



TOWN OF JACKSON

PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☒ Police
- ☐ Ecosystem Stewardship

Joint Town/County

- ☒ Parks & Recreation
- ☒ Pathways
- ☒ Joint Housing Dept.

Teton County

- ☐ Planning Division
- ☐ Engineer
- ☐ Surveyor
- ☐ Assessor
- ☐ Clerk & Recorder
- ☐ Road & Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game & Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☒ Start
- ☒ Jackson Hole Fire/EMS
- ☐ Regional Transportation

Date: April 18, 2025 Item: P25-061	REQUEST: The applicant is submitting a request for a Basic Use Permit for Retail use at the property located at 225 N Cache St., legally known as LOTS 6-8, BLK. 1, SIMPSON (MAP T-28L FILED 06/01/09).
Planner: Andrew Bowen Phone: 733.0440 ext. 1306 Email: abowen@jacksonwy.gov	
Owners: Gen4, LLC PO Box 2317 Jackson, WY 83001	PIDN: 22-41-16-28-4-07-008
Applicant: Hoyt Architects 1110 Maple Way #F Jackson, WY 83001	For questions, please call Andrew Bowen at 733-0440, x 1306 or email to the address shown below. Thank you.
Please respond by: May 2, 2025 For Departments not using SmartGov, please send responses via email to planning@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: TETON TOYS TENANT FIT OUT
Physical Address: 225 N CACHE
Lot, Subdivision: LOTS 6-8 PIDN: _____

PROPERTY OWNER.

Name: GEN4 LLC Phone: _____
Mailing Address: PO BOX 2317 ,JACKSON, WY ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: HOYT ARCHITECTS Phone: 307-733-9955
Mailing Address: 1110 MAPLE WAY # F ,JACKSON, WY ZIP: 83001
E-mail: BRADH@HOYTARCHITECTS.DESIGN

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?

\$662 **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

X **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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

X **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.



4/3/2025

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

BRAD HOYT

Name Printed

Date

ARCHITECT

Title

Teton Toys BUP Narrative.

Purpose: Seeking approval to reinstate a retail use in space previously used as exhibition, retail and office spaces. Prior to the exhibition, retail and office use, the same space housed retail use. The proposed use is of equal intensity to previous uses and therefore should not represent additional impact on the downtown area. Retail is an allowed use in this zone and requires a BUP.

Project Location: 225 North Cache, Jackson, WY.

Legal Description: LOTS 6-8, BLK. 1, SIMPSON (MAP T-28L FILED 06/01/09)

Lot Size: 0.48 acres

Zoning: CR-2

Existing Development: Main level, 48' x 149' = 7152 sf. 2nd level 53' x 48' (subtract stairwell and elevator shaft) = 2,413 sf

From GIS aerial photography the existing building was constructed between 1994 and 1999.

Current Uses: In 2009 the existing main level space was remodeled to house Exhibition space (Jackson Hole Museum), office, and retail spaces. No interior remodel work on the 2nd level was included in the 2009 remodel. Prior to the 2009 the main level was used as retail space.

This project entails the conversion of the existing buildings lower level from museum and office space back to retail space. The upper level is continuing as a restaurant use and the separate entrance to the restaurant from the Broadway side is to be maintained via a reduced vestibule. The exterior of the building is remaining unchanged except for minor window and door modifications as outlined on the drawings. There is some fencing on the west side to be removed as part of this work and limited areas of the east and west walls will require having the siding removed, fire proofing sheet layers installed, and the siding reinstalled to meet current building codes.

There are no changes proposed that will change the scale of development, FAR, or the size or character of the existing building. The building conforms with all Bulk and Height standards but no changes are proposed and therefore any non-conformity that exists will be increased.

	Allowed/Required	Existing	Complies ?
Site Area		20909 sf	
Max. FAR	0.65 (20,909)=13,591 sf	9,649 sf	✓
Front Setback (East)	0'-10'	0'	✓
Rear Setback	10'	85'	✓
Side Setback (South)	5'	0'	*
Side Setback	5'	0'	*
Parking	2,413/73=33	60 **	✓

* This dimension is a legal non-conformity due to the existence of the structure prior to the current LDR's

**This figure is the amount of on-site spaces + 18 fee-in-lieu, and 9.63 downtown parking credits

PROJECT INFORMATION

PROJECT DESCRIPTION:

TENANT FIT - OUT
REMOVE WALLS AND CEILING TO OPEN UP SPACES
ADD LIGHT FIXTURES WHERE CEILING HAVE BEEN REMOVED.
PROJECT IS LOCATED AT 225 N CACHE.
APPROXIMATELY 3,032 SF AREA OF SPACE TO ALTERED

ZONING CODE ANALYSIS:

CR-2

DESIGN CRITERIA:

PROPOSED WORK SHALL COMPLY WITH THE FOLLOWING:

INTERNATIONAL BUILDING CODE, 2024 EDITION
ICC/ANSI A117.1, 2017 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION, W/AMENDMENTS
NATIONAL ELECTRICAL CODE, 2023 EDITION - NFPA 70
INTERNATIONAL FIRE CODE AND INTERNATIONAL WILDLAND-URBAN INTERFACE, 2024
INTERNATIONAL FUEL GAS CODE, 2024 EDITION
INTERNATIONAL MECHANICAL CODE, 2024 EDITION, W/AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2024 EDITION, W/AMENDMENTS

REGULATORY AGENCY
TOWN OF JACKSON

TYPE OF CONSTRUCTION:

TYPE VB CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE
STRUCTURAL ELEMENTS, EXT. WALLS AND INT. WALLS AND ARE OF ANY MATERIALS
PERMITTED BY THIS CODE.
*NOTE, TYPE CONSTRUCTION WAS TAKEN FROM SHEET G0.01 CODE SUMMARY OF -
THE MUSEUM DRAWINGS (LATEST TENANT).

OCCUPANCY:

BUILDING OCCUPANCY:

AREA 1 MERCANTILE: GROUP M.

AREA SF / LOAD FACTOR (PER TABLE 1004.5)
AREA 1: 4,607 SF / 60 GROSS = 77 TOTAL
AREA 1: STORAGE 486 SF / 300 GROSS = 2 TOTAL

EVERY ROOM OR SPACE THAT IS A MERCANTILE OCCUPANCY SHALL HAVE THE
OCCUPANT LOAD OF THE ROOM OR SPACE POSTED AS STIPLULATED IN IBC
1004

ACCESSIBILITY:

ACCESSIBILITY CONFORMING TO IBC CHAPTER 11

STAIRWAYS AND RAMPS:

ALL RAMPS CONFORMING TO IBC 1012
ALL HANDRAILS CONFORMING TO IBC 1014

FIRE RESISTANCE RATING REQUIREMENTS:

TABLE 601 & 602: TYPE VB CONSTRUCTION		
BUILDING ELEMENT:	RATING IN HRS	
STRUCTURAL FRAME INCLUDING COLUMNS, BEAMS, GIRDERS & TRUSSES	0	
BEARING WALLS EXTERIOR (LIMITED RATED QUANTITY)	0	(ADJACENT BUILDINGS, MORE THAN 6' LESS THAN 10' FROM IMAGINARY LOT LINE BETWEEN BUILDINGS ON SAME LOT)
INTERIOR	0	
NONBEARING WALLS AND PARTITIONS EXTERIOR	0	
NONBEARING WALLS AND PARTITIONS INTERIOR	0	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0	
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0	

EGRESS WIDTH:

IBC TABLE 1020.2 MINIMUM CORRIDOR WIDTH IS 44" FOR ANY FACILITY NOT LISTED IN THIS
TABLE.
MIN WIDTH PROVIDED: 48"

OTHER COMPONENTS REDUCED TO 0.15" WHEN BUILDING EQUIPPED WITH AUTOMATIC
SPRINKLER SYSTEM.

