

Development Opportunity

Main Street in Driggs, Idaho



COMPASS REAL ESTATE

Fa & Line
Realty Group

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Excellent Rental Potential or Prime Redevelopment Site Commercial Mixed Use Zoning For Multiple Possibilities

Development opportunity on Main Street in Driggs, Idaho! This charming older home which has been renovated and expanded, offers excellent rental potential or a prime redevelopment site. With CX zoning, envision possibilities for apartments, townhomes, or a shopfront building. The 3-bedroom, 1-bath home exudes character, featuring refinished original wood flooring, original metal kitchen cabinetry, and a remodeled bathroom. Enjoy the private, fully fenced backyard with western exposure and Big Hole Mountain Views. Located near downtown Driggs with convenient on-street parking, this Main Street gem is a rare find for investors and developers alike! After the completion of a lot split, the property will be approximately .23 acres.

The sale is contingent on Lot Split - Approx. .23 acres, Harmony Designs completing split, estimated completion is end of September. Legal description subject to change upon recording of lot split. Currently occupied by Tenant, property will be vacant Oct 1.

3 Bedrooms
1 Bathrooms
1,515 sqft
.23 Acres
CX Zoning
MLS 24-2341
\$645,000



Fa & Line
Realty Group

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Provided as a courtesy of
Fall Line Realty Group

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Driggs, ID 83422

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<http://jacksonholebrokers.com>



Non-Public: No

Start Showing Date:

House Style: 2 Story

Main House Total 3

Bedrooms:

Main House Baths-

Half:

Main House 2nd Flr &

Above SqFt:

Main House # Stalls: 0

Main House-BG SqFt

Unfinished:

Guest House Baths: 0

Overall Total 3

Bedrooms:

Overall Livable SqFt: 1,515

Senior Community

YN:

Year Built: 1930

Main House Baths-Full: 1

Main House Total 1

Baths:

Main House-Main Level 899

SqFt:

Main House Garage

SqFt:

Main House SqFt: 1,515

Guest House Garage 0

SqFt:

Overall Total Baths: 1

Acres: 0.23

Horses Allowed: No

Last Major Remod: 2000

Main House Baths-

3/4: 0

Ownership:

Single Family

Main House Garage None

Type:

Main House-BG SqFt 0

Finished:

Guest House 0

Bedrooms:

Guest House SqFt: 0

Overall Garage SqFt: 0

Lot Size:

Horses Allowed:

Common Name:

Subdivision: None

Flood Zone:

Association Fee Annually

Frequency:

Latitude: 43.727948

County: Teton

Lot #:

Flood Class:

Taxes: 1,586

Longitude: -111.111364

Area: 17 - Driggs Area

Zoning: Commercial

Ann. HOA Fee \$:

0

Tax Year:

2023

Possession: Negotiable

In-House Listing #:

Exclusions:

Legal Description: Approximately .23 acres with the home; a portion of TAX#6679 Sec 26 T5N R45E

Public Remarks: Development opportunity on Main Street in Driggs, Idaho! This charming older home which has been renovated and expanded, offers excellent rental potential or a prime redevelopment site. With CX zoning, envision possibilities for apartments, townhomes, or a shopfront building. The 3-bedroom, 1-bath home exudes character, featuring refinished original wood flooring, original metal kitchen cabinetry, and a remodeled bathroom. Enjoy the private, fully fenced backyard with western exposure and Big Hole Mountain Views. Located near downtown Driggs with convenient on-street parking, this Main Street gem is a rare find for investors and developers alike! After the completion of a lot split, the property will be approximately .23 acres.

