



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Housing Department

Teton County

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

State of Wyoming

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

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

<p>Date: July 23, 2019</p> <p>Item #: P19-183</p> <hr/> <p>Planner: Brendan Conboy</p> <p>Phone: 733-0440 ext. 1302</p> <p>Fax: 734-3563</p> <p>Email: bconboy@jacksonwy.gov</p> <hr/> <p>Owner: Horn, Maurice PO Box 10577 Bozman, MT 59719-0577</p> <p>Applicant: Design Associates Architects P.O. Box 4615, Jackson, WY 83001</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for an Administrative Adjustment to the 5' side yard setback for the property located at 1084 S Highway 89, legally known as, LOT 70-71, JOHN J. HORN SUBDIVISION</p> <p>For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown to the left. Thank you.</p>
<p>Please respond by: August 6, 2019 (Sufficiency) August 13, 2019 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to: tstolte@jacksonwy.gov



JORGENSEN

It's About People, Trust and Know How

PO Box 9550 · 1315 HWY 89 S., Suite 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

July 22, 2019

Planning Staff
Town of Jackson Planning Dept.
P.O. Box 1687
150 E. Pearl Avenue.
Jackson, WY 83001

-Hand Delivered-

RE: Lots 70, John J. Horn Subdivision - Administrative Adjustment
Jorgensen Associates Project # 19060.20

Dear Staff,

Enclosed you will find the necessary materials for an Administrative Adjustment for Lot 70 of the John J. Horn Subdivision located at 1084 S. Highway 89 in the Town of Jackson, Wyoming (PIDN: 22-40-16-05-2-01-002). The nature of the proposed adjustment is to address an existing non-conformity for an existing building located 4.6 feet from a side interior lot line in the Commercial Residential 3 (CR-3) Zone.

This application seeks approval for at least a 20% adjustment to the side interior building setback in the CR-3 Zone to accommodate for an existing building that was built in 1979. This will reduce the setback from 5' to 4'. We are submitting this application on behalf of Maurice E. Horn, Trustee who is contemplating expanding to the East into Lot 71. At which time he will vacate the property line between Lots 70 & 71. Thus, an Administrative Adjustment is the first step in the process.

Findings for Approval:

Pursuant to Article 8.8.1.B.2. Applicability, an application for an administrative adjustment to the standards of the Land Development Regulations (LDRs) may be made for structure setbacks, not including setbacks from natural resources; these standards may be adjusted up to 20%.

Pursuant to Article 8.8.1.C. Administrative Adjustment, an administrative adjustment shall be approved upon finding the application:

- 1. Complies with the applicability standards of this Section;*** The approval of this application is within the 20% allowable adjustment for building setbacks. **Complies.**
- 2. Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally;*** There are no proposed changes to existing conditions with this application and the current uses will remain. The approval of this application will allow for a minor setback adjustment to accommodate the existing building that was built in 1979. **Complies.**
- 3. Is consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan;*** The approval of this application complies with the intent of the CR-3 Zone and the future desired characteristics of the Highway 89 Corridor in so far as it along Highway 89. There are no

proposed changes to existing conditions with this application and the current uses are consistent with the purpose of the CR-3 Zone and the desired future character for District 5.1 of the Comprehensive Plan.

4. Will not pose a danger to the public health or safety; The approval of this application does not pose a danger to the public health or safety. Complies.

5. The site is not subject to a series of incremental administrative adjustments. The applicant does not foresee any further requests for administrative adjustments. Complies.

Please contact me with any questions or comments.

Sincerely,
JORGENSEN ASSOCIATES, P.C.

A handwritten signature in black ink, appearing to be 'Ron Levy', with a long horizontal line extending to the right.

Ron Levy
Land Use Planning



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: Four Pine Physical Therapy
 Physical Address: 1048 S. Highway 89 Jackson, Wyoming 83001
 Lot, Subdivision: Lot 70, John J. Horn Subdivision PIDN: 22-40-16-05-2-01-002

PROPERTY OWNER.

Name: Horn Maurice R., Trustee Phone: _____
 Mailing Address: PO Box 10577 ZIP: 59719
 E-mail: _____

APPLICANT/AGENT.

Name: Jorgensen Associates, P.C. c/o Ron Levy Phone: 307-733-5150
 Mailing Address: P.O. Box 9550 ZIP: 83002
 E-mail: rlevy@jorgeng.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; review the type of application at www.townofjackson/200/Planning*

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input 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	<input type="checkbox"/> Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input checked="" type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no replat)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> 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 www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-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.



