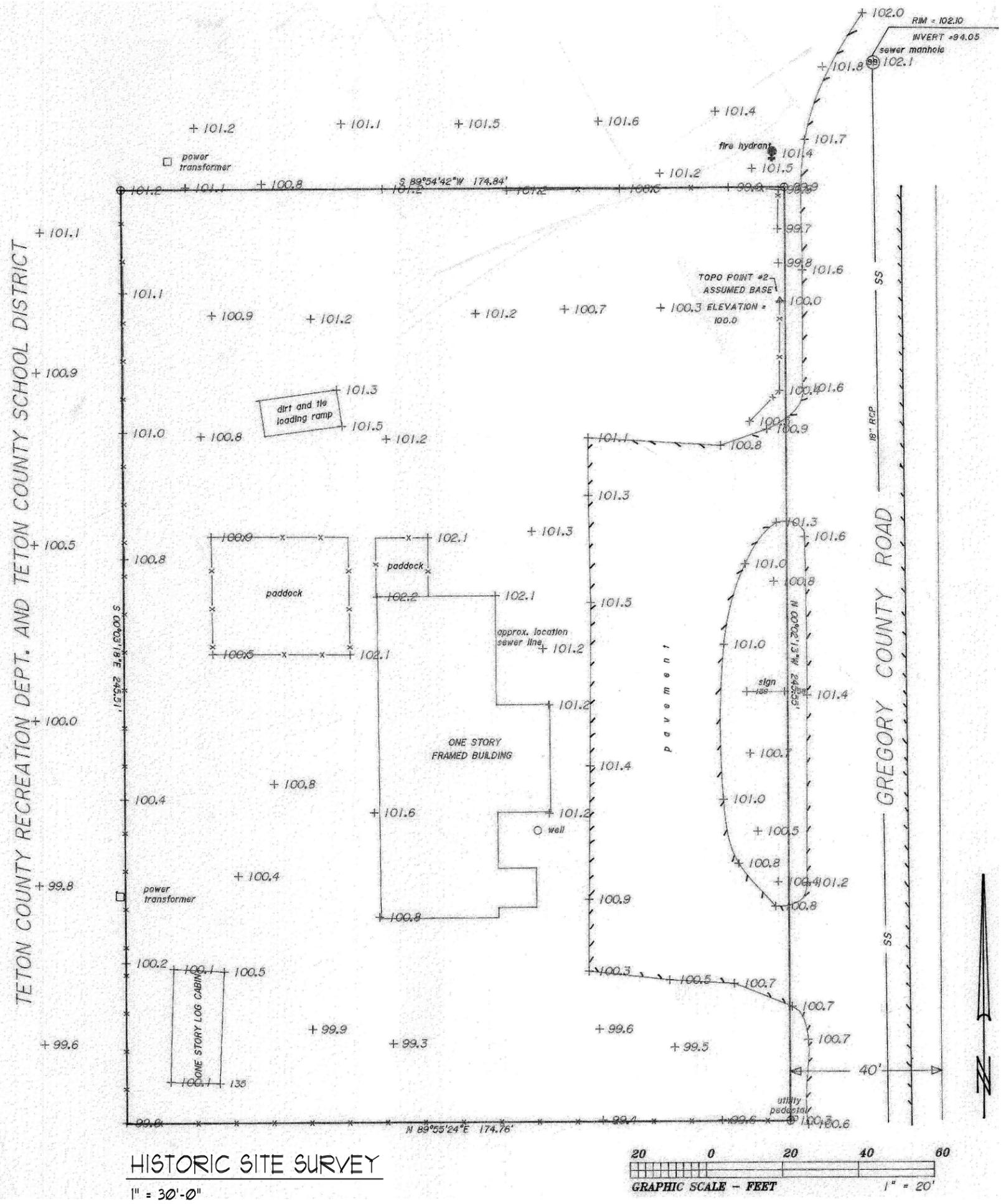
P. 307-133-5697
F. 307-133-5161

1225 GREGORY
GREGORY LANE, JACKSON, WYOMING

DATE:
JUNE 29, 2015
REVISIONS:

