



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

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

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.

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 BIK 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 BIK. 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.com/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 checked="" type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	<input type="checkbox"/> Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<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

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

)

)SS.

COUNTY OF Teton

)

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

WITNESS my hand and official seal.

Marina L. Vandebroeke

(Notary Public)

My commission expires:

(Seal)



Jackson Hole Title and Escrow
PO Box 921
Jackson, Wyoming 83001-0921

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,

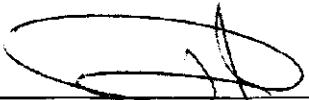
whose mailing address is P.O. Box 6368 Jackson, Wyoming 83001, of Teton County and State of Wyoming, GRANTEE(S), all right, title, interest, claim and demand that they/he/she ought to have, in and to all of the following described property situated in the County of **Teton**, State of **Wyoming**, hereby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

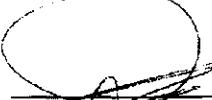
Lots 7, 8 and 9 of Block 10 of the L.G. Gill Subdivision of the Town of Jackson, Teton County, Wyoming.

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.

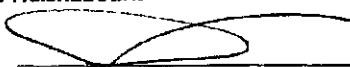
this 23 day of March, 2020.


Jeff Neishabouri, formerly known as Jafar Neishabouri

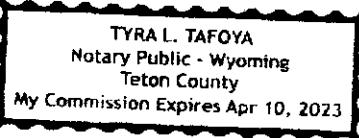

Mina Neishabouri

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





ZCM

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

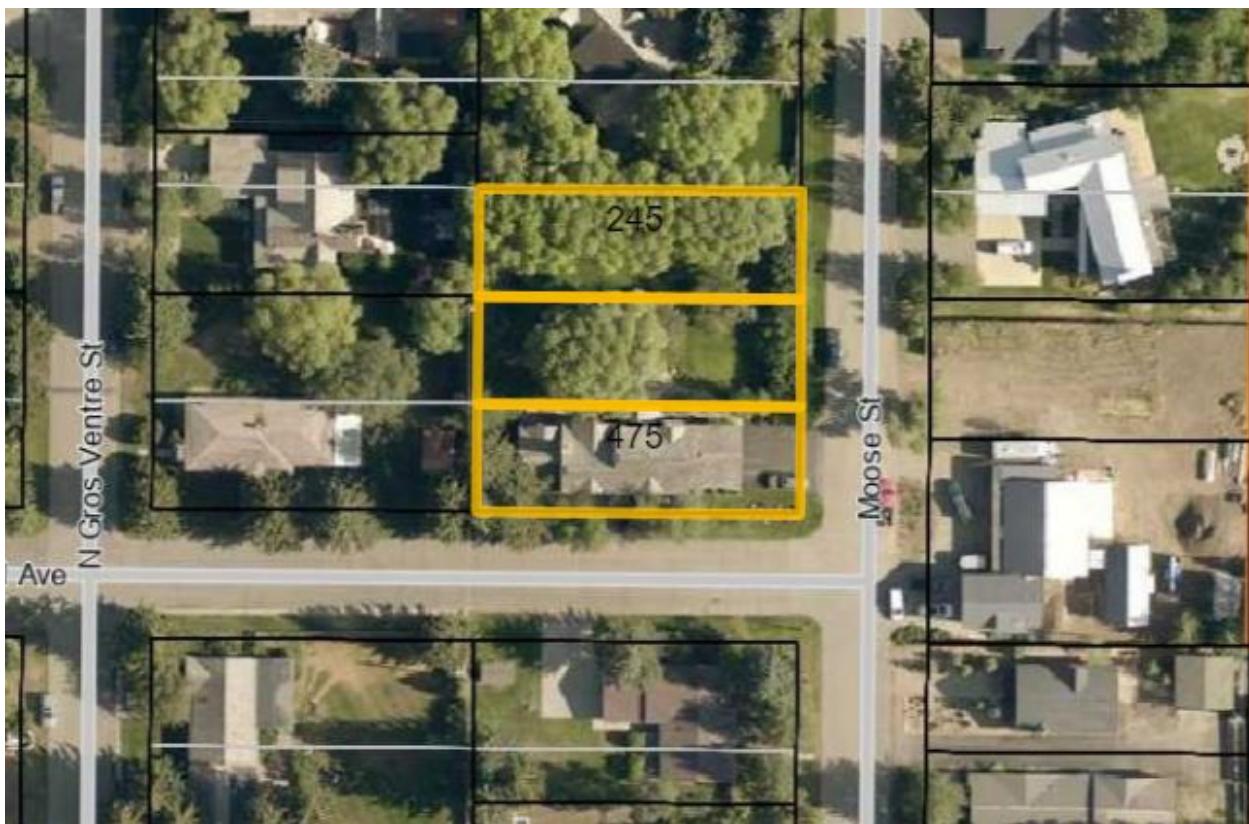
- Parcel: 22-41-16-27-3-06-007
- Clerks records
- Account: R0017741 Property Detail
- Tax Information for OJ-007083
- Map Number: 00139
- Lot: 9
- Owner: NEISHABOURI, JEFF & MINA
- MailAddr: PO BOX 6368
- MailAddr: JACKSON, WY 83002-6368
- StAddr: 245 MOOSE STREET
- Deed: 0988120
- Location: LOT 9, BLK.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

