



# 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	<b>REQUEST:</b>
Item: P25-061	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: <a href="mailto:abowen@jacksonwy.gov">abowen@jacksonwy.gov</a>	
<b>Owners:</b> Gen4, LLC PO Box 2317 Jackson, WY 83001	<b>PIDN:</b> 22-41-16-28-4-07-008
<b>Applicant:</b> 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.
<b>Please respond by: May 2, 2025</b>	
For Departments not using SmartGov, please send responses via email to <a href="mailto:planning@jacksonwy.gov">planning@jacksonwy.gov</a>	

**Planner:**

Andrew Bowen

Phone: 733.0440 ext. 1306

**Phone:**

733.0440 ext. 1306

**Email:**



**PLANNING PERMIT APPLICATION**  
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://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.com/200/Planning](http://www.townofjackson.com/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](http://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: \_\_\_\_\_

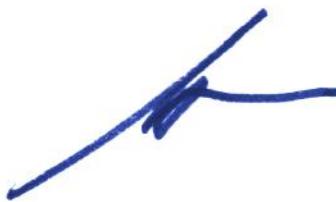
**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) 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](http://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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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](http://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. 2<sup>nd</sup> 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 2<sup>nd</sup> 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 STIPULATED IN IBC 1004

## ACCESSIBILITY:

ACCESSIBILITY CONFORMING TO IBC CHAPTER 11

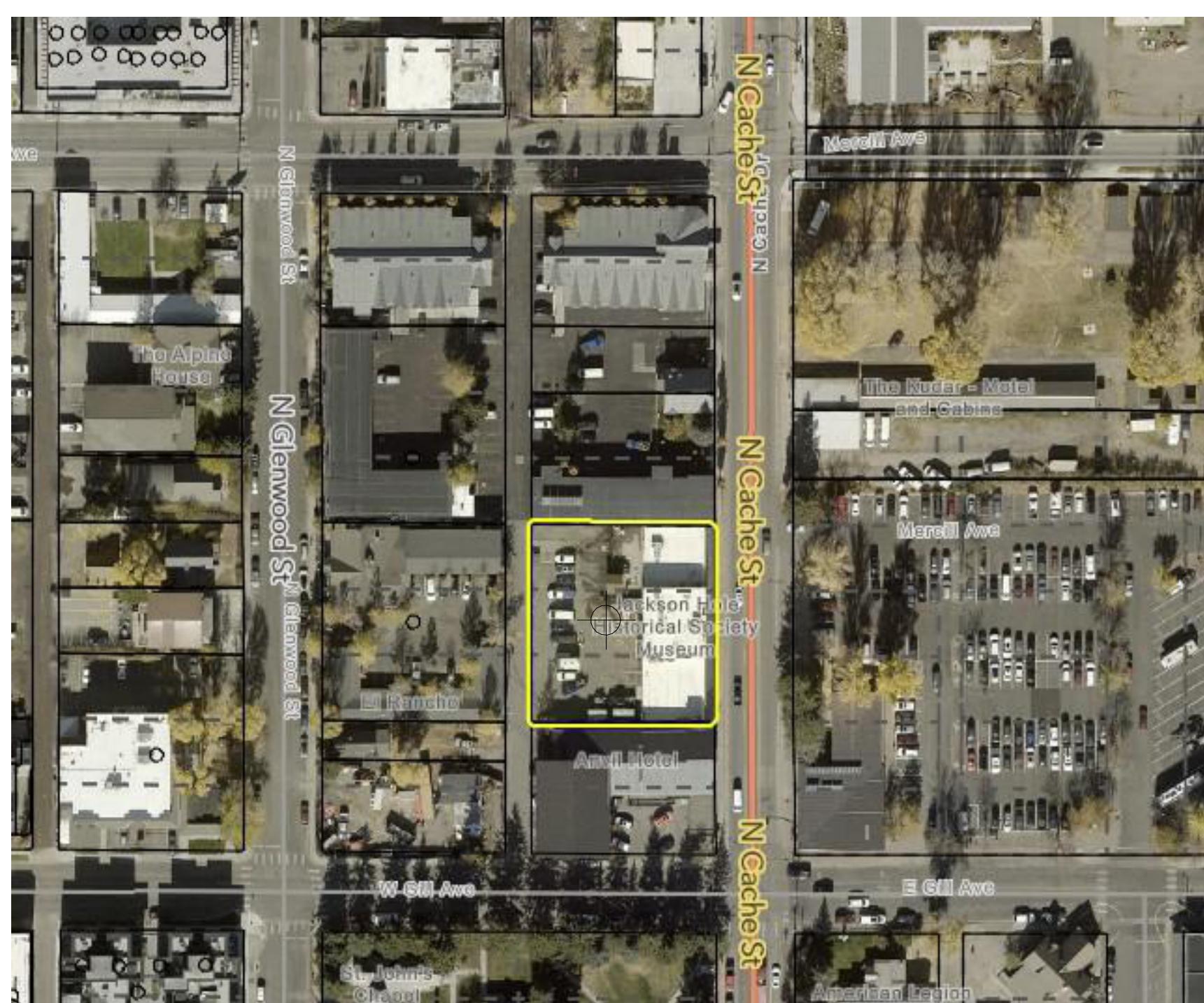
## STAIRWAYS AND RAMPS:

