



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

Date: August 11, 2020	REQUESTS: The applicant is submitting a request for a Pre-Application Conference for the property located at 440 W. Kelly Ave, legally known as, LOT 4, BLK. 6, KARNs 4TH ADDITION TaxClass: Residential. For questions, please call Brendan Conboy at 307-733-0440, x1302 or email to the address shown to the left. Thank you.
Item #: P20-154	
Planner: Brendan Conboy Phone: 733-0440 ext. 1302 Email: bconboy@jacksonwy.gov	
Owner: Town of Jackson – Leased to 440 W. Kelly Partners, LLC Applicant: Farmer Payne Architects – Ryan Walters PO Box 381 Jackson, WY 83001	
Please respond by: September 1, 2020 (with Comments)	

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



PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

150 E Pearl Ave. | phone (307)733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be process the next business day.

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner

_____ Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

_____ Physical Development Permit
_____ Use Permit
_____ Development Option or Subdivision Permit
_____ Interpretations of the LDRs
_____ Amendments to the LDRs
_____ Relief from the LDRs
_____ Environmental Analysis

This pre-application conference is:

_____ Required
_____ Optional
_____ For an Environmental Analysis
_____ For grading

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (tstolte@jacksonwy.gov).

Have you attached the following?

_____ **Application Fee.** Go to www.townofjackson.com/204/Pre-Application.com 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.

_____ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:

_____ Existing property conditions (buildings, uses, natural resources, etc)
_____ Character and magnitude of proposed physical development or use
_____ Intended development options or subdivision proposal (if applicable)
_____ Proposed amendments to the LDRs (if applicable)

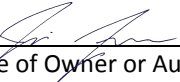
_____ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

_____ Property boundaries
_____ Existing and proposed physical development and the location of any uses not requiring physical development
_____ Proposed parcel or lot lines (if applicable)
_____ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

_____ **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

_____ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application 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

8/10/2020

Date

Name Printed

Title

June 29th, 2020

Town of Jackson - Design Review Committee

440 West Kelly Design Review Narrative

Project Introduction:

This project addresses the vital need for housing within the Jackson community. The structure is intended to house 12 local families and contains 22 bedrooms. These numbers correspond to important members of our community who will no longer be subject to the grueling demands and expense of finding and keeping housing within Teton County. Alleviated from commute times of up to 2 hours daily these community members will be able to further engage in our community with their labor, volunteering, supporting local business, and more complete community engagement.

The Town of Jackson description of the NH-1 zoning designation notes that; "The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing...". The description further states; "Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods." The architecture of 440 W. Kelly seeks to balance the goal of higher density with a respect for the scale of the existing neighborhood building stock.

Designed around specific programmatic goals, requirements and constraints, the architecture contains a logic that reflects the dual values of providing comfortable, durable housing solutions while also addressing the nature and concerns of a transitional neighborhood. The structure was originally conceived as a 16-unit building that maximized the FAR with the singular goal of providing housing to as many local people as possible. Through conversations, iterations and of course political intervention the building size was reduced to 12 units. The weight of the components of this compromise bears some discussion as it goes to the heart of the nature of the zoning designation. While subsequent new development can and probably will maximize the developable square footage the architecture of 440 Kelly has been conceived to recognize its place as a forerunner and as such is smaller than allowable with a booleanned massing that creates components that are closer in neighborhood scale than the overall structure.

A. Public Space

There are two components of public space within 440 W. Kelly. The first is the interstitial zone between the very public sphere of the street and the shared and private residential spaces of the ground floor. The second set of spaces is located on two roof decks and is reserved primarily for residents, though the hope is that these spaces will become useful for community gathering as the new residents get to know their neighbors.

Though the neighborhood does not yet contain sidewalks, the intent is to develop the first of what will hopefully be many sections of a connected pedestrian pathway here. While the sidewalk waits for its adjoining neighbors it will serve as a place for play, a notional transition marker and a gentle barrier between the front yard and the street. The entry walk will be connected to the sidewalk and will be clearly delineated by plantings in plan, components of the façade and semi-public furniture and amenities at the shared entry. In addition, the entry area will be covered by a modern interpretation of the Western arcade to provide shelter and to create a human scale transition from public to private. This space will encourage habitation and use by residents. From a brief chat with neighbors to an extended evening cocktails visit, the intent of the providing space for seating and rest is to provide a space visible use, enlivening the surrounding neighborhood.

The shared resident spaces will include two rooftop decks which also serve as a component of the overall massing strategy. These decks are intended to encourage community gathering both for the residences and amongst friends within the larger neighborhood. One of these gathering spaces is oriented toward the west to take advantage of afternoon and evening sun.

B. Composition

This is a building that fundamentally represents a unified program. As such the composition is derived from a belief that tectonic simplicity is a more considered architectural approach than a riot of materiality and feigned formal complexity. The building components are restrained and organized to create a composition that is fundamentally humble in its nature. This is not a building that demands to be regarded, but rather a structure that is intended to be experienced in the details, at a human scale. Further fine tuning the appearance of the buildings scale is achieved through subtle shifts in material application and detailing.

C. Massing

The massing is intended to break down the scale of the building into components that are more in line with the present neighborhood composition. Changes in massing are related directly to aspects of programming, and as such read as vital and necessary, rather than applique. The massing strategy focuses on providing useful space and shelter while demonstrating the organizing principle of the residential units and adjacent spaces.

The entry sequence is defined by a cantilevered arcade that serves a number of programming purposes in addition to allowing a useful transition from the scale of the pedestrian street to the various building components beyond.

D. Street Wall

At 440 W. Kelly the interaction between the building and the street is modulated in a number of ways. In addition to the amenities previously noted the ground floor also contains two of the twelve units. These units each include patios facing the street that will serve to create habitable spaces along the street wall. Parking beneath the building is shielded from the street using a screen that also serves to define shared common exterior space for the residents.

While the parking entrance does create a void it also makes possible the condition where the public façade of the building is not shared with parked cars. Beyond that necessary penetration the street wall is intended to be continuous, programmed and activated.

E. Materials

The envelope material considered for 440 W. Kelly is a cedar rainscreen that is intended to reflect the broad historical use of wood within the Valley. The material is contextually appropriate from a regional and neighborhood perspective. This type of living material was intentionally chosen to allow for weathering and evolution over time. In addition, a wood envelope reflects the humility that we believe the project requires.

The detailing of the material and its application will create visual interest while not detracting from the overall building composition. The application will create subtle shifts in scale on the building façade that will correspond with changes in component height.

Regards,

A handwritten signature in blue ink, appearing to read 'Jamie Farmer', with a stylized flourish at the end.

Jamie Farmer | Principal Architect
jamie@farmerpaynearchitects.com



This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved. These Drawings are for Schematic Intent only, no engineering is associated with these plans, architect not liable for any design or construction flaws, typ.

