



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

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

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.

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 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
 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 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

Axis Architects

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

Axis Architects

WEST PEARL AVE.
JACKSON, WY

COVER SHEET

GI 101

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P: 801-355-3003



NOTES

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.

Topographic features represented on this map show conditions determined by a field survey conducted on July 31st and August 1st of 2024, and will not reflect changes to site conditions made after field work was completed.

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.

The basis of bearings for this survey is referenced to a direct GPS measurement and is considered geodetic (geodetic north using WGS84, NAD83), resulting in a bearing of N 00°38'41" E as measured along the west line.

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.

Subject property comprises Lots 11 & 12 of Block 2 of the Wort Addition to the Town of Jackson. Combined lot boundary survey the lot dimensions may vary from those shown hereon. The lot lines shown hereon were not established by surveyor.

Base elevation = 6233.4' at Control Point No. 4, not shown hereon (US Survey Feet in the NAVD88 Datum).
Current Zoning = DC (Town of Jackson – Downtown Core 2)
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.)

Building Setbacks (shown hereon):

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'

Street setbacks are measured from the back of the pedestrian frontage. There are two types of pedestrian frontage in the Town of Jackson Land Development Regulations (Sec. 2.2.1.C.1-2); trees in grates, and covered frontage, which extend 13.5' and 13' from the back of the curb, respectively. For the purposes of illustrating setbacks on this drawing, it is assumed that side and rear setbacks are selected to be 5', and the range of areas which the building footprint could fall in on primary and secondary street facing sides are shown assuming that the pedestrian frontage type is trees and grates. This results in the primary and secondary streets setbacks being a range from 0' to 5' from the back of the frontage, which is 13.5' to 18.5' from the back of the curb. Final decisions on setback location should be referred to the Town of Jackson Planning and Building Department.

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.

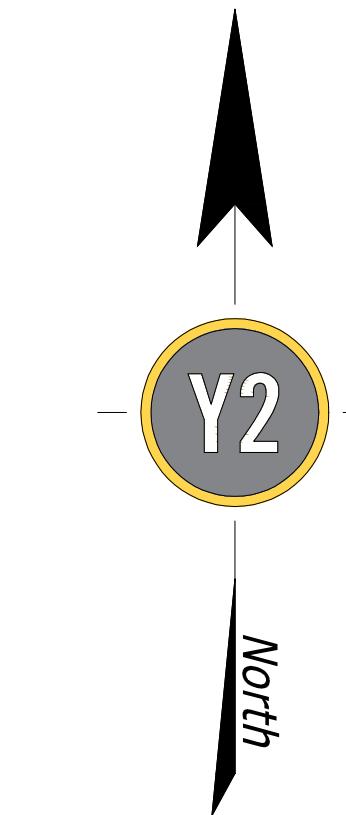
Underground utilities and subsurface improvements shown hereon were located by NU Locating of Casper, WY on August 14th, 2024.

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

No wetland mapping was conducted as part of this survey.

LEGEND

- 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
- Measured Property Boundary
- GIS Property Boundary – Teton County
- - Structure Setback Line – Town of Jackson
- Chain Link Fence
- Wooden Fence
- 4" Square Wire Fence
- Top Back of Curb
- Flowline of Curb
- Underground Water Line
- Underground Sewer Line
- Underground Gas Line
- Underground Telecommunications Line
- Overhead Wire
- Index Contour Line
- Intermediate Contour Line
- Asphalt
- Landscaping Feature/Planter Bed
- Concrete
- Existing Building Perimeter
- Boardwalk



A horizontal scale with numerical markings at 0, 10, 20, and 30. A red arrow points to the value 20.

GRAPHIC SCALE - FEET

"=10' (Valid For 24"x36" Plot)

Neishahori | Notes 11 & 12

Being a portion of
Wort Addition, Town of
T. 41 N., R. 116 W.,
Teton County, Wyoming

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PROJECT NUMBER: 24102
DRAWING DATE: 07/26/2021
EVISION DATE: XX/XX/XX
DRAWN BY: HAB
REVIEWED BY: APH

11 of 11

Y2 CONSULTANTS

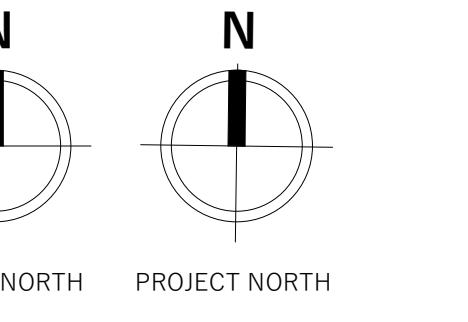
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

SHEET:



DEMOLITION PLAN

1" = 10'-0"



