



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: March 1, 2021</p> <p>Item #: P21-046</p> <hr/> <p>Planner: Katelyn Page</p> <p>Phone: 733-0440 ext. 1302</p> <p>Email: kpage@jacksonwy.gov</p> <hr/> <p>Owner COMMUNITY FIRST NATIONAL BANK C/O BANK OF THE WEST 160 W. Pearl Street Jackson, WY 83001</p> <hr/> <p>Applicant/Agent: Plan One Architects 1001 12th Street Cody, WY 82414</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Basic Use Permit to add retail use to the property located at 160 W. Pearl Street legally known as LOT 2, WORT-3.</p> <p>For questions, please call Katelyn Page at 733-0440, x1302 or email to the address shown below. Thank you.</p>
<p>Please respond by: March 12, 2021 (Sufficiency) March 19, 2021 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
kpage@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: Bank of the West Building Renovation Project
Physical Address: 160 West Pearl St.
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: Jeff Neishabouri (pending) - under contract Phone: 307-690-1500
Mailing Address: P.O. box 6368, Jackson, Wy ZIP: 83002
E-mail: jeff@kismetruigs.com

APPLICANT/AGENT.

Name: Plan One/Architects Phone: 307-587-8646
Mailing Address: 1001 12th Street ZIP: 82414
E-mail: dodasz@planone.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.



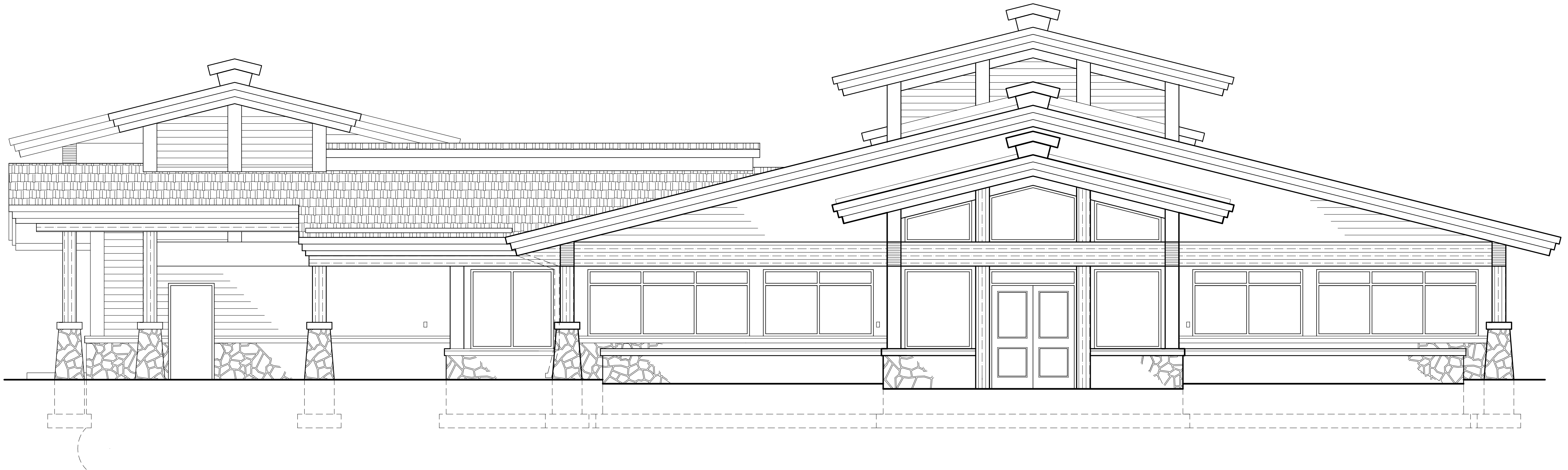
Signature of Property Owner or Authorized Applicant/Agent
Mick Duff (Agent)

Name Printed

2.26.2021

Date
Property Owner

Title



TENANT MODIFICATIONS TO BANK OF THE WEST

STANDARD ABBREVIATIONS

ABV	Above	E.J.	Expansion Joint	JAN	Janitor	S.C.	Solid Core
A/C	Air Conditioning	E.J.C.	Expansion Joint Cover	JT	Joint	SCHED	Schedule
ACT	Adjustable Ceiling Tie	EL	Elevation			S.C.W.	Solid Core Wood
ADJ	Adjustable, Adjacent	ELBC	Elevator/Electric			S.D.	Soap Dispenser
A.F.F.	Above Finish Floor	ELBV	Elevator/Elevation	LCBS	Lockers	SECT	Section
A.I.B.	Air Infiltration Barrier	E/O	Equipment by Owner	L.L.V.	Long Leg Vertical	S.F.	Square Feet
ALT	Alternate	E.P.D.M.	Ethylene Propylene	LOC	Location	S.F.C.	Special Floor Ceiling
ALUM	Aluminum		Diene Monomer			S.G.T.	Structural Glazed Tile
APPROX	Approximate	E.P.S.	Expanded Polystyrene	MASRY	Masonry Block	SHWR	Shower
ASCH	Architectural/Architect	EQ	Equal	MAT/MATL	Material	SHIT	Sheet
ATH	Aluminum Threshold	EQUIP	Equipment	MAX	Maximum	SHTS	Sheathing
		E.W.C.	Electric Water Cooler	MECH	Mechanical	SHW	Similar
BD	Board	E.W.S.	Exterior Wall System	MEZ	Mezzanine	SIN	Specifications
BLDG	Building	EXT or (a)	Exterior	MEZZ	Mezzanine	SG	Square
BLK	Block	EXP	Expansion	MFR/MFG	Manufacturer/Manufacturing	S.S.	Stainless Steel
BLKG	Blocking	EXT	Exterior	M.H.	Manhole	STD	Standard
BM	Bench Mark			MIN	Minimum	STL	Steel
BN	Bulb	F.D.	Floor Drain	MIS	Miscellaneous	STOR	Storage
B.O.F.	Bottom of Footing	FDN	Foundation	M.L.P.	Metal Liner Panel	STRUC	Structural
BSMT	Basement	F.E.	Fire Extinguisher	M.O.	Masonry Opening	SUSP	Suspended
BSMT	Basement	FIN	Finish	M.T.	Metal Threshold	S.W.C.	Speed Wall Coating
BTWN	Between	FLD/RL	Floor	M.T.	Metal Toilet Partition	TEL	Telephone
B.U.	Bull-up	F.N.D.	Feminine Nodkin Disposal	M.T.P.	Metal Toilet Partition	TEMP	Tempered
		F.O.B.	Face of Bulk	(N)	New	T.D.M.	Top of Beam
CAB	Cabinet	F.R.	Face of Stud	NECY	Necessary	T.O.C.	Top of Concrete
CBM	Cement	FRP	Fiber-glass Reinforced Plastic	N.C.	Not in Contract	T.O.F.	Top of Footing
C.I.	Cast Iron	FRS	Flashing Reinforcing Sink	NOM	Normal	T.O.J.	Top of Joist
C.J.	Central Joint	F.T.	Floor Tile	N.T.S.	Not To Scale	T.O.M.	Top of Masonry
C.L.	Ceiling	F.F.	Feet/Foot	O.A.F.	Overall Frame	T.O.S.	Top of Steel
CLO	Closet	PTS	Painting	O.C.	On Center	T.P.D.	Toilet Paper Dispenser
C.M.	Concrete	FLR	Floor	O.D.	Outside Diameter	TRD	Trapped
C.M.U.	Concrete Masonry Unit	FLRS	Flooring	O.H.	Overhead	TYP	Typical
C.O.	Cleanout	GA	Gauge	OPNS	Opening	U.S.	Underground
COL	Column	GA.V.	Grip Bar	OPP	Opposite	U.L.	Underwriters Laboratory
CONC	Concrete	G.B.	Grab Bar	OPP H.	Opposite Hand	UNESC	Unexcavated
CONST.JT.	Construction Joint	GEN	General	ORIG	Original	UNFIN	Unfinished
CONT	Continuous	G.I.	Gloss			U.S.	Underneath
CONTR	Contractor	G.W.B.	Gypsum Wallboard	P.	Plate	(V)	Verify
COORD	Coordinate			P.L.M.	Plastic Laminate	V.C.T.	Vinyl Composition Tile
CORR	Corridor			PLAS	Plaster	V.L.T.	Vertical
CRT	Cold Rolled Angle	H	High	PLAS LAM.	Plastic Laminate	VENT	Ventilation/Ventilator
C.R.A.	Ceramic Tile	H.B.	Hose Bibb	PLYWD	Plywood	VERT	Vertical
C.T.	Center	H.C.	Handicapped	PREFAB	Pre-fabricated	V.F.	Verify in Field
CTR	Center	H.O.	Hollow Core	PT	Paint	V.V.B.	Vaquum Vapor Barrier
C.W.	Cold Water	H.P.	Heavy Duty	P.T.D.	Paper Towel Dispenser	V.S.B.	Vinyl Sheet Goods
		H.W.	Hardener	PTN	Partition	V.T.R.	Vent Thru Roof
DBL	Double			QT	Quarry Tile	VWC	Vinyl Wallcovering
DET	Detail						
D.F.	Drinking Fountain						
DIA	Diameter						
DM	Dimension						
DSP	Dispenser/Disposal						
DN	Down						
D.P.	Downspout						
DR	Door						
DSE	Drainage						
D.S.	Downspout						
DWB	Drawing						
EA	Each						
E.C.	Electrical Contractor						
E.E.	Each End						
E.I.P.S.	Exterior Insulation and Finish System						