EXIT ACCESS DOORWAYS:

EXIT ACCESS DOORWAYS: TABLE 1006.2.1 AND 10006.3.2

1ST FLOOR, MERCANTILE USE

SECTION 1010.1.1
SIZE OF DOORS:
32" MINIMUM CLEAR OPENING, 48" MAXIMUM FOR SWING
OCCUPANT LOAD x WIDTH PER OCCUPANT (IBC 1005.3.2)
WIDTH PER OCCUPANT IN SPRINKLERED BUILDING = 0.2 INCH

ALL EXISTING EXIT DOORS COMPLY WITH SECTION1010.1.1

PARKING:

9.63 CREDITS + 18 PURCHASED + 32 PROVIDED = 60
PER LDR 6.2.2.A2 CHANGE OF USE
ASSEMBLY 1 PER 2,200 SF
RETAIL 1 PER 1,100 SF
AREA 1: 4,607 SF X 1/PER 1,100 = 5

CONSTRUCTION / HEIGHT & AREA:

VB FULLY SPRINKLED THROUGHOUT (SM)

TABLE 504.3 IBC ALLOWABLE HEIGHT BASED ON MAIN OCCUPANCY (M): 60'

TABLE 504.4 IBC NUMBER OF STORIES BASED ON MAIN OCCUPANCY (M): 2 STORIES

TABLE 506.2 IBC ALLOWABLE AREA BASED ON MAIN OCCUPANCY (M):
EXISTING AREA A2/A3 MOST RESTRICTIVE ALLOWED AREA (SM) 18,000SF
PROPOSED AREA M MOST RESTRICTIVE ALLOWED AREA (SM) 27,000SF

508.3 IBC NONSEPARATED OCCUPANCIES LEVEL 1

TABLE 508.4 IBC SEPARATION OF OCCUPANCY GROUP (A & M) REQUIRES 1HR
LEVEL 1 TO LEVEL 2

SPRINKLERS:

EXISTING NFPA 13 SPRINKLERED BUILDING: AN AUTOMATIC SPRINKLER

EXIT ACCESS:

COMMON PATH OF EGRESS: TABLE 1006.2.1
125' MAX WITH SPRINKLER SYSTEM

EXIT ACCESS TRAVEL DISTANCE: TABLE 1017.2

A - 250' MAX (81' PROVIDED)

B - 300' MAX (110' PROVIDED)

S-1 - 400' MAX (112' PROVIDED)

EXTERIOR EXIT SEPARATION:

1027.5 LOCATION

10 FOOT MINIMUM SEPARATION DISTANCE FROM EDGE OF STAIRWAY TO ADJACENT LOT LINE OR
OTHER BUILDINGS.

EGRESS ILLUMINATION:

1008.2 ILLUMINATION REQUIRED:

ALL MEANS OF EGRESS AND EXIT DISCHARGES TO BE ILLUMINATED PER SECTION 1006.

FIRE SPRINKLER/ALARM SYSTEM:

CONTRACTOR TO COORDINATE SMOKE DETECTOR W/ SPECIAL FIRE ALARM SYSTEM &
SPRINKLER SYSTEM. FIRE ALARM & SPRINKLER ALARM TO BE DESIGNED, COORDINATED,
& SUBMITTED FOR APPROVAL TO JACKSON HOLE FIRE EMS BY GENERAL CONTRACTOR.

EXIT SIGNAGE:

1013.1, EXIT SIGNAGE PROVIDED AT EACH EXIT AND EXIT ACCESS DOORWAY

1013.4, TACTILE EXIT SIGNS PROVIDED AT ALL EXTERIOR EXIT DOORS

1111.1, SIGNAGE AS REQUIRED BY SECTION 703 OF ICC A117.1-09 AT PUBLIC RESTROOMS

IBC 2024 TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

SPACE	OCC LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
		MALE	FEMALE	MALE	FEMALE		
MERCANTILE	77	0.16	0.1	0.1	0.1	0.08	1 SERVICE SINK ACCESSIBLE TO ALL OCCUPANCIES
STORAGE	2	0.004	0.003	0.003	0.003	0.002	
TOTAL REQUIRED:		1	1	1	1	1	
TOTAL PROVIDED:		1	3	2	2	2	1

NOTE: * TOTAL PROVIDED INCLUDES REQ. FOR THE REST OF FLOOR LEVEL ALL FIXTURES ARE EXISTING

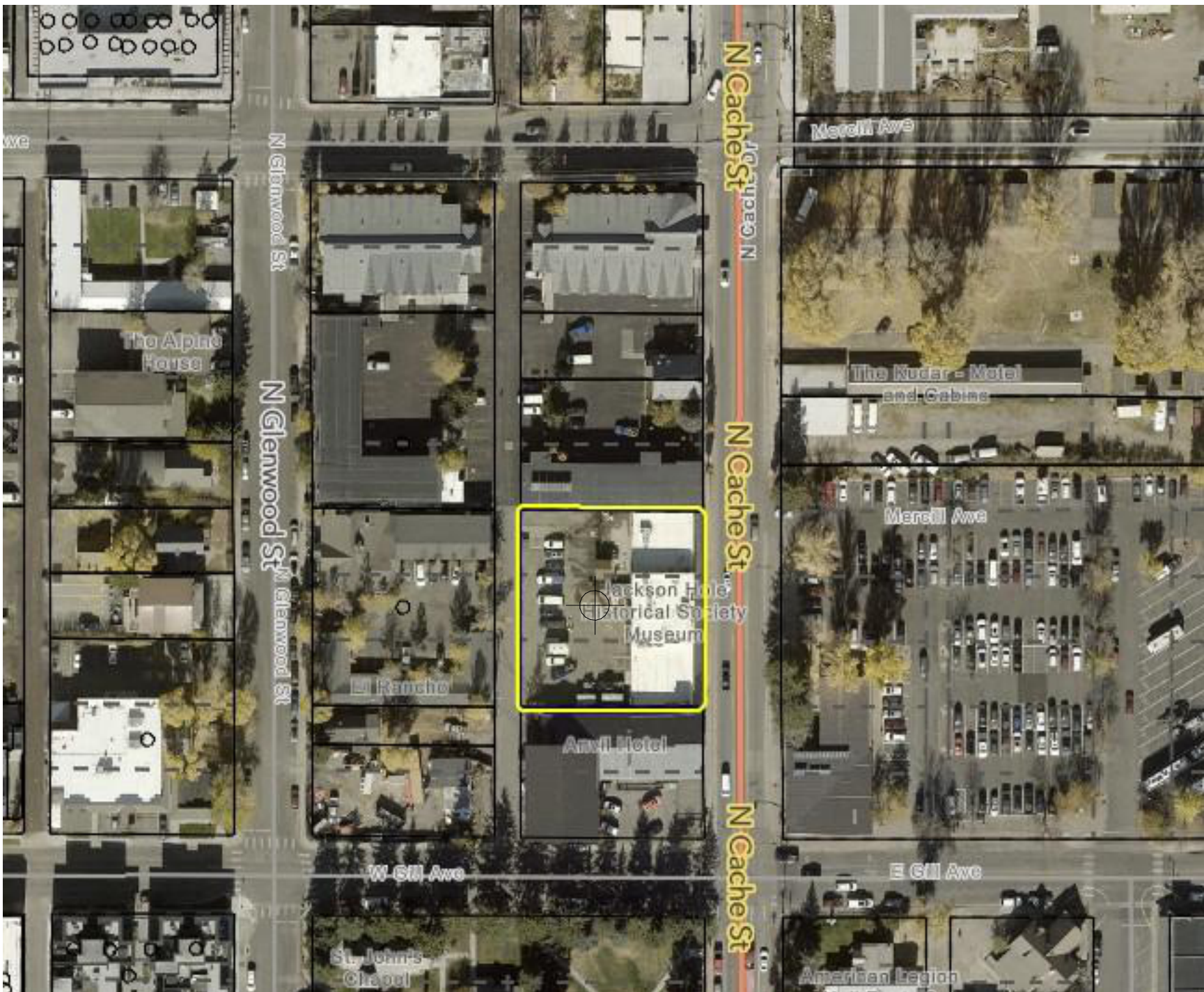
GENERAL NOTES:

- IT IS EACH CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW AND BECOME FAMILIAR WITH ALL PERTINENT DOCUMENTS AVAILABLE REGARDING THE CONSTRUCTION OF THIS PROJECT. ANY AMBIGUITY OR DISCREPANCY DISCOVERED IN THE DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT WHO SHALL MAKE CLARIFICATIONS AND INTERPRETATIONS IN A TIMELY MANNER. THE CONTRACTOR'S FAILURE TO DISCOVER AND NOTIFY THE ARCHITECT OF SAID AMBIGUITY OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY RELATING TO THE MATTER.
- CHANGES OR DEVIATIONS FROM THE DOCUMENTS, MADE BY THE CONTRACTOR OR THEIR SUPPLIERS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ARE UNAUTHORIZED CHANGES TO THE WORK AND AS SUCH SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE CONSEQUENCES ARISING THERE FROM. PRIOR TO BEGINNING ANY NEW WORK OR INSTALLATION, IT IS EACH CONTRACTOR'S RESPONSIBILITY TO INSPECT PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE AND VERIFY THAT ALL SUCH WORK IS SATISFACTORY AND COMPLETE TO THE REQUIRED LEVEL OF ACCEPTANCE TO ALLOW FOR THE START OF SUBSEQUENT WORK. THE COMMENCEMENT OF ANY WORK SHALL INDICATE THAT ALL PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE WAS FOUND TO BE ACCEPTABLE AND INSTALLED ACCORDING TO INDUSTRY STANDARDS. ANY WORK FOUND TO BE IN UNACCEPTABLE CONDITION SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- EACH CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO ESTIMATING THE COST OF THE SCOPE OF WORK AND PRIOR TO ORDERING OR FABRICATING MATERIALS OR BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES FOR THE PURPOSE OF BECOMING COMPLETELY FAMILIAR WITH THE SITE AND ALL EXISTING CONDITIONS WHICH MIGHT IMPACT THE COST OF, OR PERFORMANCE OF THE SCOPE OF WORK. ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT. UNDER NO CONDITION DOES THE ARCHITECT HAVE RESPONSIBILITY FOR THE MEANS OR METHODS USED BY A CONTRACTOR IN THE PERFORMANCE OF THE WORK OR FOR CONDITIONS OF SAFETY AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE ALL FINISHES, MATERIALS, AND COLORS WITH THE ARCHITECT AND OWNER AND INTERIOR DESIGNERS
- DIMENSIONS OF AND FROM EXISTING CONDITIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND/OR FIELD MEASUREMENTS. ALL EXISTING DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE ON DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PERTAINING TO THE EXISTING CONDITIONS, INCLUDING ALL WORK ALREADY IN PLACE, PRIOR TO ORDERING OR FABRICATING MATERIALS, AND PRIOR TO START OF CONSTRUCTION.
- CONTRACTORS SHALL KEEP PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.
- DO NOT SCALE THE DRAWINGS. IF QUESTIONS ARISE AS TO DIMENSIONAL REQUIREMENTS, CONTACT THE ARCHITECT FOR CLARIFICATION.
- ALL MATERIALS, FIXTURES AND EQUIPMENT PROVIDED UNDER THIS CONTRACT ARE TO BE PROVIDED IN NEW CONDITION WITH FULL MANUFACTURER'S WARRANTY, UNLESS OTHERWISE SPECIFIED BY THE OWNER, AND ARE TO BE STORED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. DAMAGED ITEMS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

PROJECT LOCATION

225 N CACHE
JACKSON, WY 83001

VICINITY MAP: Locator



PROJECT DIRECTORY

OWNER

GEN4 LLC
TENANT: TETON TOYS
P.O. Box 2317
Jackson, WY 83001

ARCHITECT

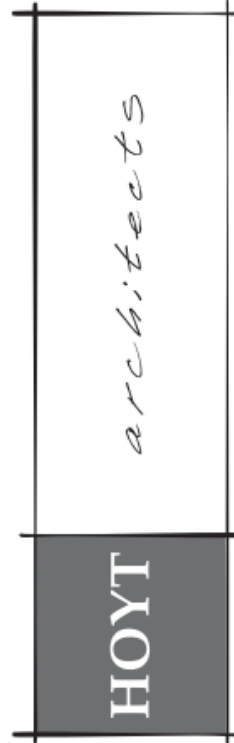
Hoyt Architects
1110 Maple Way Suite F
PO Box 7364 (83002)
Jackson, WY (83001)
307.733.9955
BradH@hoytarchitects.design

GENERAL CONTRACTOR

TBD

STRUCTURAL ENGINEER

David Porter, PE, SE
RIDGE Structural Engineering
Cell: 208.569.5694
Address:
1152 Bond Ave, Suite B
Rexburg, ID 83440

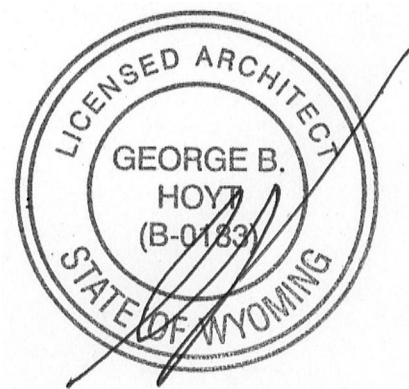


Jackson Wyoming
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225 N. Cache

Teton Toys



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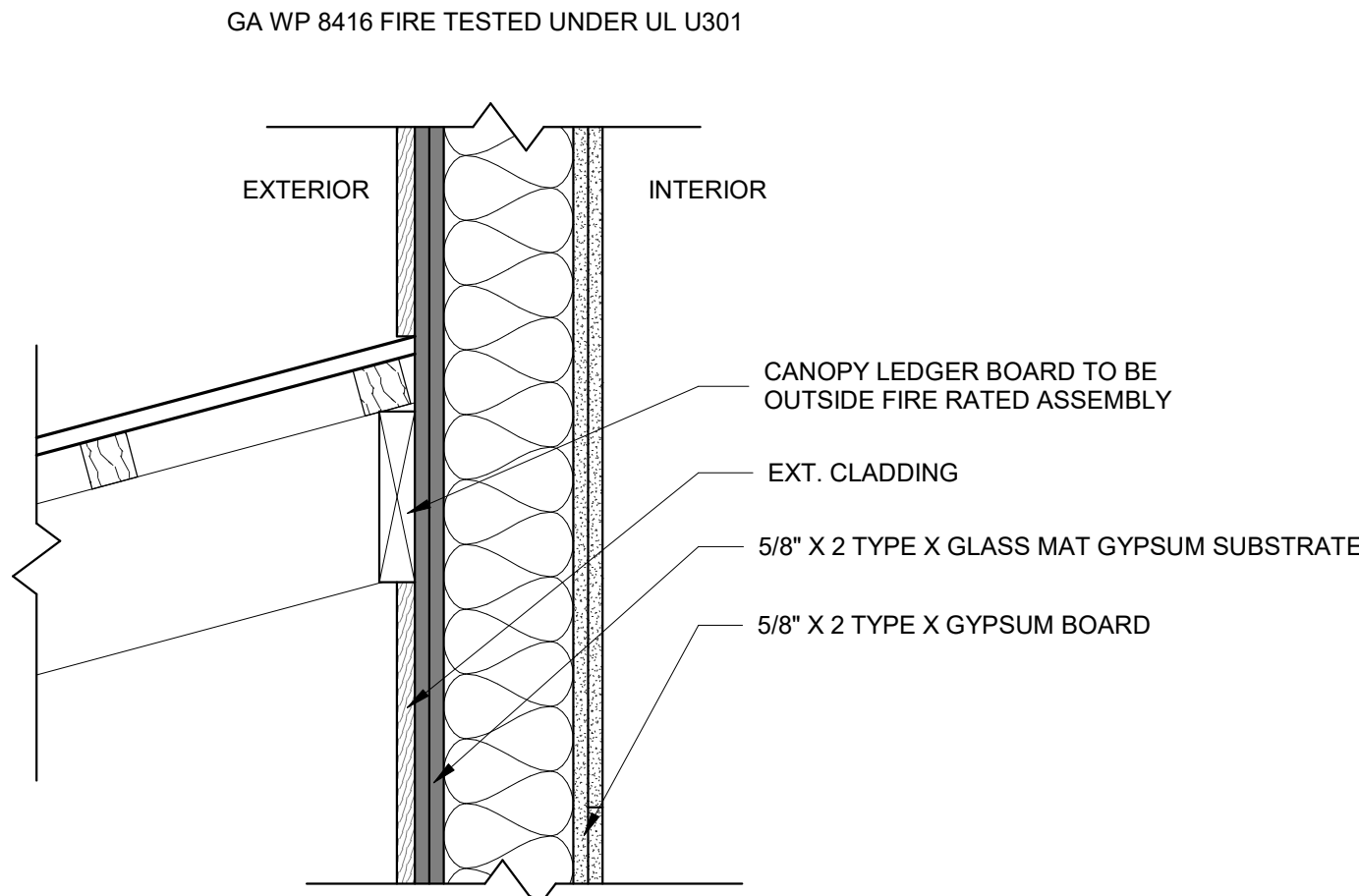
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Date APRIL, 2025
Drawn by JC
Checked by BH
REVISIONS

