



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: Kudar Flats
 Physical Address: 170 Redmond st.
 Lot, Subdivision: N 75' LOTS 12-13, BLK 1, HALL1 PIDN: 22-41-16-34-1-12-005

OWNER.

Name: Scott M Shepherd/Donna H Shepherd Phone: 307 733 5881
 Mailing Address: po box 3393 ZIP: 83001
 E-mail: scott@scottsre.com

APPLICANT/AGENT.

Name: Casey West Phone: 307 690 2866
 Mailing Address: po box 3393 ZIP: 83001
 E-mail: caseyjwest@gmail.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	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	<input checked="" type="checkbox"/> 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 #: P15-055 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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.



Signature of Owner or Authorized Applicant/Agent

Casey West

Name Printed

1/25/2016

Date

Project Manager

Title

January 13, 2016

Paul Anthony
Town of Jackson
150 East Pearl Ave.
Jackson, WY 83001

ATTN: Paul Anthony

RE: Responses and FDP to Item: P15-055 (170 Redmond Street) Pre-application
Conference Comments

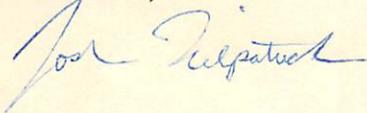
Dear Paul:

Please find attached a Final Development Plan (FDP) for your review. The attached drawing is believed to address all comments made during the pre-application process and provide sufficient information for a FDP submittal. My objective is to obtain approval of this plan prior to subdivision of the existing lot and preparation of building permit level plans.

Please note that not all comments were addressed in detail, however, construction notes have been added to the drawing to provide further clarification regarding the intent of the future development. Following FDP approval, all comments will be addressed in detail in the plans submitted with the building permit application.

If you find there to be deficiencies in the FDP, please don't hesitate to contact me so they can be addressed prior to review by other Town departments/entities.

Respectfully submitted,



Josh Kilpatrick, PE

Encl.

LETTER OF AUTHORIZATION

Scott & Donna Shepherd, "Owner" whose address is: 170 Redmond
Po Box 3393 Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Scott & Donna Shepherd, as the owner of property
more specifically legally described as:

N 75' LOTS 12-13, BLK 1, HALL 1

(If too lengthy, attach description)

HEREBY AUTHORIZES Casey West 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:

(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 Scott Shepherd this 21 day of January, 2006

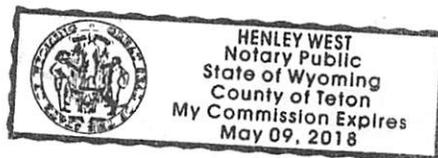
WITNESS my hand and official seal.

[Signature]

