



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
- ☒ Transportation Administrator
- ☐ 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: September 23, 2025	REQUESTS: The applicant is submitting a request for a Pre-Application Conference for two new mixed-use buildings, approximately 47,274 SF (total habitable) and 56,955 SF (total habitable) in size, at 120 & 160 W. Pearl Avenue, legally known as Lots 1 & 2, 3 rd Wort Addition. PIDN: 22-41-16-33-1-54-001 & -002 For questions, please call Tyler Valentine at 307-733-0440 x1305, or email at tvalentine@jacksonwy.gov . Thank you.
Item #: P25-178	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov	
Owner: Jeff Neishabouri 150 E Broadway Ave. Jackson, WY 83001	
Applicant: Brian Junge Axis Architects 927 S State Street Salt Lake City, UT 84111	

RESPONSE: by October 14, 2025, with Comments.

For Departments not using SmartGov, please send responses via email to planning@jacksonwy.gov

Pearl Avenue Residences

120 & 160 West Pearl Avenue

Pre-Application

September 19, 2025

Contents:

Pg. 2: Pre-application Conference Request Application Form

Pg. 4: Project Narrative

Pg. 6: Letter of Authorization

Pg. 7: Design Documents

Pg. 19: FAR Calculations and Housing Mitigation Worksheets



PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

150 East Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.jacksonwy.com
Jackson, WY 83001

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, visit <https://www.jacksonwy.gov/204/Pre-Application>

FOR GRADING PREAPPS ONLY, submit to townengineering@jacksonwy.gov. All other requests should be sent to planning@jacksonwy.gov

PROJECT

Name/Description:

Physical Address:

PIDN: 22-41-16-33-1-54-001
22-41-16-33-1-54-002

Lot, Subdivision: LOT 1, WORT 3RD
LOT 2, WORT 3RD

PROPERTY OWNER

Name:

Phone:

Mailing Address:

Email:

APPLICANT/AUTHORIZED REPRESENTATIVE

Name, Agency:

Phone:

Mailing Address:

Email:

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:

Phone:

Mailing Address:

Email:

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 Grading

If for grading, submit to townengineering@jacksonwy.gov

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. Submit via email to planning@jacksonwy.gov for all requests other than grading.

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 at <https://www.jacksonwy.gov/DocumentCenter/View/115/Letter-of-Authorization-PDF?bidId=>

Narrative Project Description. Attach a 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:

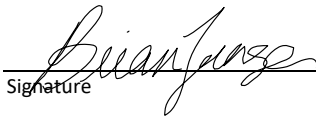
- Property Boundaries
- Existing and proposed physical development and the location of any uses not requiring physical development
- Proposed parcel or lot lines (if applicable)
- Locations of any natural resources, access, utilities, etc., that may be discussed during the pre-application conference

Other Pertinent Information. Include any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS). 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, identify these areas on the site plan.

Application Fee. The Town of Jackson Planning Department will contact you for payment once the application has been processed. Current fees can be found at <https://www.jacksonwy.gov/204/Pre-Application>

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.


Signature

Date

Name Printed

Title



Narrative / Project Description

September 19, 2025

Project: West Pearl Avenue Residences

Axis Architects Project Number: 2510

Existing property conditions:

The proposed new project incorporates two existing lots on West Pearl Avenue between South Millward Street and South Glenwood Street.

120 West Pearl Avenue / Lot 1 / 3rd Wort Addition / Property Owner: JN One, LLC.

160 West Pearl Avenue / Lot 2 / Wort-3 / 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 44,867 Square Feet / 1.03 Acres and will be approximately 300' in the East / West direction and 150' in the North / South direction.

Currently there are two (2) existing structures with at grade parking on the combined site with several business in operation.

On the lot at 120 West Pearl Avenue:

A single structure houses several independent businesses, including:

PingPod

Jenny Collins & Co.

Custom Kitchens

Harker Design

Poppy – Coworking

On the lot at 160 West Pearl Avenue:

Black Diamond Equipment

This combined site has no other neighboring properties. It is bounded to the south by an alleyway. On the other side of the alleyway there is a condo building (175 South Glenwood Street) and a public parking garage (160 South Millward Street).

The site is zoned by the Town of Jackson as DC-2, which limits construction to three-story max. with 42'-0" allowable flat roof max. height, or 46'-0" sloped roof maximum height.