No.	Date	Description

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

DEMOLITION PLAN

D100



WEST PEARL AVE CONDOS

145 W PEARL AVE.
JACKSON, WY

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



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

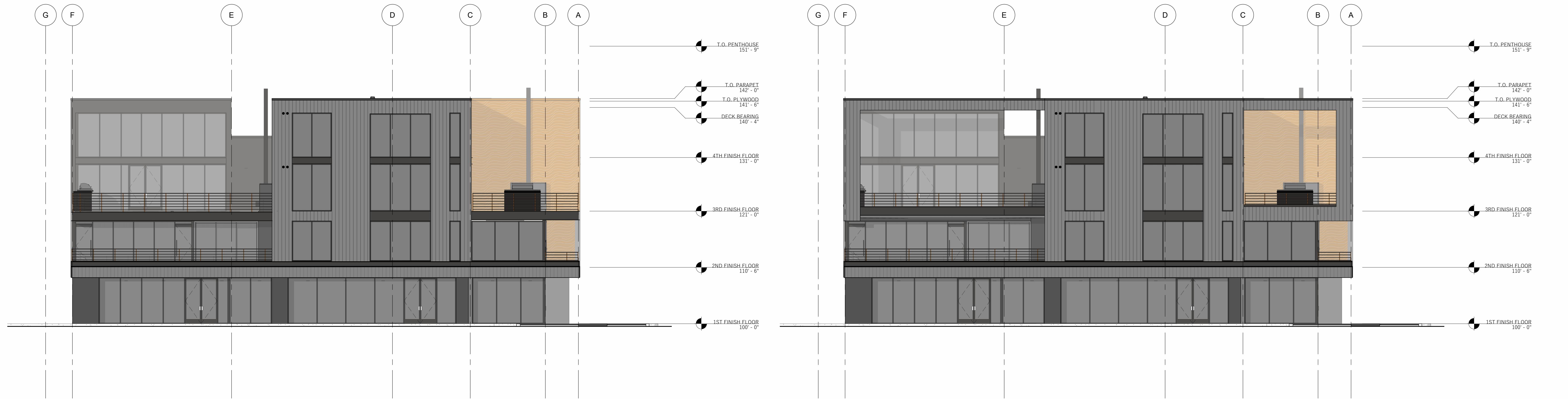
No.	Date	Description
2501	09/01/2020	

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

BUILDING
ELEVATIONS

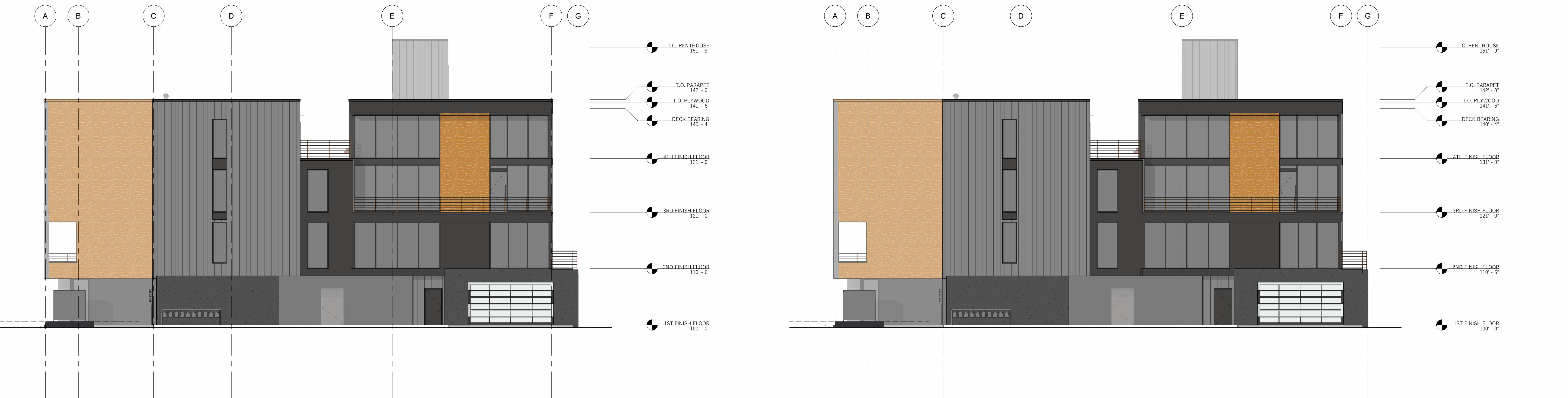
A200

Axis Architects



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

BUILDING ELEVATION - SOUTH - OPTION 2



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

BUILDING ELEVATION - NORTH - OPTION 2

1/8" = 1'-0"

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

BUILDING ELEVATIONS

Axis Architecture

axis Architects

Axis Architects

JACKSON, WY

WEST FEARL AVE CONDOS

145 W PEARL AVE.
JACKSON, WY

Date	Description

EDUCATIONAL INSTITUTIONS - SECTION 2

A202