Water: Public

Sewer: Public

Basement: None

Construction: Stick Built On Site

Exterior: Wood

Furnished: Unfurnished

Ground Flr Mstr Bdrm: Ground Flr Mst Bdrm: Yes

Amenities: Fenced

Property Features: Flat; No CC&R's; Not in

Subdivision; On Paved Road; ST Rentals Allowed;

Trees; Year Round Access

Roof: Shake

Fuel Type: Electric; Propane

Propane Tank: Owned

Heat: Electric Baseboard; Other

Appliances: Dryer; Range/Oven/Cooktop;

Refrigerator; Washer

Water Softener: None

Driveway: None

View: Mountain View; Scenic

Lifestyle: Mountain; Outdoor Recreation

Agent Owned: N

Seller Concessions:

Listing Price: 645,000

LO: Compass Real Estate

image-1



Main Street



Main Street2



Main Street3



image-2

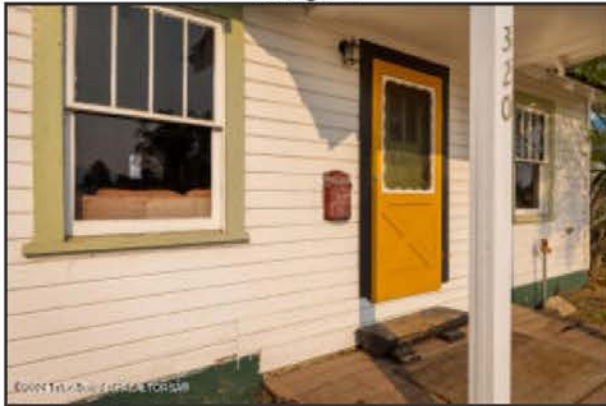


image-3



image-4



image-5



image-10



image-11

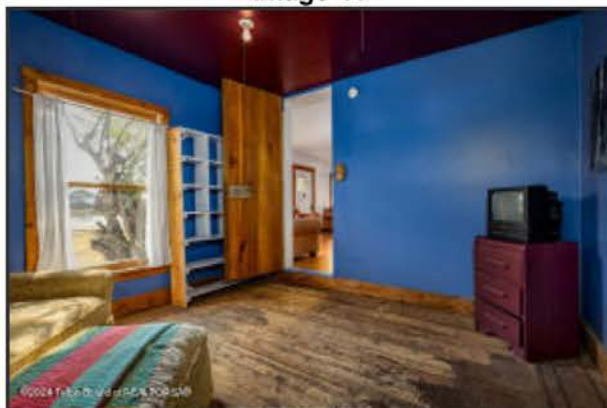


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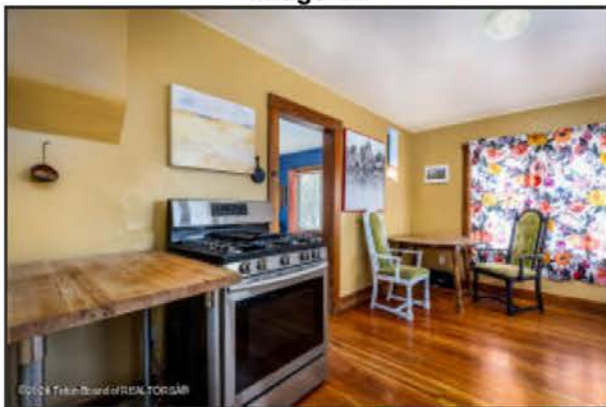


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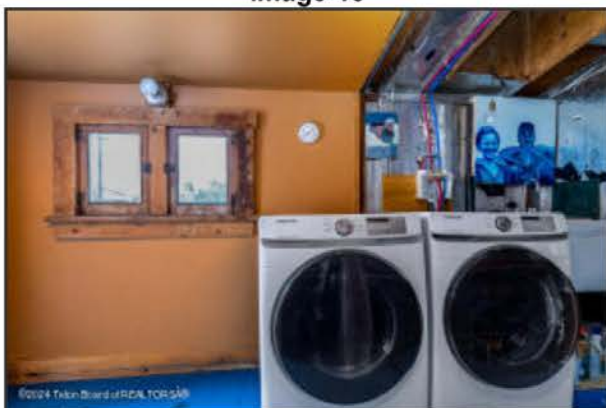