KEY TO SYMBOLS

	EARTH IN SECTION		BUILDING SECTION LETTER
	GRAVEL IN SECTION		SHEET DRAWN ON
	CONCRETE IN LARGE SCALE SECTION		WALL SECTION NUMBER
	CONCRETE IN SMALL SCALE SECTION		SHEET DRAWN ON
	CONCRETE BLOCK IN SECTION		DETAIL NUMBER
	METAL		SHEET DRAWN ON
	FRAMING OR CONTINUOUS WOOD BLOCKING IN SECTION		ELEVATION NUMBER
	INTERMEDIATE WOOD BLOCKING IN SECTION		SHEET DRAWN ON
	FINISHED WOOD IN SECTION		INTERIOR & EXTERIOR DOOR OR GATE NUMBER
	PLYWOOD IN SECTION		ROOM NUMBER
	BATT INSULATION IN SECTION		KEYED NOTE NUMBER
	E.I.F.S. IN SECTION		EXTERIOR WINDOW LETTER
	METAL STUD PARTITION		WALL TYPE LETTER
	DRYWALL OR PLASTER IN SECTION		INDICATES CENTER LINE
	ACOUSTICAL TILE IN SECTION		BORROWED LIGHT SYMBOLS
	RIGID INSULATION IN SECTION		TOILET ACCESSORY

INDEX TO DRAWINGS

T1.1	TITLE SHEET
CR1.1	CODE REVIEW PLAN
C1.1	SITE PLAN
A5.1	BUILDING & WALL SECTIONS

DIRECTORY

APPLICANT:
JEFF NEISHABOURI
P.O. BOX 6368
JACKSON, WYOMING

ARCHITECT:
PLAN ONE/ARCHITECTS
1001 12TH STREET
CODY, WY 82414
(307) 587-8646
CONTACT: DAN ODASZ, AIA

STRUCTURAL:
PLAN ONE/ARCHITECTS
1001 12TH STREET
CODY, WY 82414
(307) 587-8646
CONTACT: JEFF WENKE, PE

BUILDING DATA

PROJECT ADDRESS:
160 WEST PEARL AVE.
JACKSON, WY 83001

ZONING DISTRICT: URBAN COMMERCIAL (UC)

OCCUPANCY: GROUP B

LOT AREA: 28.125 SQ. FT. (.65 ACRE)

NO. OF STORIES: 1 (PLUS BASMENT & MECHANICAL MEZZANINE)

GROSS AREA:
BASEMENT: 3,014 SQ. FT. (SERVICE)
FIRST FLOOR: 7,399 SQ. FT. (4,280 SF RETAIL / 3,119 SERVICE)
MEZZANINE: 290 SQ. FT. (SERVICE)

TOTAL: 10,703 SQ. FT. (4,280 SF RETAIL / 6,423 SERVICE)

TYPE OF CONSTRUCTION: TYPE V-N

BUILDING CODE APPLICABLE: UBC 1997

DESIGN CRITERIA:
SEISMIC ZONE THREE
75 PSF ROOF SNOW LOAD
80 MPH WIND LOAD

PERCENT LANDSCAPED AREA: 12.5%

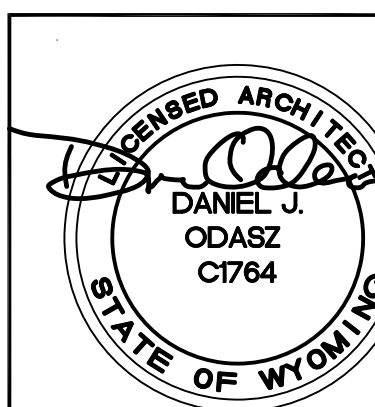
PARKING: REQUIRED - 39 SPACES
PROVIDED - 18 SPACES
DEFICIT - 21 SPACES

FIRE SPRINKLER SYSTEM THROUGHOUT

SET NO.

TENANT MODIFICATIONS TO
BANK OF THE WEST
plan one / architects

PLAN



The professional services of the architect are
understand for and are performed in the name of
of BANK OF THE WEST. No contractual
obligation is assumed by the architect for the
benefit of any other person involved in the project.

project: 20064

date: 2/17/2021

revisions:

T1.1

~ cheyenne, wyoming, 325 w. 18th st., suite 3, 82001 (307) 514-4575 ~ cody, wyoming, 1001 12th st., 82414 (307) 587-8646 ~ rock springs, wyoming, 4020 devar dr., suite a, 82901 (307) 352-2954 ~

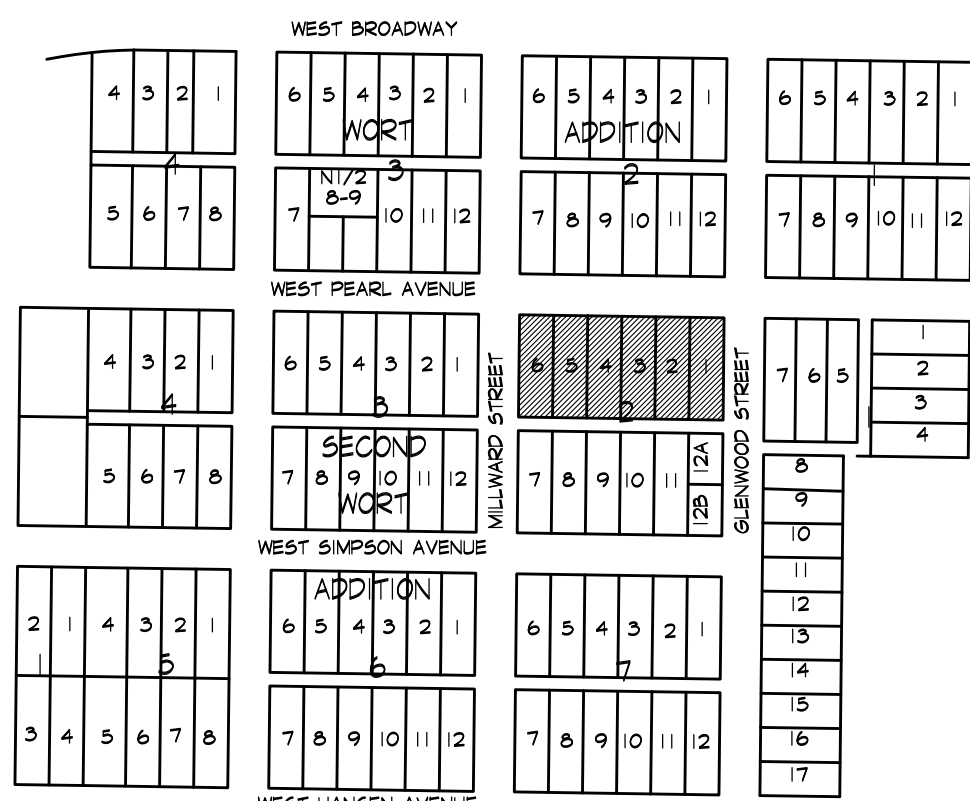
SITE LEGEND

- LOT BOUNDARY
- ROOF OVERHANG
- CANOPY OVERHANG
- PWR UNDERGROUND POWER LINE
- GAS UNDERGROUND GAS LINE
- PH UNDERGROUND PHONE LINE
- OH OVERHEAD UTILITY LINE
- SS SEWER LINE
- WA WATER LINE
- BLOCK LOT LINE
- EDGE OF PAVEMENT OR CONCRETE
- NEW ASPHALT
- NEW CONCRETE
- STEEL T-SHAPED STAKE 18" LONG W/A W/A CHROVED CAP INSCRIBED "P.M. JORGENSEN PERLS 2612"
- 2(1/2)" Ø 24" LONG ALUMINUM PIPE W/ALUMINUM CAP INSCRIBED "P.M. JORGENSEN PERLS 2612"
- STEEL SPIKE SET FOR ORIENTATION AND MAPPING PURPOSES
- UTILITY POLE
- MAN HOLE
- WATER OR GAS VALVE
- LANDSCAPING
- EXISTING BANK
- NEW BANK

