



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: November 2, 2020	REQUESTS: The applicant is submitting a request for a Zoning Compliance Verification for the property located at 475 E. Gill to 245 Moose Street legally known as, Lot 7, 8, 9 BLK. 10 L.G. Gill Sub. For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P20-204	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Fax: 734-3563 Email: tvalentine@jacksonwy.gov	
Owner: Jeff & Mina Neishabouri PO Box 6368 Jackson, WY 83002 Applicant: Brett Prettyman PO Box 547 Teton Village, WY 83025	
Please respond by: November 16, 2020 (Sufficiency) November 23, 2020 (with Comments)	

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



ZCM, Inc.
P.O. Box 547
Teton Village, Wyoming 83025

October 30 2020

Town of Jackson
Planning Department
PO Box 1687
Jackson WY 83001

Re: Planning Permit Application for a Zoning Compliance Verification for lot adjustment (Boundary Line Adjustment)

Dear Planning,

Please accept the attached documents as formal application for the Zoning Compliance Verification for the lot adjustment of lot 7-9 Blk. 10 of the L.G. Gill Subdivision in the Town of Jackson.

Attached herein are the following:

- 1) Planning permit application for ZCV
- 2) Letter of Authorization
- 3) Warranty Deed
- 4) Narrative with proposed and existing conditions

Please let me know if further documentation is needed.

Thanks,

Brett Prettyman
Project Manager
ZCM Inc.
605-890-9863



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: Lot 7-9 B1K 10 L.G. Gill Subdivision / Lot 8 Division
Physical Address: 475 E. Gill Ave; N/A ; 245 Moose street, Jackson WY 83002
Lot, Subdivision: Lot 7,8,9 B1K.10 L.G. Gill Sub. PIDN: 22-41-16-27-3-06-004
22-41-16-27-3-06-006
22-41-16-27-3-06-007

PROPERTY OWNER.

Name: Jeff & Mina Neishabouri Phone: 307-690-1500
Mailing Address: PO Box 6368 Jackson WY ZIP: 83002
E-mail: Jeff@kismetrugs.com

APPLICANT/AGENT.

Name: Brett Prettyman Phone: 605-890-9863
Mailing Address: PO Box 547 Teton Village WY ZIP: 83025
E-mail: brett.prettyman@zaistcm.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

____ Basic Use
____ Conditional Use
____ Special Use

Relief from the LDRs

____ Administrative Adjustment
____ Variance
____ Beneficial Use Determination
____ Appeal of an Admin. Decision

Physical Development

____ Sketch Plan
____ Development Plan
____ Design Review

Subdivision/Development Option

____ Subdivision Plat
____ Boundary Adjustment (replat)
____ Boundary Adjustment (no plat)
____ Development Option Plan

Interpretations

____ Formal Interpretation
☒ Zoning Compliance Verification

Amendments to the LDRs

____ LDR Text Amendment
____ Map Amendment

Miscellaneous

____ Other: _____
____ 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

Brett Prettyman

Name Printed

10/30/2020

Date

Owners Representative

Title

LETTER OF AUTHORIZATION

Jeff Neishabouri, "Owner" whose address is: _____

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: 105 E Broadway Avenue

(If too lengthy, attach description)

HEREBY AUTHORIZES Brett Prettyman ZCM Inc. 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: owner, manager

(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 TETON)

)SS.

The foregoing instrument was acknowledged before me by Jeff Neishabouri this 25 day of
August, 2020.

WITNESS my hand and official seal.


(Notary Public)

My commission expires:

(Seal)



GRANTOR: NEISHABOURI,JEFF FKA ET UX
GRANTEE: NEISHABOURI,JEFF ET UX
Doc 0988120 Filed At 10:09 ON 03/27/20
Sherry L. Daigle Teton County Clerk fees: 12.00
By Corrina Dorman Deputy Clerk

Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

File No.: **876277JAC (sm)**

KNOW ALL PERSONS BY THESE PRESENTS that **Jeff Neishabouri formerly known as Jafar Neishabouri and Mina Neishabouri, husband and wife as tenants by the entirety**, GRANTOR(S) of **Teton** County, State of **Wyoming**, for nominal but adequate consideration in hand paid, receipt of which is hereby acknowledged, REMISE, RELEASE AND FOREVER QUITCLAIM unto

Jeff Neishabouri and Mina Neishabouri, husband and wife as tenants by the entirety,


whose mailing address is P.O. Box 6368 Jackson, Wyoming 83001, of Teton County and State of Wyoming, GRANTEE(S), all right, title, interest, claim and demand that they/he/she ought to have, in and to all of the following described property situated in the County of **Teton**, State of **Wyoming**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming:

Lots 7, 8 and 9 of Block 10 of the L.G. Gill Subdivision of the Town of Jackson, Teton County, Wyoming.

State Identification Number 22-41-16-27-3-06-004, 22-41-16-27-3-06-006, 22-41-16-27-3-06-007

WITNESS the due execution and delivery of this Quitclaim Deed.

this 23 day of March, 2020.


Jeff Neishabouri, formerly known as Jafar Neishabouri


Mina Neishabouri

State of Wyoming)
County of Teton) ss.

This instrument was acknowledged before me on this 23 day of MARCH, 2020 by Jeff Neishabouri, formerly known as Jafar Neishabouri and Mina Neishabouri.