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image-21



image-22



image-6



image-7



image-8





MAIN STREET

SCHOOL

Ideal Location

Downtown Driggs with Main Street Frontage



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Cozy Interior

Beautiful Hardwood Floors

Fall Line Realty Group | fallline@compass.com



Large Fenced Yard



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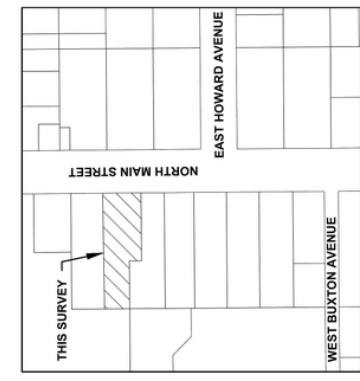
FOR SALE - Proposed Lot Split - Approx .23 Acres



Proposed Access Easement



NOT for sale



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TRACT 26 OF THAT RECORD OF SURVEY RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 236446.

THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO A DIRECT GRS MEASUREMENT FROM GEODETIC NORTH (NAD 83/2011), EPOCH 2010.0000, RESULTING IN A BEARING OF N 00°31'18" W ALONG THE NORTH-SOUTH MID-SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE CENTER ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, AS SHOWN HEREON.

RECORD INFORMATION SHOWN HEREON ARE REFERENCED TO THOSE RECORDS OF SURVEYS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBERS: (REC-A 236446), (REC-B 196984), (REC-C 226453).

EAASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST.

CERTIFICATE OF DRIGGS
I, PATRICK W. GILROY, the undersigned, hereby certify that I have caused to be surveyed the foregoing tract of land as shown hereon, and that the same was performed with the consent and in accordance with the desire of the undersigned owner and proprietor of said lands.

THAT I currently own that tract of land as described in that Memory Deed recorded as instrument number 257470 in said Office, located in NE/4SW/4 of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as follows:

THAT I have caused to be surveyed the foregoing tract of land as shown hereon, and that the same was performed with the consent and in accordance with the desire of the undersigned owner and proprietor of said lands.

THAT I have caused to be surveyed the foregoing tract of land as shown hereon, and that the same was performed with the consent and in accordance with the desire of the undersigned owner and proprietor of said lands.

THAT TRACT 2E is subject to a Twelve-Foot (12 Foot) access and utility easement along the south line of TRACT 2E and TRACT 2W are subject to way easements, right-of-way, reservations, and restrictions, conditions of split and/or record including, but not limited to those shown hereon; THAT TRACT 2E and TRACT 2W are to be defined as follows:

TRACT 2E
A part of Tract 26 as illustrated in that Record of Survey filed in the Office of the Clerk and Recorder of Teton County, Idaho as instrument number 236446 and described in that Memory Deed recorded as instrument number 257470 in said Office, located in NE/4SW/4 of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as follows:

BOUNDARY OF THE NORTHWEST CORNER OF SAID TRACT 2E, BEING MARKED BY A 5/8 INCH DIAMETER REBAR WITH A CAP INSCRIBED "S 28607"
THENCE S 09°20'12" E, 87.44 feet, along the east line of said Tract 2E, coincident with the westerly boundary of said Tract 2E, to a point being marked by a 1-1/2 inch diameter aluminum cap inscribed "ALS 19140";

THENCE S 89°27'45" W, 120.19 feet, along the south line of said Tract 2E to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "ALS 19140";

THENCE S 89°27'45" W, 34.79 feet, along said south line to a southerly corner marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "ALS 19140";

THENCE S 89°20'12" E, 120.19 feet, along said north line, to the POINT OF BEGINNING.

Said Tract 2E encompasses 0.24 acres, more or less.