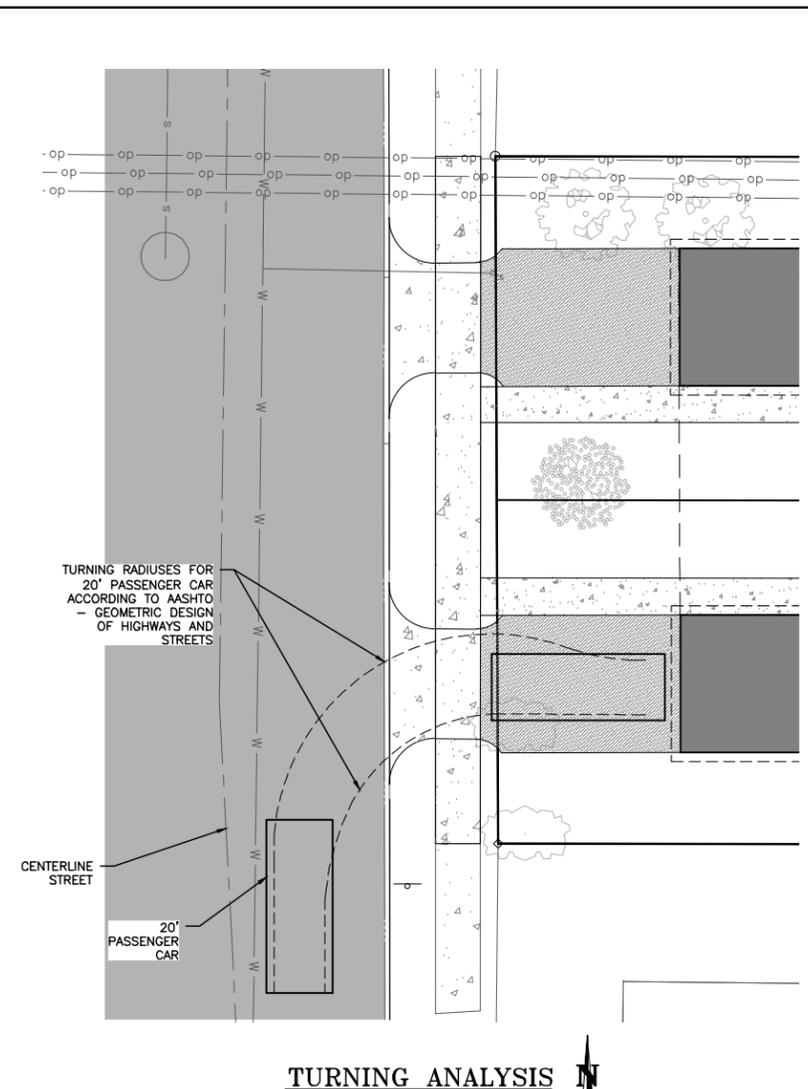
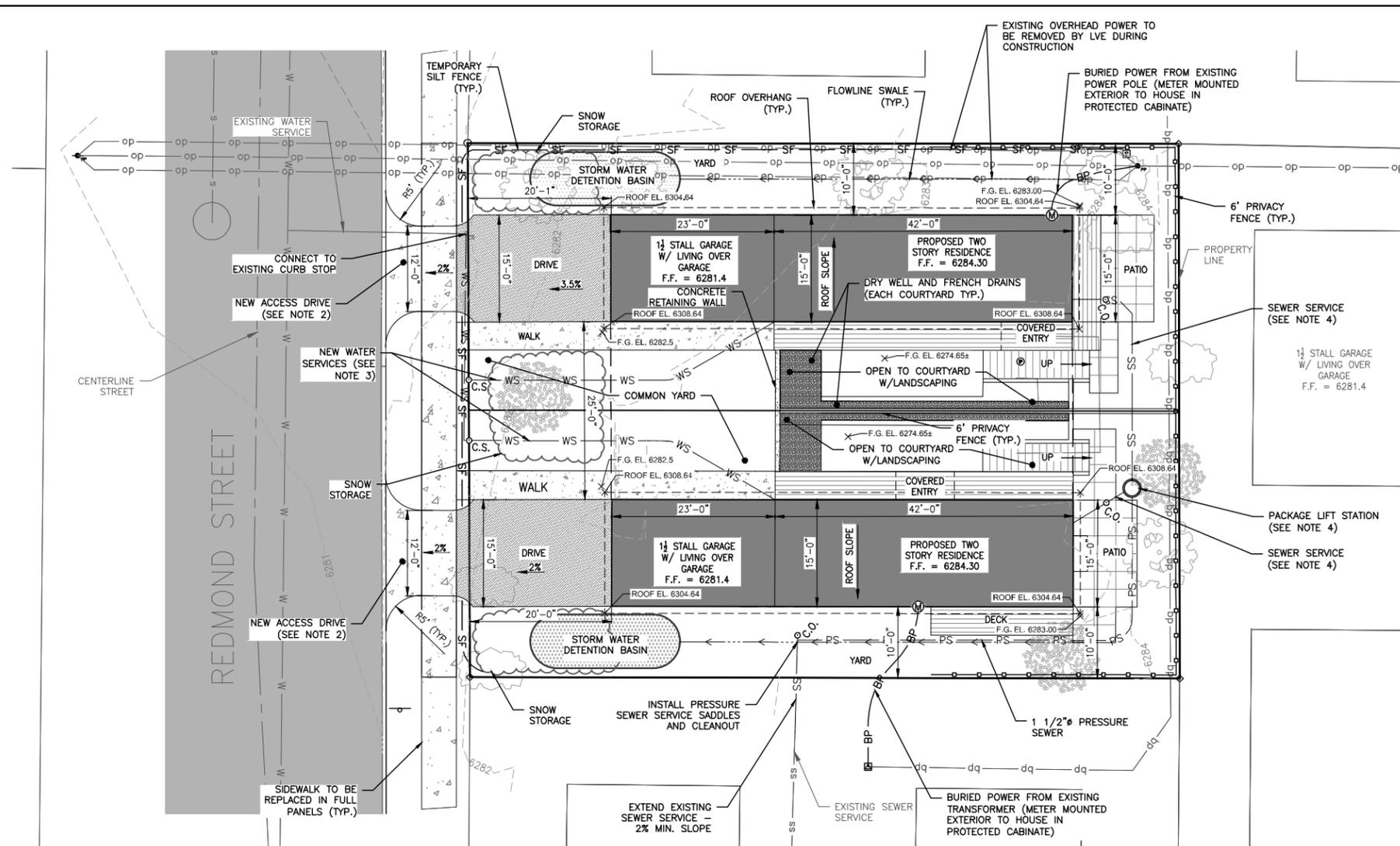
(Seal)