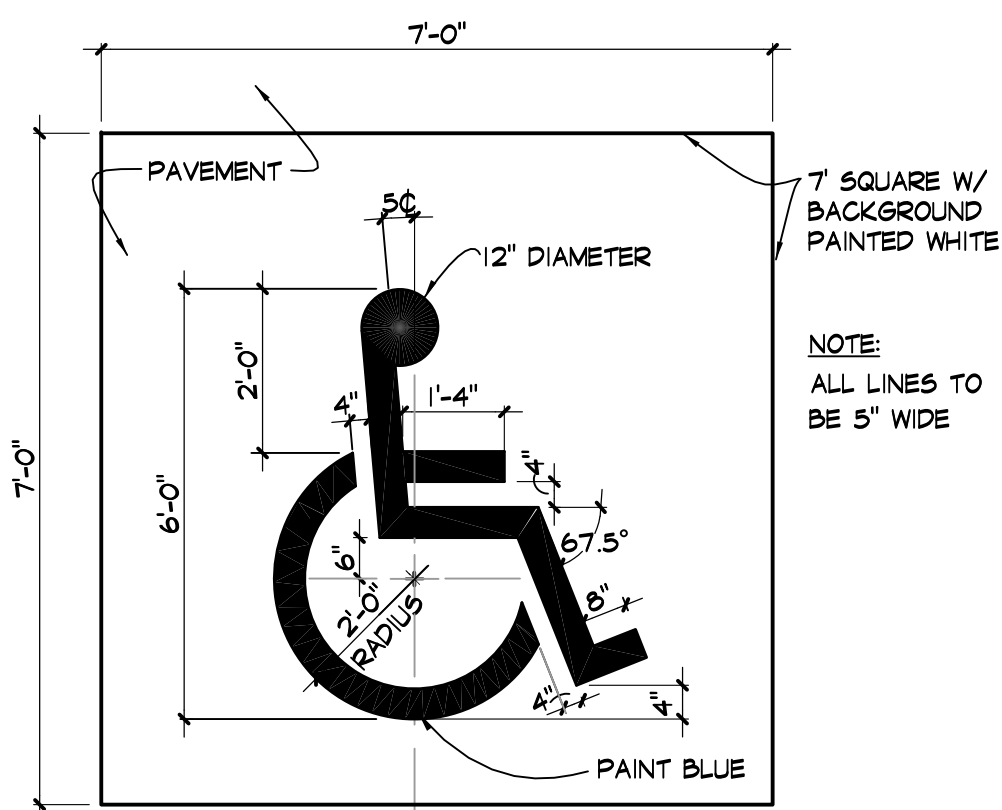
BASED ON A SURVEY PERFORMED MAY, 1988 BY PIERSON LAND SURVEYS P.C., BOX 1143, 180 S. WILLOW ST., JACKSON, WY 83301 (307) 733-5429 (PROJ. NO. 98026)

WATER LINE LOCATION SHOWN ON PEARL AVE. AND MILLWARD ST. BASED ON INFORMATION TAKEN FROM GIS MAP OBTAINED FROM TOWN OF JACKSON - VERIFY ACTUAL LOCATION.

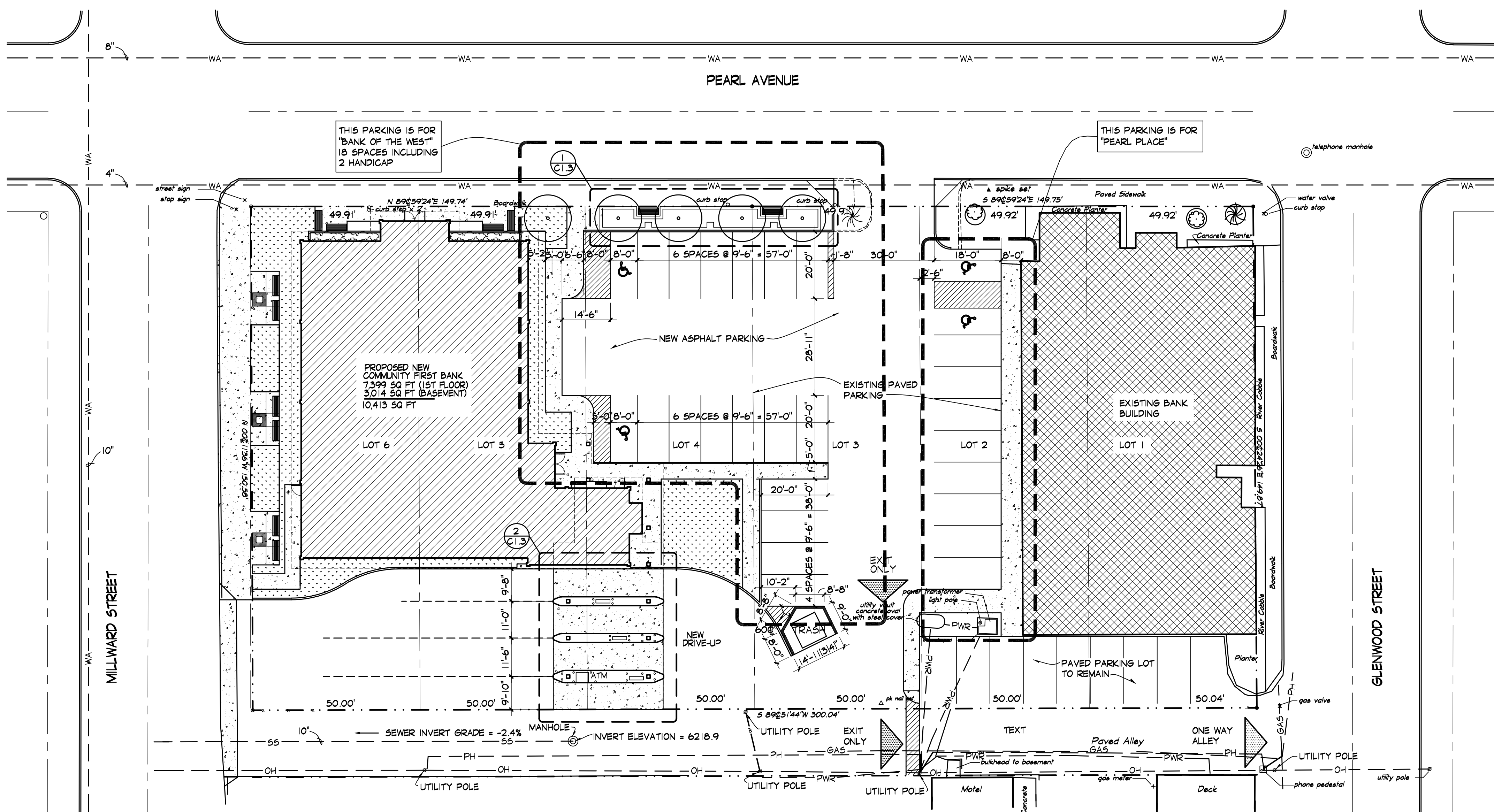
UNDERGROUND UTILITIES AND SUBSURFACE IMPROVEMENTS MAY EXIST IN ADDITION TO THOSE SHOWN.