SUBJECT TO THAT TWELVE-FOOT (12 FOOT) ACCESS AND UTILITY EASEMENT RUNNING PARALLEL WITH AND OFFSET 12 FEET NORTHERLY FROM THE SOUTH LINE OF TRACT 2E.

TRACT 2W
A part of Tract 26 as illustrated in that Record of Survey filed in the Office of the Clerk and Recorder of Teton County, Idaho as instrument number 236446 and described in that Memory Deed recorded as instrument number 257470 in said Office, located in NE/4SW/4 of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as follows:

BOUNDARY OF THE NORTHWEST CORNER OF SAID TRACT 2E, BEING MARKED BY A REBAR WITH A CAP INSCRIBED "S 28607"
THENCE N 89°20'12" E, 43.08 feet, along the north line of said Tract 2E to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "ALS 19140";

THENCE S 09°20'12" E, 86.42 feet, to a point of intersection with the south line of said Tract 2E being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "ALS 19140";

THENCE S 89°27'45" W, 34.79 feet, along said south line to a southerly corner marked by a rebar with a cap inscribed "S 28607";

THENCE S 89°27'45" W, 89.48 feet, along said north line to a southerly corner being marked by a rebar with a cap inscribed "S 28607";

THENCE S 89°24'49" E, 108.88 feet, along said south line to the southwest corner of said Tract 2E being marked by a rebar with a cap inscribed "S 28607";

THENCE N 02°27'12" W, 37.23 feet, along the west line of said Tract 2E, to the POINT OF BEGINNING.

Said Tract 2W encompasses 0.21 acres, more or less.

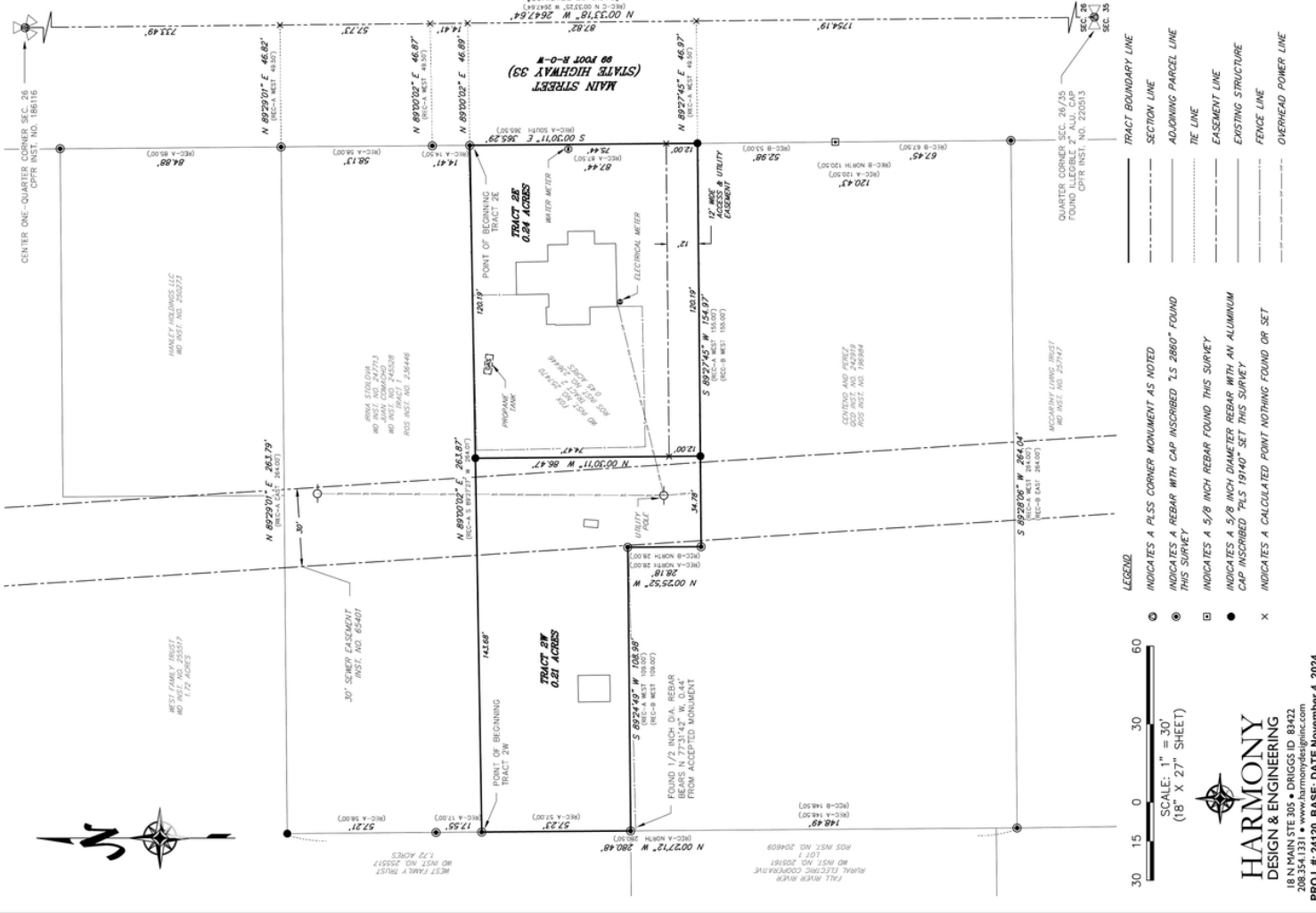
TOGETHER WITH THAT TWELVE-FOOT (12 FOOT) ACCESS AND UTILITY EASEMENT RUNNING PARALLEL WITH AND OFFSET 12 FEET NORTHERLY FROM THE SOUTH LINE OF TRACT 2E.