Character and magnitude of proposed physical development or use:

The new, combined lot will add two buildings along a zero lot line that runs through the center of the lot. One building will be located on the west side of the lot ("West Building") and one building will be located on the east side of the lot ("East Building"). Both buildings will be three (3) stories above grade. Both buildings will have a "Garden Level" with a number of "garden apartments" (located partially below grade) and an underground parking garage that will be shared by both buildings. The two buildings will be distinct in appearance, but each will be limited to the allowable 42'-0" flat roof and/or the 46'-0" sloped roof maximum heights. Each building has been designed with unique amenity spaces that will be shared by tenants across both buildings.

The West Building will provide a Fitness Center at Garden Level. There will be approximately 2100 SF of Retail space at grade with direct public access, as well as a small entry lounge for tenants that provide access to mail and package rooms. The East Building will provide a Club Room/Speakeasy at Garden Level. It will also provide an Entry Lounge and approximately 2100 SF of Retail space at grade with direct public access. Parking for both buildings is designed to be accessed directly from the alley on the south side of the property.

The remainder of both buildings will be dedicated to residential units of varying sizes.

West Building

Garden Level: (7) Deed-Restricted Employee Housing Units

First Floor: (5) Short-Term Rentals (each less than 1500 SF)

Second Floor: (4) Long-Term Rentals
(7) Short-Term Rentals (each less than 1500 SF)

Third Floor: (3) Long-Term Rentals
(2) Short-Term Rentals

28 Total Units**East Building**

Garden Level: (7) Deed-Restricted Employee Housing Units

First Floor: (5) Short-Term Rentals (each less than 1500 SF)

Second Floor: (5) Long-Term Rentals
(9) Short-Term Rentals (each less than 1500 SF)

Third Floor: (5) Long-Term Rentals
(3) Short-Term Rentals

34 Total Units

The design of both buildings is intended to feel "Mountain Modern" and blend into the existing context of downtown Jackson, while incorporating elements that make the two buildings appear distinct from one-another.

The exterior of the West Building will be composed of corten steel panels, corrugated steel, and burnt cedar with natural sandstone. The exterior of the East Building will be composed primarily of cedar and natural sandstone. The cedar will be two-toned, with elements that are natural and others that are weathered. Windows and doors on both buildings will be black aluminum, with railings and other details primarily painted black.

West Building Area below grade: 19,779 SF
East Building Area below grade: 21,848 SF

West Building Area above grade: 33,709 SF
East Building Area above grade: 42,381 SF

Intended development option or subdivision proposal (if applicable):

Not Applicable

Proposed amendments to the LDR's (if applicable):

None



PEARL TWO

120 & 160 West Pearl Avenue Jackson, WY
Pre-Application Package September 19, 2025

© COPYRIGHT AXIS ARCHITECTS 2025

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ENTITY WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS. ANY REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

