



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: March 23, 2021	REQUESTS:
Item #: P21-067	The applicant is submitting a request for a Pre-Application Conference for the property located at 105 E. Broadway Avenue, PIDN: 22-41-16-27-3-00-012 legally known as, PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116
Planner: Tyler Valentine	For questions, please call Tyler Valentine at 307-733-0440, x1305 or email to the address shown to the left. Thank you.
Phone: 733-0440 ext. 1305	
Email: tvalentine@jacksonwy.gov	
Owner: Jeff Neishabouri PO Box 2633 Jackson, WY 83001	
Applicant: ESTEAM Architecture, LLC – R. Ravitz PO Box 2406 Jackson, WY 83001	
Please respond by: April 6, 2021 (Sufficiency) April 13, 2021 (with Comments)	

Owner:

Jeff Neishabouri
PO Box 2633
Jackson, WY 83001

Applicant:

ESTEAM Architecture, LLC – R. Ravitz
PO Box 2406
Jackson, WY 83001

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



PRE-APPLICATION CONFERENCE REQUEST (PAP)
Planning & Building Department

150 E Pearl Ave. ph: (307) 733-0440 fax:
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 processed 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 **suggested by Tyler Valentine**
 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** (via email or thumb drive), and **two hard copies** of the submittal packet.

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

Date

Name Printed

Title

LETTER OF AUTHORIZATION

Foam Capital, LLC

“Owner” whose address is: P.O. Box 2633

Jackson WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Jeff Neishabouri

, as the owner of property

more specifically legally described as: 105 East Broadway

Parcel 22-41-16-27-3-00-012

PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116

(If too lengthy, attach description)

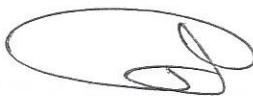
HEREBY AUTHORIZES Rachel Ravitz, AIA

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: 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 19th day of March, 2021.

WITNESS my hand and official seal.



(Seal)

(Notary Public)

My commission expires:



PRE APPLICATION NARRATIVE

KING of Broadway - 105 East Broadway

Mar 18, 2021

King of Broadway is named for it's location at the north end of King Street, just off the Town Square.

The proposed development is scaled back quite a bit from the owner's last submission to the Town of Jackson. The building does not push the lot's potential FAR with extensive housing and lodging bonuses allowed by the land development regulations. Instead, it will maximise commerical FAR, with just a bit more employee quarters than is required.

The primary intent is to provide a generous gallery space for the display and sale of fine, imported rugs. The secondary intent is to provide support spaces for that business, such as parking, office, storage, mechanical, etc. Finally, the building will provide fairly generous employee housing, plus downtown living quarters for business executives.

The overall shell design is rather simple: a well-proportioned box, made of premanufactured steel building components, with an elegant custom facade along Broadway. The building will challenge Jackson's reputation for extremely expensive construction by striving for simplicity and efficiency. Facade materials were chosen for their heartiness and suitablity to the Western Character of the Downtown Core. The buidling will fit well into the local fabric, with generous glazing at the retail level, cantilevered balcony serving as signage, and classically scaled windows at the upper levels.