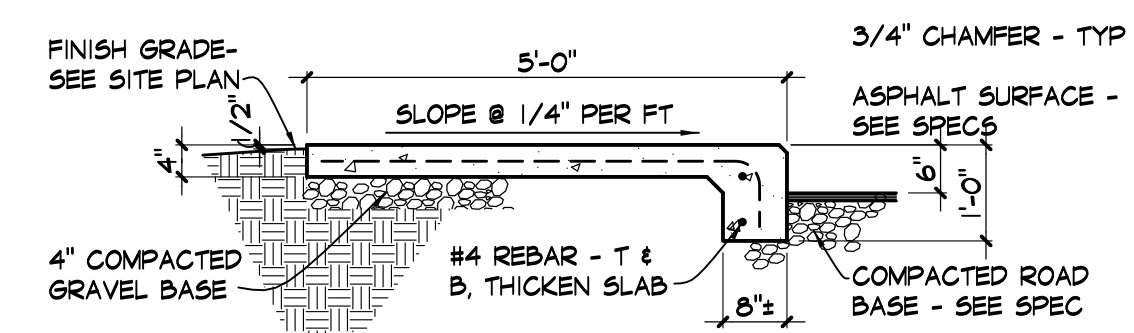
2 VICINITY MAP
C1.1 NO SCALE



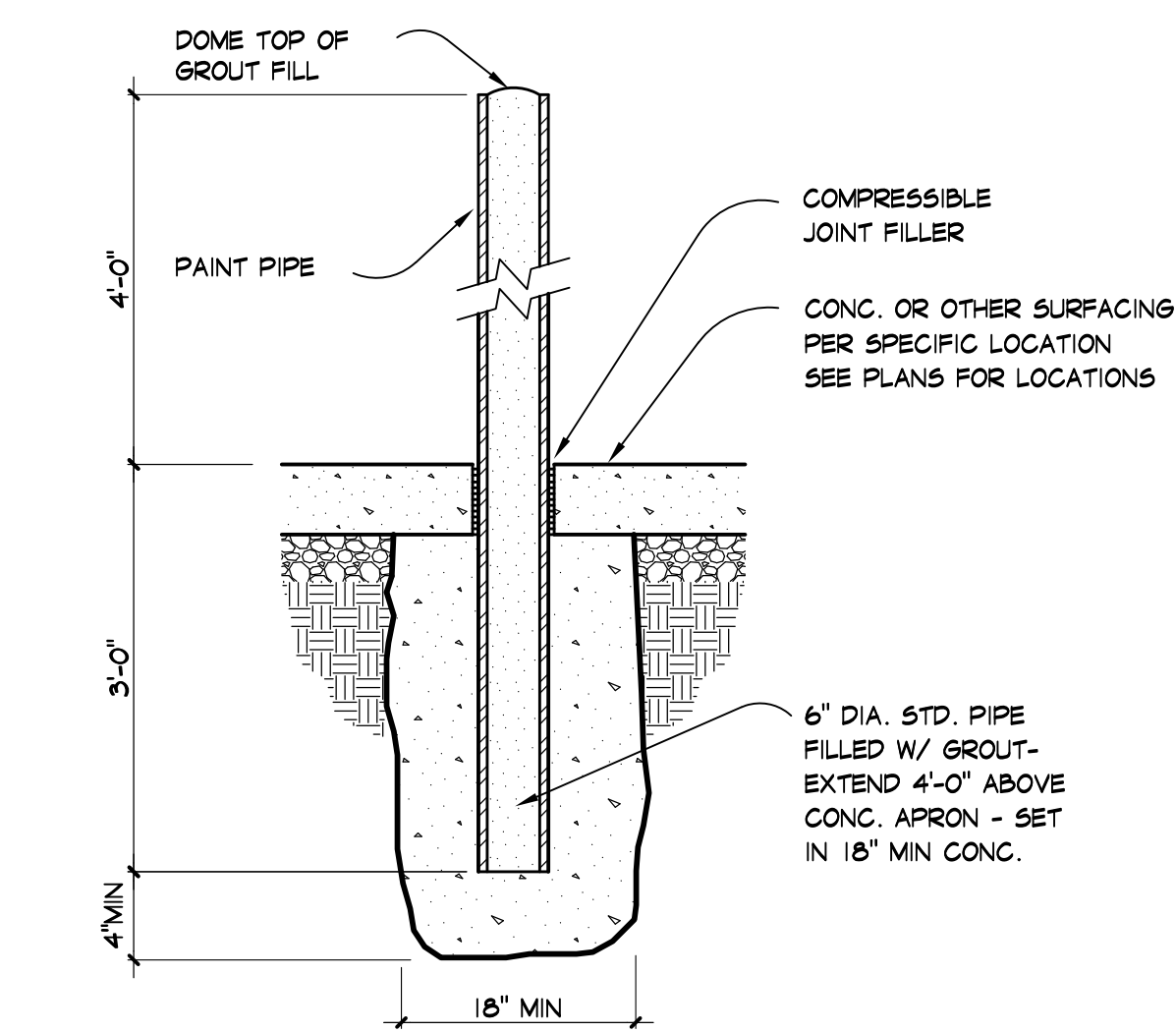
8 SYMBOL OF ACCESSIBILITY
C1.1 1/12" = 1'-0"



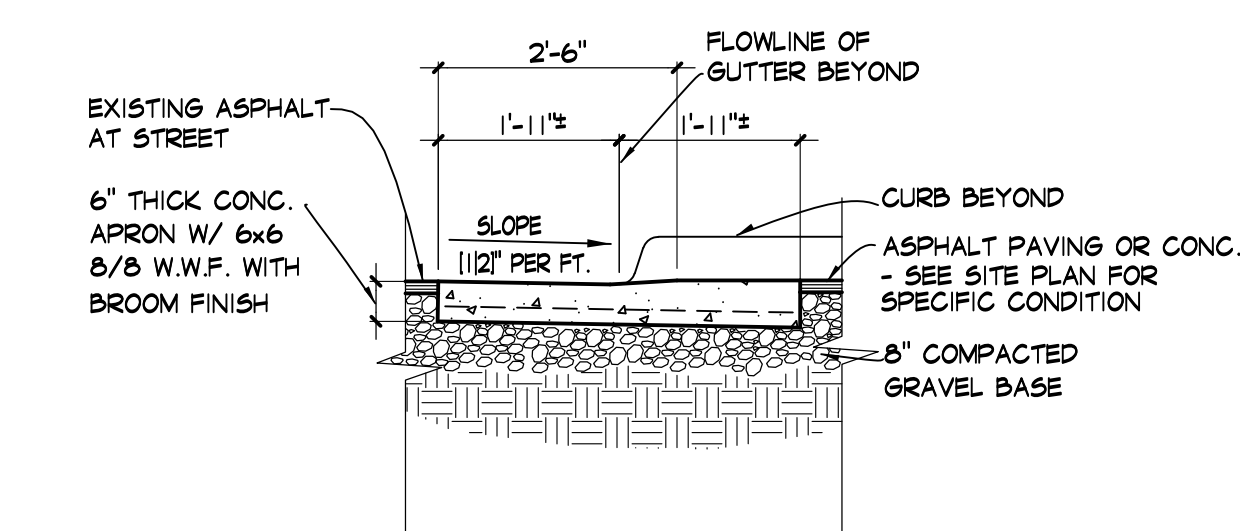
1 OVERALL SITE PLAN
C1.1 1" = 20'-0"
SEE 1/C1.2 FOR ADDITIONAL INFORMATION