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

## PROJECT LOCATION

225 N CACHE  
JACKSON, WY 83001

## VICINITY MAP: Locator



## 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 5', 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

## CONSTRUCTION / HEIGHT & AREA:

TABLE 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

## 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 MALE	WATER CLOSETS FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	DRINKING FOUNTAINS	OTHER
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	1	1
TOTAL PROVIDED:	1	3	2	2	2	1	1

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

Jackson Wyoming  
307.733.9955

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## 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 1006.3.2

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 SECTION 1010.1.1

## 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

## EXTERIOR EXIT SEPARATION:

1027.5 LOCATION  
10 FOOT MINIMUM SEPARATION DISTANCE FROM EDGE OF STAIRWAY TO ADJACENT LOT LINE OR OTHER BUILDINGS.

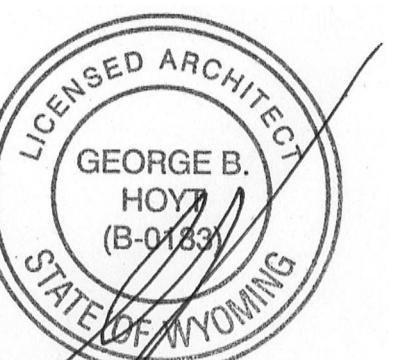
## EGRESS ILLUMINATION:

1008.2.1 ILLUMINATION REQUIRED:  
ALL MEANS OF EGRESS AND EXIT DISCHARGES TO BE ILLUMINATED PER SECTION 1006.

## GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. CONTRACTOR SHALL COORDINATE ALL FINISHES, MATERIALS, AND COLORS WITH THE ARCHITECT AND OWNER AND INTERIOR DESIGNERS.
7. DIMENSIONS ON 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.
8. CONTRACTORS SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.
9. DO NOT SCALE THE DRAWINGS, IF QUESTIONS ARISE AS TO DIMENSIONAL REQUIREMENTS, CONTACT THE ARCHITECT FOR CLARIFICATION.
10. 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.

225 N. Cache  
Teton Toys



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Permit Set

Date: APRIL, 2025  
Drawn by: JC  
Checked by: BH  
REVISIONS

No.	Description	Date

COVER & CODE ANALYSIS

## 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

### Sheet Index ARCHITECTURAL

Sheet Number	Sheet Name
A100	FIRST LEVEL FLOOR PLAN
A101	FIRST LEVEL FLOOR PLAN
A102	REFLECTED CEILING PLAN

### Sheet Index GENERAL

Sheet Number	Sheet Name
G000	COVER & CODE ANALYSIS
G001	CODE ANALYSIS
G002	EGRESS PLANS