- Parcel: 22-41-16-27-3-06-006

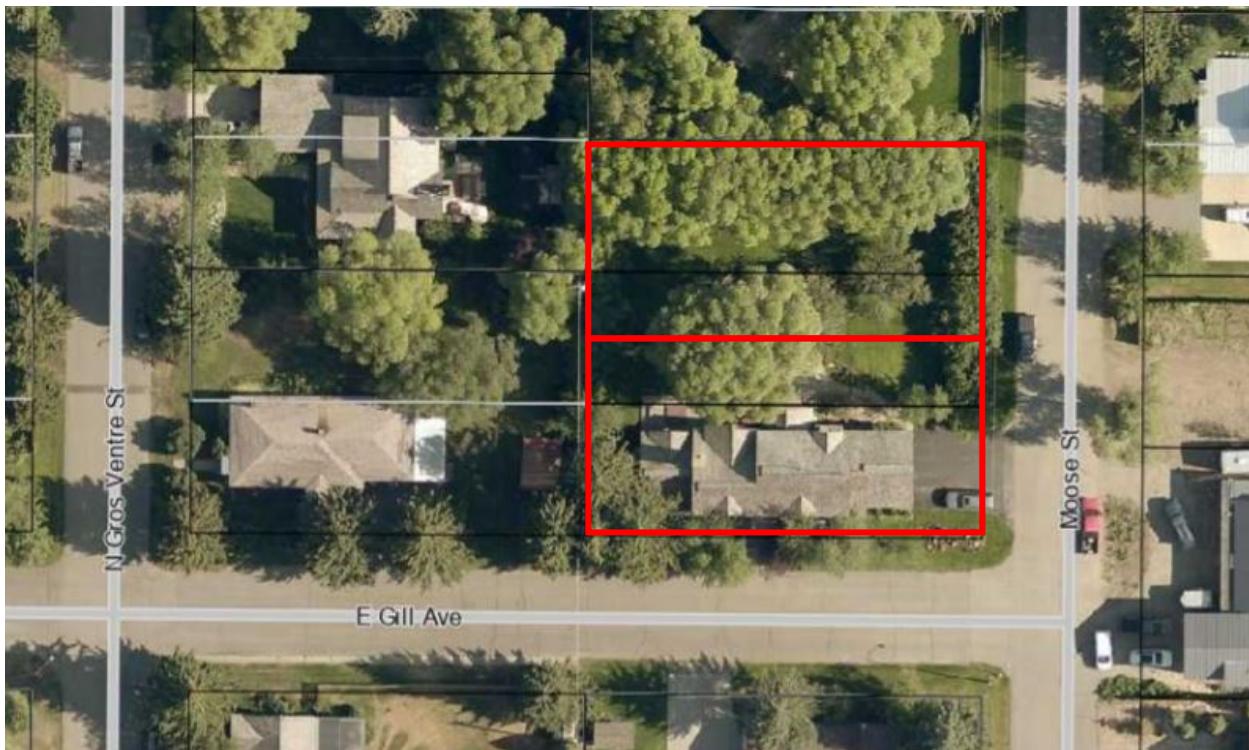
- Clerks records
- Account: R0017740 Property Detail
- Tax Information for OJ-007082
- Map Number: 00139
- Lot: 8
- Owner: NEISHABOURI, JEFF & MINA
- MailAddr: PO BOX 6368
- MailAddr: JACKSON, WY 83002-6368
- Deed: 0988120
- Location: LOT 8, BLK. 10, L.G. GILL SUBDIVISION
- TaxClass: Res Vacant Land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