440 W Kelly

Jackson, WY |

8.3.20

| Multi Family Contemporary

FARMERPAYNE

ARCHITECTS

A100



This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved. These Drawings are for Schematic Intent only, no engineering is associated with these plans, architect not liable for any design or construction flaws, typ.

440 W Kelly

Jackson, WY

8.3.20

Multi Family Contemporary

FARMERPAYNE

ARCHITECTS

A101



This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved. These Drawings are for Schematic Intent only, no engineering is associated with these plans, architect not liable for any design or construction flaws, typ.

440 W Kelly

Jackson, WY |

8.3.20

| Multi Family Contemporary

FARMERPAYNE

ARCHITECTS

A102



This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved. These Drawings are for Schematic Intent only, no engineering is associated with these plans, architect not liable for any design or construction flaws, typ.

440 W Kelly

Jackson, WY |

8.3.20

| Multi Family Contemporary

FARMERPAYNE

ARCHITECTS

A103



This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved. These Drawings are for Schematic Intent only, no engineering is associated with these plans, architect not liable for any design or construction flaws, typ.

440 W Kelly

Jackson, WY

8.3.20

Multi Family Contemporary

FARMERPAYNE

ARCHITECTS

A104



This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved. These Drawings are for Schematic Intent only, no engineering is associated with these plans, architect not liable for any design or construction flaws, typ.

440 W Kelly

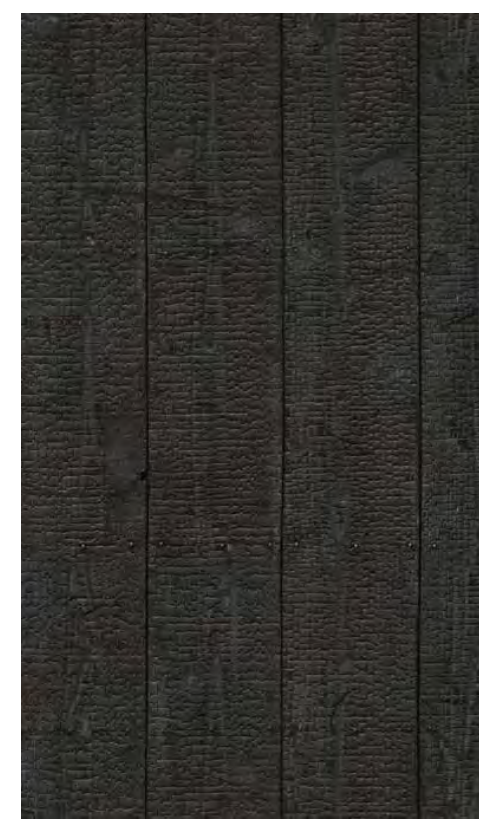
Jackson, WY | 8.3.20 | Multi Family Contemporary



NATURAL WOOD SIDING



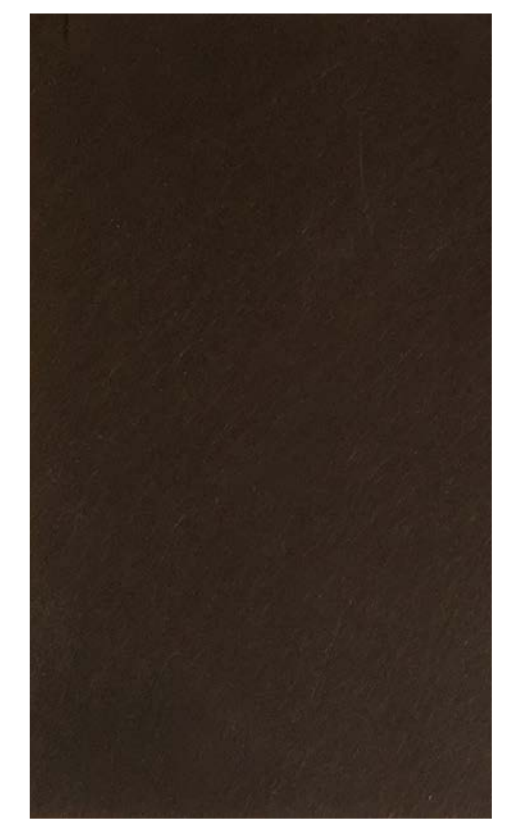
NATURAL WOOD ACCENTS



BLACKENED WOOD SIDING



CONCRETE SITE ELEMENTS



DARK BRONZE ACCENTS

This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved. These Drawings are for Schematic Intent only, no engineering is associated with these plans, architect not liable for any design or construction flaws, typ.

440 W Kelly

Jackson, WY

8.3.20

Multi Family Contemporary

FARMERPAYNE

ARCHITECTS

A103



North Aerial Elevation

This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved. These Drawings are for Schematic Intent only, no engineering is associated with these plans, architect not liable for any design or construction flaws, typ.

440 W Kelly

Jackson, WY

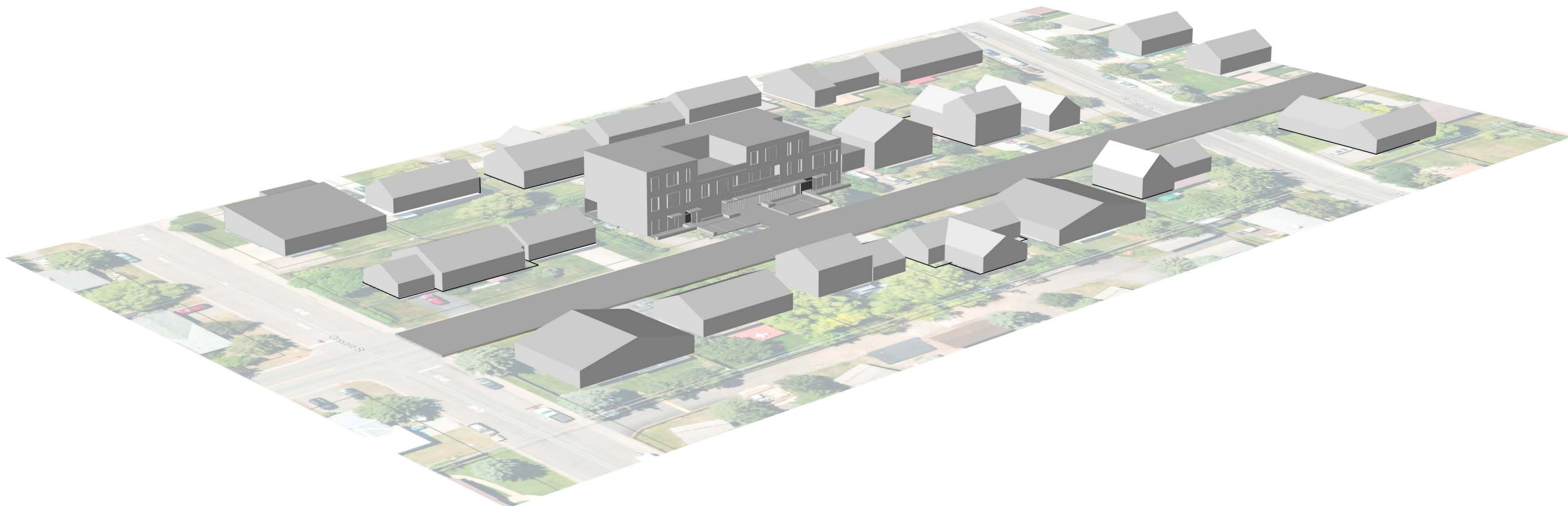
8.3.20

Multi Family Contemporary

FARMERPAYNE

ARCHITECTS

A104



North-East Aerial

This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved. These Drawings are for Schematic Intent only, no engineering is associated with these plans, architect not liable for any design or construction flaws, typ.

