



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: May 12, 2025	REQUESTS: The applicant is submitting a request for a Pre-Application Conference for a for a new 37,323 SF mixed use retail and condominium development at 145 W Pearl St., legally known as Lot 11 & 12, BLK 2, Wort-1. PIDN: 22-41-16-33-1-02-008 & 007 For questions, please call Andrew Bowen at 307-733-0440 x1306, or email abowen@jacksonwy.gov . Thank you.
Item #: P25-080	
Planner: Andrew Bowen Phone: 733-0440 ext. 1306 Email: abowen@jacksonwy.gov	
Owner: Jeff Neishabouri 150 E Broadway Ave Jackson, WY 83001 Applicant: Melissa Bigger Axis Architects 927 S State Street Salt Lake City, UT 84111	

RESPONSE: by June 2, 2025 with Comments.

For Departments not using SmartGov, please send responses via email to planning@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 process 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	This pre-application conference is:
_____ Use Permit	_____ Required
_____ Development Option or Subdivision Permit	_____ Optional
_____ Interpretations of the LDRs	_____ For an Environmental Analysis
_____ Amendments to the LDRs	_____ For grading
_____ Relief from the LDRs	
_____ Environmental Analysis	

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 to planning@jacksonwy.gov) 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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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



Narrative / Project Description
April 22, 2025

Project: West Pearl Avenue Condominiums
Axis project number: 2501

Existing property conditions:

The proposed new project incorporates two existing lots at the corner of West Pearl Avenue and South Glenwood Street.
145 West Pearl Avenue / Lot 11 / Block 2 / 1st Wort Addition: Property owner: Running Deer, LLC.
65 South Glenwood Street / Lot 12 / Block 2 / 1st Wort Addition: Property owner: JN ONE, LLC.

The proposed development will require the consolidation of these two lots into a single property. In total the area of the two lots will be 15,000 SF / .35 Acres and will be 100' in the East / West direction and 150' in the North / South direction.

Currently there are several existing structures with at grade parking on the combined site with several business in operation.
Paradigm Interior Design
Pearl Street Salon & Spa
Pearl Street Bagels
Shari Brownfield Fine Art.

The neighboring property to the West, 155 West Pearl Avenue, is comprised of Lots 9 & 10 / Block 2 / Wort Addition and is owned by One Hundred Seven, LLC., referred often to as the Stark Property.

The site is zoned by the Town of Jackson as DC-2, which limits construction to three-story max. with 42' allowable flat roof max. height, or 46' sloped roof max. height.

The property is bounded to the North by a shared alleyway, where an existing power pole services both the proposed site as well as the Stark Property.

Character and magnitude of proposed physical development or use:

The new building is designed as a three-story building with the third floor including a mezzanine, and one floor of underground structured parking. The design will incorporate a flat roof and be limited to the allowable 42' max. height.

The new building will include two retail spaces at ground level with direct public access. A small entrance lobby will be provided for condominium owners with private entrance. Access to the below grade parking structure is designed to be accessed directly from the alley to the North.

The remainder of the building will be dedicated to 21 condominium units of varying sizes.

- | | |
|---------------|--|
| Ground Floor: | (3) Short-term Rentals (each less than 1500 SF) |
| Second Floor: | (8) Short-term Rentals (each less than 1500 SF)
(1) Deed-restricted Employee Housing Unit |
| Third Floor: | (2) Short-term Rentals (each less than 1500 SF)
(2) Long-term Rentals (each with Mezzanine)
(5) Restricted Housing Units (each with Mezzanine) |

The design is intended to feel "Mountain Modern" and blend into the existing context of downtown Jackson. The exterior will be composed of a material mix of natural stone, two color types of wood siding and a black metal panel system. Windows and doors will be black aluminum. Railings and other details will be painted black.

Total project area above grade: 37,323 SF. Total parking level below grade area: 14,214 SF.

Intended development option or subdivision proposal (if applicable):
Not Applicable