KATY ANN FOX Owner
STATE OF IDAHO)
COUNTY OF TETON)
ACKNOWLEDGEMENT

DATE _____
The foregoing instrument was acknowledged before me by Katy Ann Fox this _____ day of _____, 2024.

Witness my hand and official seal.
My commission expires: _____
Signature of Notary _____
Printed Name _____

RECORD OF SURVEY INSTRUMENT NUMBER 236446
LOCATED IN THE NW1/4SW1/4 OF SECTION 26,
T. 5 N., R. 45 E., BOISE MERIDIAN,
CITY OF DRIGGS, TETON COUNTY, IDAHO



RECORD OF SURVEY
SHOWING A
LOT SPLIT
OF TRACT 2
RECORD OF SURVEY INSTRUMENT NUMBER 236446
LOCATED IN THE NW1/4SW1/4 OF SECTION 26,
T. 5 N., R. 45 E., BOISE MERIDIAN,
CITY OF DRIGGS, TETON COUNTY, IDAHO

PROFESSIONAL LAND SURVEYOR
DRAFT
DATE OF ISSUE: _____
PATRICK W. GILROY
IDAHO PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 19140
DATED THIS _____ DAY OF OCTOBER, 2024
RECORDER'S CERTIFICATE

HARMONY DESIGN & ENGINEERING
181 N. W. STE 303 DRIGGS ID 83422
208.354.1321
PROJ. #: 24120_BASE; DATE November 4, 2024

Electrical Usage

Electrical	
month	amount
Jan 2022	\$207.62
Feb 2022	\$232.33
March 2022	\$213.50
April 2022	\$201.52
May 2022	\$137.44
June 2022	\$87.09
July 2022	\$91.58
Aug 2022	\$57.13
Sept 2022	\$60.14
Oct 2022	\$53.54
Nov 2022	\$71.86
Dec 2022	\$120.52
Jan 2023	\$192.49
Feb 2023	
March 2023	
April 2023	\$194.64
May 2023	\$168.95
June 2023	\$114.23
July 2023	
Aug 2023	
Sept 2023	
Oct 2023	\$59.06