440 W Kelly

Jackson, WY

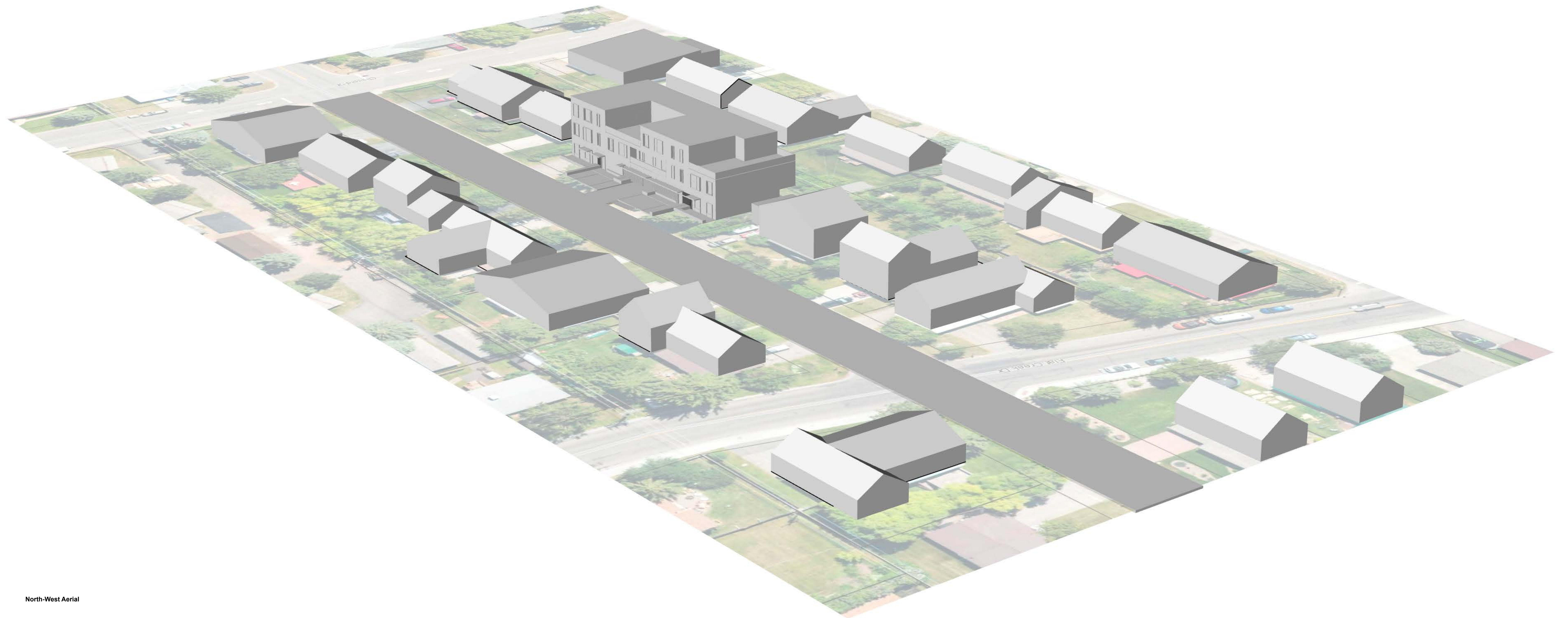
8.3.20

Multi Family Contemporary

FARMERPAYNE

ARCHITECTS

A105



North-West Aerial

This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved. These Drawings are for Schematic Intent only, no engineering is associated with these plans, architect not liable for any design or construction flaws, typ.