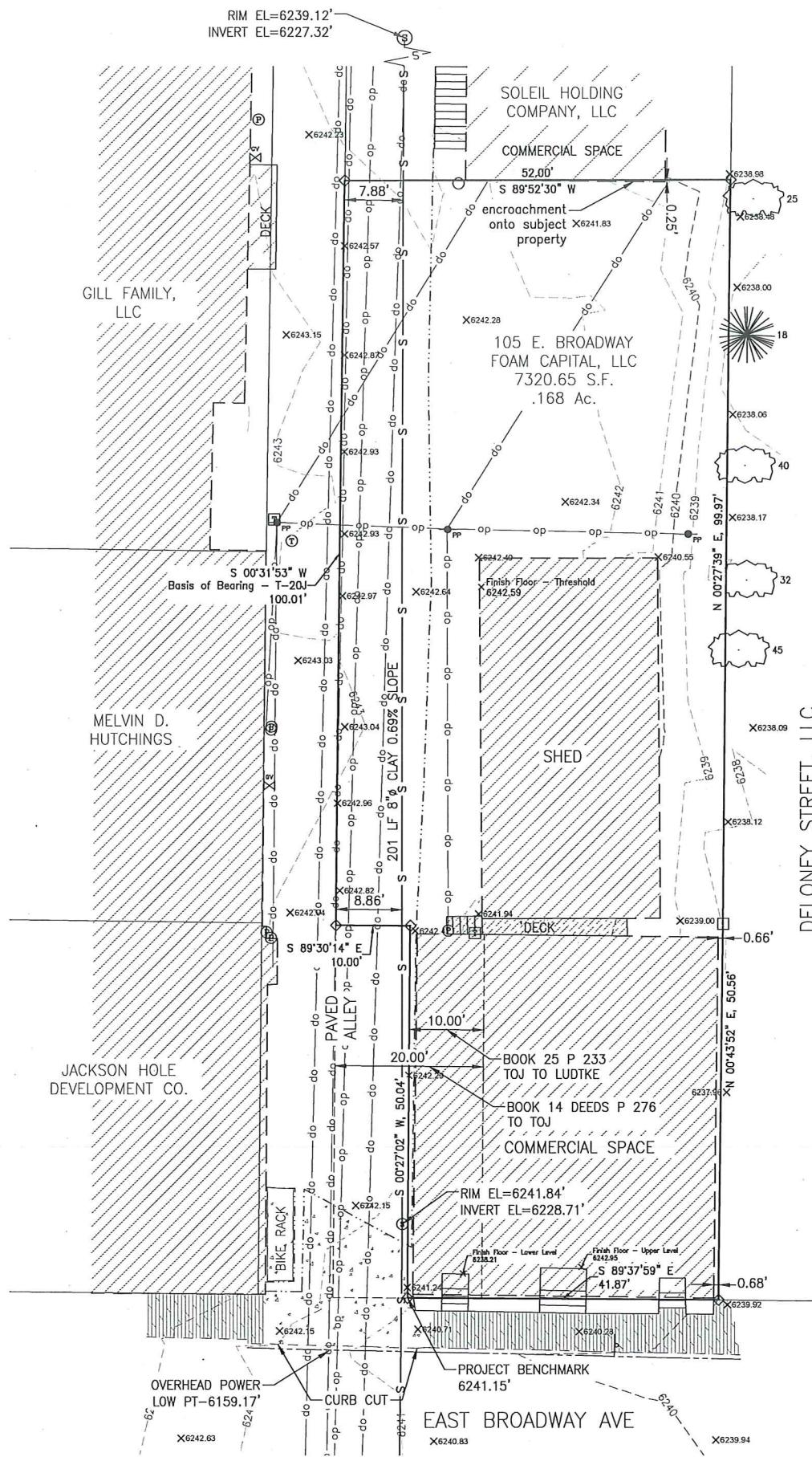
King of Broadway will fit tightly into its property boundaries, snug against neighbors to the east and north, with adherance to the town's alley along the west side. We expect that issues of shoring and infrastructure will be discussed at this pre-application conference and we look forward to addressing those concerns.

Sincerely,

Rachel Ravitz, AIA &



Jeff Neishabouri, President Foam Capital LLC



CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF TETON)

I, Lucas D. Rudolph, a Professional Land Surveyor of Victor, Idaho, hereby certify that this map was made from the notes of surveys made under my direction and from records in the Office of the Teton County Clerk, and, to the best of my knowledge and belief:

THAT this map is an accurate representation of said surveys and records and correctly depicts the subject property;

THAT this map correctly shows the location and dimensions of the improvements shown hereon;

THAT there is an Encroachment Agreement allowing for the encroachment of the existing building onto the Deloney Street LLC property as described in document no. 0975460, the building footprint does not encroach onto the Deloney property as shown hereon and shown on Map T-20J;

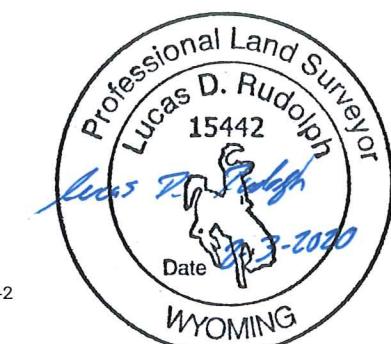
THAT there is an encroachment from the building located on adjoining properties to the north as shown hereon onto the subject property;

THAT the Town of Jackson sewer line encroaches into the property, no known easement exists for the sewer line; Overhead power lines encroach into the property, no known easement exists for the power lines;

THAT in the preparation of this Site Survey Map, I relied on Wyoming Title & Escrow, Inc. Commitment, Report No. W-21461, Dated January 10, 2020;