*** The gaps represent a Tenat taking over the electric bill

Propane Usage

Transaction Date	Transaction	Type	Sub Type	Due Date	Amount	Amount Remaining
7/25/2024	2625547	Delivery		8/24/2024	\$257.75	0
3/22/2024	2610699	Delivery		4/21/2024	\$347.70	0
2/2/2024	2596801	Delivery		3/3/2024	\$371.09	0
12/13/2023	2586032	Delivery		1/12/2024	\$221.49	0
6/14/2023	2548500	Delivery		7/14/2023	\$132.98	0
4/7/2023	2540636	Delivery		5/7/2023	\$388.59	0
1/13/2023	2523617	Delivery		2/12/2023	\$264.49	0
11/17/2022	2508305	Delivery		12/17/2022	\$311.04	

5.3.1. Intent



Description

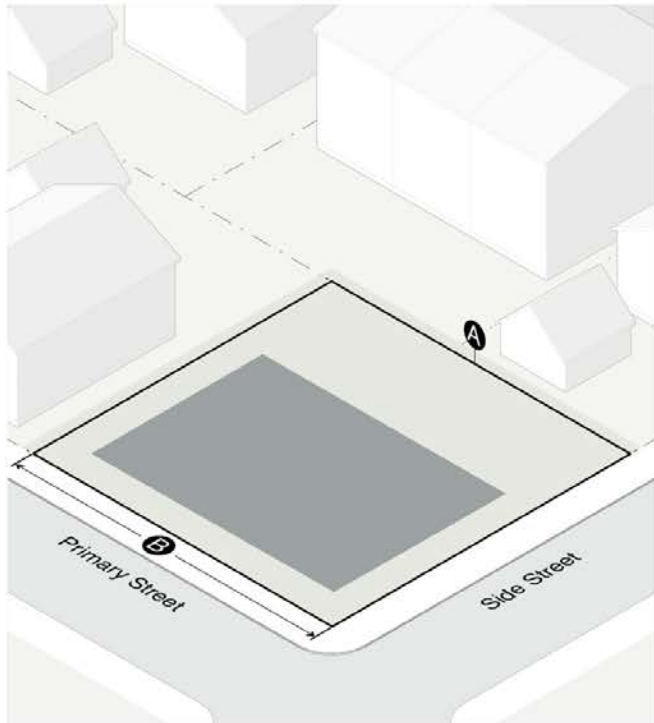
CX is intended to accommodate a broader range of residential and nonresidential activity than NX. To promote walkability and compatibility, auto-oriented uses are restricted. Building type options include townhouse, apartment, live work, shopfront house, single-story shopfront, mixed use shopfront and general building. CX should be applied in areas where the existing or proposed land use pattern promotes mixed use and pedestrian-oriented activity.

Building Types Allowed

Townhouse	see also Art. 8.9
Apartment	see also Art. 8.10
Live work	see also Art. 8.11
Shopfront house	see also Art. 8.12
Single-story shopfront	see also Art. 8.13
Mixed use shopfront	see also Art. 8.14
General building	see also Art. 8.15