A1.1

SITE PLAN



AERIAL SITE PHOTO

NOT TO SCALE



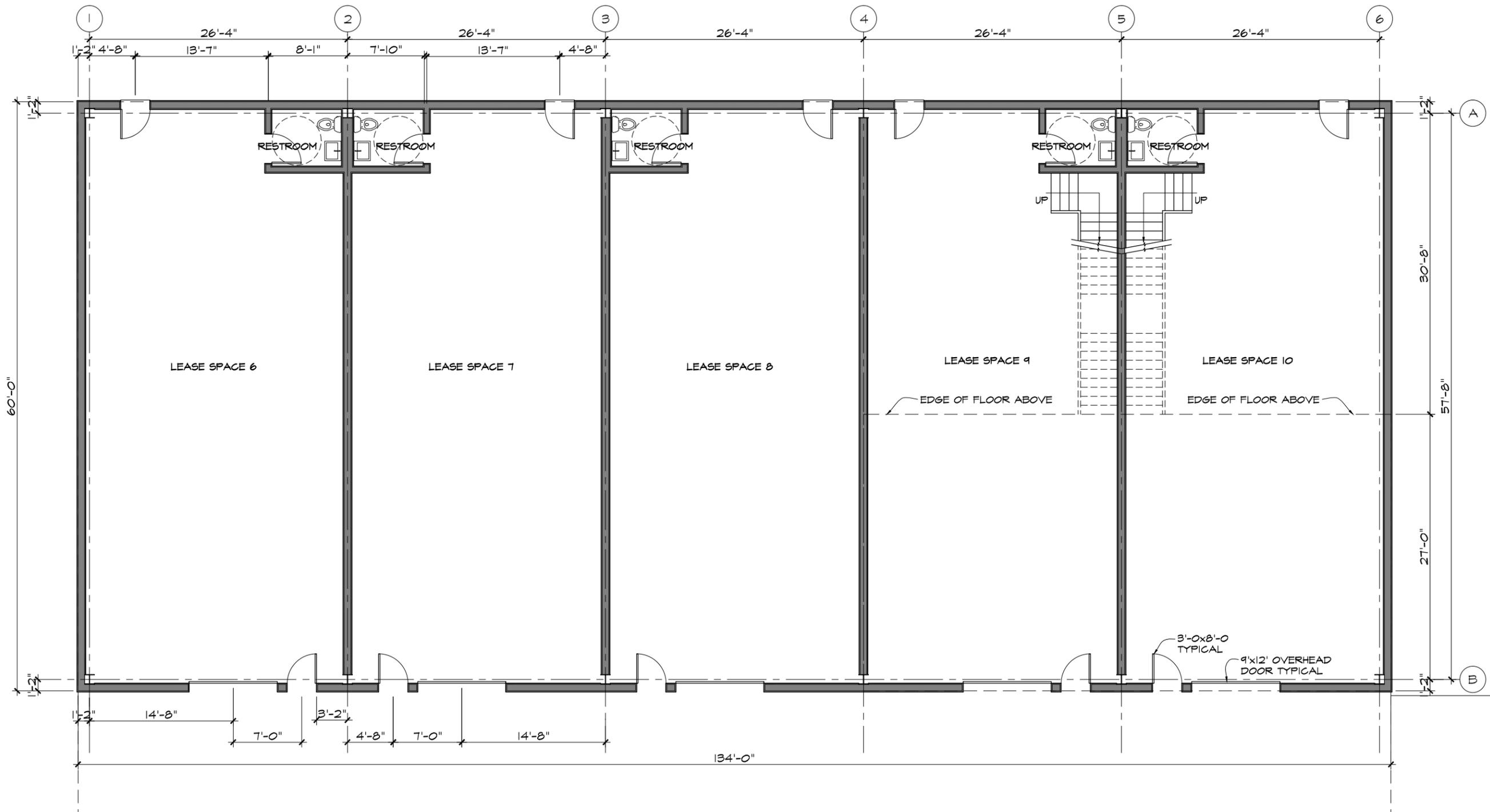
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JUNE 29, 2015
REVISIONS:

A1.2

EXISTING
CONDITIONS




NORTH BLDG. - MAIN LEVEL PLAN
 3/32" = 1'-0" SOUTH BUILDING SIMILAR



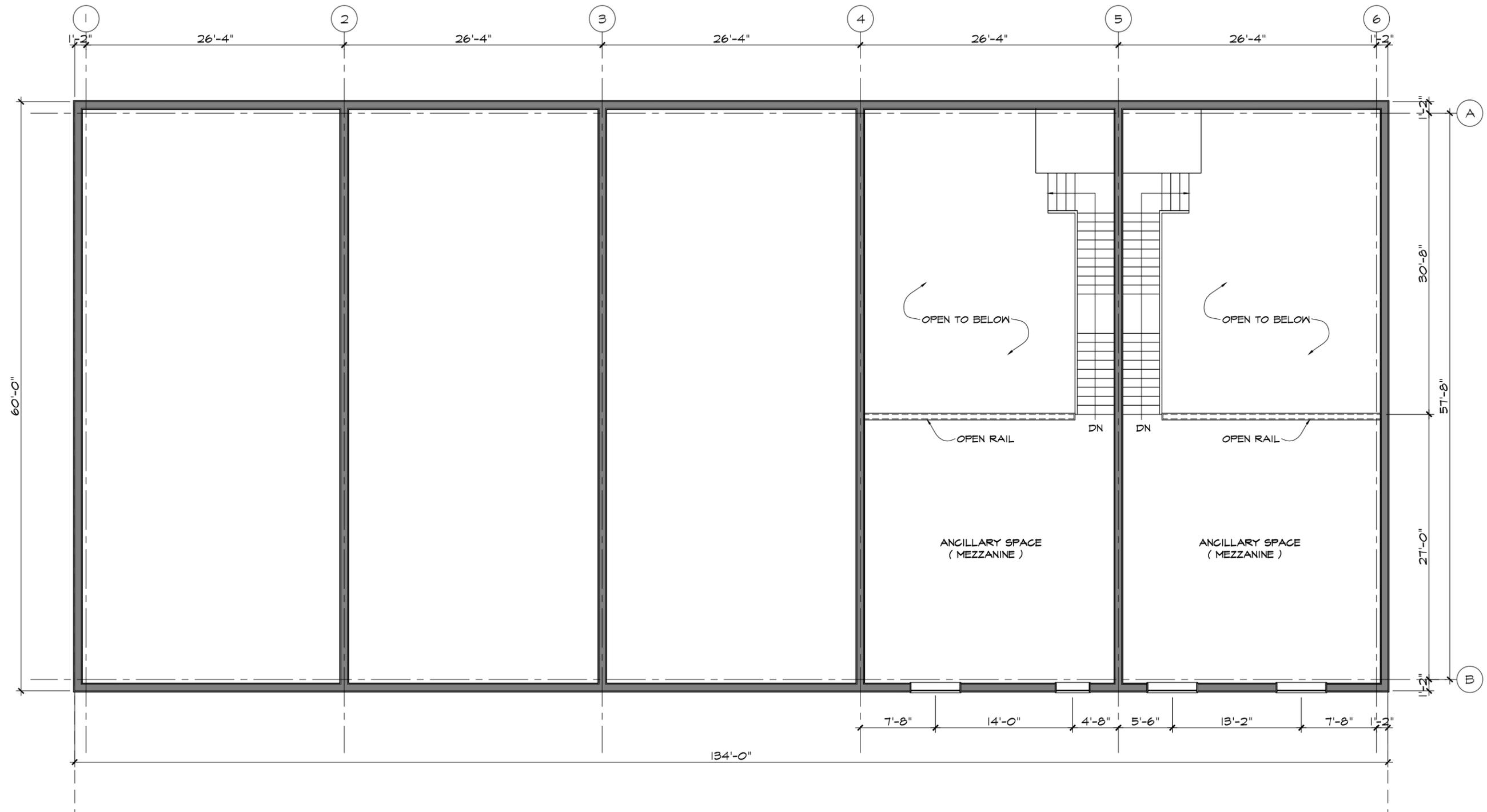
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A2.1
NORTH BLDG.
MAIN LEVEL
FLOOR PLAN



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 GREGORY LANE, JACKSON, WYOMING