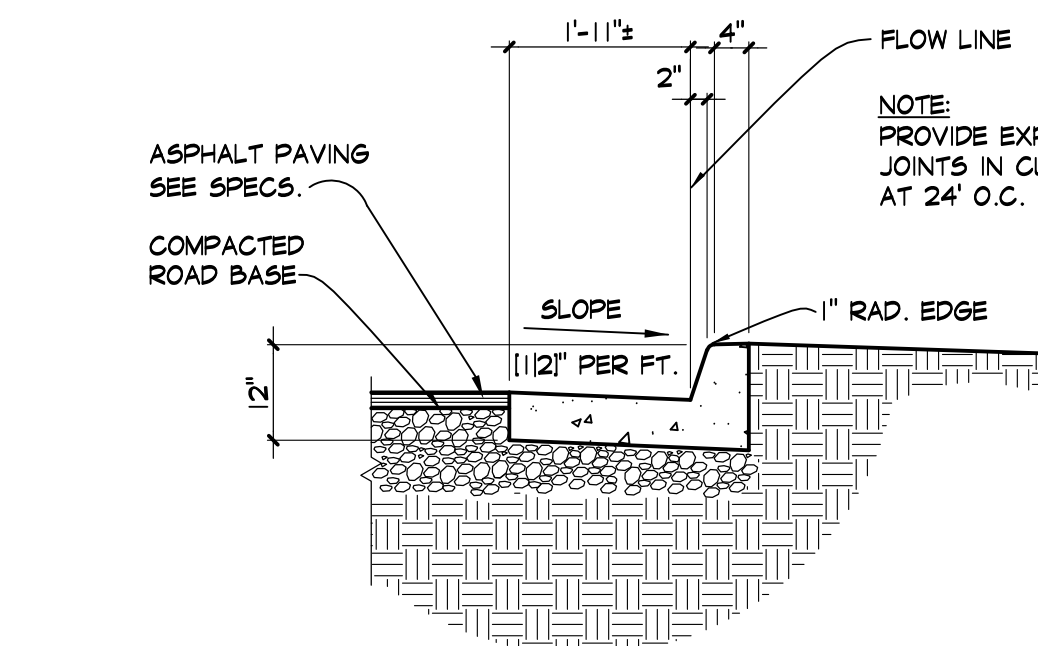
9 SECTION @ CONC WALK
C1.1 1/12" = 1'-0"



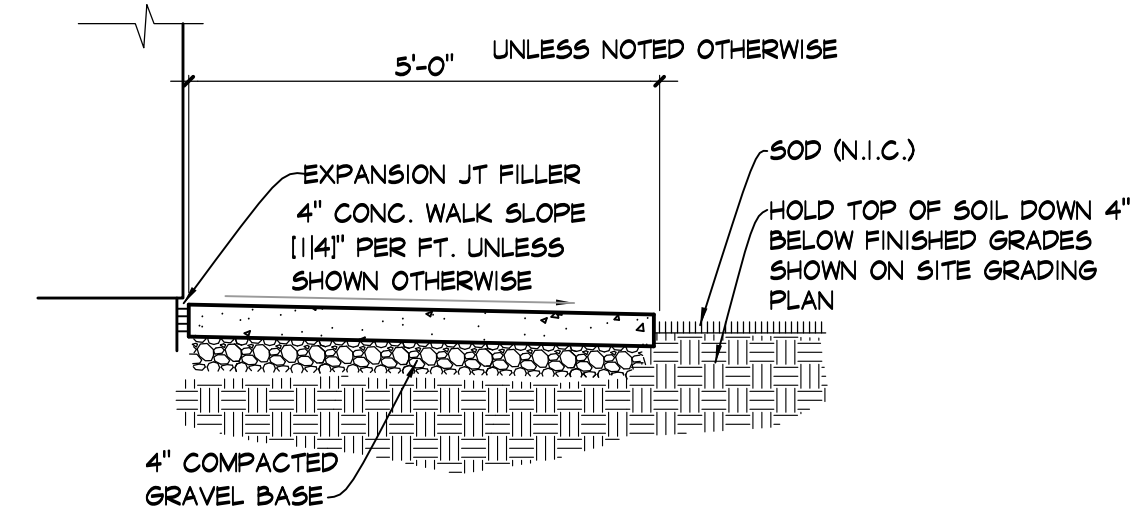
7 DETAIL @ PIPE BOLLARD
C1.1 3/14" = 1'-0"



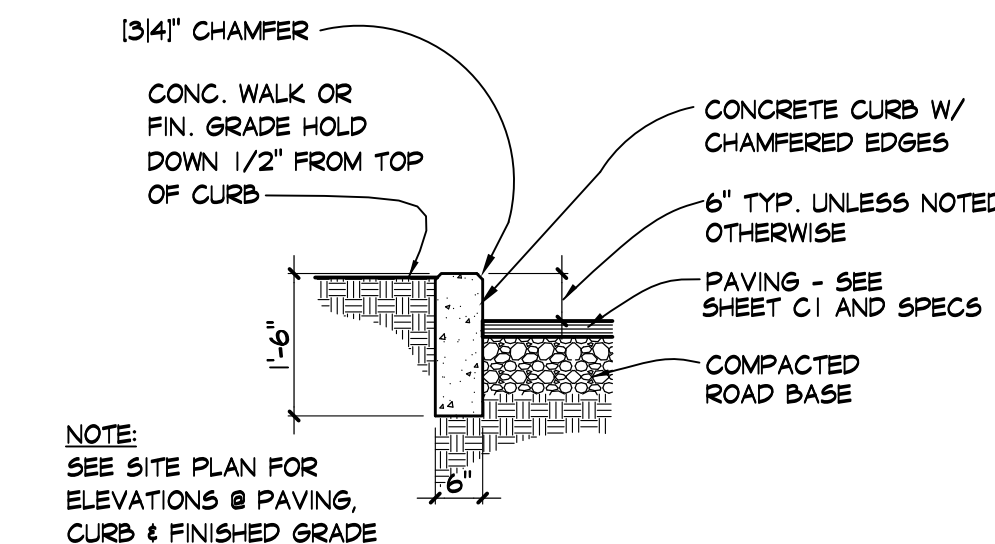
5 SECTION THRU CONC. APRON
C1.1 1/12" = 1'-0"