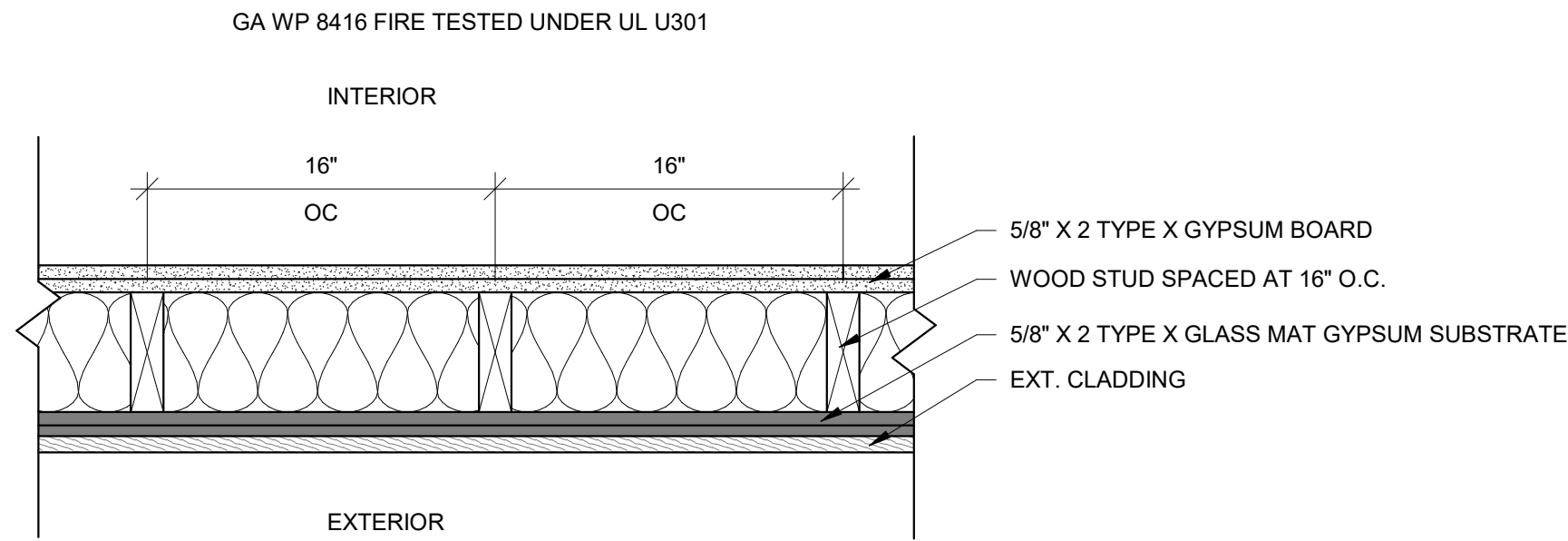
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COVER & CODE ANALYSIS

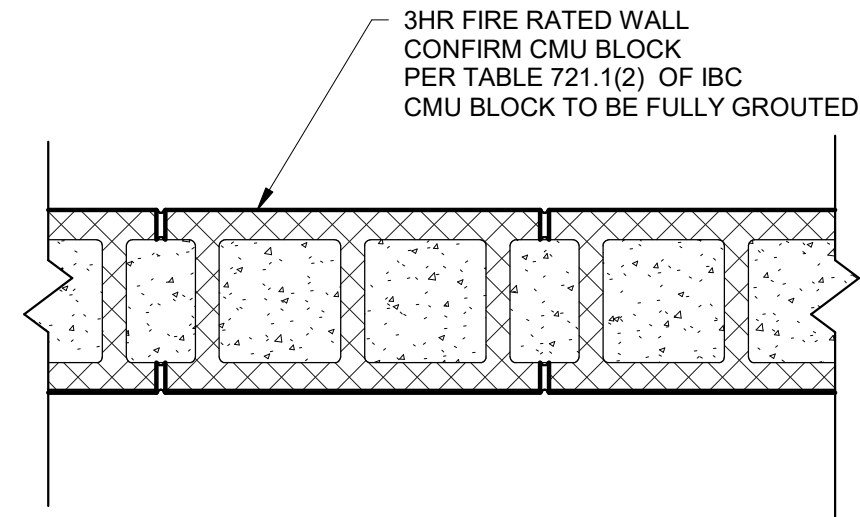
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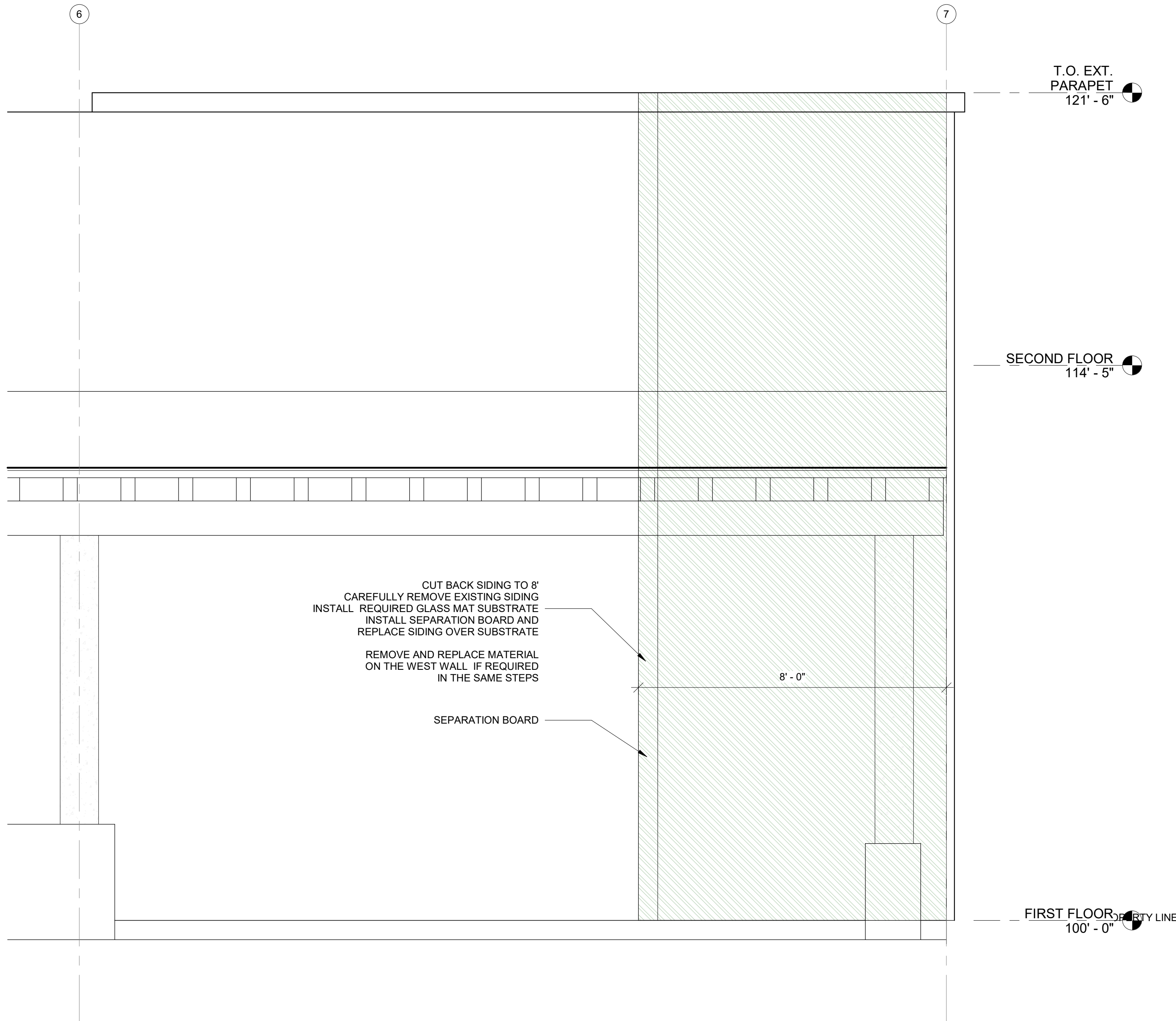
⑥ 2HR WOOD FRAMED SECTION AT CONOPY
1 1/2" = 1'-0"