Proposed amendments to the LDR's (if applicable):
None

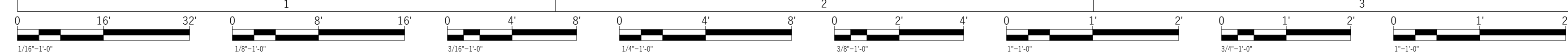


WEST PEARL AVE CONDOS

145 W PEARL AVE.
JACKSON, WY

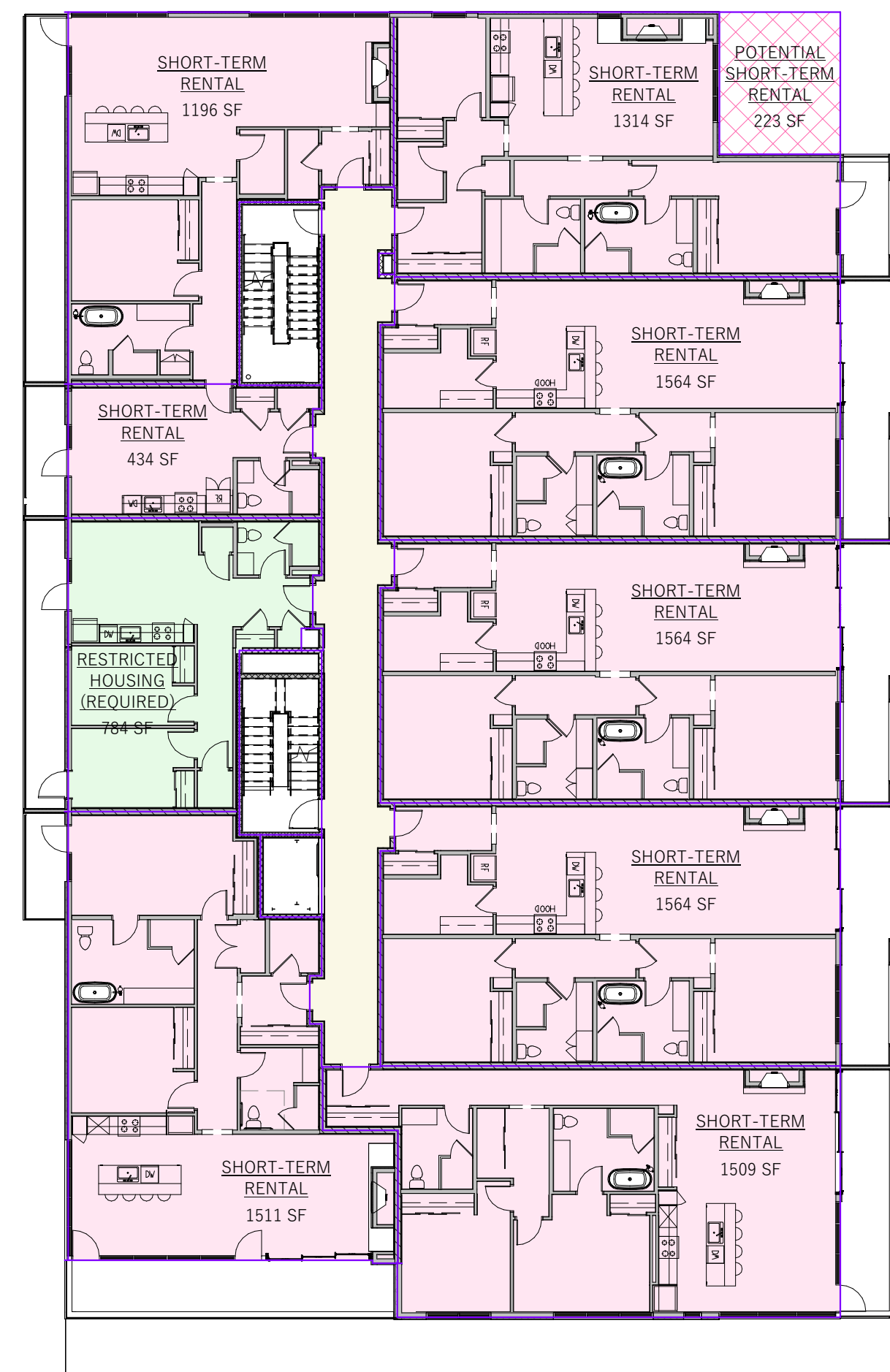
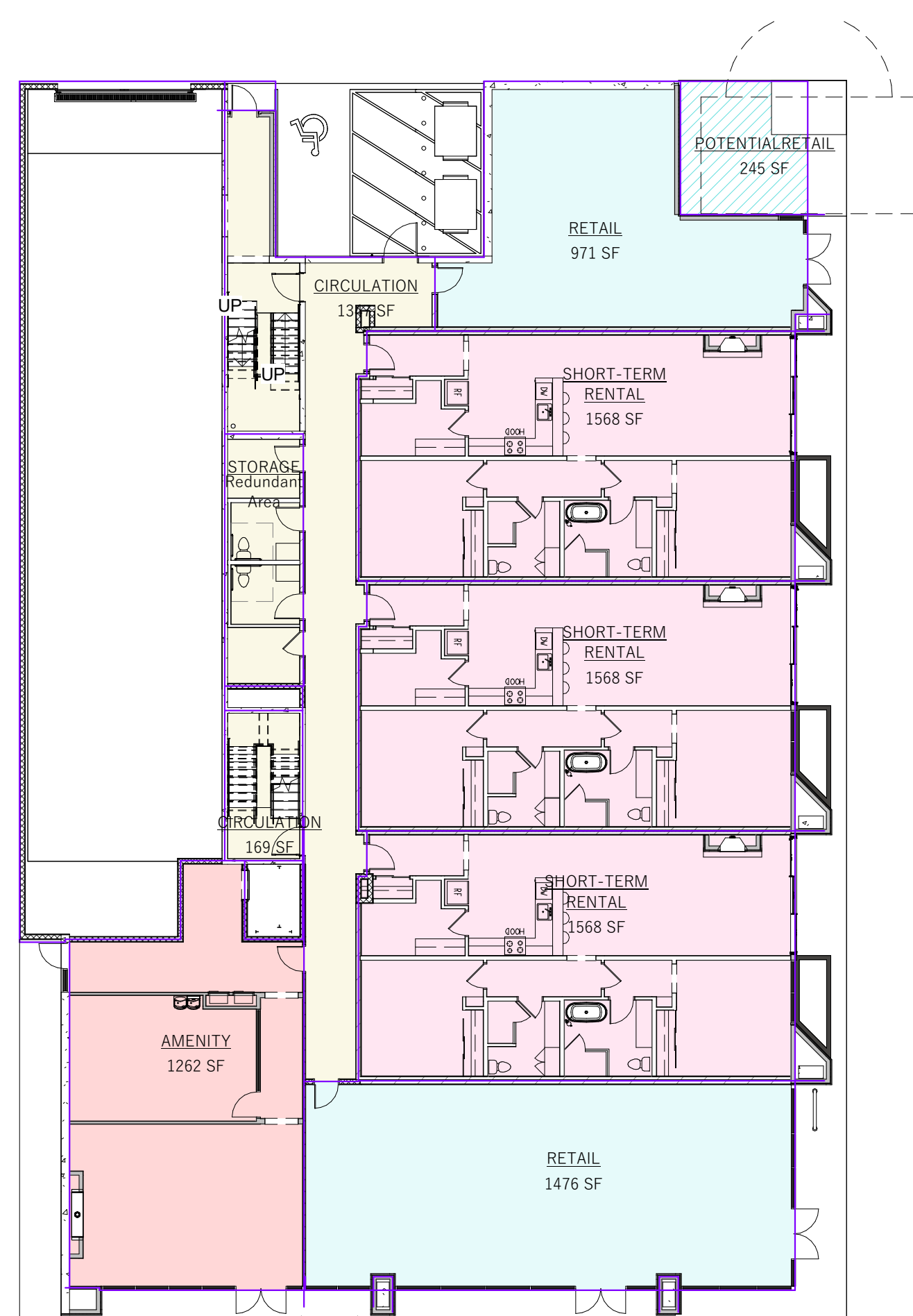
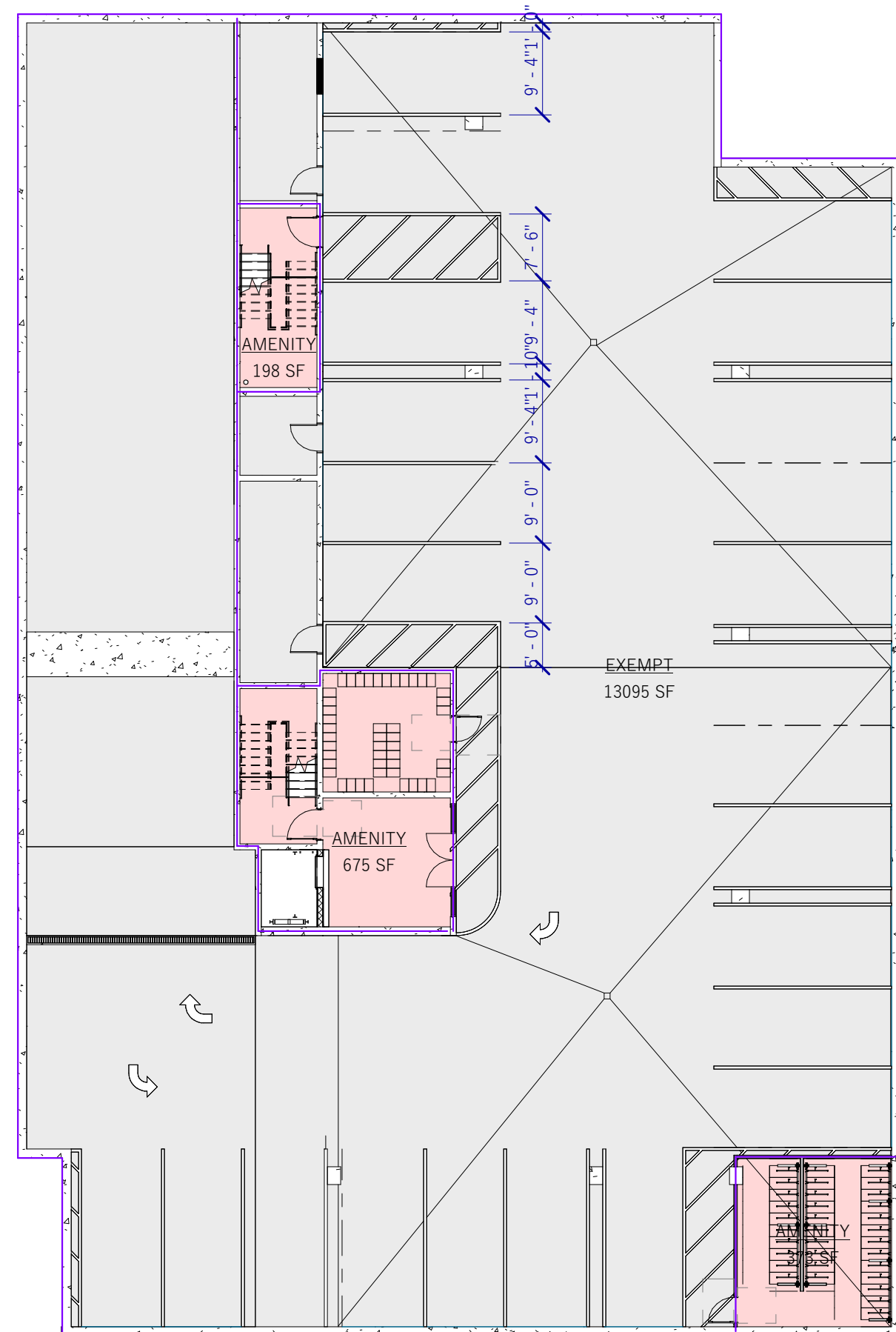