G000



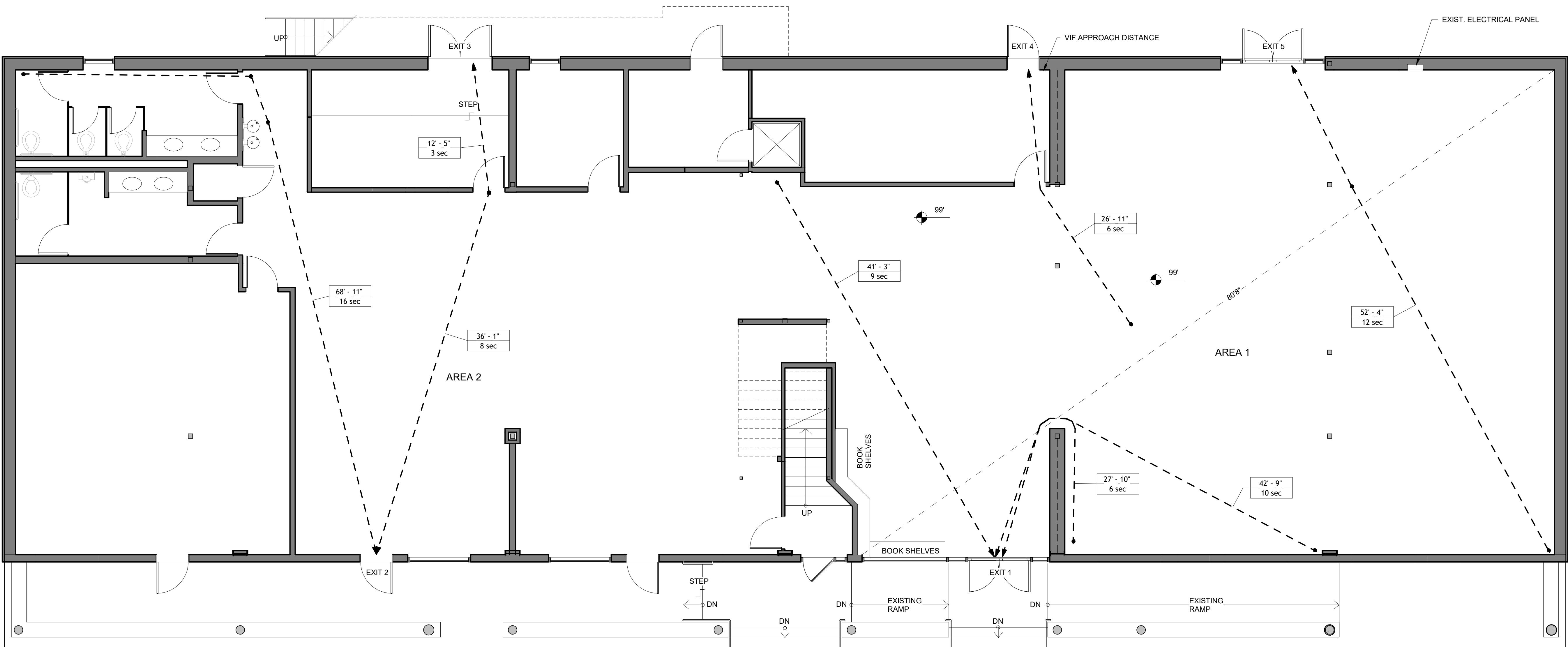
HOYT

Jackson Wyoming  
307.733.9955

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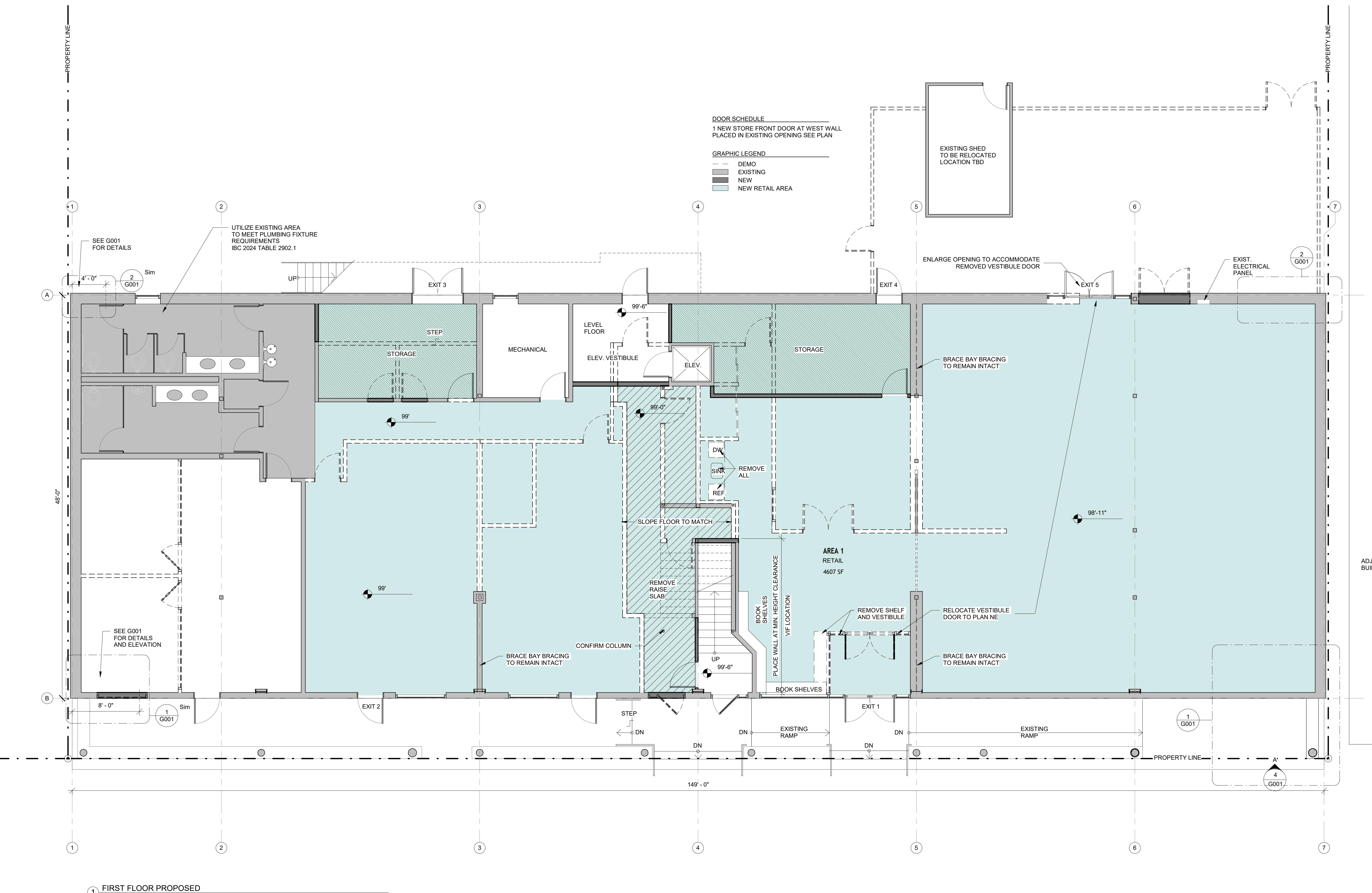
Path of Travel			
Count	Length	Time	Speed
1	26' - 11 15/32"	6.1 s	3.0 mph
1	52' - 4 1/32"	11.9 s	3.0 mph
1	41' - 2 29/32"	9.4 s	3.0 mph
1	27' - 10 11/32"	6.3 s	3.0 mph
1	42' - 9 15/32"	9.7 s	3.0 mph
1	68' - 10 5/8"	15.7 s	3.0 mph
1	36' - 1 9/32"	8.2 s	3.0 mph
1	12' - 5 7/16"	2.8 s	3.0 mph

PER TABLE 1017.2 MAX PATH OF TRAVEL IS 250'