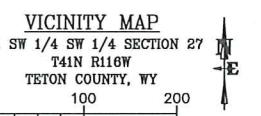
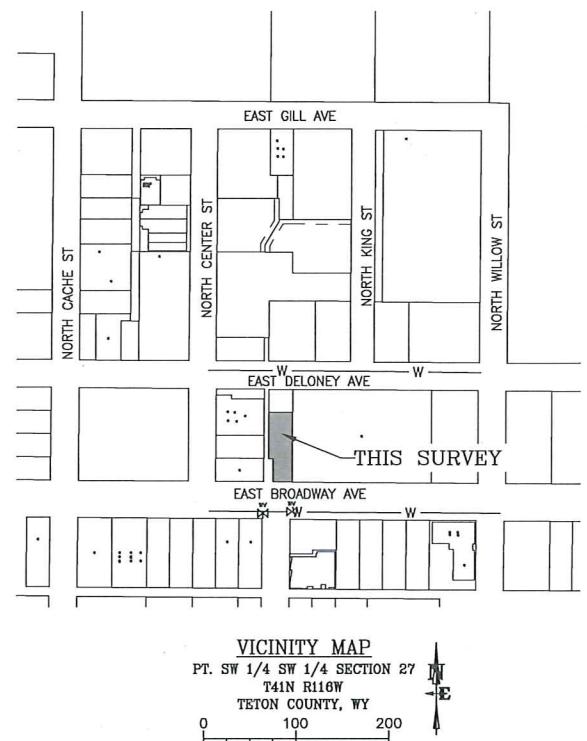
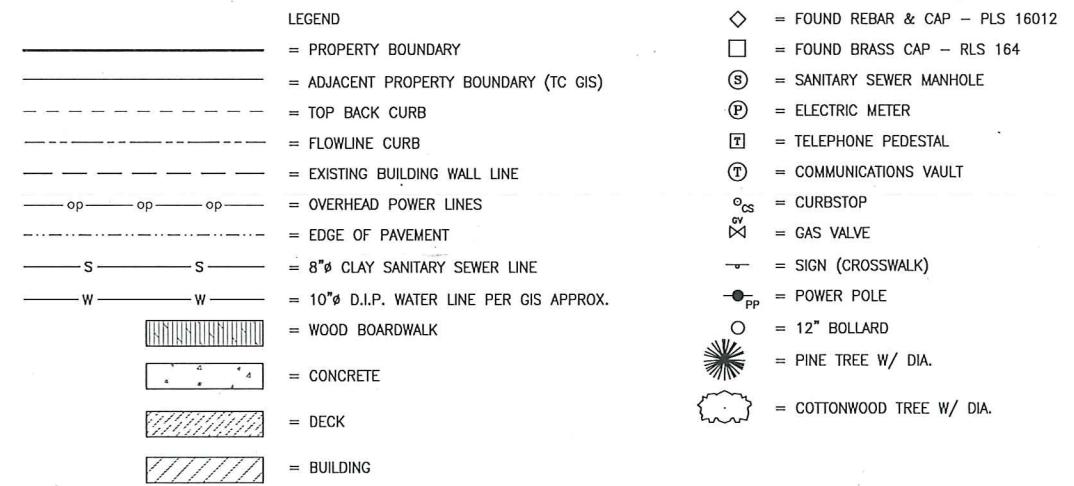
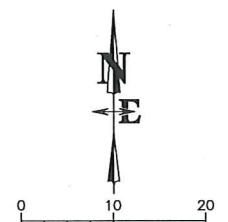
THAT the subject property is located in SW 1/4 SW 1/4 Section 27, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming;

THAT this property is subject to and together with easements, rights-of-way, restrictions, reservations, covenants, and conditions, of sight and/or of record;



Lucas D. Rudolph
Wyoming Professional Land Surveyor 15442

NOTES:
BASIS OF ELEVATION: NAVD88 OBTAINED VIA GPS ON TETON COUNTY NETWORK
SURVEY CONDUCTED ON 1-20-20 WITH ~1' SNOW COVER. FEATURES MAY EXIST THAT WERE NOT LOCATED AS A PART OF THIS SURVEY.