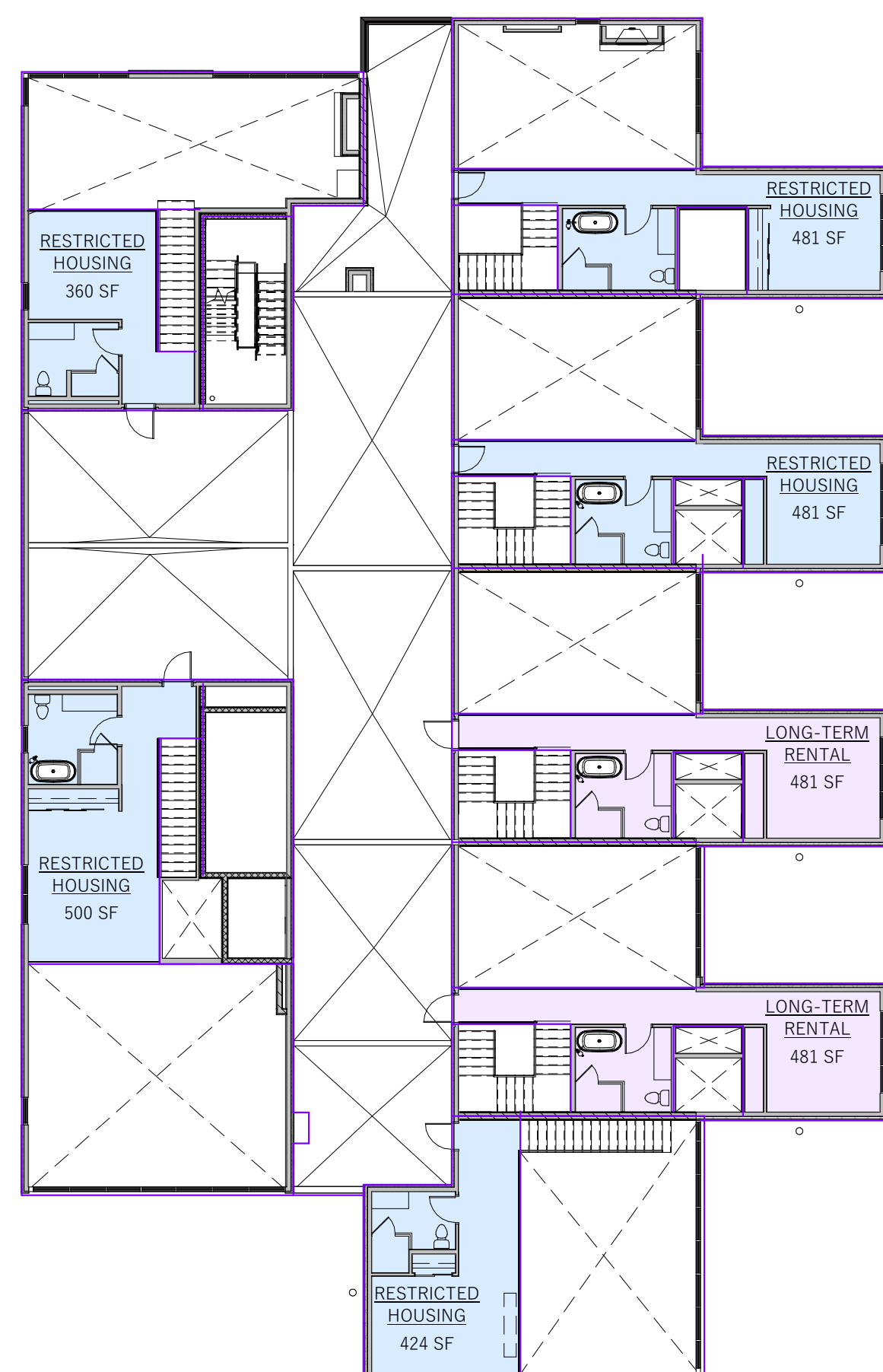
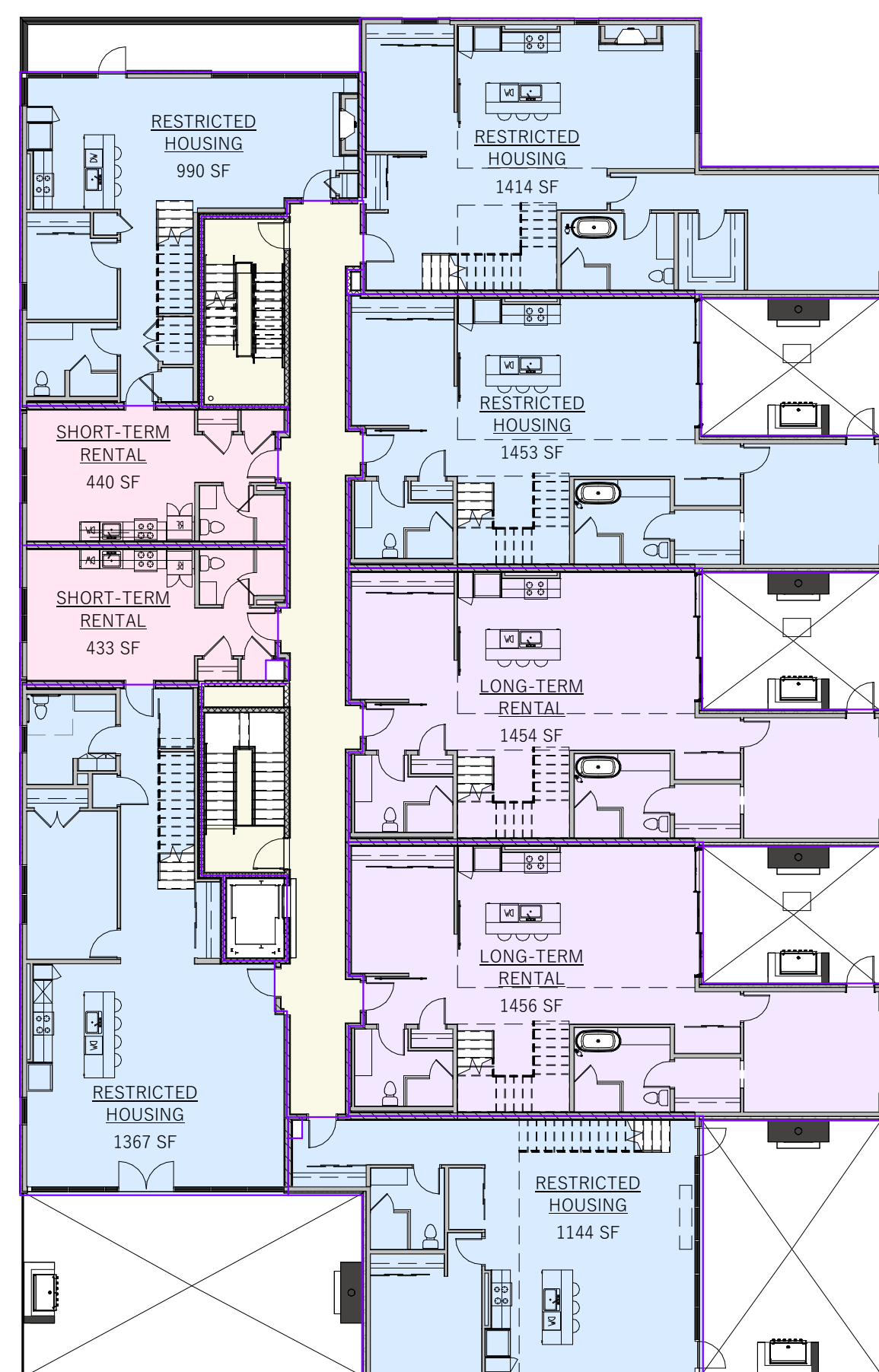
SCHEMATIC DESIGN