Signature of Property Owner or Authorized Applicant/Agent
Ron Levy

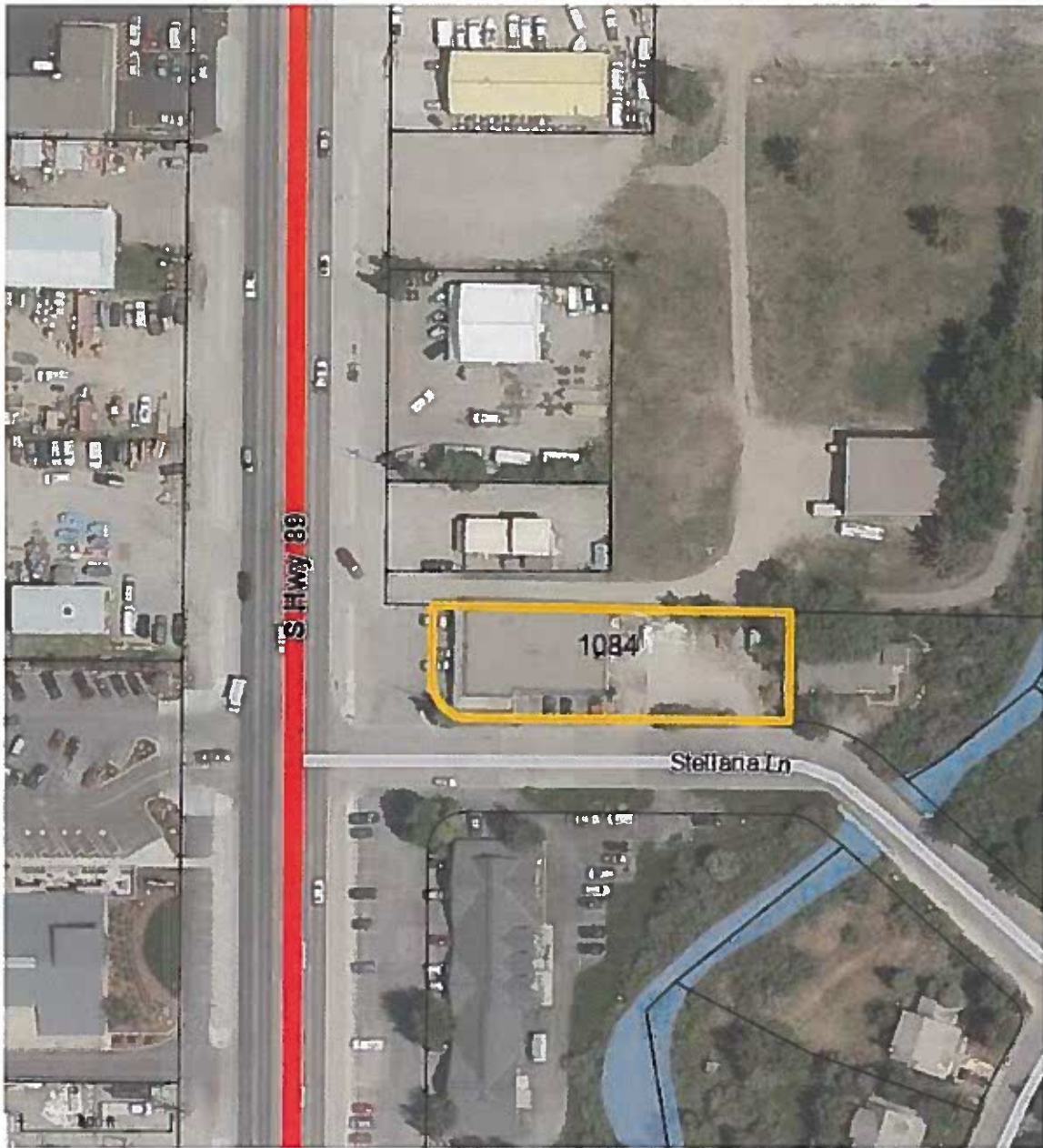
Name Printed



Date
Land Use

Title

Teton County Wyoming MapServer



- Az Common PLace Names
- Highway
 - County Road
 - Town of Jackson Corporate Limits
 - River, Creeks, Lakes
 - Public Parks
 - BLM
 - US Fish & Wildlife Serv
 - National Park Service
 - US Forest Service
 - Wyoming Dept of Trans
 - Wyoming Game & Fish
 - State of Wyoming
 - Teton County
- 2017 Color Mosaic