G002





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

DOOR SCHEDULE

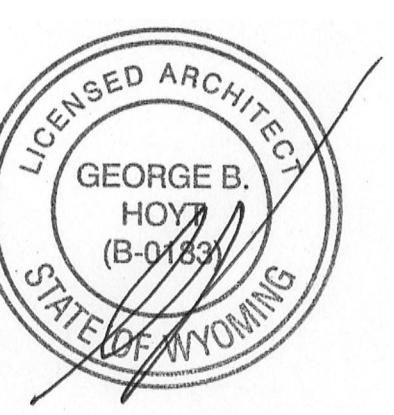
## GRAPHIC LEGEND

— —	DEMO
	EXISTING
	NEW
	NEW RETAIL AREA

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307.733.9955

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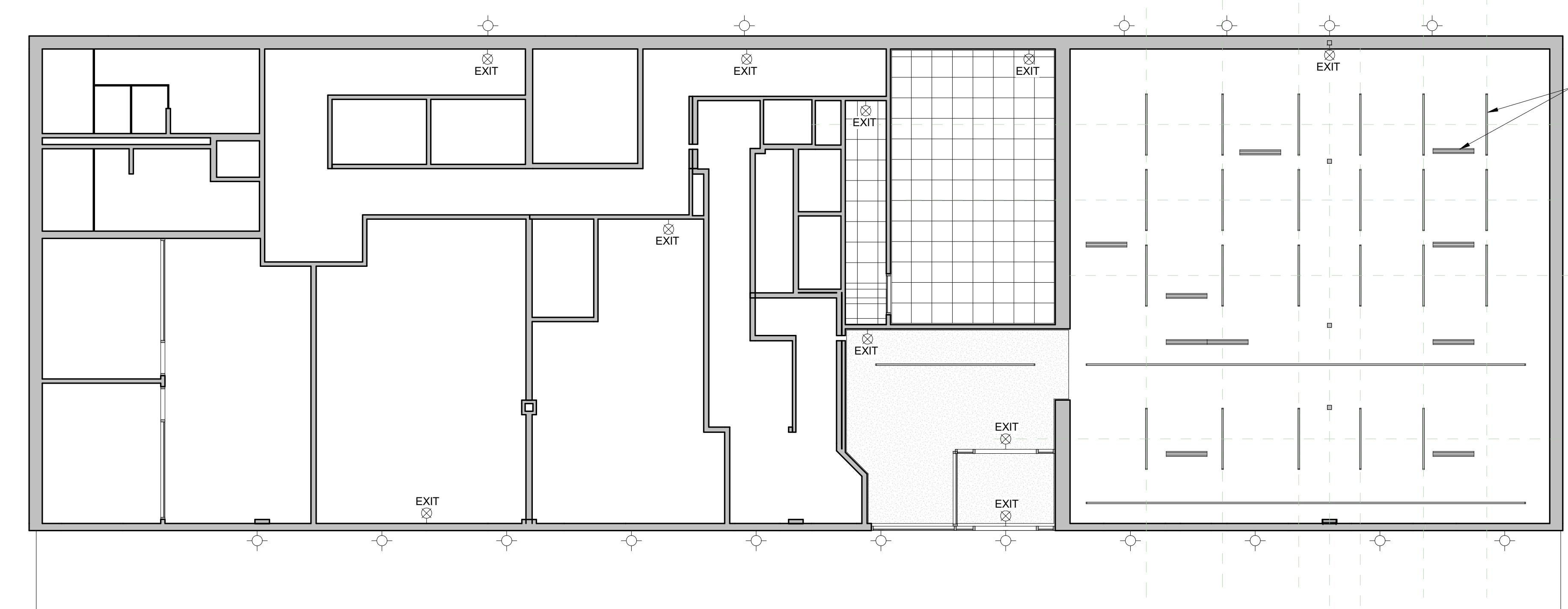
Teton Toys