6 SECT. @ CURB & GUTTER
C1.1 1/12" = 1'-0"



3 SECT. @ CONCRETE WALK
C1.1 1/12" = 1'-0"



4 DETAIL @ CONC. CURB
C1.1 1/12" = 1'-0"

TENANT MODIFICATIONS TO
BANK OF THE WEST
plan one / architects



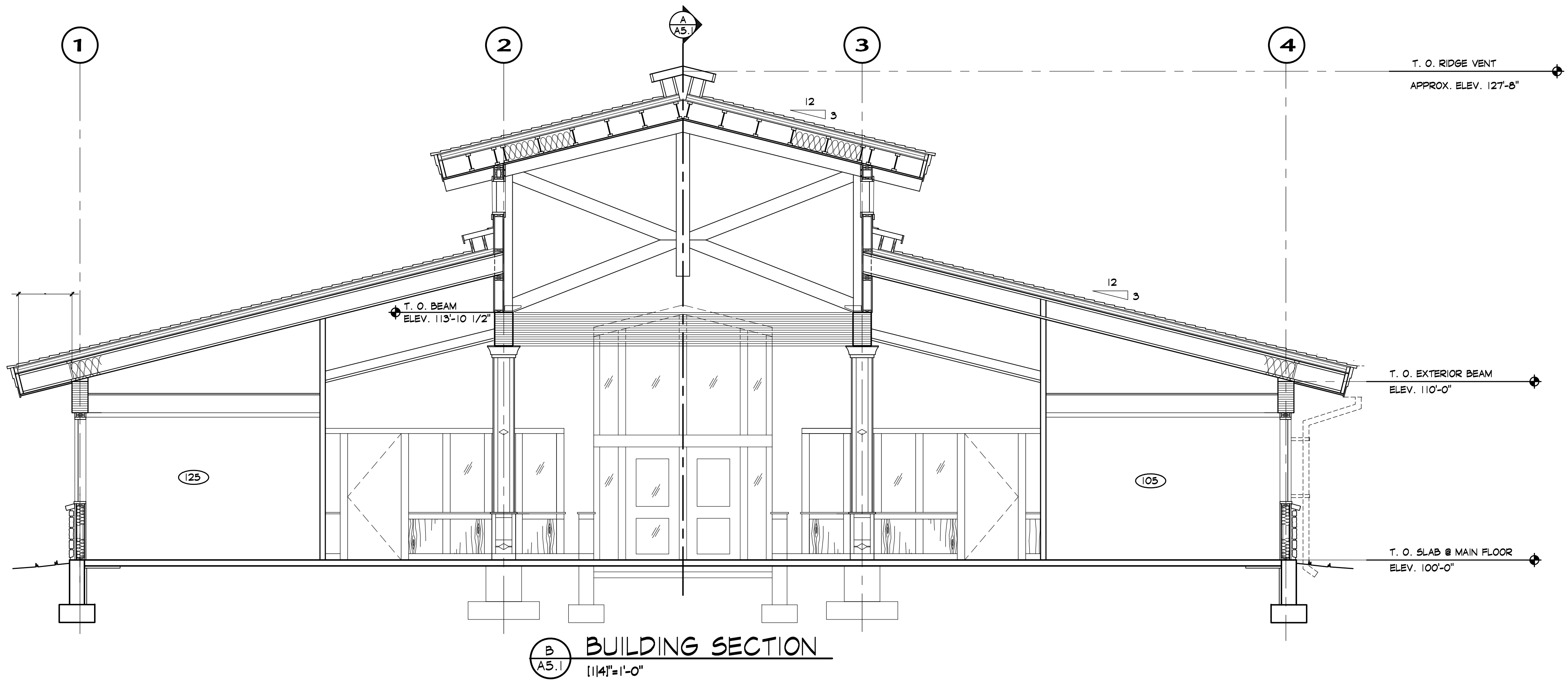
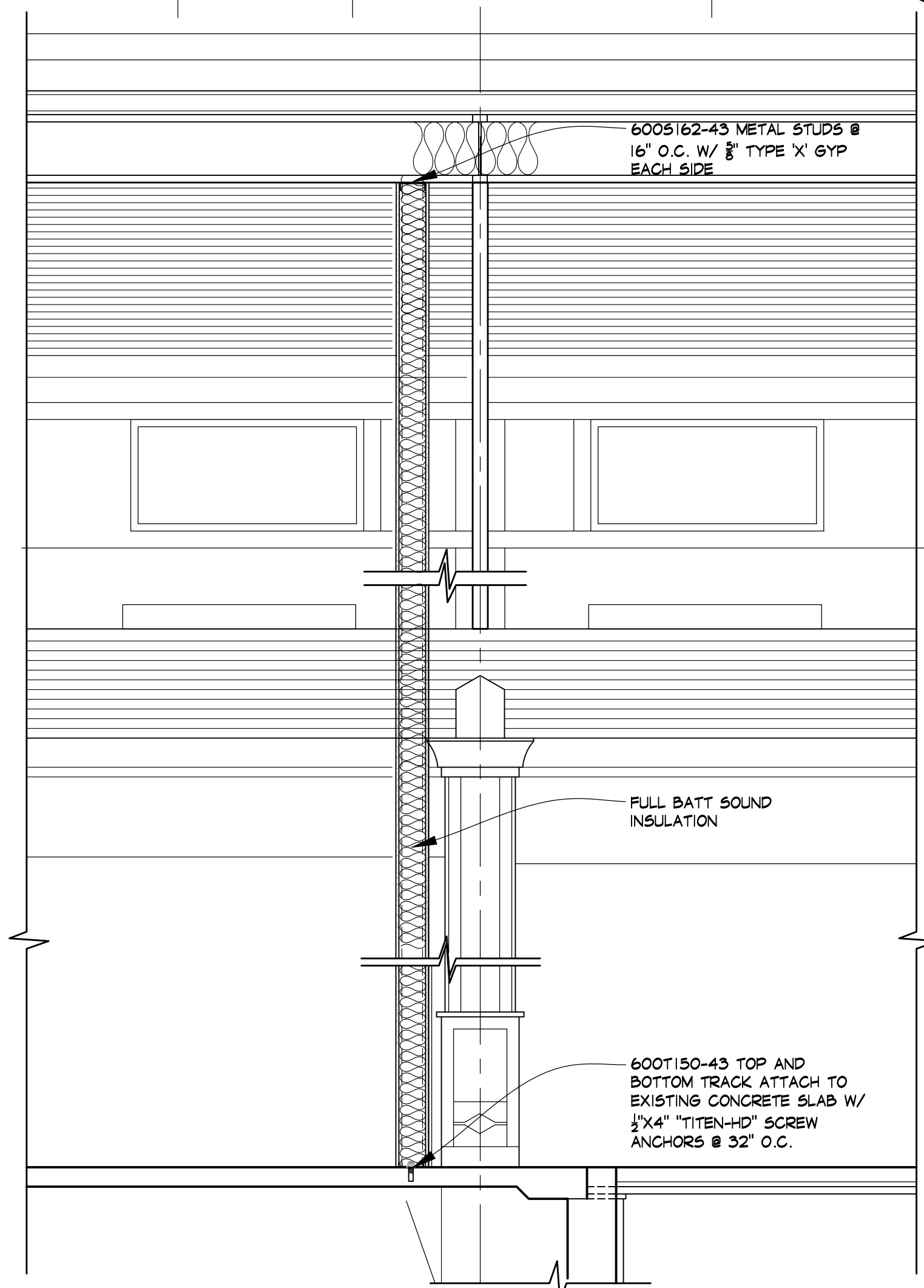
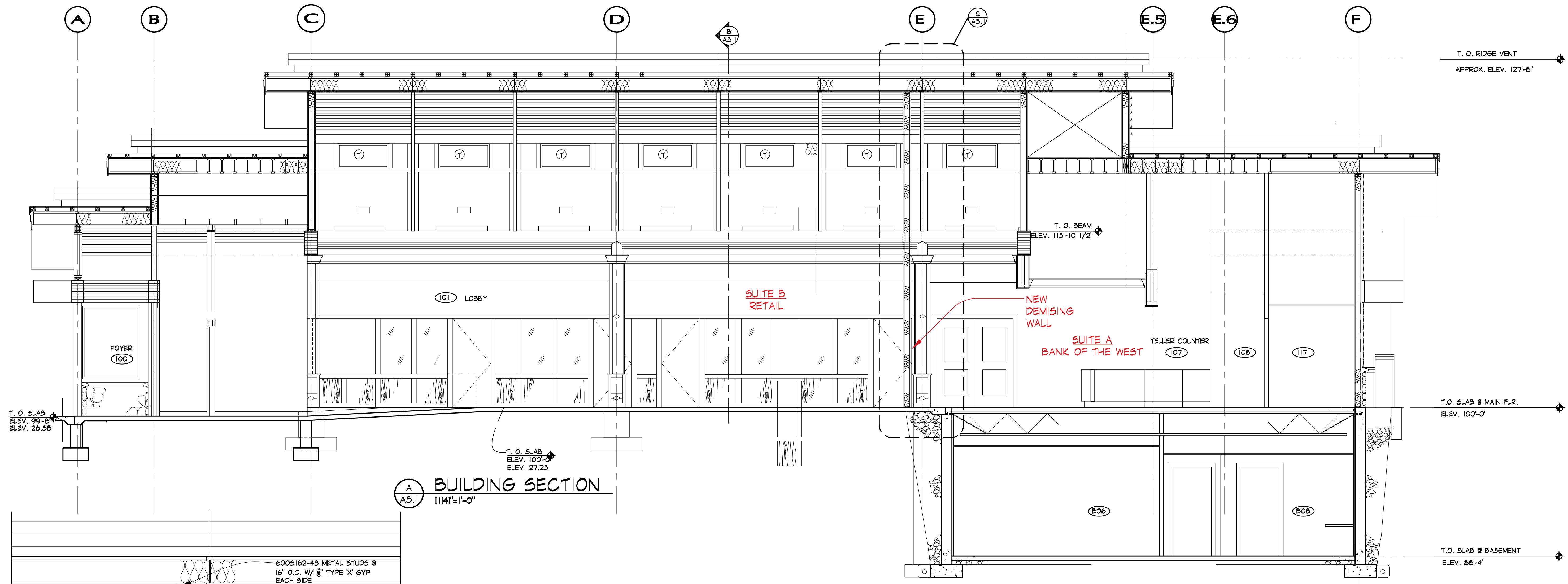
The professional services of the architect are undertaken for and are performed in the interest of BANK OF THE WEST. No contractual obligation is assumed by the architect for the benefit of any other person involved in the contract.

project: 20064

date: 3/15/2021

revisions:

C1.1



TENANT MODIFICATIONS TO
BANK OF THE WEST
plan one / architects

PLAN

The professional services of the architect are undertaken for and are performed in the interest of BANK OF THE WEST. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.	
project:	20064
date:	2/12/2021
revisions:	
A5.1	

~ cheyenne, wyoming, 325 w. 18th st., suite 3, 82001 (307) 514-4575 ~ cody, wyoming, 1001 12th st., 82414 (307) 587-8646 ~ rock springs, wyoming, 4020 devar dr., suite a, 82901 (307) 352-2954 ~

February 18, 2021

To: Jackson Wyoming, Building Department

Re: Proposed modifications to 160 West Pearl, Bank of the West Building

Dear kbowlin@jacksonwy.gov

Summary: My client is interested in splitting the existing Bank of the West into two spaces, with a demising wall. One would be a smaller bank facility, and the other would be a retail space.