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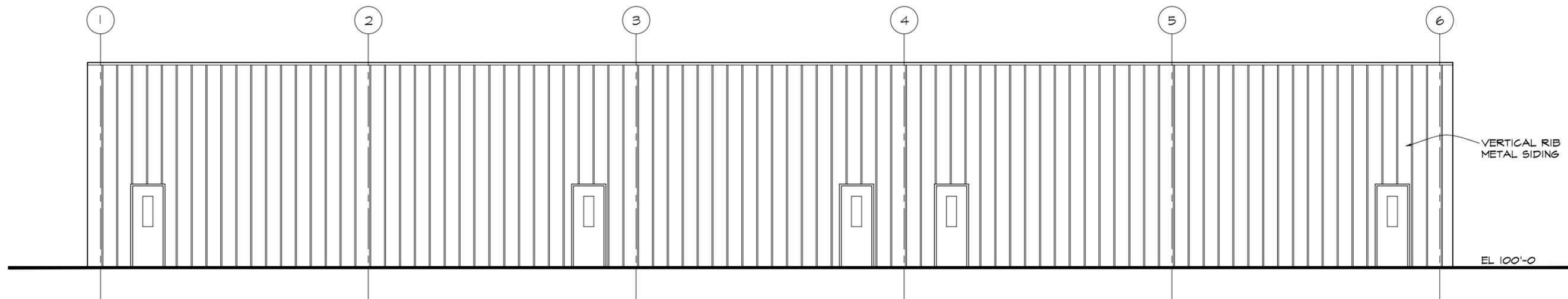
A2.2
 NORTH BLDG.
 MEZZANINE
 FLOOR PLAN



NORTH BLDG. - MEZZANINE PLAN

3/32" = 1'-0"

NO MEZZANINE AT SOUTH BUILDING



NORTH BLDG. - NORTH ELEVATION

3/32" = 1'-0"

SOUTH BUILDING SIMILAR

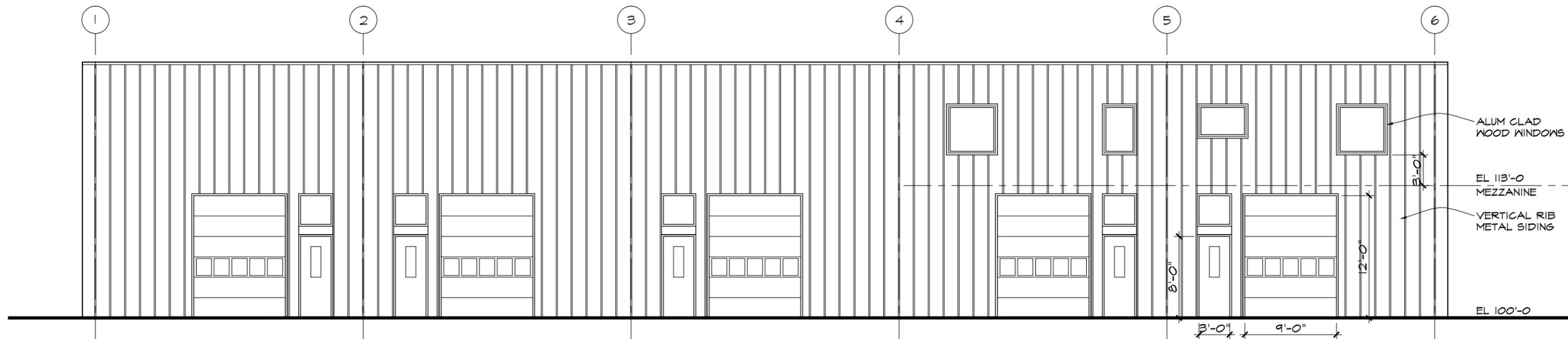
VERTICAL RIB METAL SIDING

EL 100'-0"



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NORTH BLDG. - SOUTH ELEVATION

3/32" = 1'-0"