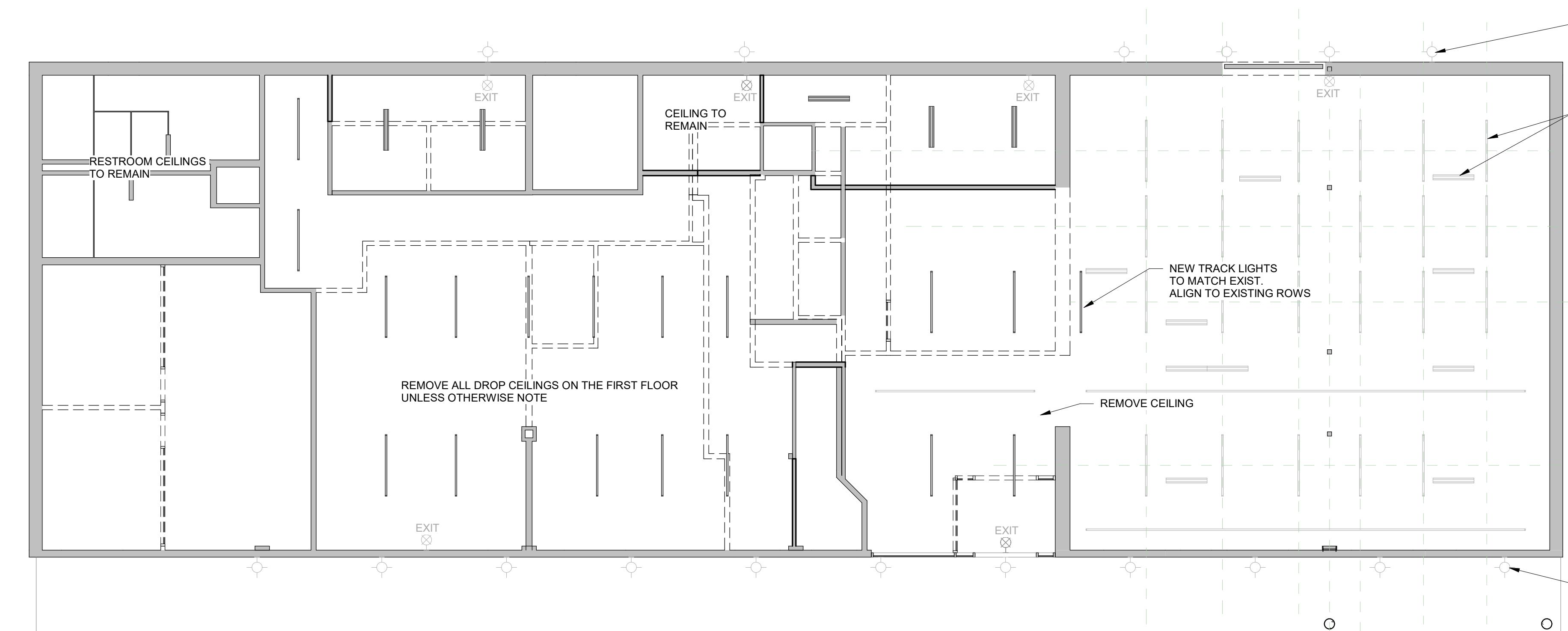
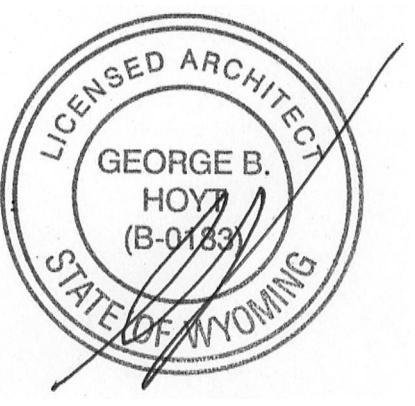
## Permit Set