AXIS PROJECT NUMBER: **2501**



No.	Date	Description

AXIS JOB # 2501
OWNER #
DATE 09/01/2020
DRAWN
CHECKED

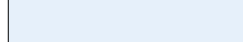





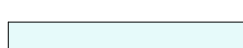






-  CIRCULATION
-  AMENITY
-  EXEMPT
-  STORAGE
-  RETAIL
-  LONG-TERM RENTAL
-  RESTRICTED HOUSING
-  POTENTIAL SHORT-TERM RENTAL
-  POTENTIAL RETAIL
-  RESTRICTED HOUSING (REQUIRED)
-  SHORT-TERM RENTAL

AREA BREAKDOWN

LOT AREA:	14,976 SF; 0.344 ACRE	
ALLOWED AREA PER FAR 1.3 (14,976 SF x 1.3)	19,469 SF	
FLOOR AREA @ 2:1 BONUS (8,614 SF * 2)	17,228 SF	
DIV. 7.8.4. WORKFORCE HOUSING FLOOR AREA @2:1 BONUS + RESTRICTED HOUSING (WORKFORCE) @ 2:1 BONUS	825 SF	
TOTAL ALLOWED FLOOR AREA	19,469 SF + 17,228 SF = 36,697 SF	
TOTAL AREA ABOVE GRADE		= 38,318 SF
MINUS REQUIRED WORKFORCE HOUSING UNIT		= 784 SF
TOTAL SF		= 37,534 SF
MAX SQUARE FOOTAGE ALLOWED:		39,000 SF

AREA BREAKDOWN - TOTAL

3,109 SF		EXEMPT - CIRCULATION
284 SF		EXEMPT - STORAGE
13,095 SF		EXEMPT - BELOW GRADE
2,507 SF		AMENITY
2,447 SF		RETAIL
245 SF		POTENTIAL RETAIL
3,871 SF		LONG-TERM RENTAL
8,614 SF		RESTRICTED HOUSING (WORKFORCE) 2:1 BONUS
784 SF		RESTRICTED HOUSING (WORKFORCE) REQUIRED (DEED RESTRICTED)
16,234 SF		SHORT-TERM RENTAL
223 SF		POTENTIAL SHORT-TERM RENTAL

HOUSING REQUIREMENTS & BREAKDOWN

EXISTING WORKFORCE HOUSING CREDIT:	2.246
REQUIRED AFFORDABLE HOUSING:	0.367
0.367 REQ. - 2.246 EXIST. = -1.879 BALANCE	
(1) 2 BEDROOM UNIT TYPE REQUIRED.	