Axis Architects
927 5TH STATE STREET, SALT LAKE CITY, UT 84111
P 801-355-3003

NOT FOR CONSTRUCTION

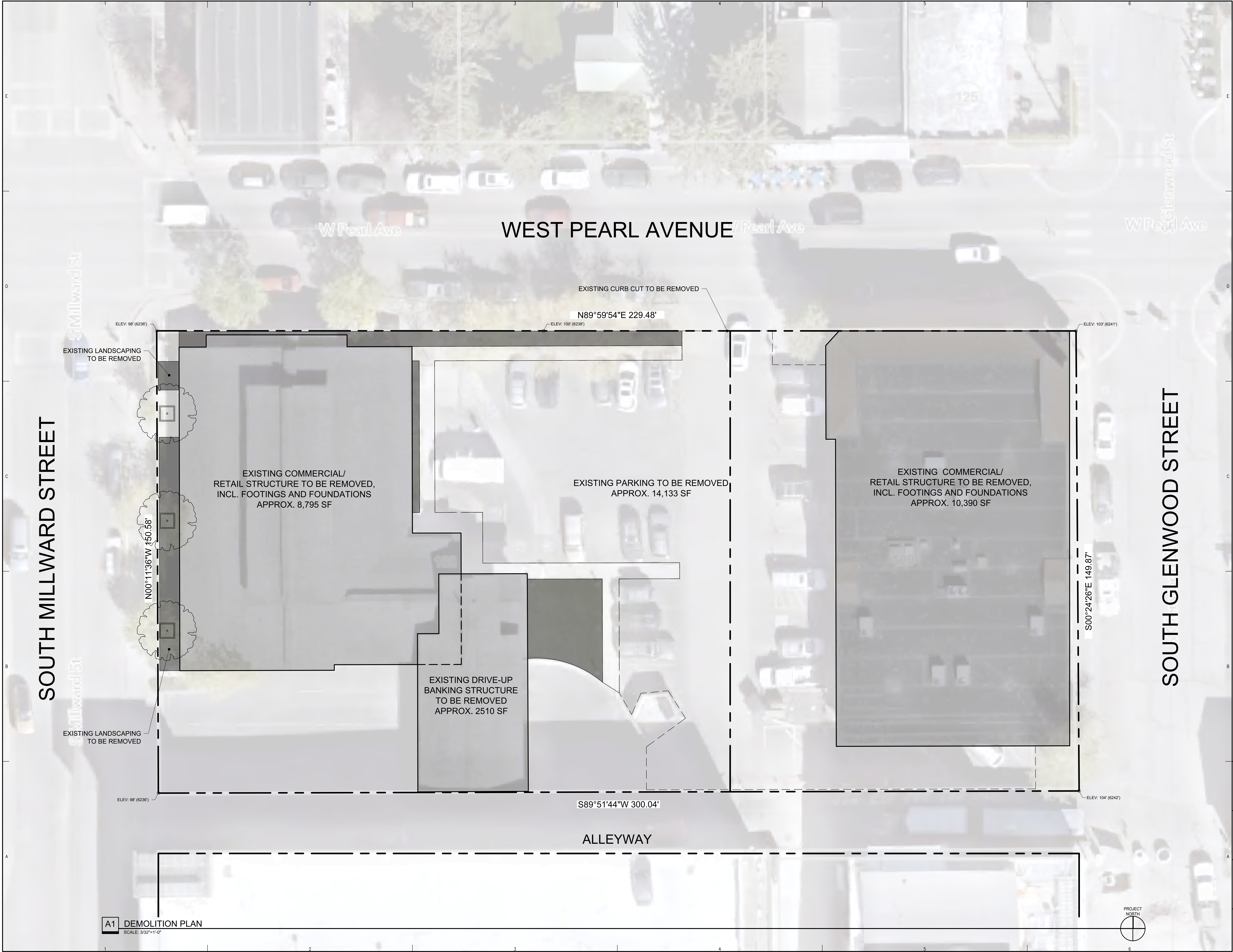
WEST PEARL AVENUE
RESIDENCES
120 & 160 W. PEARL AVENUE
JACKSON, WY 83001

Revision	#	Date

Axis Job #	2510
Owner #	
Date	9/18/2025
Drawn	
Checked	

GENERAL INFORMATION

G001



THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE DOCUMENTS, INCLUDING ALL CONTENTS, ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ENTITY WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS. ANY REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

Axis Architects
927 5TH STATE STREET, SALT LAKE CITY, UT 84111
P 801-355-3003

NOT FOR CONSTRUCTION

Revision	#	Date

Axis Job #	2510
Owner #	
Date	9/18/2025
Drawn	
Checked	

DEMOLITION PLAN

AS001

SOUTH MILLWARD STREET

WEST PEARL AVENUE

SOUTH GLENWOOD STREET

WEST BUILDING
EAST BUILDING

WEST BUILDING

EAST BUILDING

17 STALLS
GROUND LEVEL PARKING

21 STALLS
GROUND LEVEL PARKING

ALLEYWAY

A1 ARCHITECTURAL SITE PLAN
SCALE: 3/32"=1'-0"

NOT FOR CONSTRUCTION

WEST PEARL AVENUE
RESIDENCES
120 & 160 W. PEARL AVENUE
JACKSON, WY 83001

Revision # Date
.....
Axis Job # 2510
Owner #
Date 9/18/2025
Drawn
Checked

ARCHITECTURAL SITE PLAN

AS100

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL
PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE
DRAWINGS, SPECIFICATIONS, AND ANY OTHER INFORMATION CONTAINED
HEREIN ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY
IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY
INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
PERMISSION OF AXIS ARCHITECTS. ANY VIOLATION OF THIS COPYRIGHT IS
PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

Axis Architects
907 5TH STATE STREET, SALT LAKE CITY, UT 84111
P 801-365-3003

© COPYRIGHT AXIS ARCHITECTS 2025



THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE DOCUMENTS, INCLUDING ALL CONTENTS, ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS. THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ENTITY OTHER THAN THE CLIENT OR THE ARCHITECT OF RECORD WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS. ANY REPRODUCTION OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