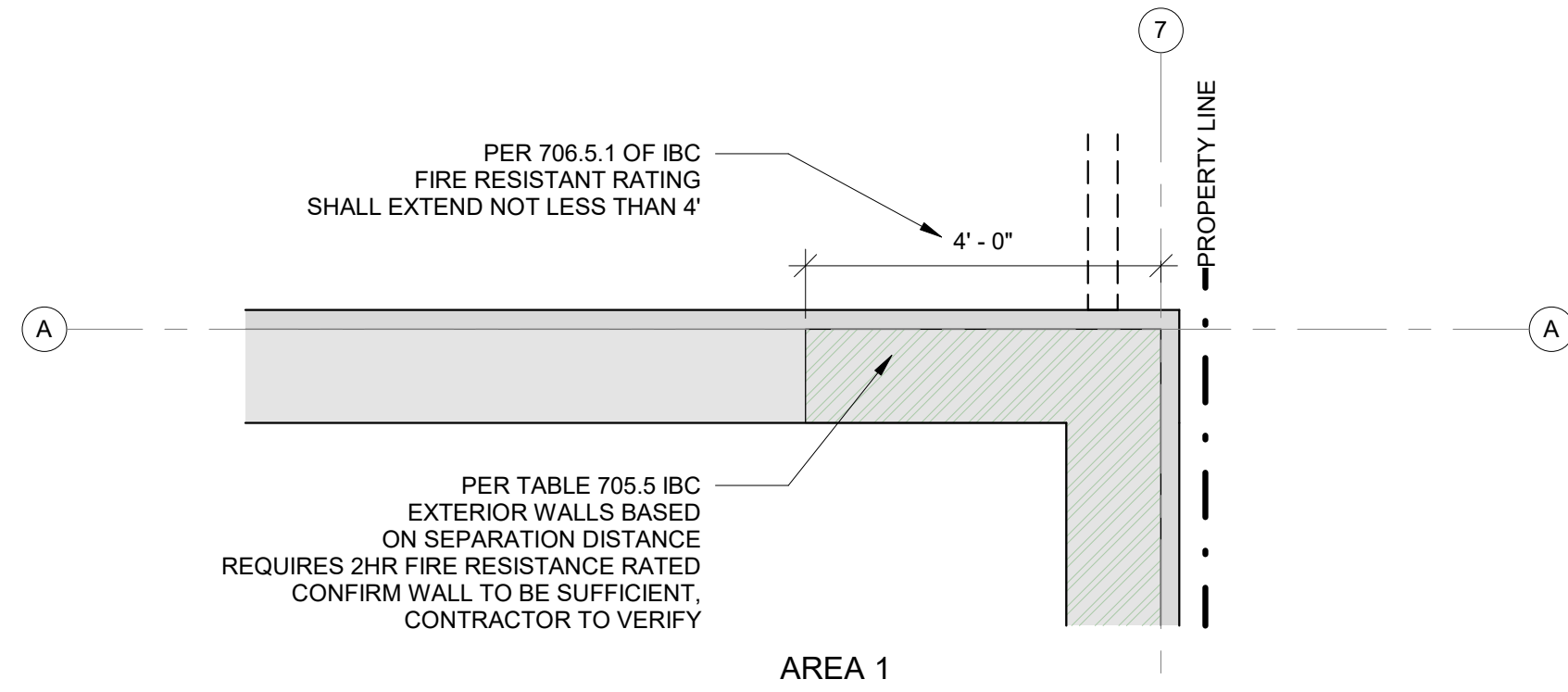
⑤ 2HR WOOD FRAMED
1 1/2" = 1'-0"



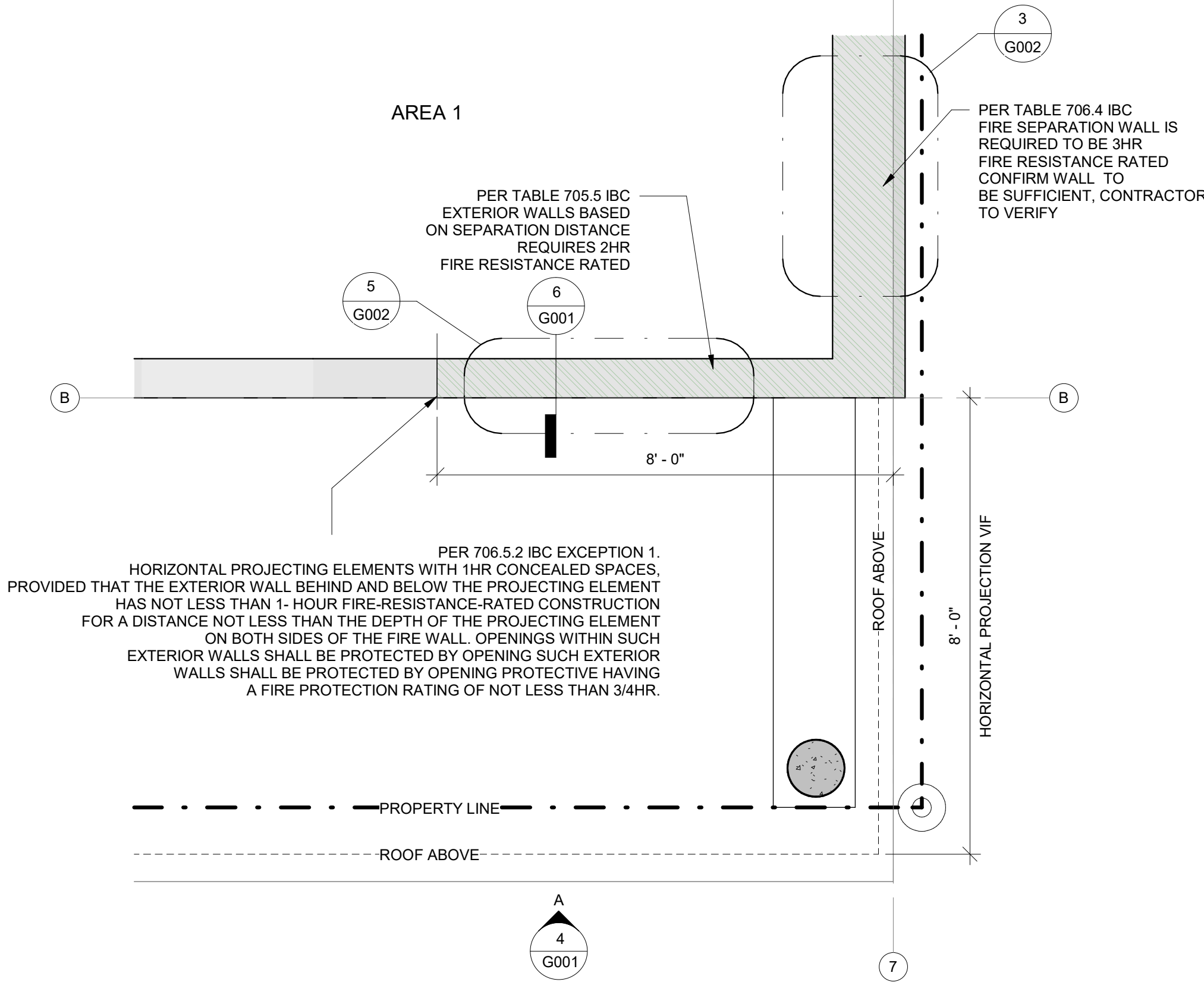
③ 3HR CMU
1 1/2" = 1'-0"