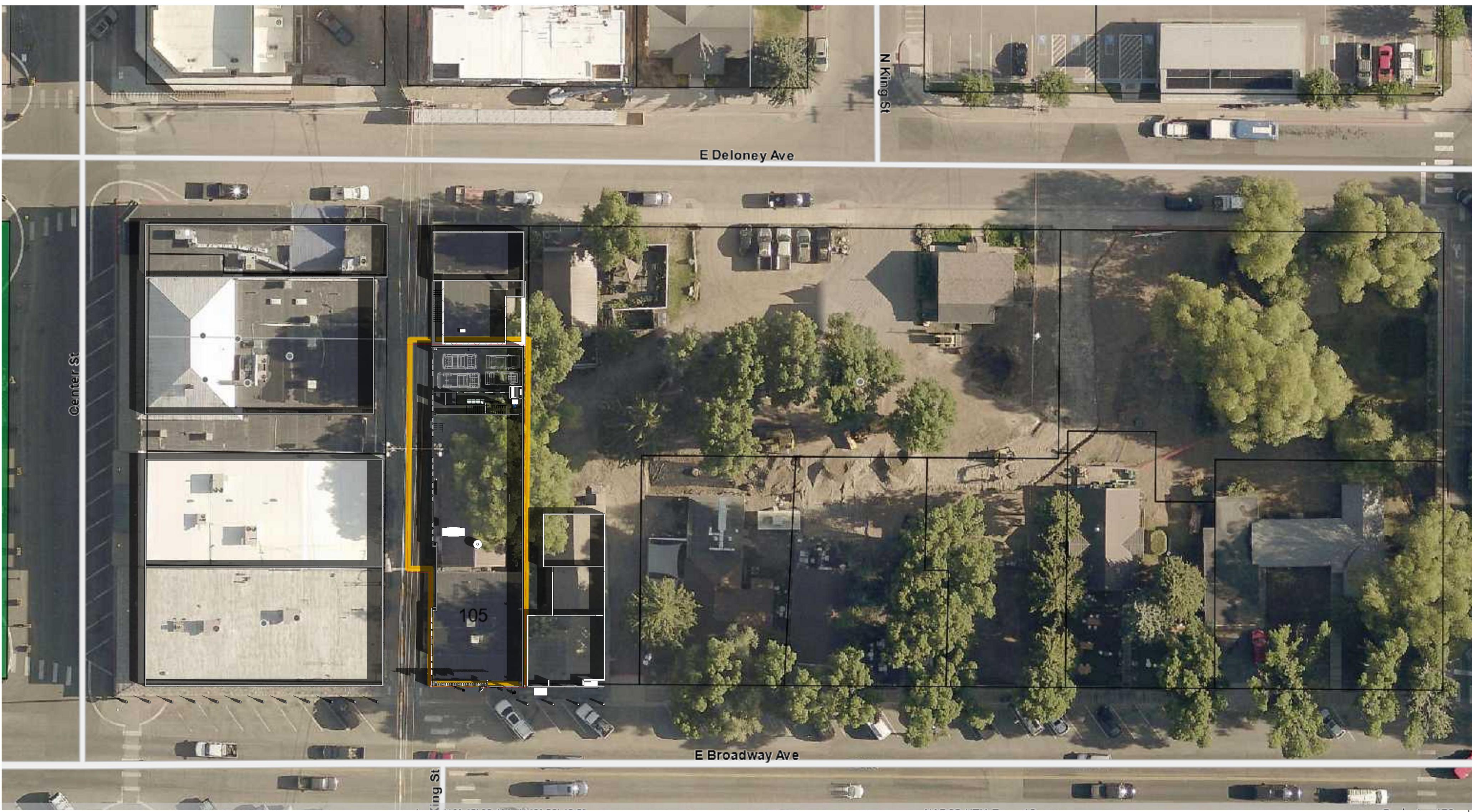
TOJ ZONING: URBAN COMMERCIAL
"OTHER PRINCIPAL USE" STRUCTURE SETBACKS PER
CURRENT TOJ LDRs:
FRONT, REAR, SIDE - 0'
NOTE: ADDITIONAL SETBACKS MAY APPLY

DRAWING NO	JOB TITLE	DRAWING TITLE	DATE	REV.
1	105 E. Broadway Foam Capital, LLC	Existing Site Plan	1/21/2020	
JOB NO			SURVEYED	JK/WV/DK
20-004-01			ENGINEERED	
			DRAWN	WV, SK
			CHECKED	LR
			APPROVED	LR



ESTEAM ARCHITECTURE

AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design



1 Block Plan
1" = 30'-0"

$$1'' = 30$$

1000

WC Set 2.02' From Corner T-23B

WC Set 2.00' From Corner T-23B

S 89°36'09" E 104.02'

98 Center Street, LLC 882 WDNS 258-259

Gill Family, LLC 680 QCNS 852

S 0022727" W 199.51'

Melvin D. Hutchings 101 CONV 580

Alley 199.61' N 003153" E 100.00'

Town of Jackson 14D276 25P233

Jackson Hole Development Co. 688 WDNS 614-615

S 89°36'09" E 52.04'

Soleil Holding Company, LLC 633 WDNS 1068

Commercial Space

N 003153" E 49.62'

N 89°51'38" E 52.01'

Building lies South of line by 0.2'

S 003403" W 49.13'

Hoke & Co., LLC 582 CONV 318 7308.2 Sq. Ft. (Calc)

S 003153" W 10.00'

Shed

S 003403" W 100.00'

Delaney Street, LLC 698 WDNS 824-825

S 003153" E 50.00'

S 003153" E 50.00'

Commercial Space Finish Floors=6238.0' & 6242.8'

24" Sewer Manhole Rim Elev.=6241.8'

0.5' 0.8' 0.7'

0.4' 41.91' 0.2' 0.8' 0.54'

S 89°32'41" E 103.76'

S 89°32'41" E 10.00'

S 89°32'41" E 41.91'

S 89°32'41" E 461.62'

To SW Cor. Miller House, LLC

Found Iron Pipe 0.85' North of Section Line

East Delaney Ave.