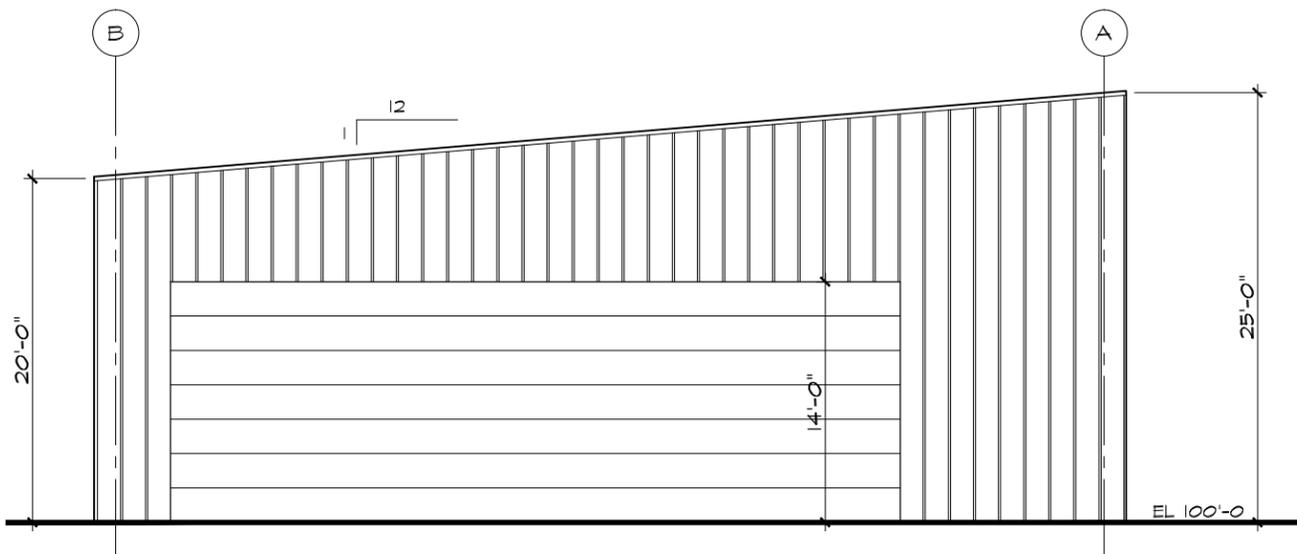
SOUTH BUILDING SIMILAR

ALUM CLAD WOOD WINDOWS

EL 113'-0" MEZZANINE

VERTICAL RIB METAL SIDING

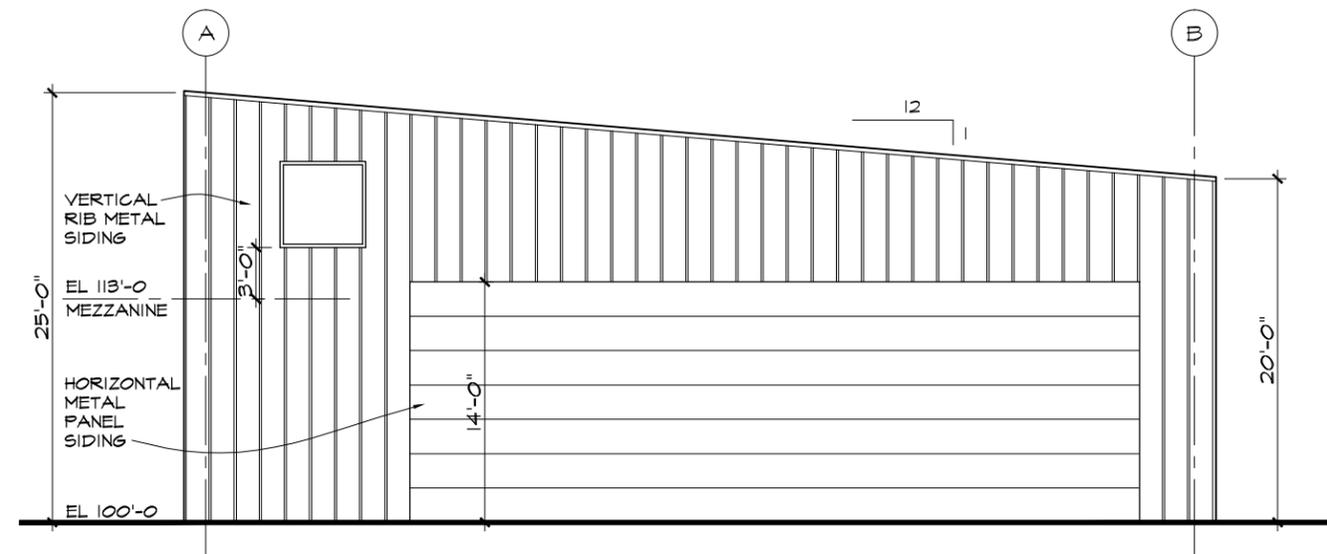
EL 100'-0"



NORTH BLDG. - WEST ELEVATION

3/32" = 1'-0"