(Notary Public)

My commission expires: May 09, 2018



S:\p\p\2015\170 Redmond Street\170 Redmond Street\170 Redmond Street.dwg - Site Planning 2/25/24 or 11/17/24 - Jan 23 2016 10:46:51 am PLOTTED IN: 1/16/24 10:46:51 am DWG FIRMAT 151



170 REDMOND ST. - FINAL DEVELOPMENT PLAN

CONSTRUCTION NOTES:

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS 2001 EDITION AND TOWN OF JACKSON (TOJ) STANDARDS.
- NEW DRIVEWAY, SIDEWALK, CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO TOJ AND ADA STANDARDS. REPLACEMENT MATERIALS SHALL MATCH EXISTING.
- NEW WATER SERVICES SHALL BE 1" COPPER. INSTALLATION OF WATER SERVICES SHALL CONFORM WITH TOJ STANDARD DETAILS W-100, W-102, W-103 & W-104. EACH WATER SERVICE SHALL PROVIDE A 3/4" METER INSTALLED INTERIOR TO EACH RESIDENCE IN ACCORDANCE WITH TOJ STANDARD DETAIL W-112. METER ASSEMBLY INCLUDING YOKE, METER VALVE AND DUAL CHECK VALVE SHALL BE PURCHASED FROM TOJ AND INSTALLED BY OWNER. IRRIGATION SYSTEMS SHALL HAVE ADEQUATE BACKFLOW DEVICES IN ACCORDANCE WITH TOJ STANDARDS.
- SEWER SERVICES FOR EACH RESIDENCE SHALL CONSIST OF 4" PIPE, 4" CLEANOUT, E/ONE MODEL DH071 GRINDER PUMP STATION, AND 1.5" DIA. DISCHARGE PIPING. DISCHARGE PIPING SHALL BE CONNECTED TO AN EXTENDED SEWER SERVICE AS SHOWN. INSTALLATION OF SERVICE SHALL CONFORM TO TOJ STANDARD DETAILS SS-100 AND SS-111.
- A LANDSCAPING PLAN WILL BE PROVIDED WHEN THE APPLICANT SUBMITS FOR A BUILDING PERMIT. ONE PLANT UNIT PER SINGLE FAMILY HOME WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN LDR'S.
- NEW BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE INTERNATIONAL FIRE CODE (IFC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND THE NATIONAL ELECTRIC CODE (NEC) AS REFERENCED IN THE 6/2/2015 REVIEW COMPLETED BY THE JACKSON HOLE FIRE MARSHAL, KATHY CLAY.

	SF	ACRE
GROSS SITE AREA:	7,503	0.17
EASEMENTS:	0	0
LEVEES/BANKS:	0	0
LAKES/PONDS:	0	0
PERMANENT OPEN SPACE:	0	0
50% OF NAT. SLOPES OVER 25%:	0	0
BASE SITE AREA:	7,503	0.17
ADJUSTED SITE AREA:	7,503	0.17
IMPERVIOUS SURFACES (HOUSE, DRIVE AND PATIOS):	4,050	0.09
LANDSCAPE SURFACE RATIO LSR:	0.45	
MINIMUM LSR (PER TOJ LDR'S):	0.45	
IMPERVIOUS SURFACE COVERAGE:	54%	
HABITABLE FLOOR AREA (BOTH UNITS):	SF 3225	
FLOOR AREA RATIO (FAR):	0.42	
ALLOWABLE FAR (TWO UNITS):	0.42	

FINAL DEVELOPMENT PLAN

DRAWING NO 1	JOB NO 15-221-01	JOB TITLE KUDAR FLATS TOWNHOME 170 REDMOND STREET JACKSON, WYOMING				DRAWING TITLE FINAL DEVELOPMENT PLAN	DATE 12/3/15	REV. 12/3/15
		SURVEYED jk	ENGINEERED jk	DRAWN jk	CHECKED jk			

NELSON
ENGINEERING

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087