Notary Public
My Commission expires:

4-10-2023

TYRA L. TAFOYA
Notary Public - Wyoming
Teton County
My Commission Expires Apr 10, 2023



ZCM, Inc.
P.O. Box 547
Teton Village, Wyoming 83025

Zoning Compliance Verification (ZCV) Summary – 30 October 2020 Lot 7-9 Blk 10 L.G. Gill Subdivision Jackson WY 83002

Agent

ZCM Inc.
Brett Prettyman
PO Box 547
Teton Village, WY 83002

OWNER

Jeff & Mina Neishabouri
PO Box 6368
Jackson WY, 83002

Request

On request of the owners, Jeff and Mina Neishabouri, I am requesting a boundary adjustment to lots 7-9 in the L.G. Gill Subdivision of Jackson Wyoming. Per these requirements please see attached permit application for zoning compliance certification. The intent of review is to divide Lot 8 equally among lots 7 and 9 respectively. The acreage recorded for each lot is .17 acres and the outcome would result in .255 acres of lot 7 and lot 9, abandoning lot 8.

The following information was pulled from Teton County GIS

- Parcel: 22-41-16-27-3-06-007
 - [Clerks records](#)
 - Account: R0017741 [Property Detail](#)
 - [Tax Information](#) for OJ-007083
 - Map Number: [00139](#)
 - Lot: 9
 - Owner: NEISHABOURI, JEFF & MINA
 - MailAddr: PO BOX 6368
 - MailAddr: JACKSON, WY 83002-6368
 - StAddr: 245 MOOSE STREET
 - Deed: [0988120](#)
 - Location: LOT 9, BLK. 10, L.G. GILL SUBDIVISION
 - TaxClass: Res Vacant Land
 - Acreage: 0.17
-
- Parcel: 22-41-16-27-3-06-006

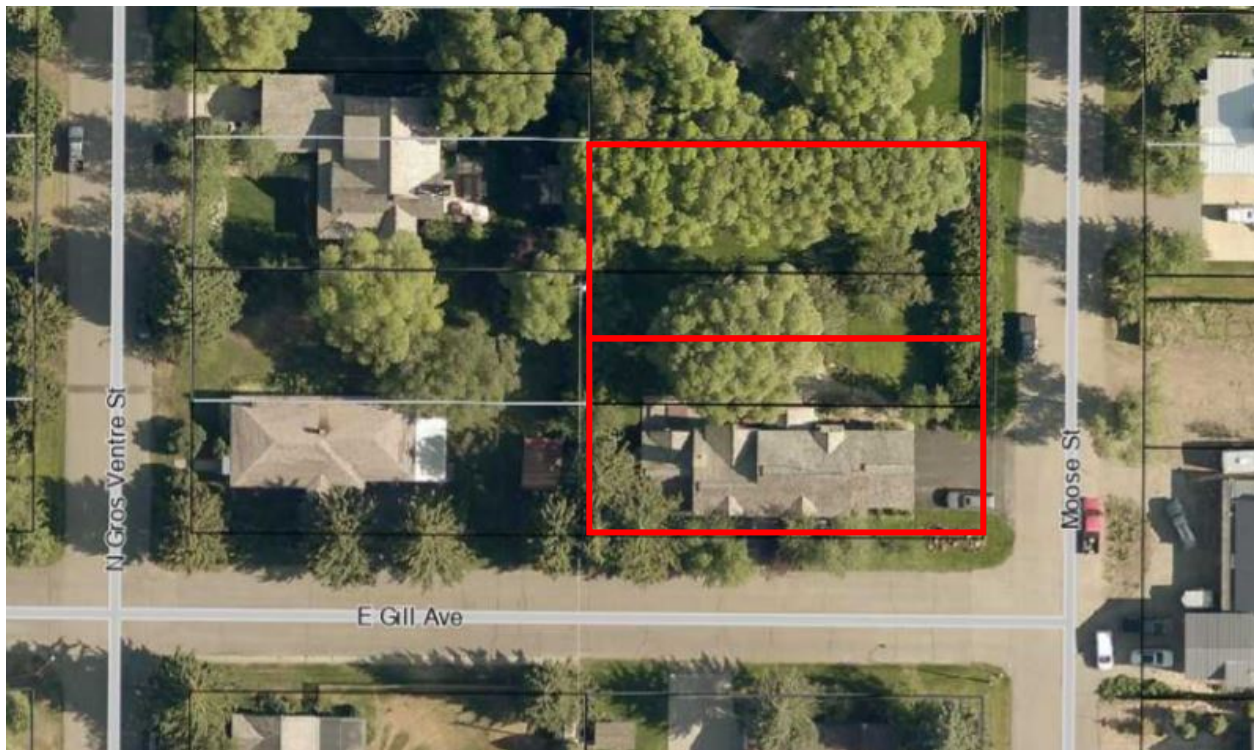
- [Clerks records](#)
- Account: R0017740 [Property Detail](#)
- [Tax Information](#) for OJ-007082
- Map Number: [00139](#)
- Lot: 8
- Owner: NEISHABOURI, JEFF & MINA
- MailAddr: PO BOX 6368
- MailAddr: JACKSON, WY 83002-6368
- Deed: [0988120](#)
- Location: LOT 8, BLK. 10, L.G. GILL SUBDIVISION
- TaxClass: Res Vacant Land
- Acreage: 0.17

- Parcel: 22-41-16-27-3-06-004
- [Clerks records](#)
- Account: R0004026 [Property Detail](#)
- [Tax Information](#) for OJ-000619
- Map Number: [00139](#)
- Lot: 7
- Owner: NEISHABOURI, JEFF & MINA
- MailAddr: PO BOX 6368
- MailAddr: JACKSON, WY 83002-6368
- StAddr: 475 E GILL AVENUE
- Deed: [0988120](#)
- Location: LOT 7, BLK. 10, L.G. GILL SUBDIVISION
- TaxClass: Residential
- Acreage: 0.17

Lat / Lon N: 43.48204°, W: 110.75334°
 NAD83 UTM Zone 12 X: 519947, Y: 4814376
 Wyoming West NAD83 USft N: 1415422, E: 2446844



Existing Site



Proposed Site Boundary