SHORT-TERM RENTAL UNITS	
STUDIO	3
1 BEDROOM	1
2 BEDROOM	9

LONG-TERM RENTAL UNITS

2 BEDROOM	2
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RESTRICTED HOUSING (DEED RESTRICTED)

2 BEDROOM	1
RESTRICTED HOUSING UNITS	
2 BEDROOM + DEN	5
TOTAL # OF UNITS:	21

PARKING SCHEDULE

GARAGE FINISH FLOOR

STALL - ADA	1
STALL	9
STALL	14

1ST FINISH FLOOR

STALL - ADA - VAN	1
TOTAL PARKING STALLS	25

TOTAL PARKING STALLS	25
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[illegible]

Bearings and distances shown hereon were determined using found survey monuments and rotation of Teton County GIS boundaries to match. Record bearings and distances are derived from Plat 107 recorded in the Office of the Clerk of Teton County, Wyoming. Boundaries of adjoining properties are shown hereon for reference only.

Building footprints shown hereon were determined by field measurements taken as part of this survey and are not intended to represent architectural dimensions. Building eaves and awnings were not mapped as part of this survey except where specifically indicated.

All horizontal measurements are in units of US Survey Feet and are GPS derived ground measurements based on the Wyoming West (zone 4904) State Plane Coordinate System, NAD 1983, Geoid 18, and a project scale factor of 1.0003231610.

Base elevation = 6233.4' at Control Point No. 4, not shown hereon (US Survey Feet in the NAVD88 Datum).











For all applicable setback, height, and development allowances and restrictions established by the Town of Jackson Land Development Regulations, refer to said document on file in the Office of the Clerk of Teton County, Wyoming. (Article 2.2.10.).

Primary Street Range (min-max) = 0'-5'
 Secondary Street Range (min-max) = 0'-5'
 Side Interior (min) = 0' or 5'
 Rear (min) = 0' or 5'
 Abutting Protected Zone (min) = 10'

The setbacks shown hereon represent an interpretation of the current Town of Jackson Land Development Regulations, based on present lot, street, and driveway alignments. The Planning and Building Department of Jackson, Wyoming has the final authority when interpreting the Town of Jackson Land Development Regulations, including which lines are considered front, rear, and sides for the purpose of determining building setbacks.

Aerial imagery shown hereon is from Teton County GIS, with an aerial photography date in 2022.

Easements of sight and record not shown hereon may exist.

	Indicates a 2-inch diameter aluminum cap inscribed "TODD CEDARHOLM PLS 6447" found this survey
	Indicates a calculated point – nothing found or set this survey
	Electrical Meter
	Gas Meter
	Curbstop Valve
	Vertical Metal Bollard
	Street Sign
	Wooden Post
	Utility Pole
	Air Conditioning Unit

North

1"=10' (Valid For 24"x36" Plots Only)

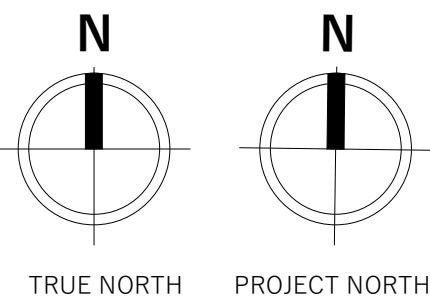
CONTOUR INTERVAL 1'

Being a portion of

Wort Addition, Town of Jackson
T. 41 N., R. 116 W., 6th P.M.
Teton County, Wyoming

PROJECT ADDRESS
5 W Pearl Ave, 65 S Glenwood St
Jackson WY, 83001

2 of 2



D100

*SEE ZONING INFO ON SHEET GI 102 FOR ADA, EV, AND NUMBER OF STALLS PER LEVEL OF GARAGE

1. PROVIDE MOCK UP FOR WEATHER BARRIER AND WATERPROOFING. SEE DETAIL 14/A905
2. PROVIDE MOCK UP OF ELECTRICAL OUTLET IN DEMISING AND CORRIDOR WALL.