440 W Kelly

Jackson, WY

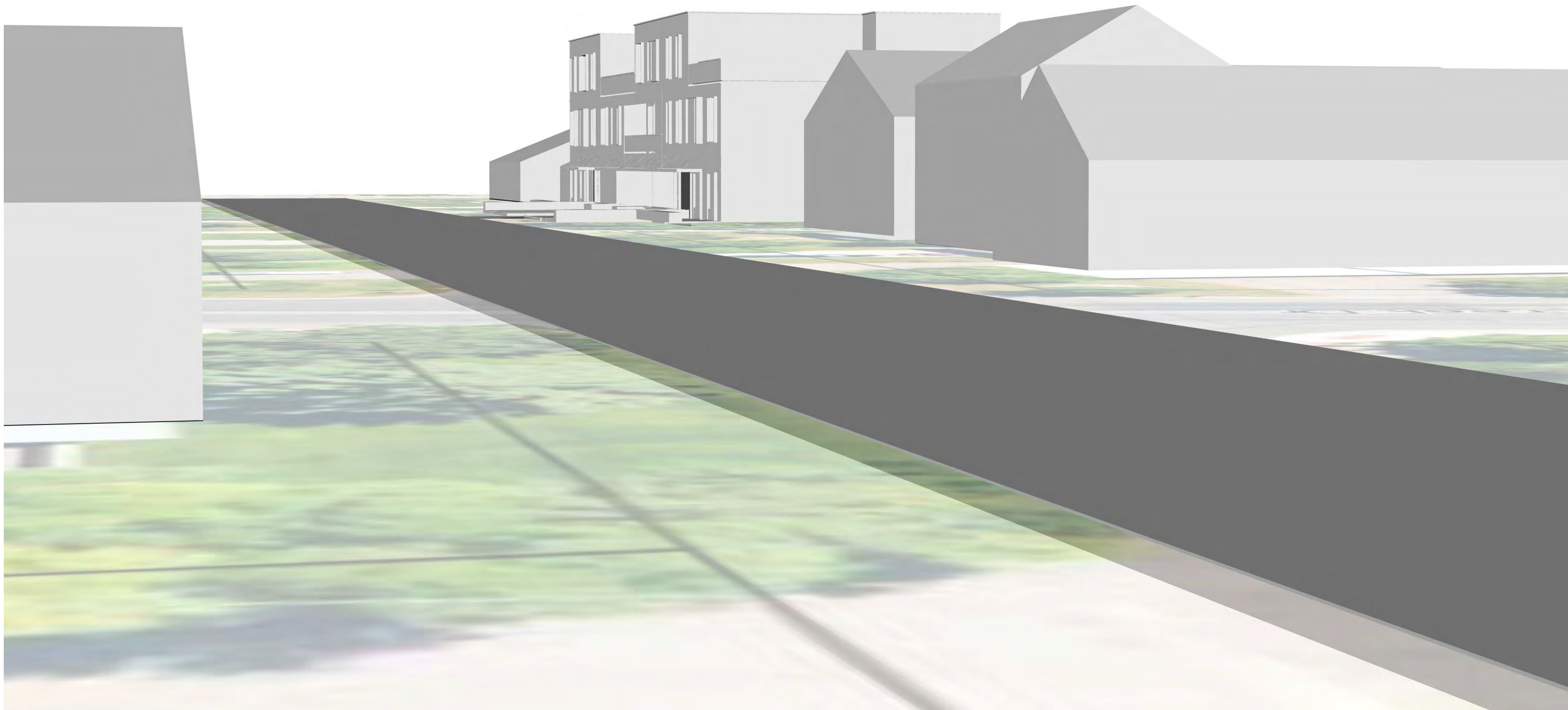
8.3.20

Multi Family Contemporary

FARMERPAYNE

ARCHITECTS

AA106



Pedestrian Street View

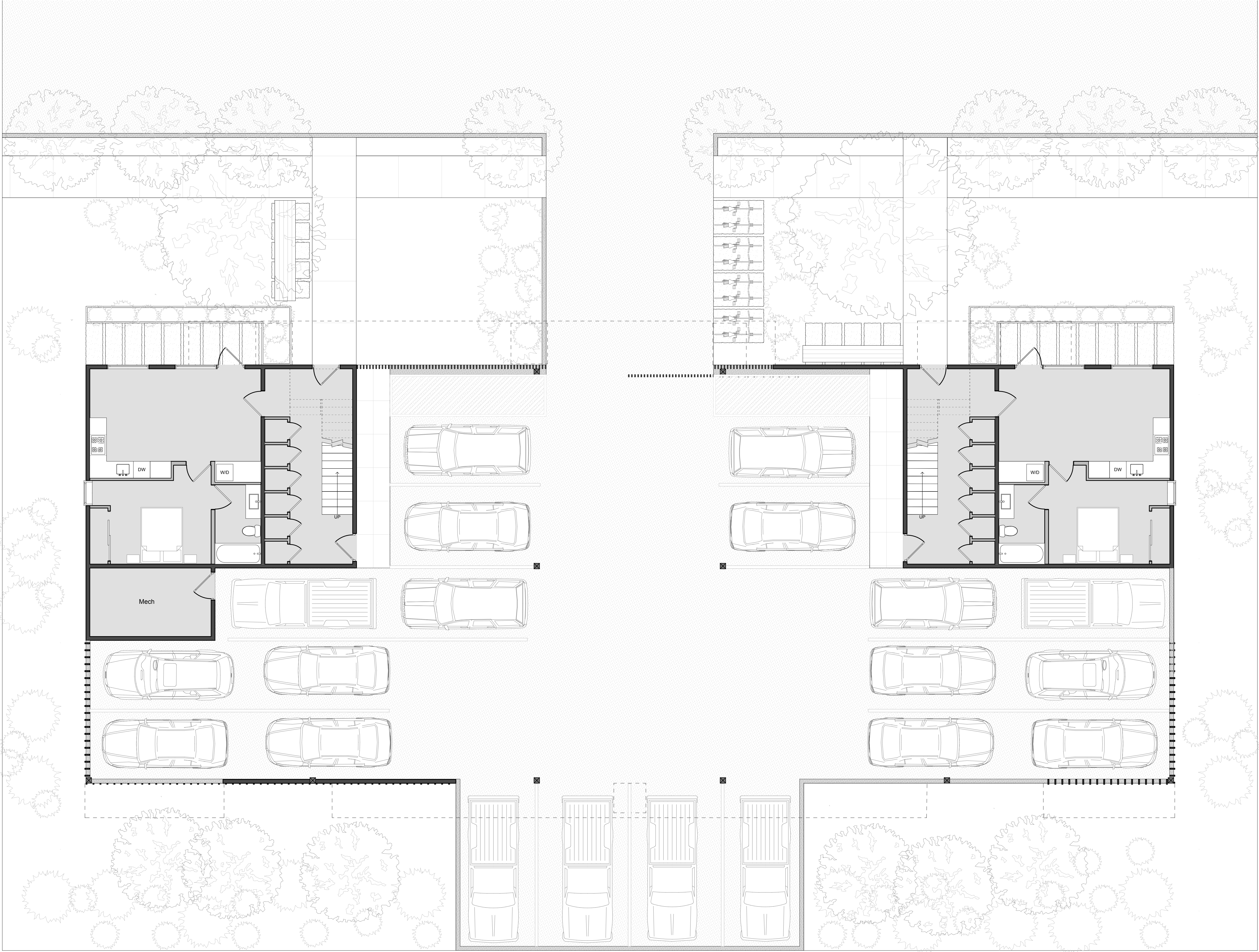
This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved. These Drawings are for Schematic Intent only, no engineering is associated with these plans, architect not liable for any design or construction flaws, typ.

440 W Kelly

Jackson, WY | 8.3.20 | Multi Family Contemporary

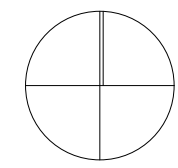
FARMERPAYNE ARCHITECTS

A106



01 SITE PLAN
SCALE: 3/16" = 1'-0"

N



PROJECT NORTH

FARMERPAYNE

ARCHITECTS

Jackson Hole
260 West Broadway, Suite A
Jackson, WY 83001
T.307.264.0080

Sun Valley
351 N Leadville Ave, Suite 204
Ketchum, ID 83340
T.208.214.5155

Louisiana
910 Pierremont Rd, Suite 410
Shreveport, LA 71106
T.318.383.3100

ARCHITECT STAMP:

PRELIMINARY
NOT FOR
CONSTRUCTION

ENGINEER STAMP:

This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved.