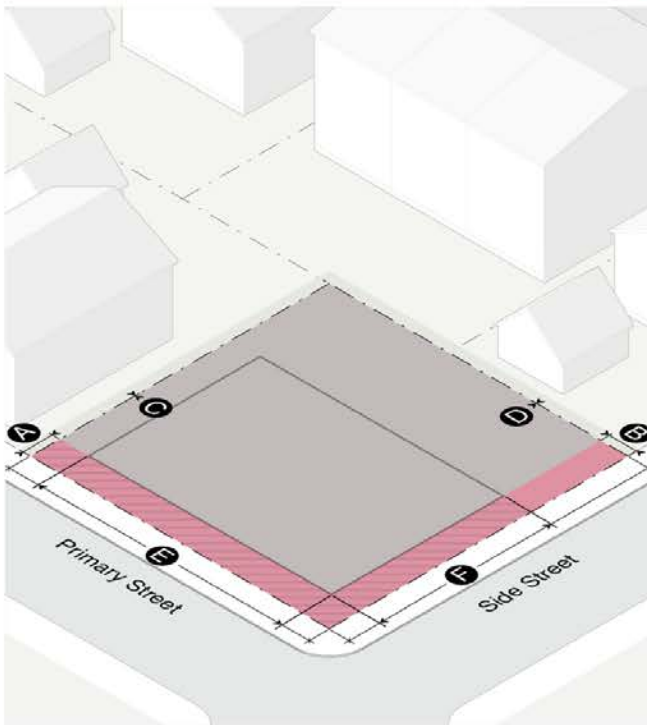
Land Uses Permitted see Art. 10.2

5.3.2. Lot Dimensions



Lot	A Area	B Width
Townhouse	1,500 SF min	20' min
Apartment	5,000 SF min	50' min
Live work	1,100 SF min	15' min
Shopfront house	3,000 SF min	35' min
Single-story shopfront	5,000 SF min	50' min
Mixed use shopfront	5,000 SF min	50' min
General building	5,000 SF min	50' min
Coverage		
Lot coverage		80% max

5.3.3. Building Placement



Building and Structure Setbacks

Primary street	0' min / 10' max	A
Side street	0' min / 10' max	B
Side interior	0 or 5' min	C
Rear	0 or 5' min	D
Rear, abutting alley	4' or 20' min	D

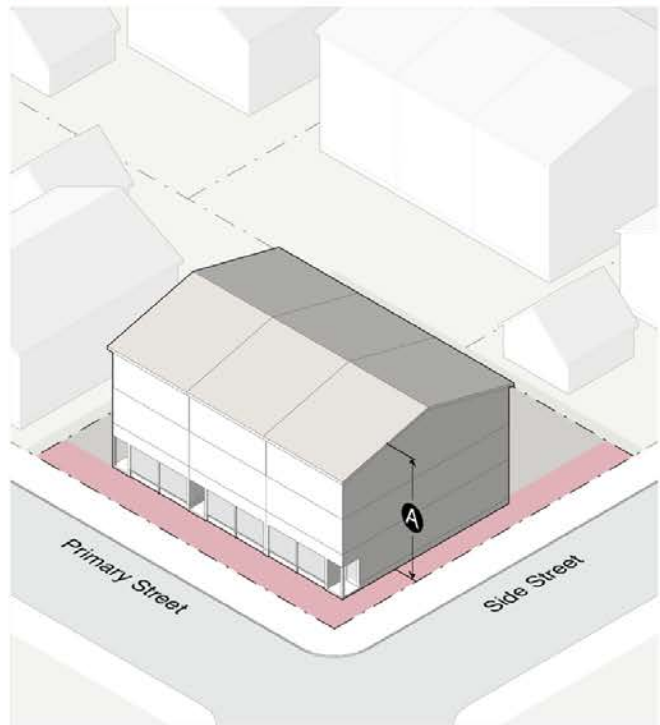
Build-to Zone (BTZ)

Building facade in primary street BTZ (% of lot width)	70% min	E
Building facade in side street BTZ (% of lot width)	30% min	F

Parking Location

Garage door restrictions	see Art. 8.18
Front yard	Not Allowed
Corner yard	Not Allowed
Side yard	Allowed
Rear yard	Allowed

5.3.4. Building Height



Height

All buildings and structures	35' max	A
All buildings and structures if the upper floor contains a residence	45' max	A

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Building Types Allowed by District

Building Type

District



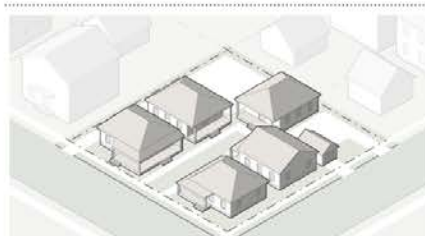
Detached House. A building type that accommodates one dwelling unit on an individual lot with yards on all sides.