PROVIDED: 33 STALLS
1 ADA VAN PARKING
1 ADA PARKING
8 PARALLEL PARKING
23 PARKING GARAGE

MINOR PROPOSED TOPOGRAPHY

© COPYRIGHT 2025 AXIS ARCHITECTS

Axis Architects



9927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111

P:801-355-3003

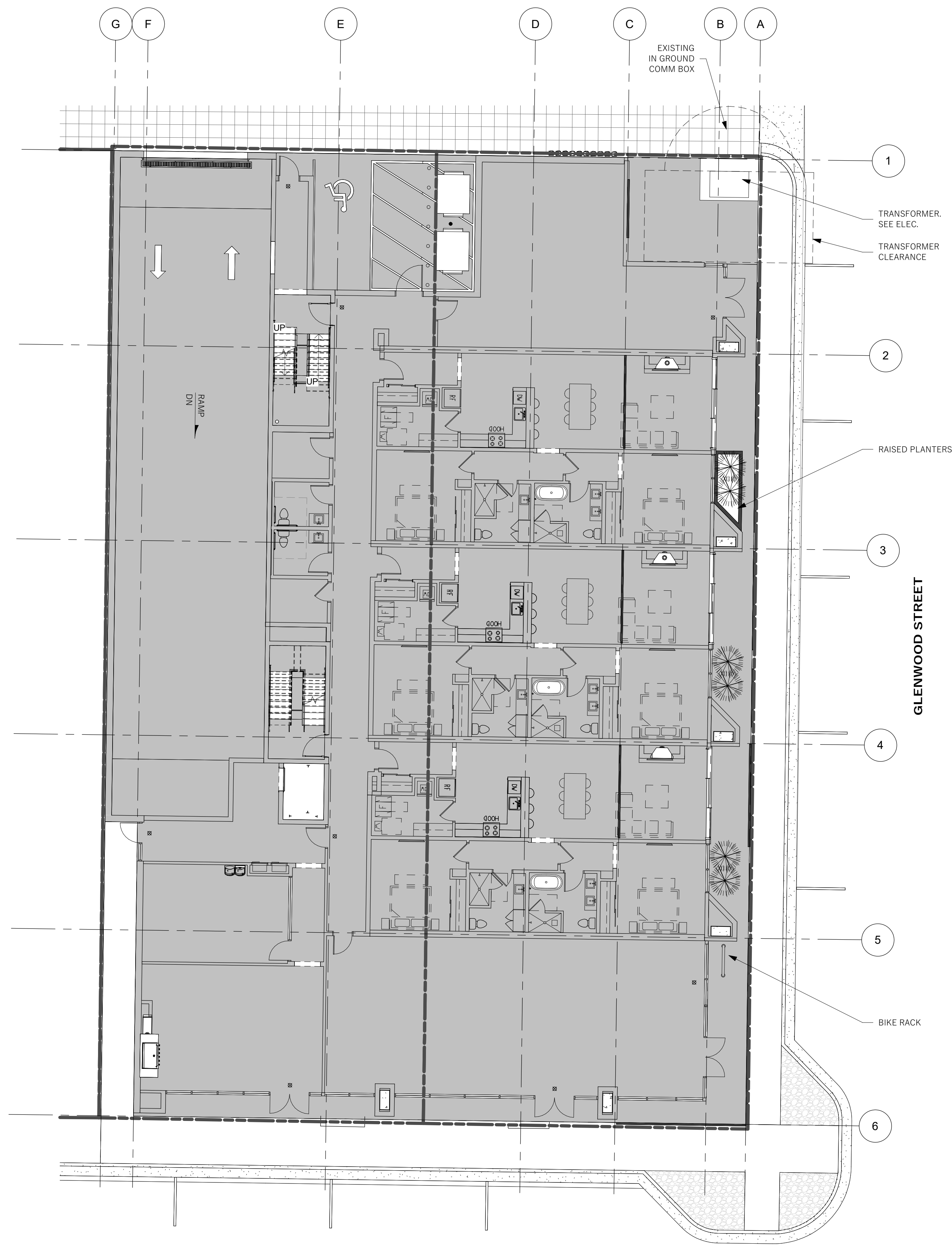
WEST PEARL AVE CONDOS

145 W PEARL AVE.
JACKSON, WY

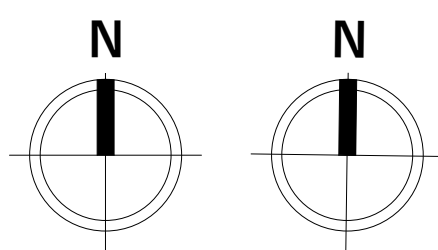
No.	Date	Description
AXIS JOB #	2501	
OWNER #		
DATE		
DRAWN	09/01/2020	
CHECKED		