440 W Kelly

Jackson, WY

DATE:	8/3/20
PROJECT #:	JH2004
DRAWN:	RW/AB
ISSUE:	
25% DD	7.30.20
DRC Review	8.3.20

A200

Site Plan



Existing and Proposed trees on street frontage
-Doug Fir
-Quaking Aspen Multi-Stem



Ornamental Grasses at entry beds and privacy screens
-Overdam Feather Reed
-Blue Oat

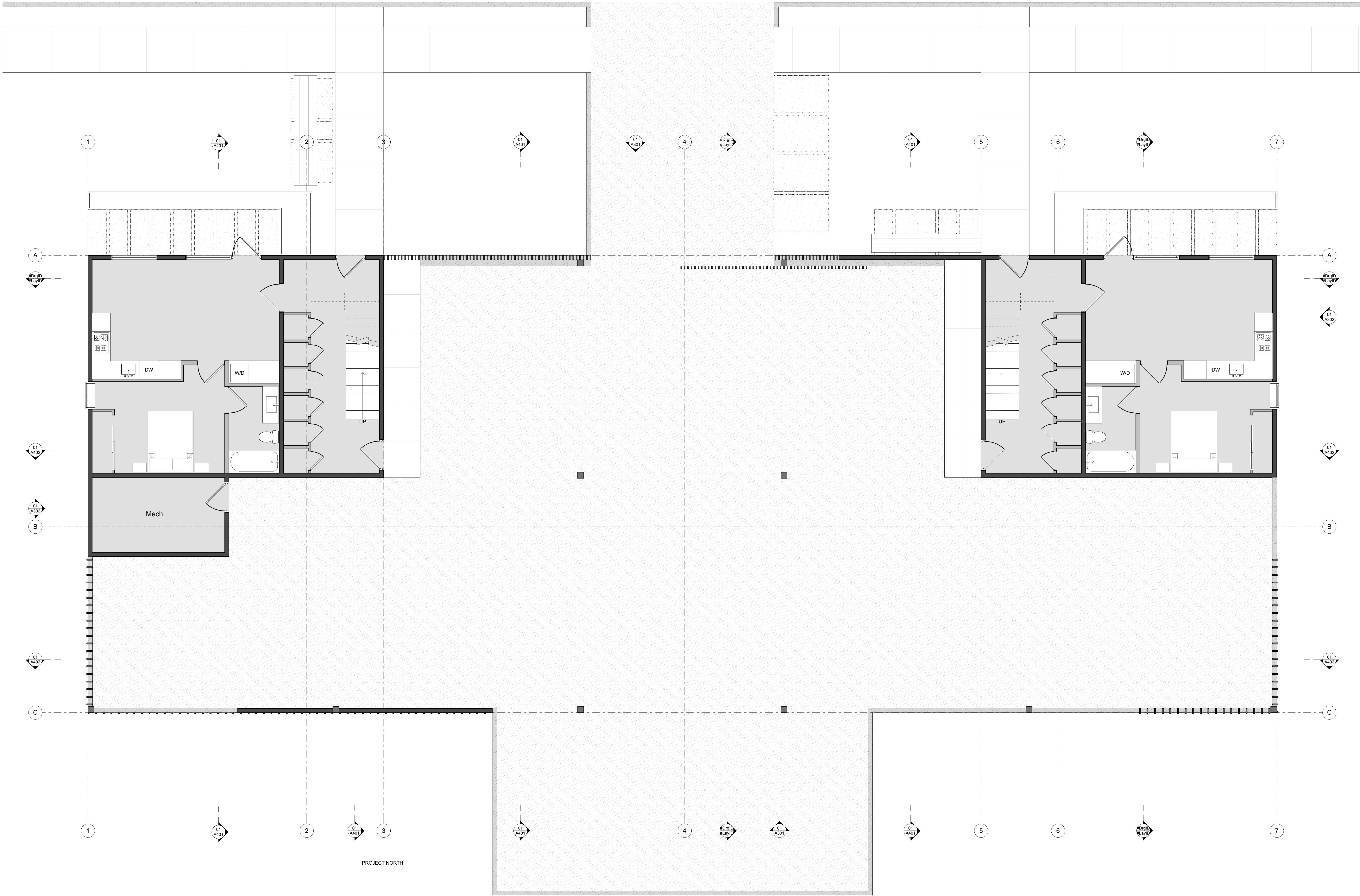


Native Perennials at beds and privacy screens



Standalone shrubs and plantings on site





FARMERPAYNE

ARCHITECTS

Jackson Hole

260 West Broadway, Suite A

Jackson, WY 83001

T.307.264.0080

Sun Valley

351 N Leadville Ave, Suite 204

Ketchum, ID 83340

T.208.214.5155

Louisiana

910 Pierremont Rd, Suite 410

Shreveport, LA 71106

T.318.383.3100

ARCHITECT STAMP:

PRELIMINARY
NOT FOR
CONSTRUCTION

ENGINEER STAMP:

This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved.