East Broadway Ave.

GILL FAMILY LLC

MELVIN D. HUTCHINGS

JACKSON HOLE DEVELOPMENT CO.

הנִּזְמָן הַמְּלָאֵךְ

An architectural rendering of a building facade from King Street. The building features a two-story facade with large windows. The ground floor has a storefront with a glass door and windows. The upper floor has several windows and a balcony. A decorative border with a repeating pattern runs along the top edge of the facade. A sign on the building reads "KISMET RUG GALLERY". To the right of the building, there is a smaller structure with a gabled roof and a sign that says "Belle Cose at home". A person is standing on the balcony of the upper floor, and another person is walking on the sidewalk in front of the building.

The map shows a town's street grid with several labeled locations:

- Miller Park** (green shaded area)
- Town Square** (green shaded area)
- Jackson Fire Station** (light blue shaded area)
- Teton County Recreation Center** (green shaded area)
- Teton County** (light blue shaded area)
- 105** (yellow box on E Broadway Ave)

Key streets and areas highlighted in red:

- W Gill Ave**
- N Jackson St**
- W Delaney Ave**
- E Delaney Ave**
- W Pearl Ave**
- E Pearl Ave**
- Cache St**
- S Jackson St**
- Millwood St**
- N Glenwood St**
- E Gill Ave**
- Center St**
- S King St**
- E Simpson Ave**
- Weyburn Ave**

A large red line highlights a route from W Gill Ave to E Gill Ave, passing through N Jackson St, W Delaney Ave, E Delaney Ave, W Pearl Ave, E Pearl Ave, Cache St, S Jackson St, Millwood St, N Glenwood St, and Center St.

FOAM CAPITAL LLC

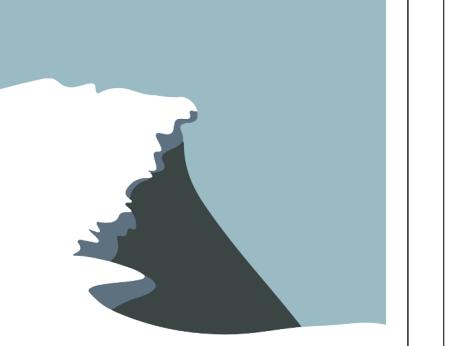
PRE-APPLICATION SUBMITTAL

due to errors & omissions

PreApp 1

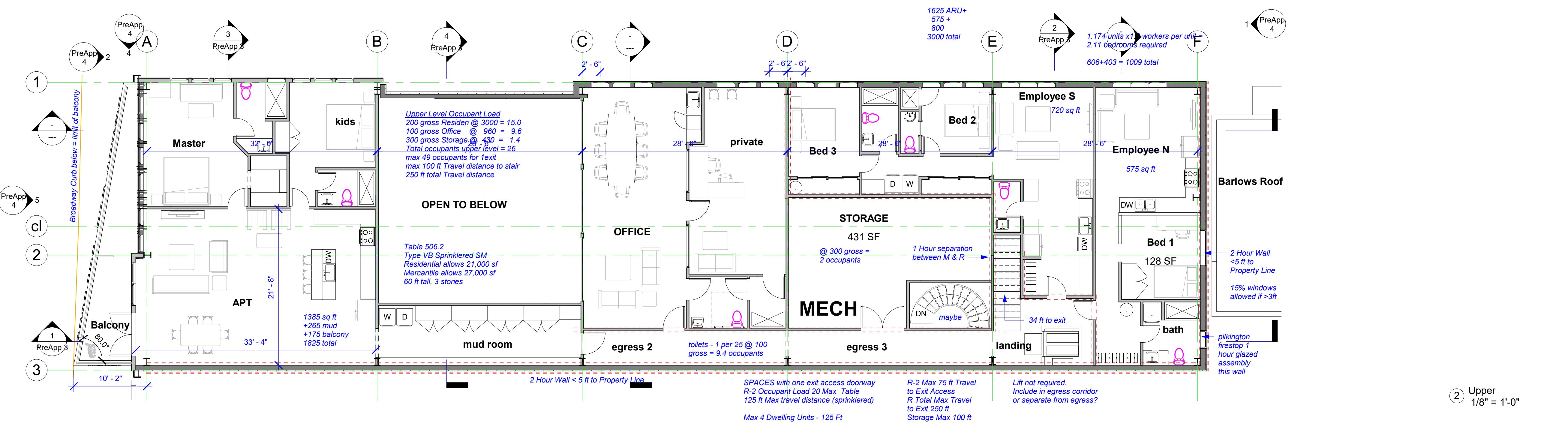
PreApp 1

Scale 1" = 30'-0"