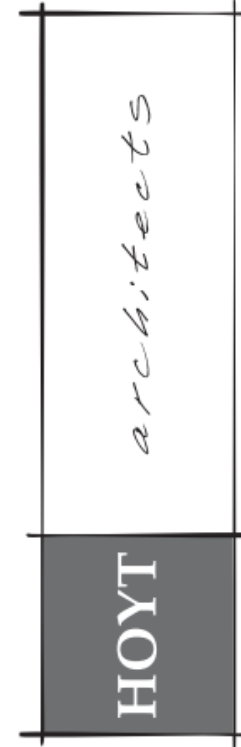
④ NORTH END FIRE SEPARATION
1/2" = 1'-0"



② FIRST FLOOR PROPOSED - Callout 2
1/2" = 1'-0"



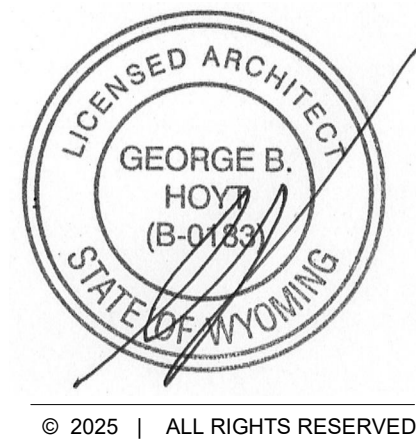
① FIRST FLOOR PROPOSED - Callout 1
1/2" = 1'-0"



Jackson Wyoming
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CODE ANALYSIS

G001



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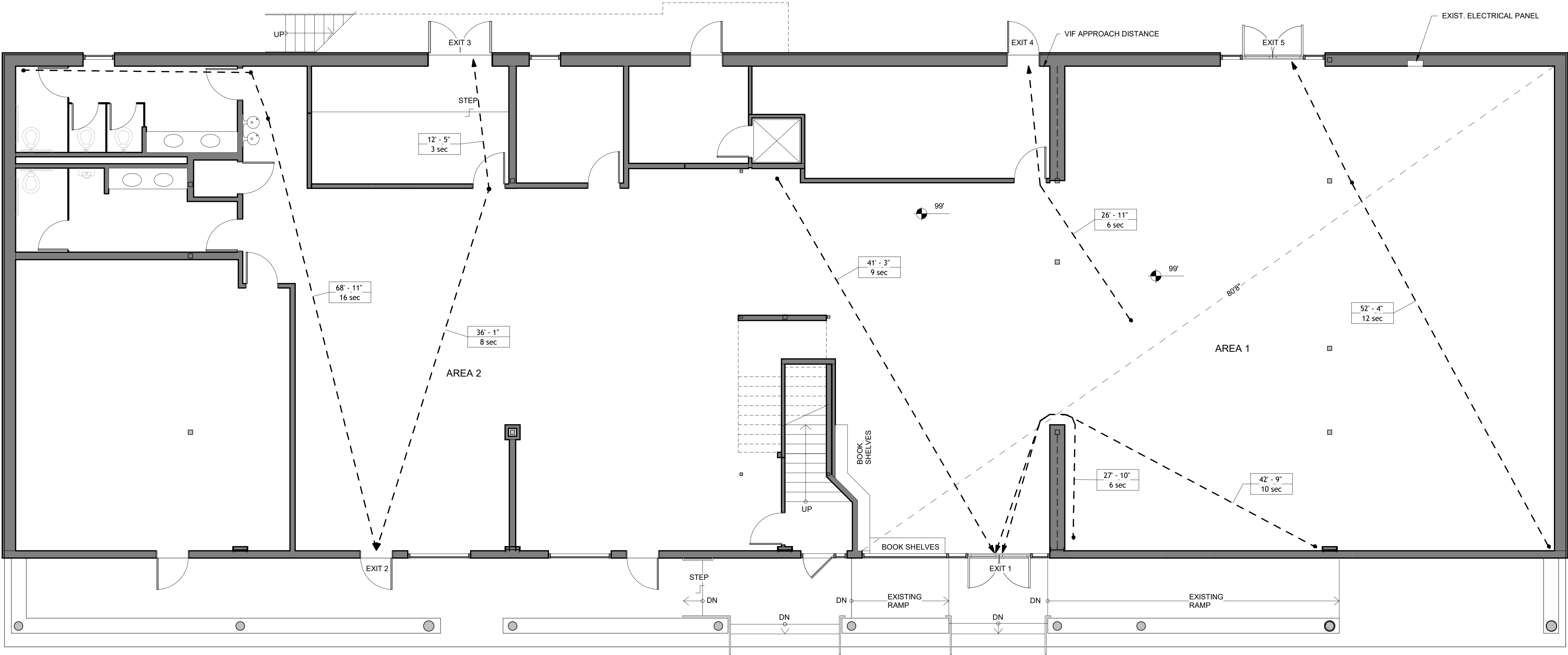
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EGRESS PLANS