Plan One/Architects was the architect for the original construction. We have the full set of original construction drawings, and are knowledgeable of the original construction.

We have prepared a plan review and permit set as well as the application form.

Attached:

1. Commercial Building Permit Application
2. Drawing T1.1 Title Sheet
3. Drawing CR1.1 – Floor Plan (with proposed modification notes in Red)
4. Drawing A5.1 – Section (with proposed modification notes in Red)

Thank you for your time and consideration. The client's representative will submit the non-refundable plan review fee of \$250.00.

Sincerely,



Dan Odasz AIA, President
Plan One/Architects

307-587-8646 office

307-272-8646 cell

dodasz@planone.com

ec: Jeff Neishabouri

Andrew Cornish, Sotheby's International Realty



COMMERCIAL BUILDING PERMIT APPLICATION

Building and Planning Department

P.O. Box 1687

Jackson, Wyoming 83001

307.733.0520 or 307.733.0440

www.townofjackson.com

This application form is for commercial and multi-family buildings only. If you wish to construct a one or two family residential dwelling, please use the residential application form. Separate permits are required for plumbing, mechanical, and electrical.

SITE LOCATION STREET ADDRESS 160 West Pearl, Bank of the West Building

CLASS OF WORK: New ☐ Addition ☐ Alteration ☒ Repair ☐

PROPOSED USE/DESCRIPTION OF WORK: Describe the proposed use & work to be completed (i.e. retail, office, dwelling unit)

Split existing bank building to create a smaller bank and a retail space.

OWNER Jeff Neishabouri (pending) - under contract PHONE 307.690.1500

MAILING ADDRESS _____ EMAIL ADDRESS jeff@kismet rugs.com

APPLICANT (If other than owner) Jeff Neishabouri PHONE 307.690.1500

If the applicant is other than the owner, a notarized Letter of Authorization shall accompany this application. Only the owner or authorized agent may sign either the application or permit.

MAILING ADDRESS PO Box 6368, Jackson, WY 83002 EMAIL ADDRESS jeff@kismet rugs.com

CONTRACTOR None at this time PHONE _____

MAILING ADDRESS _____ EMAIL ADDRESS _____

PLANS PREPARER Plan One/Architects PHONE 307.587.8646

MAILING ADDRESS 1001 12th Street, Cody, WY 82414 EMAIL ADDRESS dodasz@planone.com

ENGINEER Plan One/Architects - Structural PHONE 307.587.8646

MAILING ADDRESS 1001 12th Street, Cody, WY 82414 EMAIL ADDRESS dodasz@planone.com

LEGAL DESCRIPTION:

Subdivision _____ Lot _____ Block _____

Or

Section _____ Township _____ Range _____ Parcel _____

ZONING DISTRICT _____ ZONING OVERLAY DISTRICT _____

BUILDING DESIGN CRITERIA AND PLAN INFORMATION

All buildings are to be designed to the requirements of the 2018 International Building Code. The design criteria (Seismic Zone D, 75lbs psf Roof Snow Load, 90 mph/3 second gust Wind Load) information should be shown on the submitted plans. Plans must be drawn on 24 X 36 inch paper, to a 1/4 inch scale (except for details) with dimensions. Each page shall bear a title block (with name of the owner and the building address), a scale, and a north arrow. On building elevations, the building height shall be shown and dimensioned.

IMPERVIOUS SURFACES: Impervious surfaces shall include buildings and roofed areas (eaves that overhang landscaped surfaces are excluded), paved and/or unpaved parking areas, solid terraces and other similar improvements.

Square footage of existing roofed areas	<u> </u> [*] Existing - no changes square feet
Square footage of proposed roofed areas, including covered porches	<u> </u> [*] Existing - no changes square feet
Paved, concrete, or unpaved driveways and parking areas	<u> </u> [*] Existing - no changes square feet
Other impervious surfaces such as solid terraces and paved sidewalks	<u> </u> [*] Existing - no changes square feet
TOTAL	<u> </u> [*] Existing - no changes square feet

GROSS SITE AREA ^{*} Existing - no changes square feet.

NET SITE AREA: Net site area is the gross site area less all land within road rights of way or access easements.

 ^{*} Existing - no changes square feet or ^{*} Existing - no changes acres

Landscaping provided on site ^{*} Existing square feet

PARKING: Provide the location and dimension of all parking spaces on the site plan.

GRADING: There is a separate application for this. Grading and Erosion Control Statement will be required for:

- Slopes of 0-5%, if area disturbed is at least 8000 square feet but less than one acre.
- Slopes of greater than 5-15%, if area disturbed is at least 1000 square feet but less than one acre.
- Slopes greater than 15%, if area disturbed is 3000 square feet or less.

Grading and Erosion Control Plan prepared by a registered Wyoming professional engineer will be required for:

- Slopes of 0-5%, if area disturbed is one acre or larger.
- Slopes greater than 5% to 15% if area disturbed is one acre or larger.
- Slopes of greater than 15% if area disturbed is greater than 3000 square feet.

PROPOSED ACCESS: If proposed construction site is accessed by a State or County road, not within the jurisdictional authority of the Town of Jackson, an approved road access permit must accompany this application. Please contact:

Wyoming Department of Transportation
1040 E. Evans Lane, Jackson 733-3665

Teton County Road Department
3190 S. Adams Canyon Dr., Jackson 733-7190

FLOOD PLAIN

Is the site or structure located in a flood plain or in close proximity to Cache Creek, Spring Creek, or Flat Creek?

Yes ☐ No ☒

Please be advised that development with the flood way is prohibited. If you are unsure if your site is located within the 100-year floodplain, please contact the Floodplain Administrator. Buildings located within the 100 year floodplain are required to provide an elevation certificate (FEMA Form No. 3067-0077) proving the first floor of the structure is elevated one foot above the base flood elevation. For additions or alterations to an existing structure, provide an elevation certificate for the first floor of the existing structure.

CERTIFICATE OF PLACEMENT: A Certificate of Placement will be required for all new construction and must be completed by a Wyoming licensed land surveyor.

SETBACKS

Setbacks of proposed structure from property and easement lines, streams, ponds, wetlands, and ditches. Clearly show any of these features on your site plan.

Street _____ Rear _____ Left Side _____ Right Side _____ Alleys _____
Streams _____ Ponds _____ Ditches _____ Wetlands _____

* Existing - no changes

HEIGHT OF STRUCTURE * Existing The height of a building or structure is the vertical dimension measured from any point on the exterior of the building or structure to the nearest point of finished grade. For purposes of measuring height, finished grade shall mean the grade directly adjacent to the structure, which has been set through an approved grading and/or drainage plan. The term "finished grade" may also mean natural grade when no terrain alteration is proposed, or where otherwise applicable. Fill which is not necessary to achieve positive drainage or slope stabilization, or which is otherwise proposed clearly to raise the finished floor elevations(s) for any other purpose, shall not be considered finished grade. The vertical dimension from the highest point of the structure to the lowest point of finished grade, as viewed on any structure face or elevation, shall not exceed 110 percent of the maximum height allowed. No part of any structure may exceed the maximum structural height except for the following:

1. Chimneys, vents, and roof-top mechanical equipment such HVAC systems, provided that the maximum height is not exceeded by more than four (4) feet; and/or
2. Antenna used for the reception of television broadcast signals.

GROSS SQUARE FOOTAGE TABULATION

	Existing	Proposed - Suite A	- Suite B
1 st Floor	_____	3073	4112
2 nd Floor	_____	_____	_____
3 rd Floor	_____	_____	_____
Basement	_____	2786	0
Garage	_____	_____	_____

FIRE SPRINKLER: The Town of Jackson requires all structures in excess of 5000 square feet to be fire sprinklered.
Building is fully sprinklered

UTILITIES: Provide the location of all utilities on the site plan or utility plan to include any work in the public right of way or public easements.