ESTEAM ARCHITECTURE

AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design



Kismet FINE RUGS

FOAM CAPITAL, LLC

105 East Broadway, Jackson, WY 83001

FLOOR PLANS

PRE-APPLICATION

NOT FOR CONSTRUCTION
These Drawings Are Not
Stamped Professionally
esteAm Architecture, LLC
and Rachel Ravitz, AIA are
indemnified for any liability
due to errors & omissions

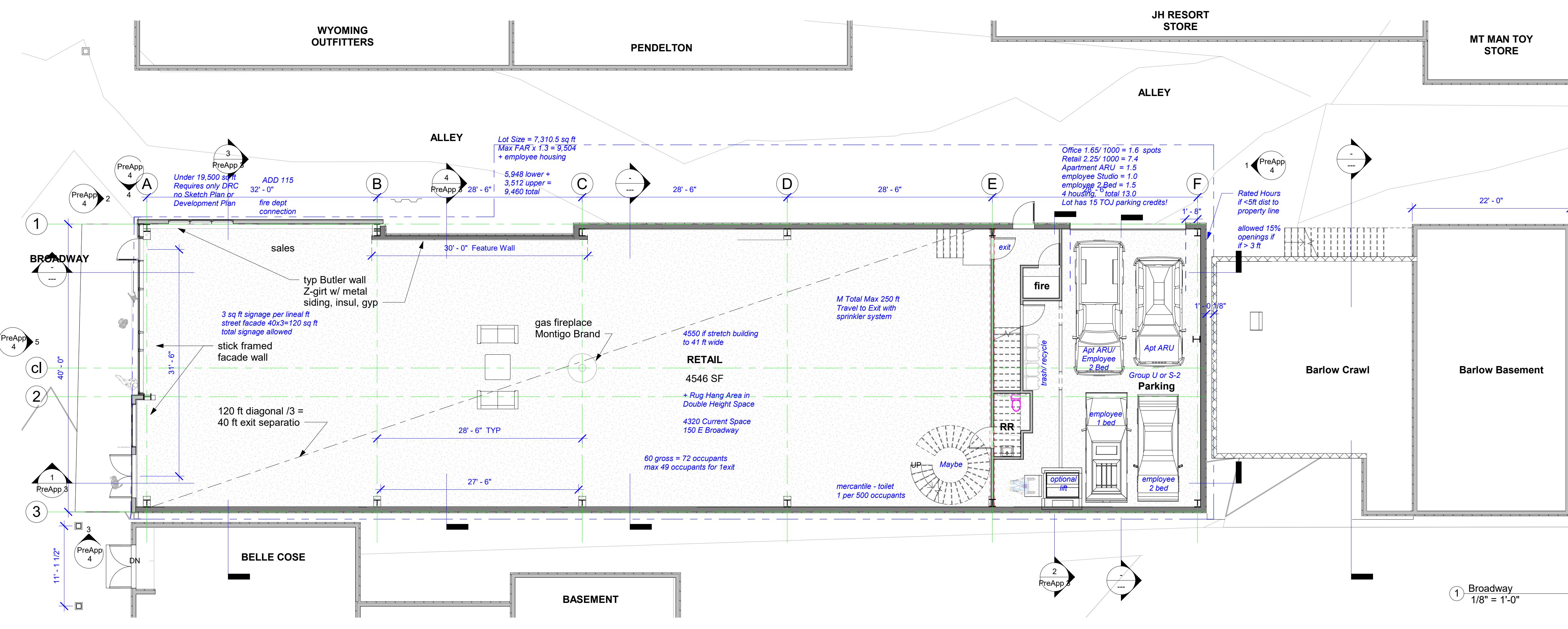
Date	Mar 18 2021
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PreApp 2

Scale 1/8" = 1'-0"