Axis Architects
927 5TH STATE STREET, SALT LAKE CITY, UT 84111
P 801-365-3003

NOT FOR CONSTRUCTION

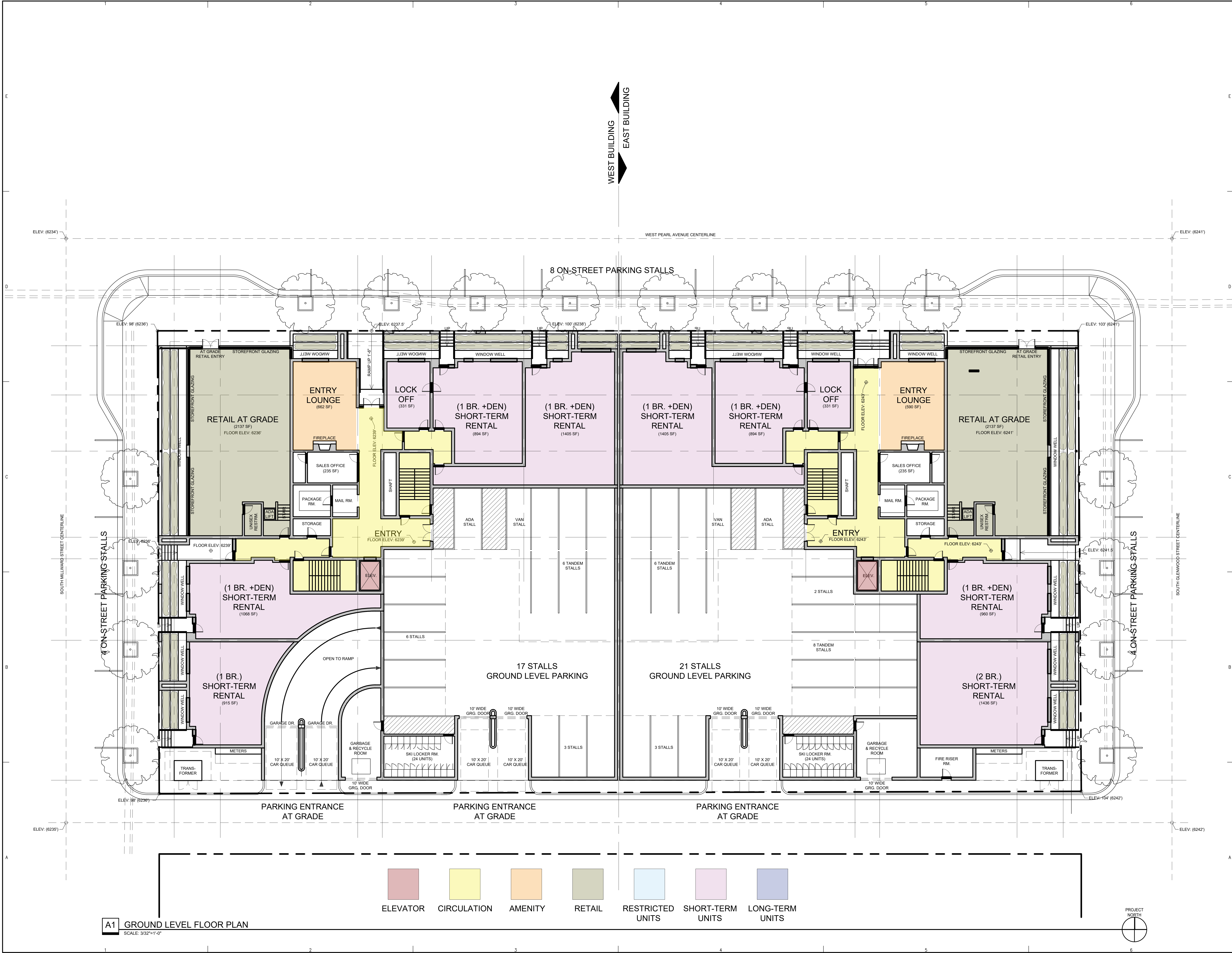
**WEST PEARL AVENUE
RESIDENCES**
120 & 160 W. PEARL AVENUE
JACKSON, WY 83001

Revision	#	Date

Axis Job #	2510
Owner #	
Date	9/18/2025
Drawn	
Checked	

LOWER LEVEL FLOOR PLAN

A100



© COPYRIGHT AXIS ARCHITECTS 2025

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE DOCUMENTS, INCLUDING ALL CONTENTS, ARE TO BE USED ONLY FOR THE PROJECT, NONE OF THE ELEMENTS, IDEAS, OR GRAPHIC REPRESENTATIONS IN THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR FIRM WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS. ANY REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