440 W Kelly

Jackson, WY

DATE: 8/3/20

PROJECT #: JH2004

DRAWN: RW/AB

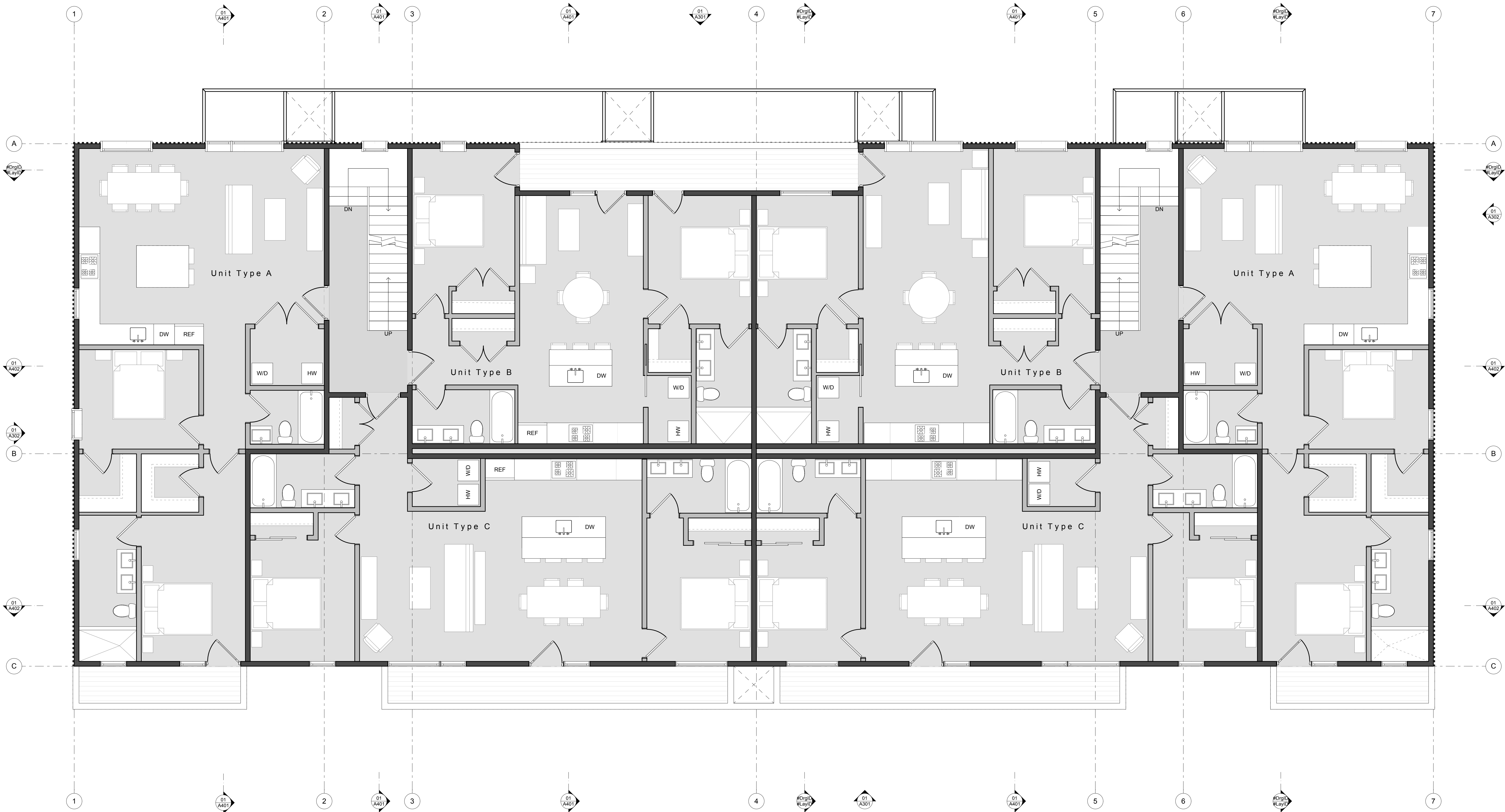
ISSUE: 25% DD 7.30.20

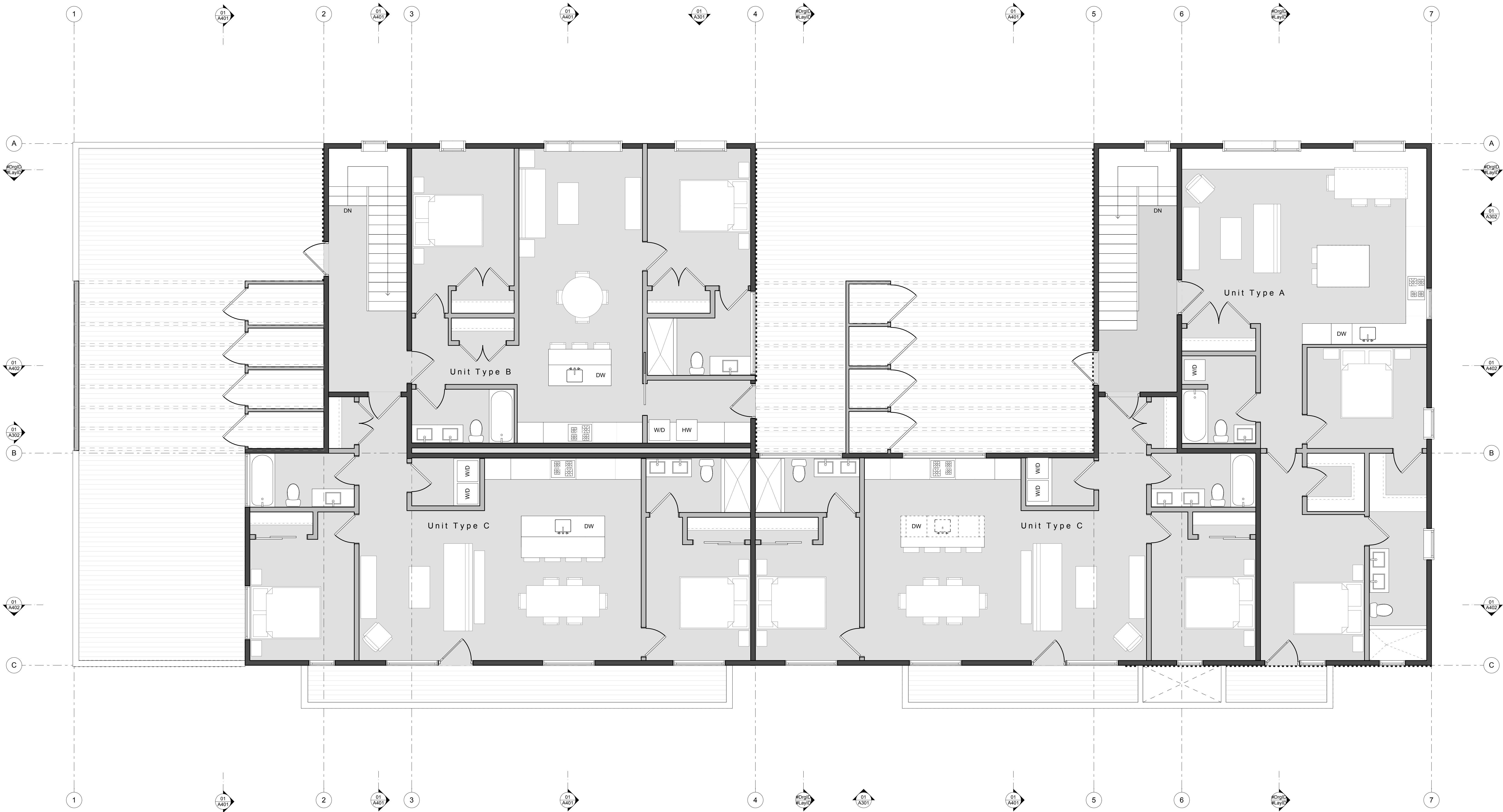
DRC Review 8.3.20

A202

Ground Level Plan - Noted

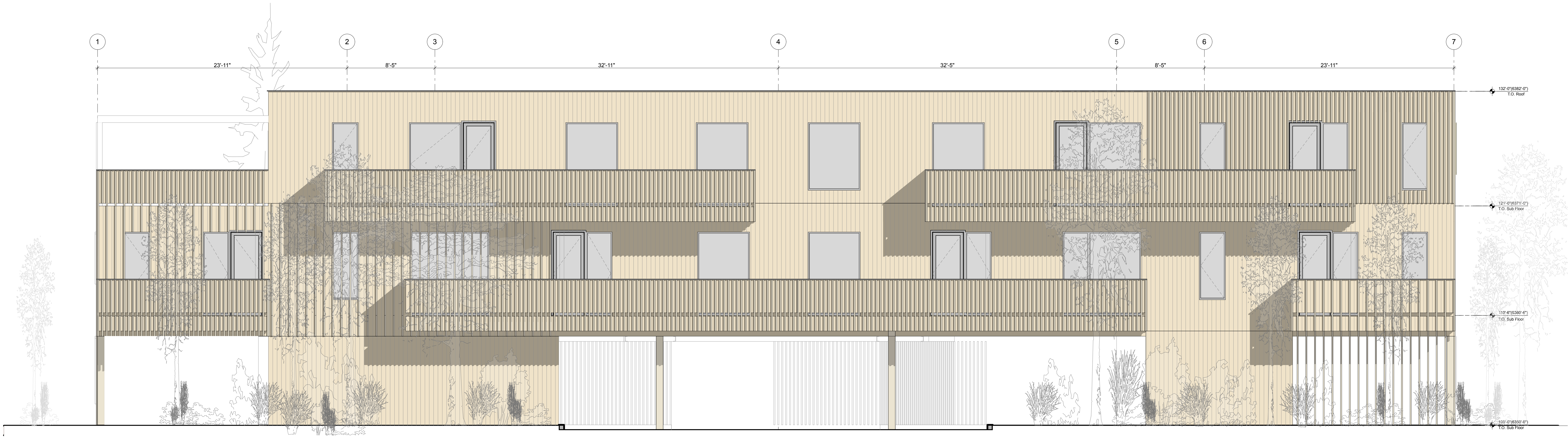
V3 © FARMERPAYNEARCHITECTS







01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



01 EAST ELEVATION
SCALE: 1/4" = 1'-0"

FARMERPAYNE

ARCHITECTS

Jackson Hole

260 West Broadway, Suite A

Jackson, WY 83001

T.307.264.0080

Sun Valley

351 N Leadville Ave, Suite 204

Ketchum, ID 83340

T.208.214.5155

Louisiana

910 Pierremont Rd, Suite 410

Shreveport, LA 71106

T.318.383.3100

ARCHITECT STAMP:

PRELIMINARY
NOT FOR
CONSTRUCTION

ENGINEER STAMP:

This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved.