ate APRIL, 2025  
rawn by JC  
checked by BH  
EVISIONS

## FIRST LEVEL FLOOR PLAN



**1 FIRST FLOOR RCP EXISTING**

2225 N. Cache

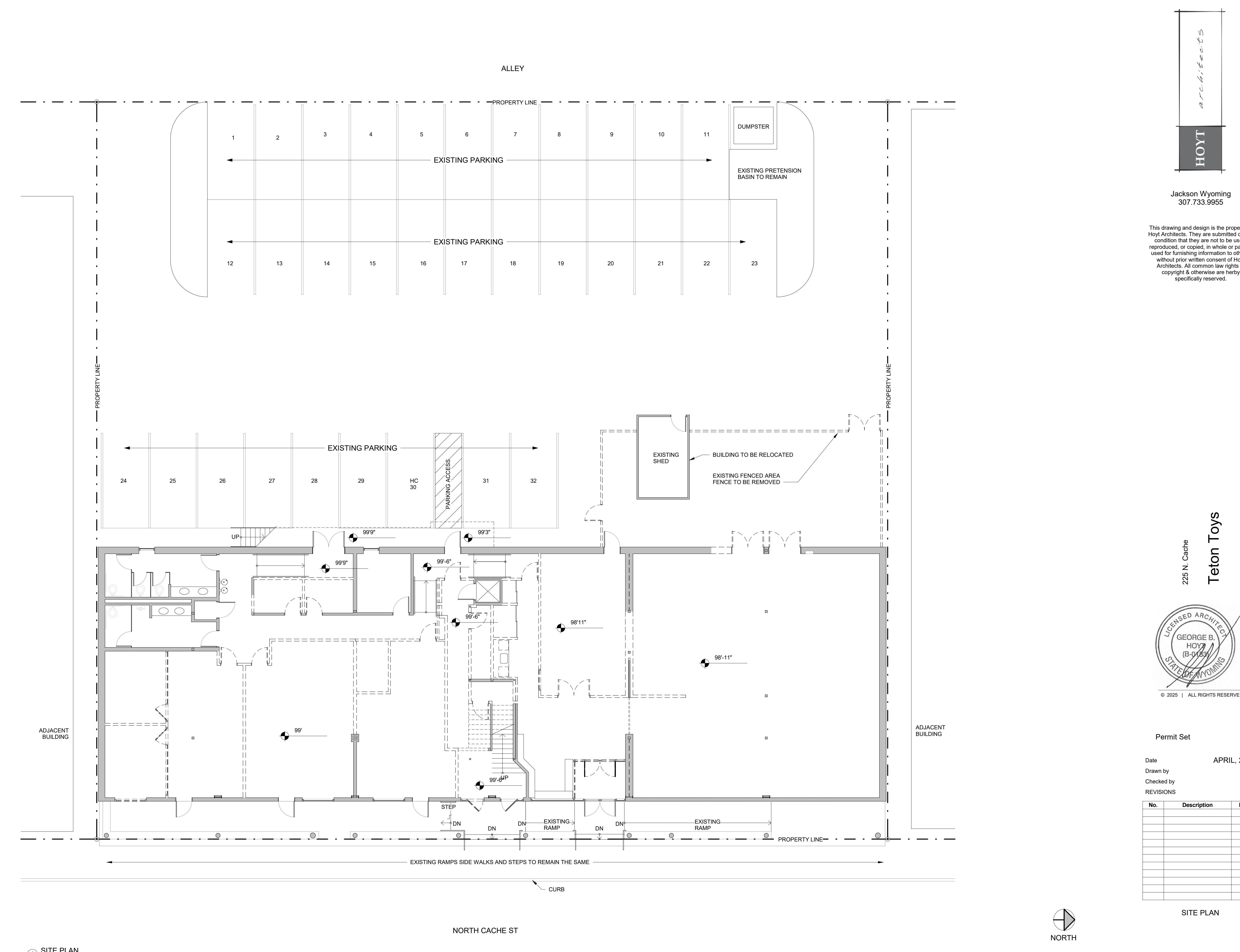
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25 | ALL RIGHTS RESERVED

## Permit Se

APRIL, 2025  
JC  
BH

## REFLECTED CEILING PLAN



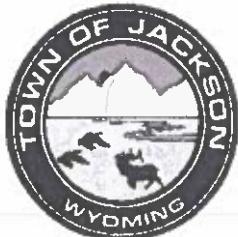
1 SITE PLAN  
1/8" = 1'-0"

1/8" = 1'

## NORTH CACHE ST

A compass rose icon with a circle containing a horizontal line and a diagonal line pointing upwards and to the right, labeled 'NORTH'.

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](http://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: Hay Architects

Mailing address of Applicant/Authorized Representative: P O Box 7364, Laramie, WY, 83002

Email address of Applicant/Authorized Representative: brad@bradnachar.com

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 in 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 )  
1/1/01 ) SS.

• Edward Kraisky, authorized signatory of Gen4 LLC, a Wyoming limited liability company

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