Axis Architects

927 5TH STATE STREET, SALT LAKE CITY, UT 84111

P 801-365-3003

NOT FOR CONSTRUCTION

**WEST PEARL AVENUE
RESIDENCES**

120 & 160 W. PEARL AVENUE

JACKSON, WY 83001

Revision # Date

Axis Job # 2510

Owner #

Date 9/18/2025

Drawn

Checked

GROUND LEVEL FLOOR PLAN

A101



THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE DOCUMENTS, INCLUDING ALL CONTENTS, ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS. THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ENTITY OTHER THAN THE CLIENT OR THE ARCHITECT OF RECORD WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS. REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

Axis Architects
927 5TH STATE STREET, SALT LAKE CITY, UT 84111
P 801-365-3003

NOT FOR CONSTRUCTION

**WEST PEARL AVENUE
RESIDENCES**
120 & 160 W. PEARL AVENUE
JACKSON, WY 83001

Revision #	Date
1	9/18/2025
2	
3	
4	
5	
6	
7	
8	
9	
10	

Axis Job # 2510
Owner #
Date 9/18/2025
Drawn
Checked

SECOND LEVEL FLOOR PLAN

A102





A2 NORTH PERSPECTIVE
NOT TO SCALE



A1 NORTH ELEVATION
SCALE: 3/32"=1'-0"

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE ORIGINAL DESIGN ELEMENTS WERE CREATED FOR USE AS PART OF THIS PROJECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS. THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING: THIS DOCUMENT IS THE PROPERTY OF AXIS ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS. THIS DOCUMENT IS THE PROPERTY OF AXIS ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS.

Axis Architects
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P 801-385-3003

NOT FOR CONSTRUCTION

WEST PEARL AVENUE
RESIDENCES
120 & 160 W. PEARL AVENUE
JACKSON, WY 83001

Revision	#	Date
1		
2		
3		
4		
5		

Axis Job # 2510
Owner #
Date 9/18/2025
Drawn
Checked

NORTH ELEVATION / PERSPECTIVE

A201



A2 EAST PERSPECTIVE
NOT TO SCALE



A1 EAST ELEVATION
SCALE: 3/32"=1'-0"

© COPYRIGHT AXIS ARCHITECTS 2025

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE DOCUMENTS, INCLUDING ALL CONTENTS, ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS. THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ENTITY OTHER THAN THE INTENDED RECIPIENT, OR FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY AXIS ARCHITECTS, WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS. REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

Axis Architects
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P 801-355-3003

NOT FOR CONSTRUCTION

WEST PEARL AVENUE
RESIDENCES
120 & 160 W. PEARL AVENUE
JACKSON, WY 83001

Revision	#	Date

Axis Job #	2510
Owner #	
Date	9/18/2025
Drawn	
Checked	

EAST ELEVATION / PERSPECTIVE

A202



A2 SOUTH PERSPECTIVE
NOT TO SCALE



A1 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

© COPYRIGHT AXIS ARCHITECTS 2025
ALL RIGHTS RESERVED

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE DOCUMENTS, INCLUDING ALL CONTENTS, ARE TO BE USED ONLY FOR THE PROJECT, NONE OF THE ELEMENTS, IDEAS, OR GRAPHIC REPRESENTATIONS IN THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF AXIS ARCHITECTS. ANY REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

Axis Architects
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P 801-355-3003

NOT FOR CONSTRUCTION

WEST PEARL AVENUE RESIDENCES

120 & 160 W. PEARL AVENUE
JACKSON, WY 83001

Revision #	Date
1	9/18/2025
2	
3	
4	
5	

Axis Job #	2510
Owner #	
Date	9/18/2025
Drawn	
Checked	

SOUTH ELEVATION / PERSPECTIVE

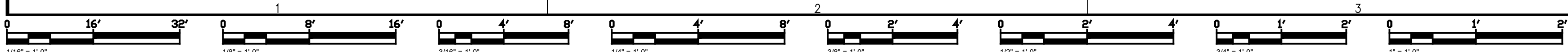
A203



A2 OVERHEAD PERSPECTIVE
NOT TO SCALE



A1 OVERHEAD PERSPECTIVE
SCALE: 3/32"=1'-0"



THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE DRAWINGS, SPECIFICATIONS, AND ANY OTHER INFORMATION CONTAINED HEREIN ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AXIS ARCHITECTS. ANY REPRODUCTION OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

Axis Architects
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P 801-355-3003

NOT FOR CONSTRUCTION

Revision #	Date
1	9/18/2025
2	
3	
4	
5	

Axis Job #	2510
Owner #	
Date	9/18/2025
Drawn	
Checked	

OVERHEAD PERSPECTIVES

A205

Pearl 2

West Building

Allowed FAR

Max Square Footage Allowed:

Lot Area:

Allowed Area Per FAR:

Restricted Housing Allowed:

Allowed 2:1 Bonus:

Total Allowed FAR:

Lot Area x 1.3

Restricted Housing x 2

Square Footage

40000

22487

29233

3589

7178

40000

Provided FAR

Allowed Area Per FAR:

Workforce Housing Provided (Below Grade):

Allowed 2:1 Bonus per Workforce Housing:

Provided 2:1 Bonus:

Total Provided FAR (above grade):

Lot Area x 1.3

Square Footage

29233

7284

14568

5148

34381

Area Breakdown

Above Grade

	Unit Type	SF Per Unit Type	Quantity	Total SF
Retail	FUTURE AT-GRADE RETAIL	2137	1	2,137
	<i>Subtotal</i>		<i>1</i>	<i>2,137</i>
Short-Term	S-2 (STUDIO)	561	1	561
	S-3	471	1	471
	LO-2 (LOCK-OFF)	331	1	331
	LO-3	561	1	561
	LO-4	376	1	376
	1BD-3 (1-BED)	915	1	915
	1BD-4	1014	1	1,014
	1DEN-4 (1-BED + DEN)	1068	1	1,068
	1DEN-5	894	1	894
	1DEN-6	1405	1	1,405
	1DEN-8	1500	1	1,500
	1DEN-10	1014	1	1,014
	2BD-2 (2-BED)	1328	1	1,328
	3BD-5 (3-BED)	1434	1	1,434
	<i>Subtotal</i>		<i>14</i>	<i>12,872</i>
Long-Term (2:1 Bonus)	2BD-4	1800	1	1,800
	3BD-1	1608	1	1,608
	1LOFT-1 (1-BED + LOFT)	1740	1	1,740
	<i>Subtotal</i>		<i>3</i>	<i>5,148</i>
LTR-Base FAR	3BD-7	2246	1	2,246
	3BD-6	2154	1	2,154
	1LOFT-2	2220	1	2,220
	3BD-2	1891	1	1,891
	<i>Subtotal</i>		<i>4</i>	<i>8,511</i>
Circulation	Level 1			1,120
	Level 2			1,720
	Level 3			795
	<i>Subtotal</i>			<i>3,635</i>

Amenity	Sales Office			235
	Entry Lounge			662
	Mail/ Package Room			242
	Locker Room (Mens)			267
	<i>Subtotal</i>			<i>1,406</i>

Total Area Above Grade

21

33,709

Below Grade				
Workforce Housing	S-1	434	1	964
	LO-1	434	1	1,488
	JR-1	888	1	888
	1BD-1	934	1	934
	1BD-2	558	1	558
	1DEN-1	964	1	964
	1DEN-2	1488	1	1,488
	<i>Subtotal</i>		<i>7</i>	<i>7,284</i>

Total Unit Area Below Grade

7,284

Exempt Areas				
	Exempt Area	SF Per Unit Type	Quantity	Total SF
Parking	Garage @ Basement			7,236
	Garage @ Grade			6,262
	<i>Subtotal</i>			<i>13,498</i>
Circ.	Basement			1,555
	<i>Subtotal</i>			<i>1,555</i>
Amenity	Bike Storage			1,046
	Laundry			261
	Storage			82
	Ski Lockers			360
	Fitness Center			2,142
	<i>Subtotal</i>			<i>3,891</i>
Storage	Owner Storage			301
	Pool Equipment Room			122
	Garbage Room			412
	<i>Subtotal</i>			<i>835</i>

Total Area Below Grade

19,779

Total Building Area

60,772

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tennant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms	1		23	2.349
Retail	0.000216*sف		980	1	0.211
Retail	0.000216*sف		5487	1	1.184
Office	0.000247*sف		17782	1	4.387