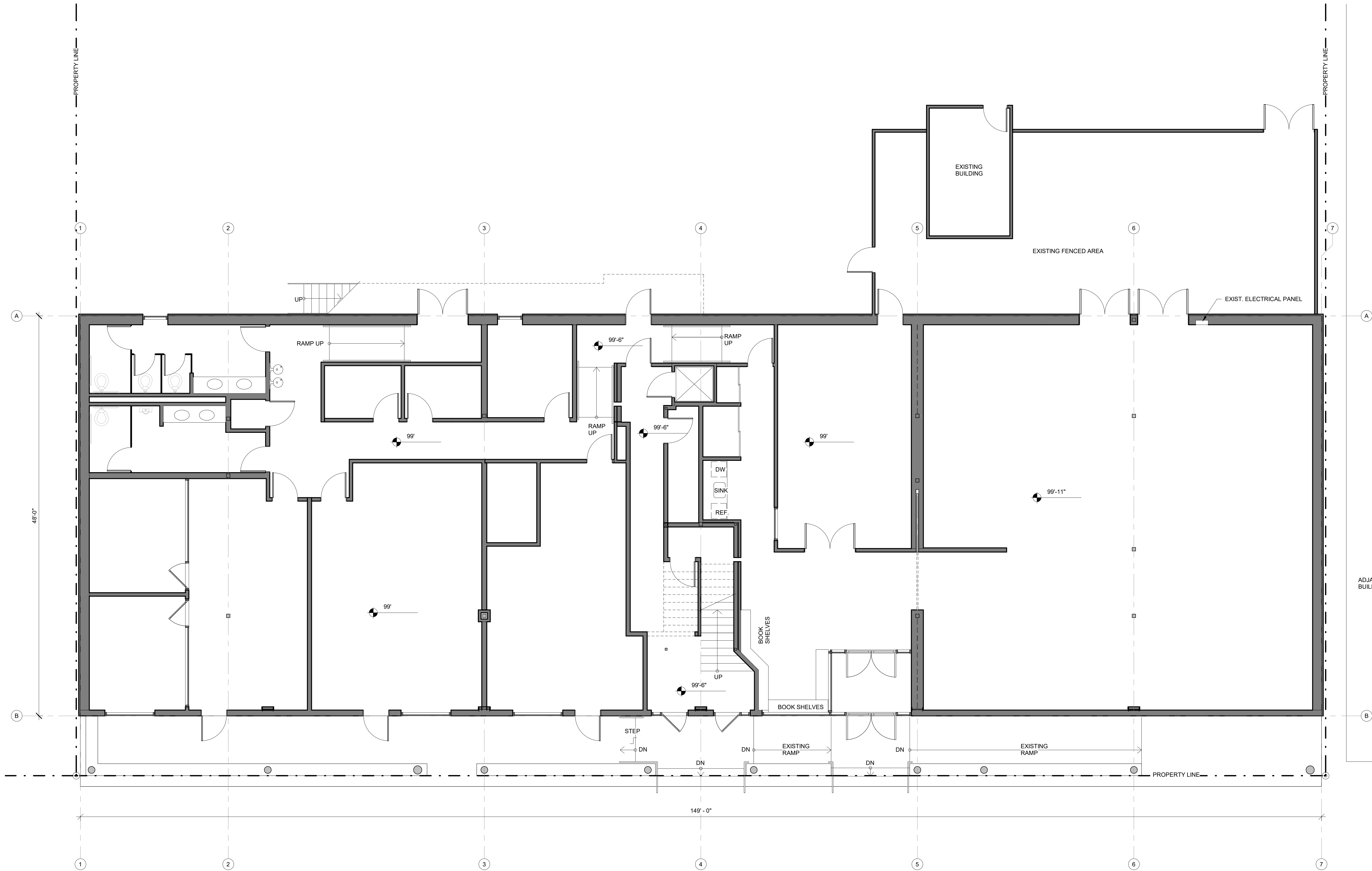
G002

Path of Travel			
Count	Length	Time	Speed
1	26' - 11 15/32"	6.1 s	3.0 mph
1	52' - 4 1/32"	11.9 s	3.0 mph
1	41' - 2 29/32"	9.4 s	3.0 mph
1	27' - 10 11/32"	6.3 s	3.0 mph
1	42' - 9 15/32"	9.7 s	3.0 mph
1	68' - 10 5/8"	15.7 s	3.0 mph
1	36' - 1 9/32"	8.2 s	3.0 mph
1	12' - 5 7/16"	2.8 s	3.0 mph

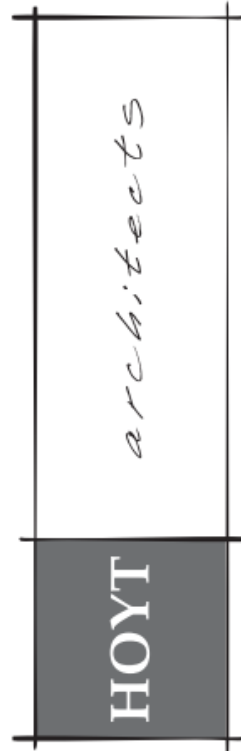
PER TABLE 1017.2 MAX. PATH OF TRAVEL IS 250'



1 FIRST FLOOR EGRESS PLAN
3/16" = 1'-0"



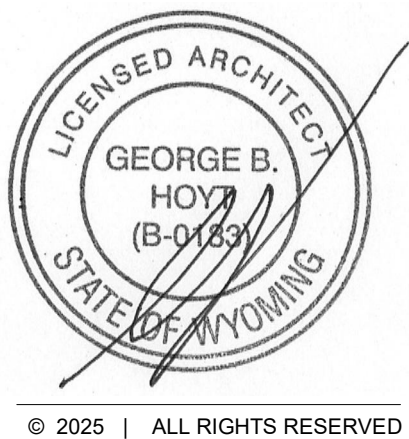
① FIRST FLOOR EXIST
3/16" = 1'-0"



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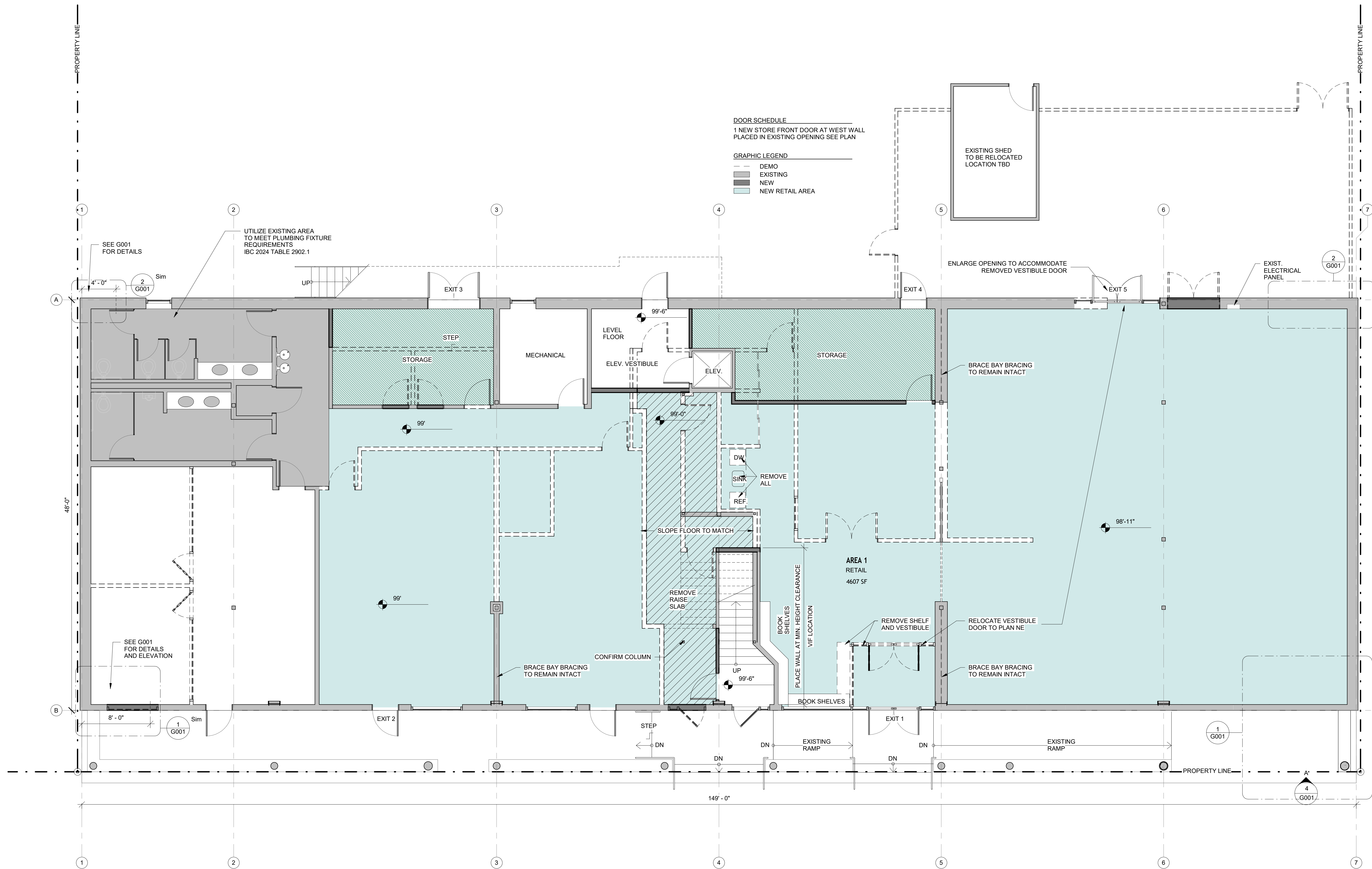
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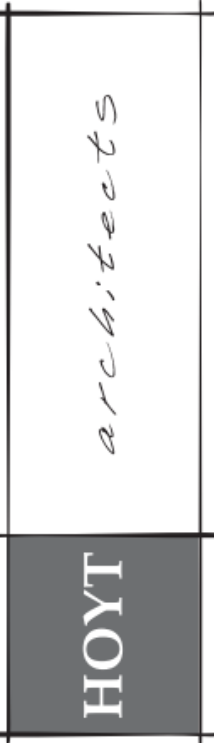
No.	Description	Date