440 W Kelly
Jackson, WY

DATE:8/3/20

PROJECT #:JH2004

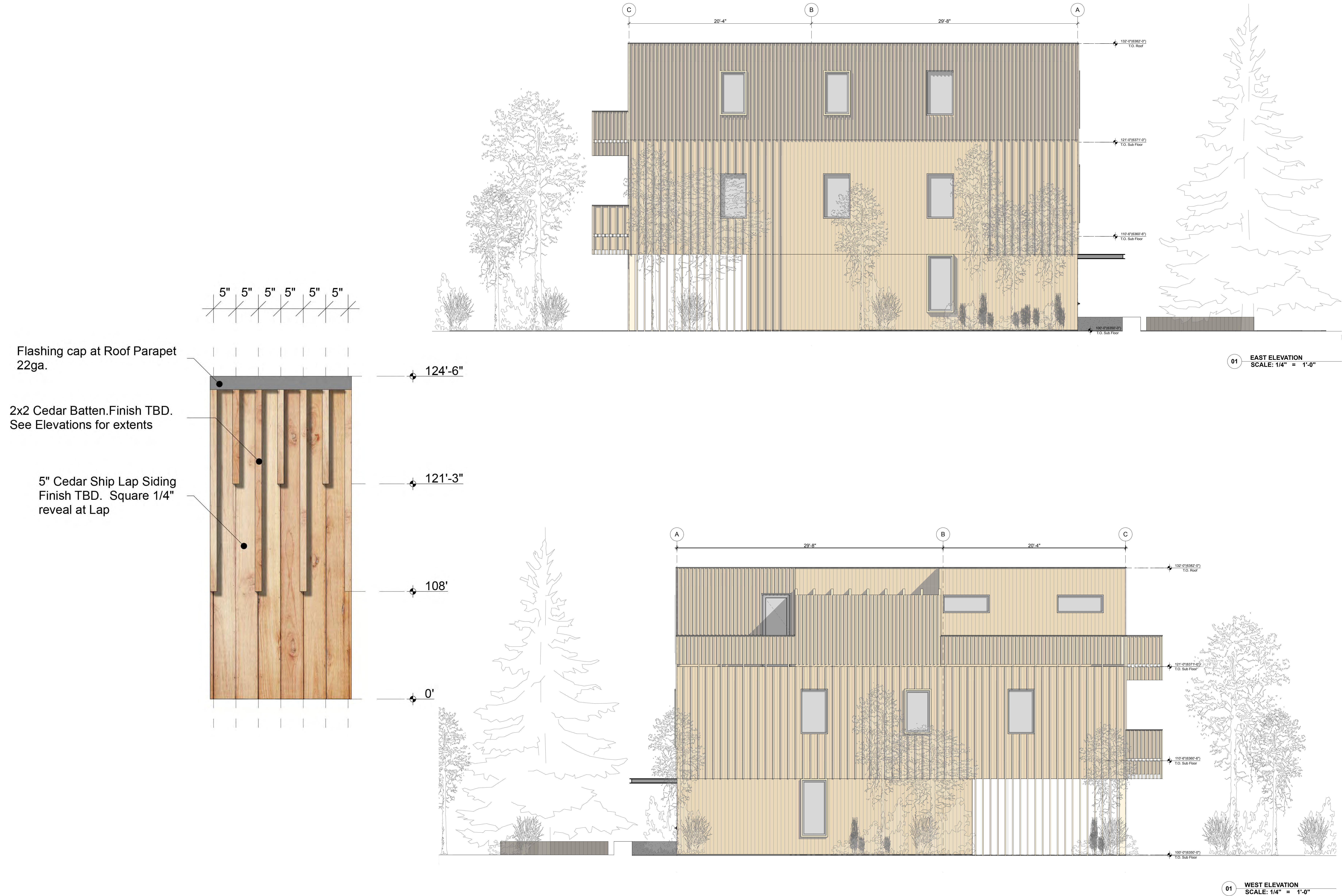
DRAWN:RW/AB

ISSUE:25% DD7.30.20

DRC Review8.3.20

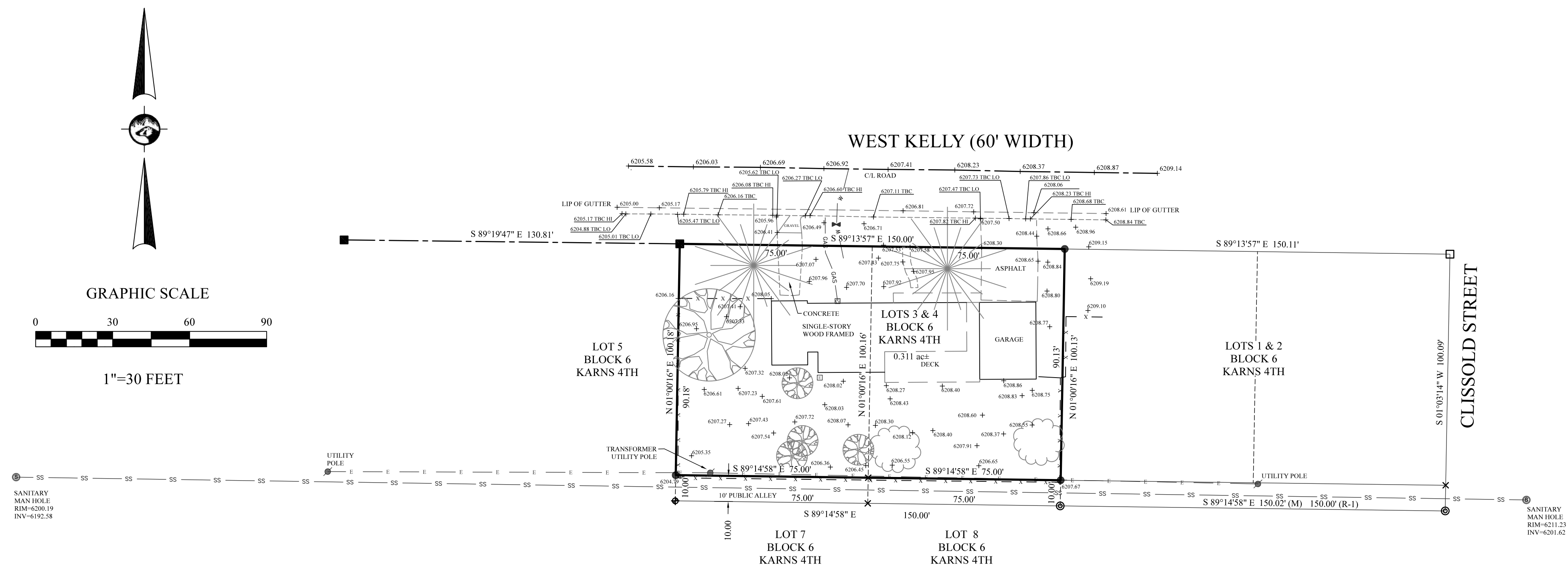
A302
Elevations

V3© FARMERPAYNEARCHITECTS





EXISTING CONDITIONS SURVEY
TOWN OF JACKSON
LOTS 3 AND 4 FOURTH KARNs ADDITION
TOWN OF JACKSON
TETON COUNTY, WYOMING




- LEGEND**
- ◆ CHISELED "X" FOUND THIS SURVEY
 - 5/8" X 24" REBAR WITH CAP MARKED "PLS 10821" TO BE SET THIS SURVEY
 - ⊙ 5/8" REBAR - WITH CAP INSCRIBED "PLS6447" FOUND THIS SURVEY
 - 5/8" REBAR - FOUND THIS SURVEY
 - IRON PIPE FOUND THIS SURVEY
 - ✕ CALCULATED POINT - NOT SET
 - 6208.60 + SPOT ELEVATION AS NOTED
 - ⊙ SANITARY MAN HOLE
 - ⚡ UTILITY POLE
 - ⊞ ELECTRIC METER
 - ⊞ WATER VALVE
 - ⊞ GAS METER
 - ☼ CONIFEROUS TREE (SCALED TO APPROXIMATE DRIPLINE)
 - 🌳 BIRCH TREE OR GROUP (SCALED TO APPROXIMATE DRIPLINE)
 - 🍏 CRAB APPLE TREE (SCALED TO APPROXIMATE DRIPLINE)

- LINETYPES (NOT ALL IN LEGEND EXIST IN SURVEY)**
- BOUNDARY LINE
 - ADJOINING BOUNDARY LINE
 - · - · - RECORD EASEMENT - AS NOTED
 - - - ROAD EASEMENT- AS NOTED
 - x - x - x FENCE LINE
 - E - E - OVERHEAD POWER LINE
 - PWR - PWR - UNDERGROUND POWER LINE
 - GAS - GAS - UNDERGROUND GAS
 - COMM - COMM - UNDERGROUND TELECOMMUNICATIONS
 - W - W - UNDERGROUND WATER
 - SS - SS - SEPTIC - SEWER LINE & TANK
 - - - EDGE OF GRAVEL
 - - - EDGE OF ASPHALT
 - - - EDGE OF CONCRETE
 - · - · - EDGE OF WATER
 - FLOW LINE
 - - - CULVERT
 - WETLAND LINE

- NOTES:**
- RECORD DOCUMENTS FROM THE OFFICE OF THE CLERK TETON COUNTY WYOMING:

INSTRUMENT NO. 0969864 T-59D\ PLAT NO. 143 FOURTH KARNs ADDITION