Scale 1/8 1/6

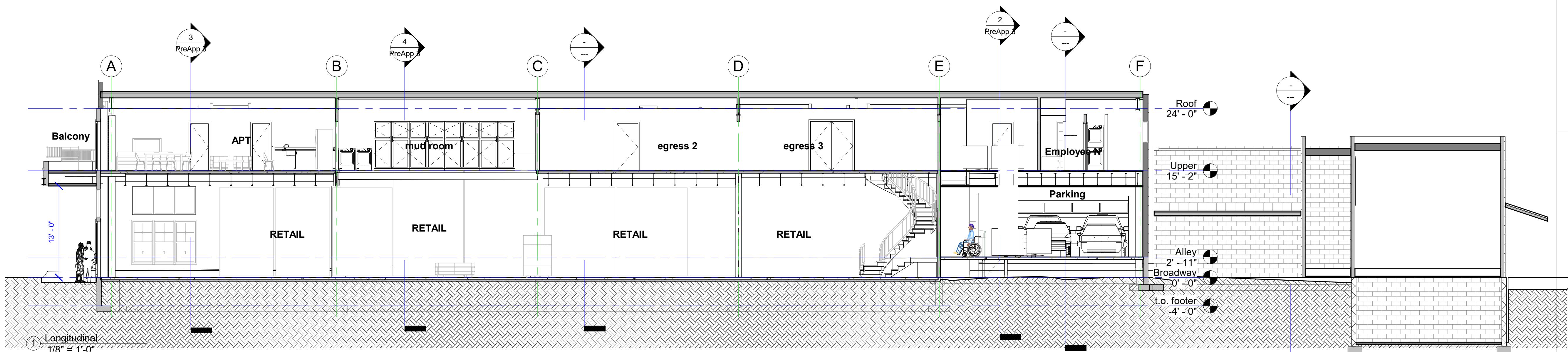
For more information, contact the Office of the Vice President for Research and the Office of the Vice President for Student Affairs.