Black Diamond

Existing Workforce Housing Credit8.131

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required	
Retail	0.000216*sf		2137	1	0.461	Future Retail C - BASEMENT
Workforce Housing Unit	exempt	1	434	1	0.000	S-1
Workforce Housing Unit	exempt	1	434	1	0.000	LO-1
Workforce Housing Unit	exempt	1	888	1	0.000	JR-1
Workforce Housing Unit	exempt	1	934	1	0.000	1BD-1
Workforce Housing Unit	exempt	1	558	1	0.000	1BD-2
Workforce Housing Unit	exempt	1	964	1	0.000	1DEN-1
Workforce Housing Unit	exempt	1	1488	1	0.000	1DEN-2
Short-Term Rental Unit	0.102*bedrooms	1	561	1	0.102	S-2
Short-Term Rental Unit	0.102*bedrooms	1	471	1	0.102	S-3
Short-Term Rental Unit	0.102*bedrooms	1	331	1	0.102	LO-2
Short-Term Rental Unit	0.102*bedrooms	1	561	1	0.102	LO-3
Short-Term Rental Unit	0.102*bedrooms	1	376	1	0.102	LO-4
Short-Term Rental Unit	0.102*bedrooms	2	915	1	0.204	1BD-3
Short-Term Rental Unit	0.102*bedrooms	1	1014	2	0.204	1BD-4
Short-Term Rental Unit	0.102*bedrooms	1	1068	1	0.102	1DEN-4
Short-Term Rental Unit	0.102*bedrooms	1	894	1	0.102	1DEN-5
Short-Term Rental Unit	0.102*bedrooms	1	1405	1	0.102	1DEN-6
Short-Term Rental Unit	0.102*bedrooms	1	1500	1	0.102	1DEN-8
Short-Term Rental Unit	0.102*bedrooms	1	1014	1	0.102	1DEN-10
Short-Term Rental Unit	0.102*bedrooms	1	1328	1	0.102	2BD-2
Short-Term Rental Unit	0.102*bedrooms	1	1434	1	0.102	3BD-5
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	1	1740	1	0.075	1LOFT-1
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	1	2220	1	0.105	1LOFT-2
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	2	1800	1	0.079	2BD-4
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	1608	1	0.068	3BD-1
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	1891	1	0.085	3BD-2
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	2154	1	0.101	3BD-6
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	2246	1	0.107	3BD-7

Affordable Workforce Housing Required: **0.000 units** Fee-in-Lieu Amount: **\$ -**

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).

Pearl 2

East Building

Allowed FAR

Max Square Footage Allowed:

Lot Area:

Allowed Area Per FAR:

Restricted Housing Allowed:

Allowed 2:1 Bonus:

Total Allowed FAR:

Lot Area x 1.3

Restricted Housing x 2

Square Footage

40000

22487

29233

3589

7178

40000

Provided FAR

Allowed Area Per FAR:

Workforce Housing Provided (Below Grade):

Allowed 2:1 Bonus per Workforce Housing:

Provided 2:1 Bonus:

Total Provided FAR (above grade):

Lot Area x 1.3

Square Footage

29233

7580

15160

11426

40659

Area Breakdown

Above Grade

	Unit Type	SF Per Unit Type	Quantity	Total SF
Retail	FUTURE RETAIL - AT GRADE		1	2,137
	Subtotal		1	2,137
Short-Term	S-2 (STUDIO)	561	1	561
	S-3	471	1	471
	S-4	859	1	859
	S-5	747	1	747
	LO-2 (LOCK-OFF)	331	1	331
	LO-3	561	1	561
	LO-4	376	2	752
	LO-5	499	1	499
	LO-6	471	1	471
	1DEN-5 (1-BED+DEN)	894	1	894
	1DEN-6	1405	1	1,405
	1DEN-7	960	1	960
	1DEN-8	1500	1	1,500
	1DEN-9	1152	1	1,152
	2BD-1 (2-BED)	1436	1	1,436
	2BD-5	1180	1	1,180
	2BD-6	1410	1	1,410
	Subtotal		18	15,189
	3BD-1	1608	1	1,608
	3BD-8	1990	1	1,990
	3BD-9	1790	1	1,790
	3BD-10	2190	1	2,190
	3BD-11	1808	1	1,808
	3BD-12	2040	1	2,040
	Subtotal		6	11,426
L TR-Base FAR	2BD-3	1610	1	1,610
	3BD-2	1891	1	1,891
	3BD-3	2090	1	2,090
	3BD-4	1950	1	1,950
	Subtotal		4	7,541

Circulation	Level 1			1,120
	Level 2			1,720
	Level 3			1,720
	<i>Subtotal</i>			<i>4,560</i>

Amenity	Sales Office			235
	Entry Lounge			662
	Mai/ Package Room			242
	Locker Room (Womens)			267
	Sauna			122
	<i>Subtotal</i>			1,528

Total Area Above Grade

42,381

Below Grade				
Workforce Housing	S-1	434	1	964
	LO-1	434	1	1,488
	JR-1	888	1	888
	1BD-2	558	1	558
	1DEN-1	964	1	964
	1DEN-2	1488	1	1,488
	1DEN-3	1230	1	1,230
	<i>Subtotal</i>		7	7,580