WATER METER SIZE(S): $\frac{3}{4}$ -inch ☐ 1-inch ☐ 1 $\frac{1}{2}$ -inch ☐ 2-inch ☐ 3-inch ☐ * Existing - no change

ESTIMATED COST OF CONSTRUCTION (required) \$45,000.00

BUILDING PLANS:

Please submit building plans and corresponding documents electronically to kbowlin@jacksonwy.gov. If there is food service provide a set to the Teton County Health Department for review. Plans shall at a minimum include a site plan, landscape plan (Stamped by a landscape Architect licensed in Wyoming), foundation plan, floor plan, framing plan, building elevations, plumbing plan and/or mechanical plan. All structural plans of the building are required to be designed and stamped by an Engineer licensed in the State of Wyoming.

CERTIFICATE OF OCCUPANCY IS REQUIRED. Before occupying the building, a Certificate of Occupancy must be issued by the Building Department. Persons occupying a structure prior to issuance of the Certificate of Occupancy are subject to fines under the Town of Jackson Municipal Code.

APPLICANTS' SIGNATURE, CERTIFICATION AND AUTHORIZATION: Under penalty of perjury, I hereby certify that I have read this application and state that the information herein is correct and swear that any information which may be given by me shall be truthful and correct. I agree to comply with all city regulations and state laws relating to the subject matter of this application and hereby authorize representatives of the Town of Jackson to enter upon the above-mentioned property for inspection purposes.



Signature of Applicant

Jeff Neishabouri

Print Name

February 18, 2021

Date

See authorization letter from the Bank of the West attached

Notice: The review and approval of a Building Permit by the Town of Jackson is not an endorsement or approval under other applicable review or regulations specific to the subject parcel or building. The Town of Jackson encourages the applicant to contact all other applicable reviewing agencies or associations at the same time or prior to submitting an application for a Building Permit.

APPLICANT'S GUIDE TO SUBMITTAL MATERIALS

1/8" = 1' scale

Please submit building plans and corresponding documents electronically to kbowlin@jacksonwy.gov. Plans must be, 1/4" = 1' scale (except for details, which may be shown at a larger scale). All pages shall be on 24 X 36 inch paper. For other plan sizes please contact the Building Department. Each drawing shall bear a Title, a Scale, and North Arrow, as appropriate. On building elevations, the building height shall be shown and dimensioned. **Plans for alterations and repairs may deviate from these requirements with approval from the Building Official.**

____ COVER SHEET
 ____ SITE PLAN
 ____ UTILITIES PLAN
 ____ FLOOR PLAN
 ____ ROOF PLAN
 ____ LANDSCAPE PLAN

____ BUILDING ELEVATIONS
 ____ PLUMBING PLAN
 ____ MECHANICAL PLAN
 ____ ELECTRICAL PLAN
 ____ FRAMING PLAN
 ____ FOUNDATION PLAN

☐ COVER SHEET

☐ SITE PLAN

____ PROJECT NAME & ADDRESS
 ____ PROJECT OWNER & ADDRESS
 ____ PLANS PREPARER, ADDRESS & PHONE
 ____ VICINITY MAP
 ____ ZONING DISTRICT
 ____ BUILDING OCCUPANCY/USE
 ____ LOT AREA (SF)
 ____ EXISTING & PROPOSED NO. OF STORIES
 (LIST FOR EACH FLOOR & BASEMENT)
 ____ EXISTING & PROPOSED FLOOR AREA (LIST FOR EACH FLOOR & BASEMENT)
 ____ TOTAL FLOOR AREA (INCLUDING BASEMENT)
 ____ TYPE OF CONSTRUCTION (PER THE INTERNATIONAL BUILDING CODE)
 ____ LISTING OF THE INTERNATIONAL CODES UTILIZED IN THE DESIGN OF THE BUILDING
 ____ DESIGN CRITERIA UTILIZED (SEISMIC ZONE D, 75 PSF ROOF SNOW LOAD, 90 MPH/3 SEC WIND LOAD
 ____ PARKING (EXISTING & PROPOSED NO. OF SPACES)
 ____ NOTATION AS TO WHETHER FIRE SPRINKLERS ARE BEING PROPOSED

____ ENGINEERING SCALE
 ____ PROPERTY LINES (WITH BEARINGS & DIMENSIONS)
 ____ EASEMENTS
 ____ DIMENSIONED SETBACKS
 ____ NORTH ARROW
 ____ ADJACENT STREETS
 ____ ADJACENT PUBLIC IMPROVEMENTS
 ____ PARKING (EXISTING & PROPOSED)

FOR OFFICE USE ONLY

DATE RECEIVED _____ ZONE _____
 TYPE OF CONSTRUCTION _____ OCCUPANCY GROUP _____ BUILDING USE _____
 FLOOR AREA 1ST FLOOR _____ 2ND FLOOR _____ 3RD FLOOR _____ BSMNT _____ GARAGE _____
 TOTAL SIZE OF BUILDING (SQ. FT.) _____ NO. OF STORIES _____
 NO. OF DWELLING UNITS _____ FIRE SPRINKLERS REQUIRED (YES/NO) _____
 FEMA ELEVATION CERTIFICATE REQUIRED (YES/NO) _____ BASE FLOOD ELEVATION _____
 BUILDING VALUATION _____ PLAN CHECK FEE _____ PERMIT FEE _____



BANK OF THE WEST
BNP PARIBAS

February 19, 2021

Our File CC00808

Town of Jackson
Building and Planning Department
Kelly Bowlin
150 E Pearl Avenue
Jackson, WY 83001

RE: 160 West Pearl Avenue, Jackson WY

Dear Kelly Bowlin:

Bank of the West and JN One, LLC are in the due diligence stages of a sale and a partial leaseback of the premises noted above.

Although the transaction has not been completed, we understand JN One will need to obtain a building permit to obtain preliminary approval of the intended demising of the space. As an authorized representative of Bank of the West this authorizes JN One, or their representative, to apply for such a permit to determine the feasibility of concluding the transaction.

Please let me know if you have any questions.

Sincerely,

Ross H. Wegener, VP
Corporate Real Estate

LETTER OF AUTHORIZATION

Bank of the West, a California banking corporation, "Owner" whose address is: _____

160 West Pearl Avenue, Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: Lot 2, Wort 3rd Addition

(If too lengthy, attach description)

HEREBY AUTHORIZES J N One, LLC and their agents and representatives 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:

DocuSigned by:

Ross Wegener

D0AAFB8F88AC4AC...

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Ross Wegener Vice President

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

STATE OF _____)
)SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 20__.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:

Letter of Authorization - 160 W. Pearl



Andrew Cornish <andy@andycornish.com>

To: Katelyn Page

Cc: Mick Duff; Dan Odasz

Reply

Reply All

Forward



Mon 3/1/2021 8:50 AM



LetterOfAuthorizationJackson.pdf

153 KB

Hello Katelyn – please find attached – I am sure Mick and Dan will include this in their package. Please note that the seller is unable to get it notarized due to Covid working conditions – I am hopeful this is not an issue (see Mr. Wegener's comment below) -AC

Andrew Cornish | Associate Broker
Jackson Hole Sotheby's International Realty
Cornish | Lamma Realty Group
Jackson, WY 83001
c 307.413.7799
jhsir.com



Jackson
Hole

Sotheby's
INTERNATIONAL REALTY

From: Wegener, Ross <Ross.Wegener@bankofthewest.com>

Sent: Monday, March 1, 2021 8:31 AM

To: Andrew Cornish <andy@andycornish.com>

Cc: Dan Odasz <dodasz@planone.com>; Mick Duff <mduff@planone.com>

Subject: RE: Yet another letter of authorization....

Attachment signed but I will not have notarized. We are not working from our offices but rather from our homes.

Ross H Wegener
Senior Corporate Real Estate Officer, Vice President

Bank of the West
520 Main Avenue
Fargo, ND 58124
T 701.297.5209
ross.wegener@bankofthewest.com



BANK OF THE WEST
BNP PARIBAS

Classification: Public

Housing Mitigation Plan

updated 1/8/21

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tennant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Service	0.000216*sf		9204	1	1.985
Existing Workforce Housing Credit					1.985

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Service	0.000216*sf		5251	1	1.133
Retail	0.000216*sf		3953	1	0.853

Affordable Workforce Housing Required: 0.000 units

Fee-in-Lieu Amount: \$ -

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).