



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
- Joint Housing Dept

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: October 28, 2020,</p> <p>Item #: P20-202</p> <hr/> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1302</p> <p>Email: tvalentine@jacksonwy.gov</p> <p>Owner Town of Jackson PO Box 1687 Jackson, WY 83001</p> <p>Applicant: LVE – Peter Keenan PO Box 572 Jackson, WY 83001</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for an Easement for the property located at 255 W. Deloney Avenue, legally known as LOTS 1 THRU 20, BLK 5, JACKSON ORIGINAL TOWNSITE (MILLER PARK).</p> <p>For questions, please call Brian Lenz at 733-0440, x1410 or email to the address shown below. Thank you.</p>
<p>Please respond by:</p> <p>November 18, 2020 (with Comments)</p>	

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



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: Miller Park OH Line Burial
Physical Address: 255 W. DeLong Ave
Lot, Subdivision: Lots 1-20, BLK 5 Jackson Original Townsite PIDN: 22-41-10-28-4-18-001

PROPERTY OWNER.

Name: Town of Jackson Phone: 307-733-0520
Mailing Address: PO Box 1687 Jackson, WY 83001 ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: Peter Keenan + LVE Phone: 307-413-1008
Mailing Address: PO Box 572 Jackson, WY ZIP: 83001
E-mail: peter.keenan@lvenergy.com

DESIGNATED PRIMARY CONTACT.

Property Owner [] Applicant/Agent [X]

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

- Use Permit: Basic Use, Conditional Use, Special Use
Physical Development: Sketch Plan, Development Plan, Design Review
Interpretations: Formal Interpretation, Zoning Compliance Verification
Relief from the LDRs: Administrative Adjustment, Variance, Beneficial Use Determination, Appeal of an Admin. Decision
Subdivision/Development Option: Subdivision Plat, Boundary Adjustment (replat), Boundary Adjustment (no plat), Development Option Plan
Amendments to the LDRs: LDR Text Amendment, Map Amendment
Miscellaneous: Other: Easement, 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?

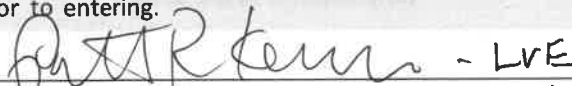
_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **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.

 - LVE

Signature of Property Owner or Authorized Applicant/Agent

Peter R. Keenan

Name Printed

10/23/2020

Date

Engineer

Title

SEC.28, T41N, R116W

ELECTRIC DISTRIBUTION EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That the undersigned, Town of Jackson, a municipal corporation of the State of Wyoming, ("Grantor") for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, convey and warrant unto Lower Valley Energy, a Cooperative Utility Corporation, of Afton and Jackson, Wyoming and to its successors and assigns, ("Grantees"), a perpetual easement and right of way for the construction and continued maintenance, repair, technological upgrades or alteration and replacement of the electric distribution circuits, lines and equipment of the Grantee to be constructed and maintained under, upon and across the premises of Grantor in Teton County, State of Wyoming, along a line described as follows, and further depicted on Exhibit A, to wit:

BEING a part of All of Block Five of the Original Townsite of the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the County Clerk of Teton County Clerk on July 18, 1901 as Plat No. 100.

COMMENCING at the NW corner of said Block Five, thence S0°E, 3 feet; thence easement begins and bears S90°E, 300 feet.

RIGHT-OF-WAY Width 3 feet on each side of described line, together with all necessary and reasonable rights of ingress and egress and to excavate and refill ditches and trenches for the location and repair of said facilities and to cut, trim, spray herbicides, or remove trees, shrubbery, undergrowth or other obstructions interfering with the repair and maintenance of the facilities.

The Grantor acknowledges that Electric and Magnetic Fields (EMF) are naturally occurring in the transmission or distribution of electricity, and that the Grantee has here notified Grantor that EMF testing and information is available upon request from the Grantee. This Easement by Grantor is intended to include so much space as is necessary or appropriate to the presence of EMF and reasonable operation of the Grantee's distribution lines.

Grantor agrees that all poles, wires and other facilities, installed on or under the described lands shall remain the property of the Grantee removable in the sole discretion of the Grantee at the Grantee's expense. The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the parties, their heirs, executors, administrators, successors and assigns. Grantor shall compensate Grantee for any damages to Grantee's facilities caused by Grantor, including payment of Grantee's attorney fees if action is undertaken by Grantee to enforce the commitments described in this easement. Grantor reserves the right to improve, occupy and use this easement for all purposes not inconsistent with the easement grant. Each party shall have the remedy of specific performance regarding this easement. The rights and obligations described in this easement shall run with the land. This easement is not exclusive, and Grantor retains all rights not specifically granted by this easement. This is the entire agreement of the parties regarding this easement, except as may be set forth in writing after the date of this easement and signed by the parties. Grantor hereby releases and waives all rights by virtue of the Homestead Exemption Laws of Wyoming.