ARCHITECTURAL
SITE PLAN

AS 100



1

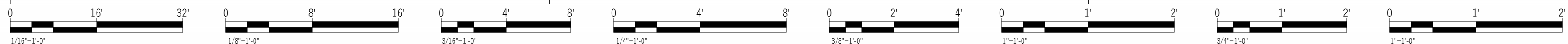
$$1'' = 10'-0''$$




1 BUILDING ELEVATION - EAST
1/8" = 1'-0"



2 BUILDING ELEVATION - WEST
1/8" = 1'-0"



WEST PEARL AVE CONDOS

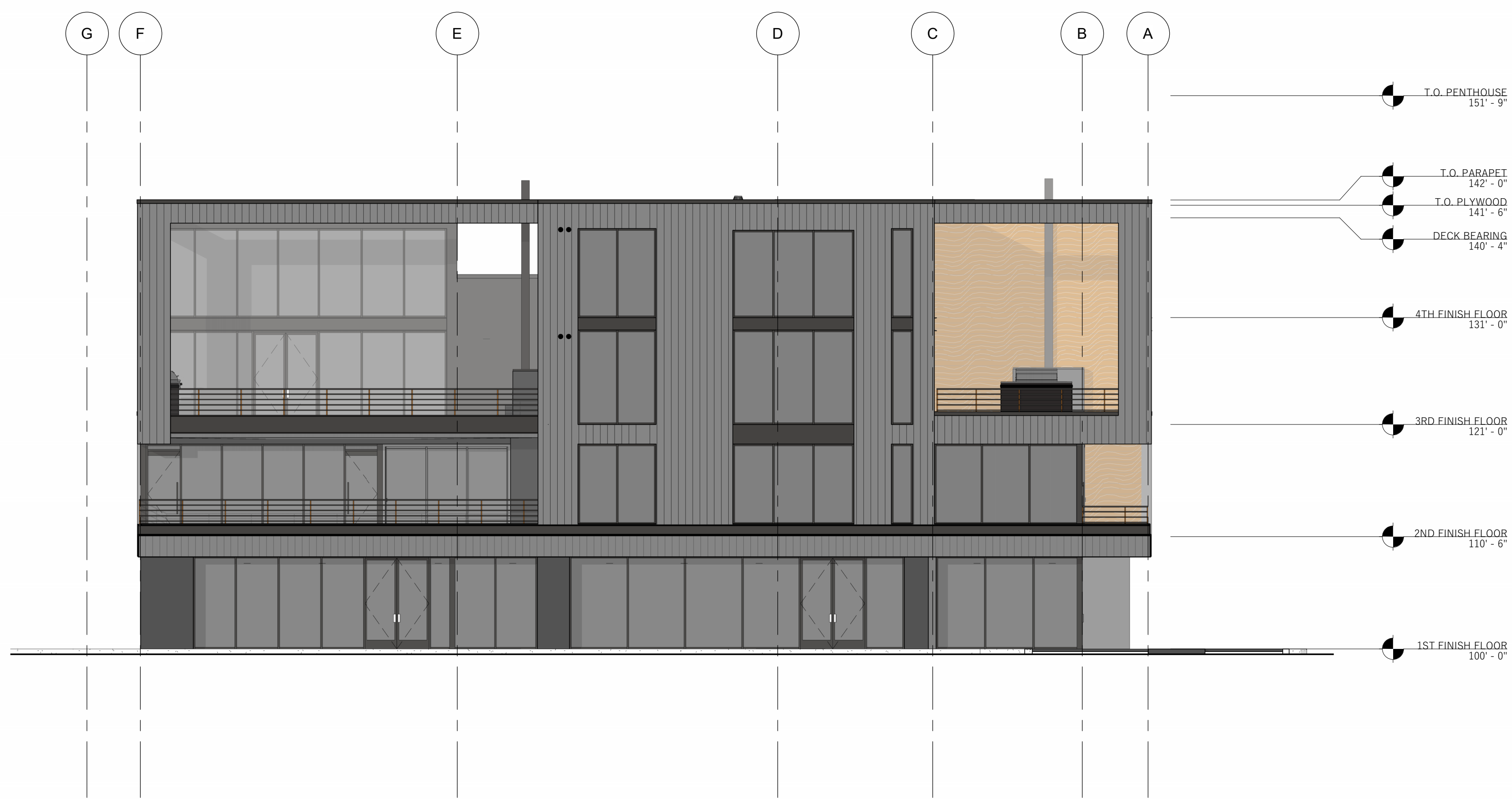
145 W PEARL AVE.
JACKSON, WY

No.	Date	Description

AXIS JOB # 2501
OWNER #
DATE 09/01/2020
DRAWN
CHECKED

BUILDING
ELEVATIONS

A200



BUILDING ELEVATION - SOUTH -
OPTION 2

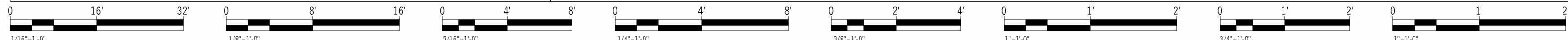
4

$1/8" = 1'-0"$



3 BUILDING ELEVATION - NORTH -
OPTION 2
1/8" = 1'-0"

No.	Date	Description
AXIS JOB #	2501	
OWNER #		
DATE	09/01/2020	
DRAWN		
CHECKED		



1 BUILDING ELEVATION - EAST -
OPTION 2
1/8" = 1'-0"



2 BUILDING ELEVATION - WEST -
OPTION 2
1/8" = 1'-0"



WEST PEARL AVE CONDOS

145 W PEARL AVE.
JACKSON, WY

No.	Date	Description

AXIS JOB #	2501
OWNER #	
DATE	09/01/2020
DRAWN	
CHECKED	

BUILDING
ELEVATIONS -
OPTION 2

A202



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:

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: Jeff Neishabouri, Owner

Being duly sworn, deposes and says that Running Deer, LLC is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 145 W Pearl Ave. Jackson, WY 83001

Legal Description: Lot 11 & 12, BLK 2, WORT-1

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Melissa Bigger

Mailing address of Applicant/Authorized Representative: 927 S State St, Salt Lake City, Ut 84111

Email address of Applicant/Authorized Representative: mbigger@axisarchitects.com

Phone Number of Applicant/Authorized Representative: 801-355-3003

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

Owner

Title 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 29th day of April, 2025. WITNESS my hand and official seal.

Notary Public

My commission expires: 9/16/2028