ESTEAM
ARCHITECTURE

AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteam.design



Kismet
FINE RUGS

FOAM CAPITAL, LLC
105 East Broadway, Jackson, WY 83001
SECTIONS

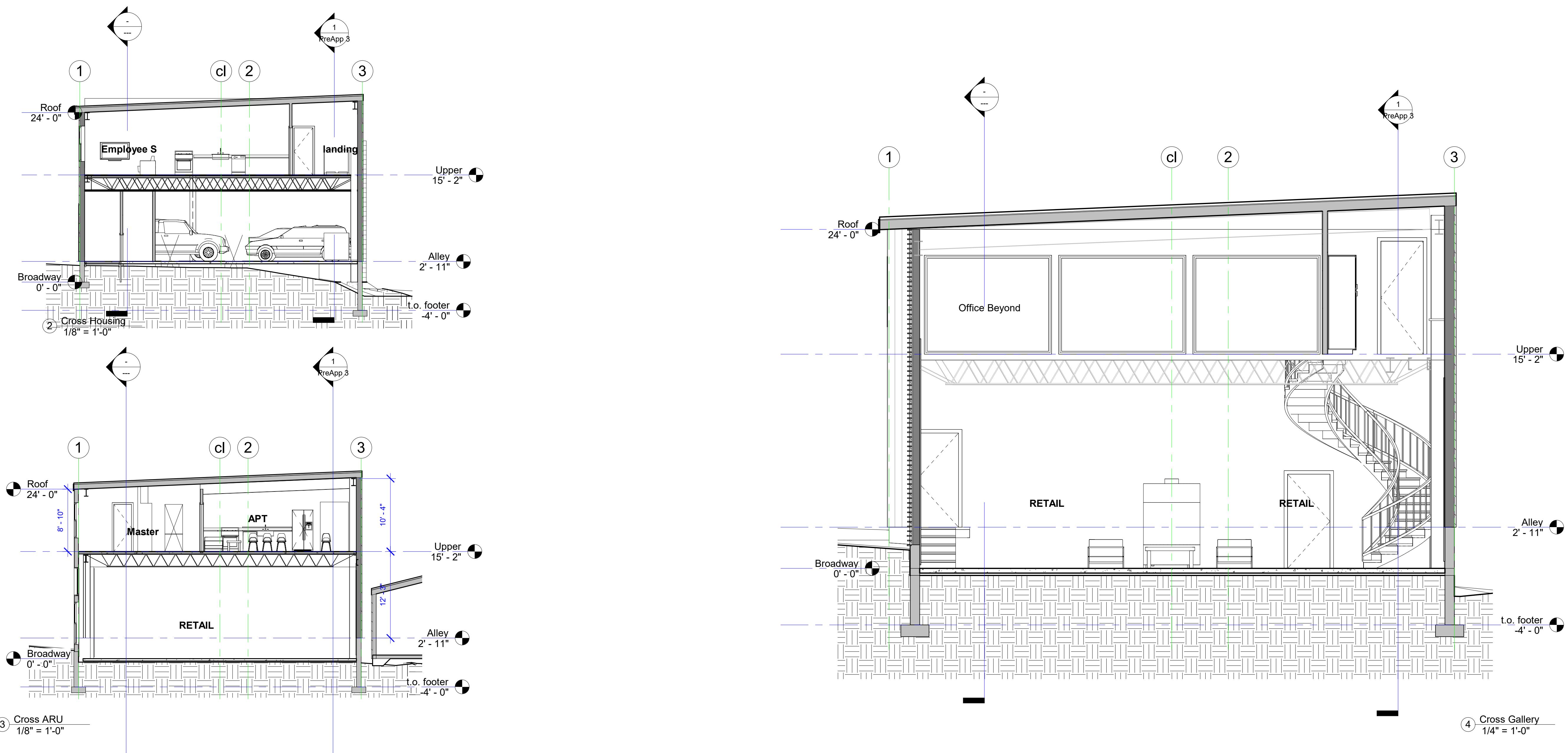
PRE-APPLICATION SUBMITTAL

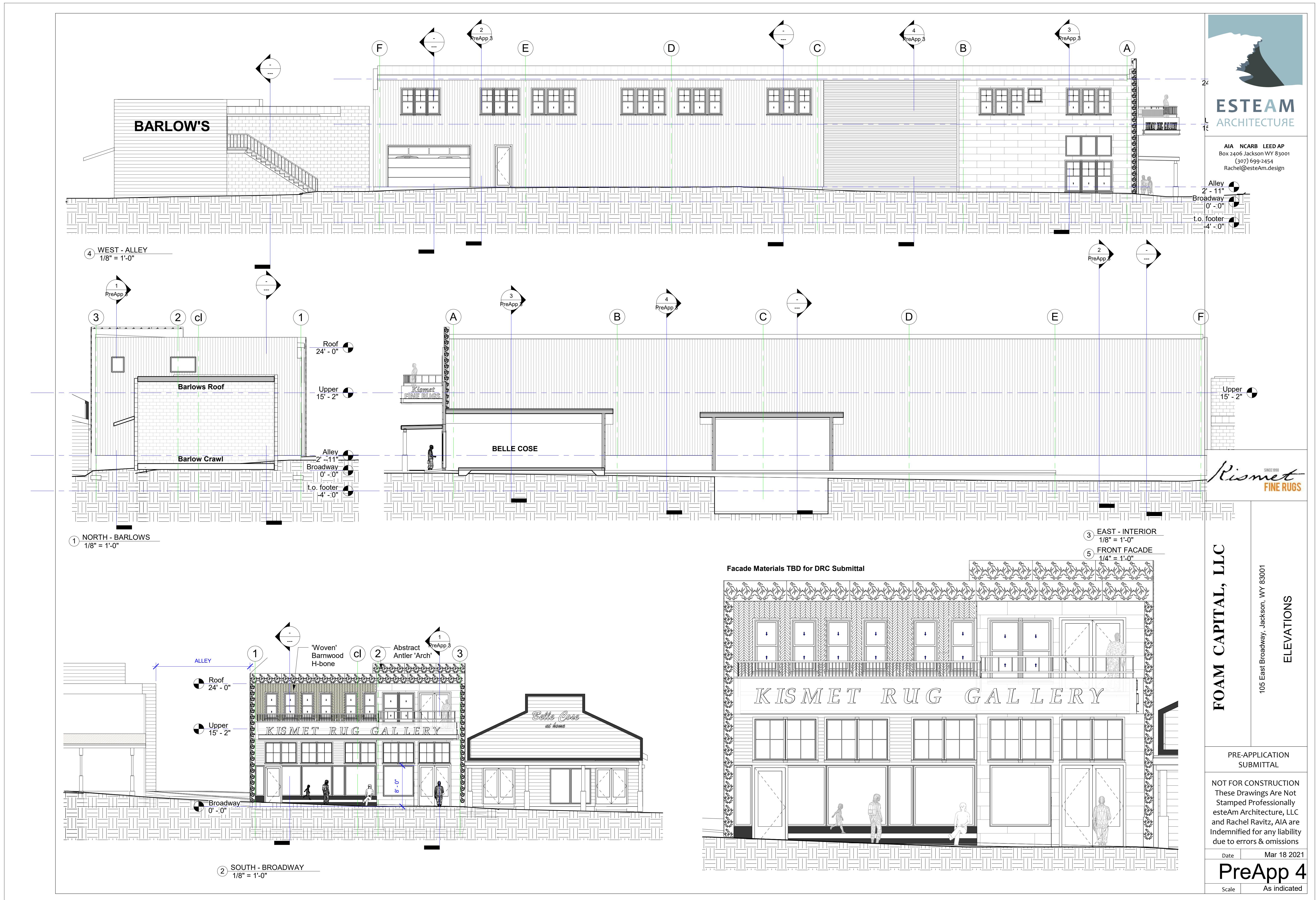
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Date Mar 18 2021

PreApp 3

Scale As indicated







ESTEAM
ARCHITECTURE

AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design

Kismet
FINE RUGS
SINCE 1990

FOAM CAPITAL, LLC

105 East Broadway, Jackson, WY 83001

VIEWS

PRE-APPLICATION
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PreApp 5
Scale