FIRST LEVEL FLOOR PLAN

A100



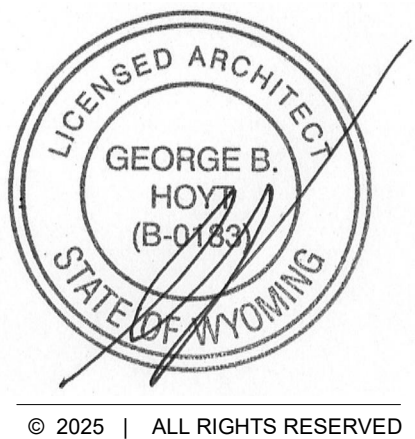
1 FIRST FLOOR PROPOSED
3/16" = 1'-0"



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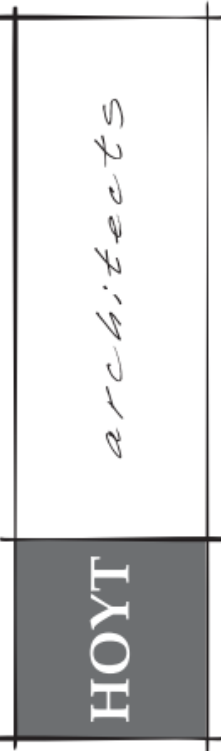
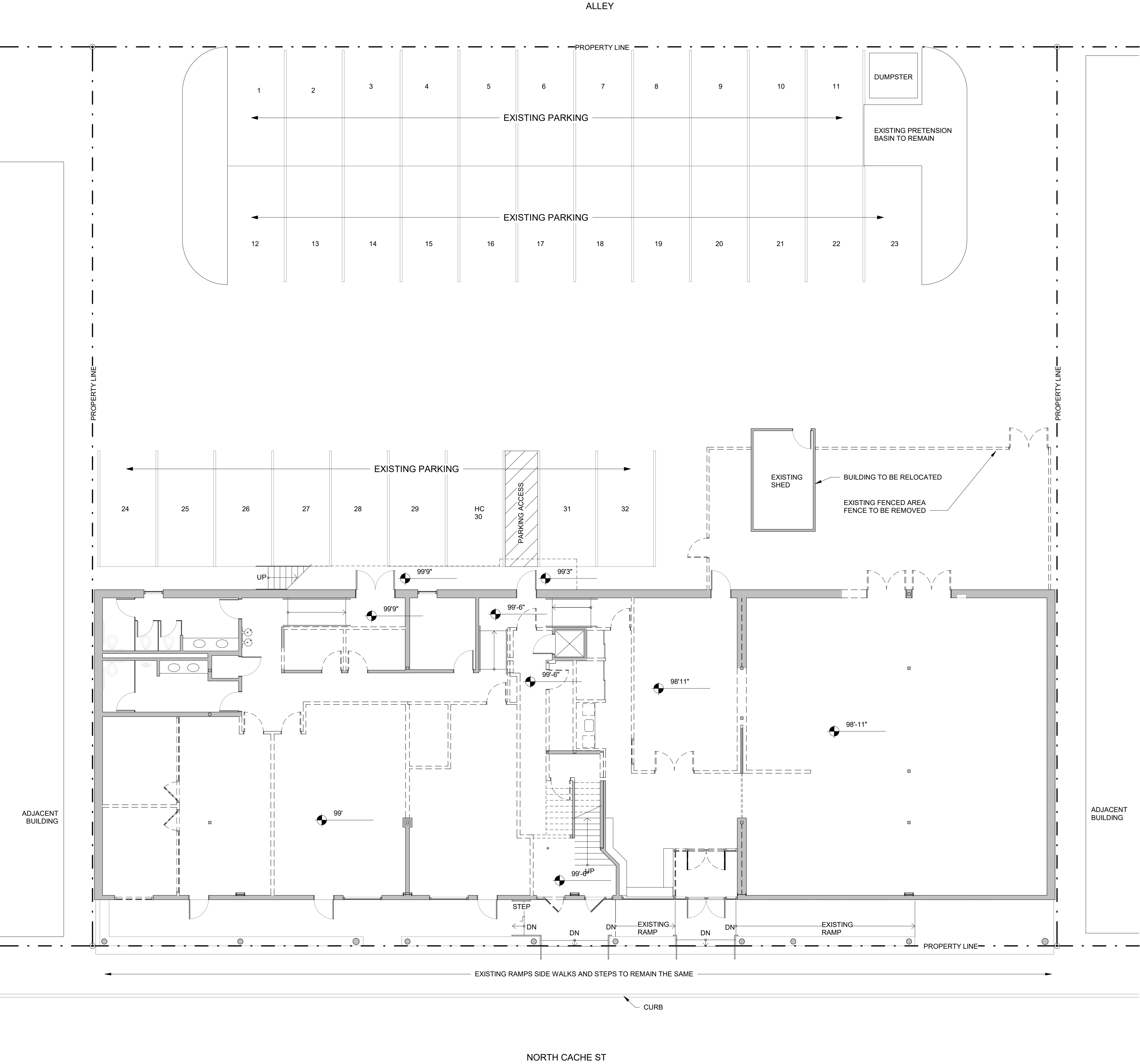
Date APRIL, 2025
Drawn by JC
Checked by BH
REVISIONS

No.	Description	Date

FIRST LEVEL FLOOR PLAN



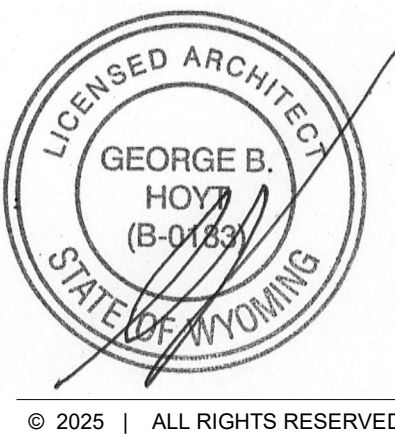
A101



Jackson Wyoming
307.733.9955

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225 N. Cache
Teton Toys



Permit Set

Date APRIL, 2025
Drawn by JC
Checked by BH
REVISIONS

No.	Description	Date

SITE PLAN

A100



Town of Jackson
 150 E Pearl Avenue
 PO Box 1687, Jackson, WY 83001
 P: (307)733-3932 F: (307)739-0919
 www.jacksonwy.gov

Date: 4-1-2025

LETTER OF AUTHORIZATION

NAMING APPLICANT AS AUTHORIZED REPRESENTATIVE

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual: Edward Krajsky, authorized signer

Being duly sworn, deposes and says that Gen4 LLC, a Wyoming limited liability company is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 225 N. Cache Street, Jackson, WY 83001

Legal Description: LOTS 6-8, BLK. 1, SIMPSON (MAP T-28L FILED 06/01/09)

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Hayt Architects

Mailing address of Applicant/Authorized Representative: PO Box 1364, Jackson, WY, 83002

Email address of Applicant/Authorized Representative: brad@haytarchitects.design

Phone Number of Applicant/Authorized Representative: 307-690-9954

Is authorized to act as property owner's representative and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☐ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
- ☐ Demolition Permit ☐ Other (describe) _____

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.

Property Owner Signature: Edward Krajsky, authorized signatory of Gen4 LLC, a Wyoming limited liability company

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

STATE OF WY)
) SS.
 COUNTY OF Jeton)

. Edward Krajsky, authorized signatory of Gen4 LLC, a Wyoming limited liability company

The foregoing instrument was acknowledged before me by i this 1st day of April, 2025. WITNESS my hand and official seal.

Notary Public

My commission expires:

WENDY J. MCDEARMAN
 Notary Public - State of Wyoming
 Commission ID # 144793
 My Commission Expires
 September 20, 2028