Teton County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.

printed
7/19/2019

Parcel: 22-40-16-05-2-01-002
 Clerks records
 Account: R0001059 Property Detail
 Tax Information for OJ-000879
 Map Number: 00343
 Lot: 70
 Owner: HORN, MAURICE E. TRUSTEE
 MailAddr: PO BOX 10577
 MailAddr: BOZEMAN, MT 59719-0577
 StAddr: 1084 S HIGHWAY 89
 Deed: 0548 CONV 00630
 Location: LOT 70-71, JOHN J. HORN SUBDIVISION
 TaxClass: Commercial
 Acreage: 0.40

A298-10
R298-04

QUITCLAIM DEED

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

THIS QUITCLAIM DEED, Executed this 26th day of April, ~~19~~ 2004.

by first party, Grantor, Maurice E. Horn, Grantor
whose post office address is 404 Pondera Ave. Bozeman, MT 59718-6352

to second party, Grantee, Maurice E. Horn Living Trust
Maurice E. Horn, trustee
whose post office address is 404 Pondera Ave.
Bozeman, MT 59718-6352

WITNESSETH, That the said first party, for good consideration and for the sum of Ten Dollars (\$ 10⁰⁰) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances there-
to in the County of Teton, State of Wyoming to wit:

Lots 70 and 71 of the John J. Horn Addition
to the Town of Jackson, Teton County, Wyoming
Plat No. 343

Grantor: HORN, MAURICE E
Grantee: HORN, MAURICE E TRUSTEE
Doc 0620732 bt 548 pg 630-631 Filed at 12:34 on 04/26/04
Sherry L Dalgio, Teton County Clerk fees: 11.00
By MARY D ANTONIUS Deputy

ABNF
(1)

(Revised 3/97)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.



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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Maurice E. Horn, Grantor
Signature of First Party

Print name of Witness

Maurice E. Horn, Grantor
Print name of First Party

Signature of Witness

Signature of First Party

Print name of Witness

Print name of First Party

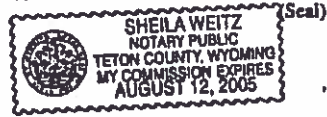
State of WYOMING)
County of Teton

On April 26, 2004 before me, Sheila Weitz
appeared Maurice E. Horn

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Sheila Weitz
Signature of Notary

Affiant Known XX Produced ID
Type of ID Montana driver's license



State of _____)
County of _____

On _____ before me,
appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant Known Produced ID
Type of ID (Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

(2)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

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Maurice Horn

LETTER OF AUTHORIZATION

HORN, MAURICE E. TRUSTEE, "Owner" whose address is: PO BOX 10577

BOZEMAN, MT 59718-0577

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)
HORN, MAURICE E. TRUSTEE, as the owner of property
more specifically legally described as: LOT 70-71 JOHN J HORN SUBDIVISION

(If too lengthy, attach description)

HEREBY AUTHORIZES JORGENSEN ASSOCIATES, P.C.

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:

Maurice E. Horn
(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 Montana
COUNTY OF Gallatin

)
)SS.
)

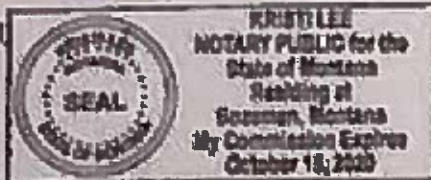
The foregoing instrument was acknowledged before me by Maurice E Horn this 19th day of July, 2008

WITNESS my hand and official seal.

Kristie Lee
(Notary Public)


My commission expires: 10/15/2000


(Seal)



10417

JORGENSEN ASSOCIATES, PC • JACKSON, WYOMING 83002

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
07/19/2019	19060.20.10	Planning App Fee - Admin Adjustment Four Pines PT		500.00
 JORGENSEN			TOTAL	500.00
DATE 07/19/19			VENDOR Town of Jackson	



JORGENSEN
 PO BOX 9550 • JACKSON, WY 83002
 (307) 733-5150

Five Hundred and no/100

TOWN OF JACKSON
 P.O. BOX 1687
 JACKSON WY 83001

BANK OF JACKSON HOLE 99-409 1023

DATE 07/19/19

AMOUNT \$500.00

10417

[Signature]

⑆010417⑆ ⑆102304099⑆ 110 408 2⑆