Total Unit Area Below Grade

7,580

Exempt Areas				
	Exempt Area	SF Per Unit Type	Quantity	Total SF
Parking	Garage @ Basement			7,608
	Garage @ Grade			7,044
	<i>Subtotal</i>			14,652
Circ.	Basement			1,729
	<i>Subtotal</i>			1,729
Amenity	Bike Storage			1,012
	Laundry			261
	Storage			82
	Ski Lockers			360
	Fitness Center			2,142
	<i>Subtotal</i>			3,857
Storage	Owner Storage			355
	Garbage Room			424
	BLDG Storage			415
	Fire Riser Room			214
	<i>Subtotal</i>			1,408

Total Area Below Grade

21,646

Total Building Area

71,607

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tenant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required	
Retail	0.000216*sf		2279	1	0.492	1ST FLOOR
Office	0.000247*sf		6010	1	1.483	1ST FLOOR
Office	0.000247*sf		6708	1	1.655	2ND FLOOR
Office	0.000247*sf		1856	1	0.458	BASEMENT
Retail	0.000216*sf		3208	1	0.692	BASEMENT
Office	0.000247*sf		3208	1	0.791	BASEMENT
Existing Workforce Housing Credit					5.570	

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required	
Retail	0.000216*sf		2137	1	0.461	Future Retail C - BASEMENT
Workforce Housing Unit	exempt	1	434	1	0.000	S-1
Workforce Housing Unit	exempt	1	434	1	0.000	LO-1
Workforce Housing Unit	exempt	1	888	1	0.000	JR-1
Short-Term Rental Unit	0.102*bedrooms	1	561	1	0.102	S-2
Workforce Housing Unit	exempt	1	558	1	0.000	1BD-2
Workforce Housing Unit	exempt	1	964	1	0.000	1DEN-1
Workforce Housing Unit	exempt	1	1488	1	0.000	1DEN-2
Workforce Housing Unit	exempt	1	1230	1	0.000	1DEN-3
Short-Term Rental Unit	0.102*bedrooms	1	471	1	0.102	S-3
Short-Term Rental Unit	0.102*bedrooms	1	859	1	0.102	S-4
Short-Term Rental Unit	0.102*bedrooms	1	747	1	0.102	S-5
Short-Term Rental Unit	0.102*bedrooms	1	331	1	0.102	LO-2
Short-Term Rental Unit	0.102*bedrooms	1	561	1	0.102	LO-3
Short-Term Rental Unit	0.102*bedrooms	2	376	1	0.204	LO-4
Short-Term Rental Unit	0.102*bedrooms	1	499	2	0.204	LO-5
Short-Term Rental Unit	0.102*bedrooms	1	471	1	0.102	LO-6
Short-Term Rental Unit	0.102*bedrooms	1	894	1	0.102	1DEN-5
Short-Term Rental Unit	0.102*bedrooms	1	1405	1	0.102	1DEN-6
Short-Term Rental Unit	0.102*bedrooms	1	960	1	0.102	1DEN-7
Short-Term Rental Unit	0.102*bedrooms	1	1500	1	0.102	1DEN-8
Short-Term Rental Unit	0.102*bedrooms	1	1152	1	0.102	1DEN-9
Short-Term Rental Unit	0.102*bedrooms	2	1436	1	0.204	2BD-1
Short-Term Rental Unit	0.102*bedrooms	2	1180	1	0.204	2BD-5
Short-Term Rental Unit	0.102*bedrooms	2	1410	1	0.204	2BD-6
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	2	1610	1	0.068	2BD-3
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	1608	1	0.068	3BD-1
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	1891	1	0.085	3BD-2
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	2090	1	0.097	3BD-3
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	1950	1	0.088	3BD-4
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	1990	1	0.091	3BD-8
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	1790	1	0.078	3BD-9
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	2190	1	0.103	3BD-10
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	1808	1	0.080	3BD-11
Apartment (Unrestricted)	$0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176$	3	2040	1	0.094	3BD-12

Affordable Workforce Housing Required: 0.000 units Fee-in-Lieu Amount: \$ -

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).



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 (President, JN ONE LLC)

Being duly sworn, deposes and says that Jeff Neishabouri is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 120 & 160 W. Pearl Ave. Jackson, WY 83001

LOTS 1 AND 2 WORT 3RD ADDITION TO THE TOWN OF JACKSON WITHIN NE1/4 SECTION 33 T41N R116W

Legal Description: TETON COUNTY, WY

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Brian Junge

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

Email address of Applicant/Authorized Representative: bjunge@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

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 19th day of September, 2025. WITNESS my hand and official seal.

Notary Public

My commission expires

CRISTY FOSTER
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 167537
MY COMMISSION EXPIRES: 09/16/2028
expires: 9/16/2028