SOUTH BUILDING SIMILAR



NORTH BLDG. - EAST ELEVATION

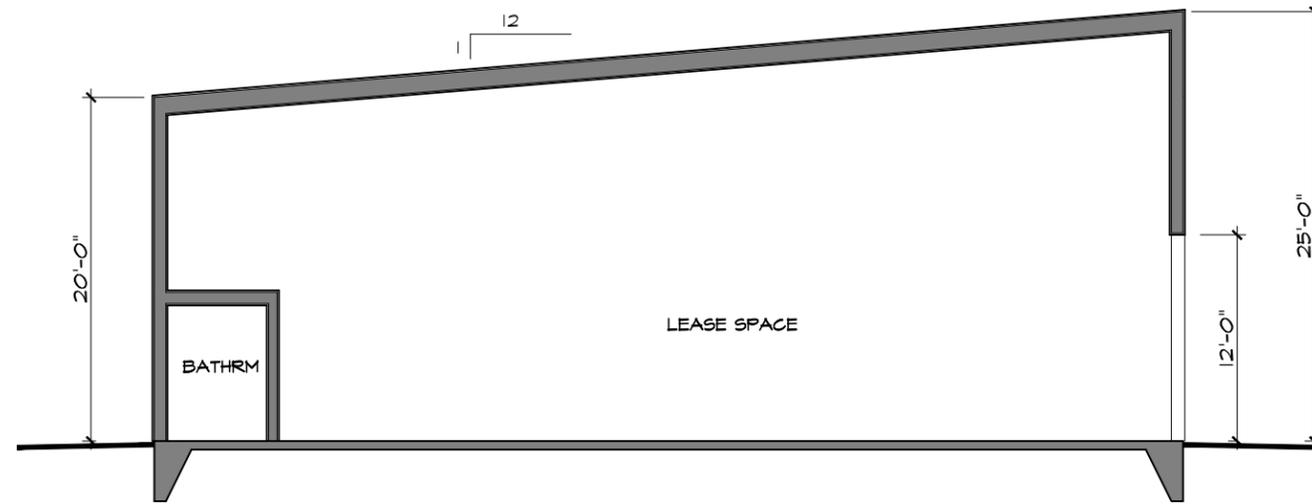
3/32" = 1'-0"

SOUTH BUILDING SIMILAR

1225 GREGORY
GREGORY LANE, JACKSON, WYOMING

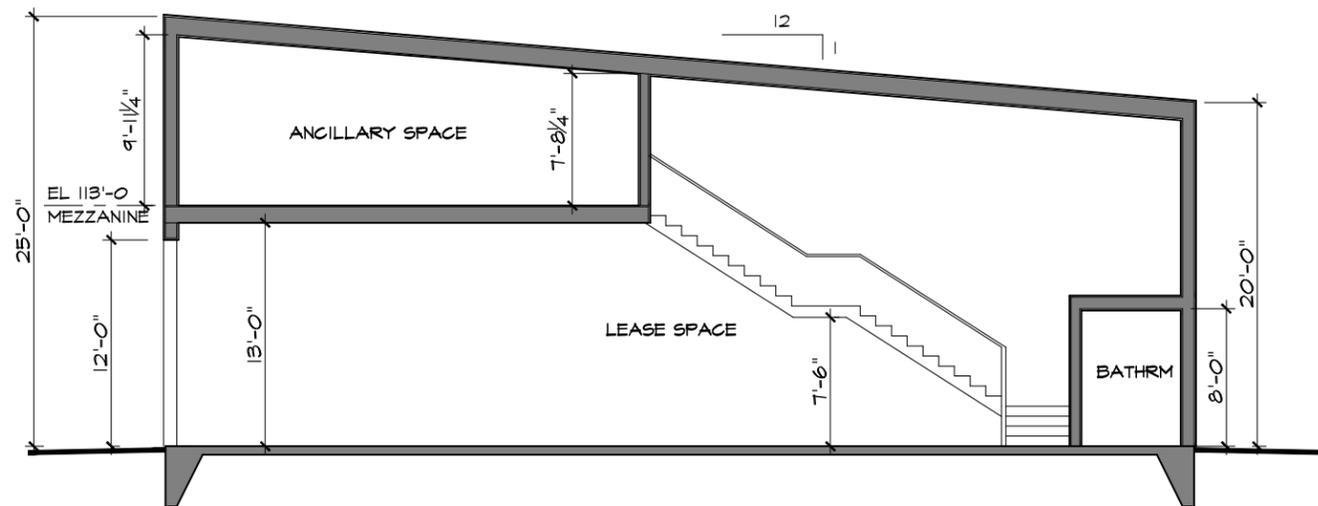
DATE:
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A3.1
NORTH BLDG.
ELEVATIONS



SOUTH BLDG. - SECTION

3/32" = 1'-0"



NORTH BLDG. - SECTION

3/32" = 1'-0"



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A4.1

SECTIONS