 - TOPOGRAPHIC FEATURES AS SHOWN WERE LOCATED DURING A FIELD SURVEY CONDUCTED JULY 16, 2020 AND MAY NOT REFLECT CHANGES AFTER THAT DATE.
 - THE DEPICTION OF THE SINGLE STORY RESIDENCE WAS TAKEN FROM THE TETON COUNTY ASSESSOR'S OFFICE AND DOES NOT REPRESENT ACTUAL ARCHITECTURAL DIMENSIONS. THE STRUCTURE IS SCHEDULE TO BE DEMOLISHED.
 - THE BASIS OF BEARING IS GRID NORTH, WYOMING WEST STATE PLANE NAD83 BASED ON A GPS RTK SURVEY UTILIZING THE SMART NET SYSTEM. VERTICAL DATUM IS NAVD88.
 - PARCEL CONTAINS 0.311 ACRES ± AND IS IDENTIFIED PER TETON COUNTY WYOMING TAX RECORDS AS PARCEL NUMBERS 22-41-16-33-1-69-001 & 22-41-16-33-1-69-002.

EXISTING CONDITIONS SURVEY		
DATE:	8/7/2020	DRAWN/CHK BY: CJK/JMS
PROJECT:	20215 - TOPO	



BADGER
AERIAL MAPPING & SURVEYING

402 VAN DREFF ST.
SALMON, ID 83467
208-756-3070

4141 S 58 W
IDAHO FALLS, ID 83402
208-715-4380

LETTER OF AUTHORIZATION

440 W. Kelly Partners, LLC, "Owner" whose address is: 233 Butler St.
Site 2A, Brooklyn, NY 11217

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

440 W. Kelly Partners, LLC, as the owner of property
more specifically legally described as: 440 W. Kelly Partners, LLC.

(If too lengthy, attach description)

HEREBY AUTHORIZES Farmer Payne Architects 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 OF CO-OWNER)

Title: Member

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or
other non-individual Owner)

STATE OF Wyoming)
COUNTY OF Lincoln)SS.

The foregoing instrument was acknowledged before me by Ruben Caldwell this 29th day of
June, 2020.

WITNESS my hand and official seal.

Meredith Leonard
(Notary Public)

My commission expires:

(Seal)