WITNESS the Hand of the Grantor, this ____ day of _____, 20____.

Town of Jackson

By: _____

Its: _____

STATE OF }

COUNTY OF }

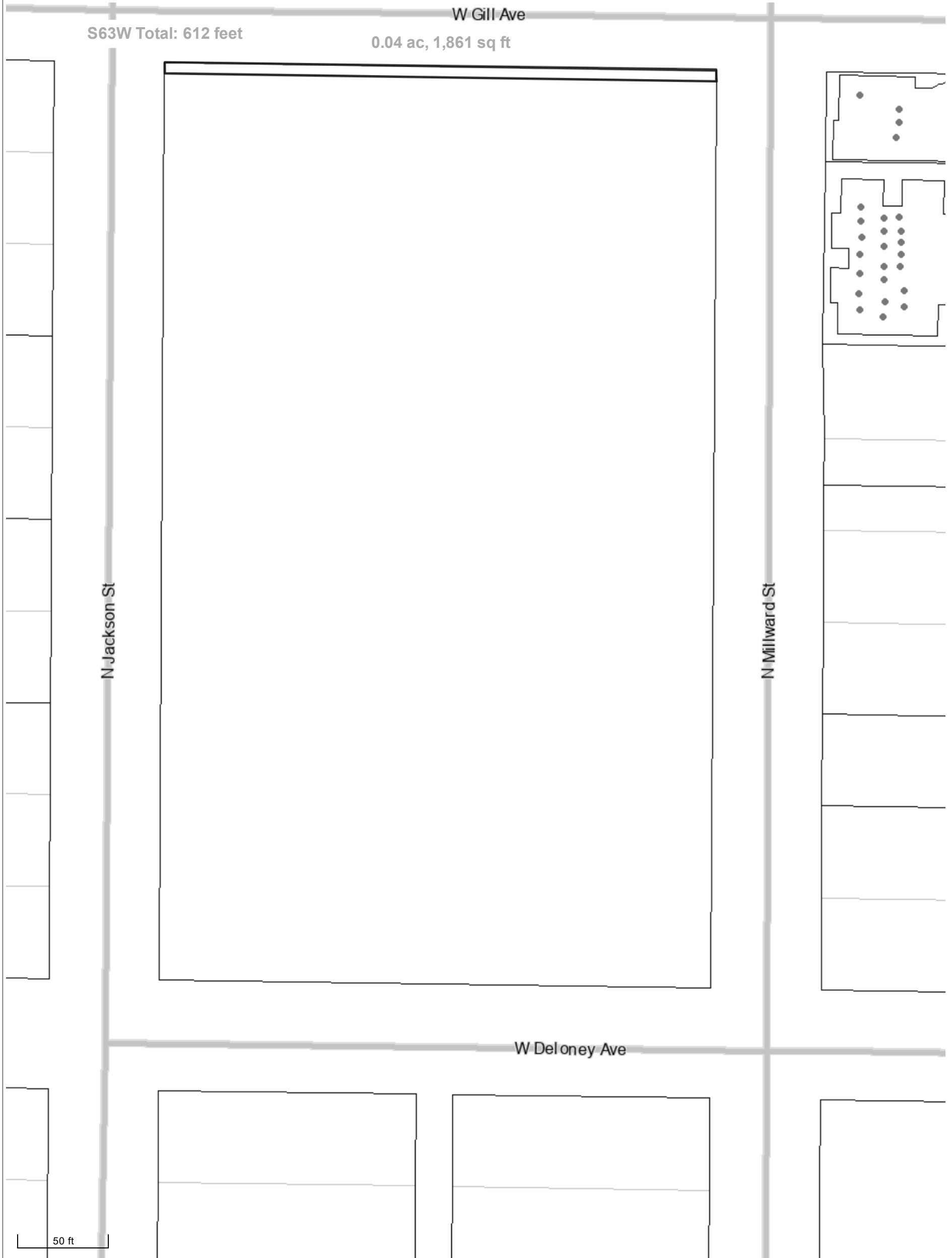
The foregoing instrument was acknowledged before me by _____,
affirming proper authority as the _____ of Town of Jackson
this _____ day of _____, 20____.

Witness my hand and official seal.

Notary Public

My commission expires:

Teton County Wyoming MapServer



- Common Place Names
- Highway
- County Road
- Town of Jackson Corporate Limits
- River, Creeks, Lakes



Teton County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
 printed 10/6/2020

EXHIBIT A, Miller Park
 All of Block Five of the Original
 Townsite of the Town of Jackson,
 Teton County, Wyoming, according
 to Plat No. 100