RC-2.5 RC-1.0 RC-0.5
 RS-16 RS-7 RS-5 RS-3
 RM-1 RM-2
 RX NX



Backyard Cottage. A small self-contained accessory dwelling unit located on the same lot as a detached house but physically separated.

RC-2.5 RC-1.0 RC-0.5
 RS-16 RS-7 RS-5 RS-3
 RM-1 RM-2
 RX NX



Cottage Court. A building type that accommodates 4 to 8 detached dwelling units organized around an internal shared courtyard.

RS-7 RS-5 RS-3
 RM-1 RM-2



Duplex: Side by Side. A building type that accommodates two dwelling units on an individual lot separated vertically side by side that share a common wall.






RC-1.0 RC-0.5
 RS-7 RS-5 RS-3
 RM-1 RM-2
 RX NX




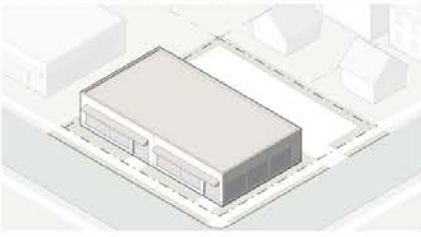



Duplex: Back to Back. A building type that accommodates two dwelling units on an individual lot separated vertically with one unit located directly behind the other unit that share a common wall.

RC-1.0 RC-0.5
 RS-7 RS-5 RS-3
 RM-1 RM-2
 RX NX

Building Types Allowed by District

Building Type	District
 <p data-bbox="570 386 1068 533">Attached House. A building type that accommodates two attached dwelling units located on two separate lots that share a common wall along a lot line.</p>	<div data-bbox="1084 407 1312 541"> RC-1.0 RC-0.5 RS-7 RS-5 RS-3 RM-1 RM-2 RX </div>
 <p data-bbox="570 653 1068 758">Four-plex. A building type that accommodates 3 to 4 dwelling units vertically or horizontally integrated.</p>	<div data-bbox="1084 674 1312 730"> RM-1 RM-2 RX NX CX </div>
 <p data-bbox="570 842 1068 1066">Townhouse. A building type that accommodates 2 or more dwelling units where each unit is separated vertically by a common side wall. Units cannot be vertically mixed. This building type also includes Row Houses and Detached Townhomes.</p>	<div data-bbox="1084 919 1312 982"> RM-2 RX NX CX </div>
 <p data-bbox="570 1144 1068 1249">Apartment. A building type that accommodates 5 or more dwelling units vertically and horizontally integrated.</p>	<div data-bbox="1084 1165 1154 1228"> RM-2 CX </div>
 <p data-bbox="570 1354 1068 1537">Live Work. A building type that accommodates 3 or more units. Units allow for residential and nonresidential uses in the same physical space. Units may be vertically or horizontally mixed.</p>	<div data-bbox="1084 1432 1474 1459"> RX CX DX CC IX </div>

Building Types Allowed by District

Building Type		District
	<p>Shopfront House. A building type that typically accommodates ground floor retail, office or commercial uses with upper-story residential or office uses at a scale that complements the existing residential character of the area.</p>	<p>NX CX CC IX</p>
	<p>Single-Story Shopfront. A single-story building type that typically accommodates retail or commercial uses.</p>	<p>CX DX CC CH IX</p>
	<p>Mixed Use Shopfront. A building type that typically accommodates ground floor retail, office or commercial uses with upper-story residential or office uses.</p>	<p>CX DX CC IX</p>
	<p>General Building. A building type that typically accommodates commercial, office or industrial uses.</p>	<p>CX CC CH DX IX</p>
	<p>Industrial Building. A building type that primarily accommodates industrial uses.</p>	<p>CH</p>

8.9.1. Description



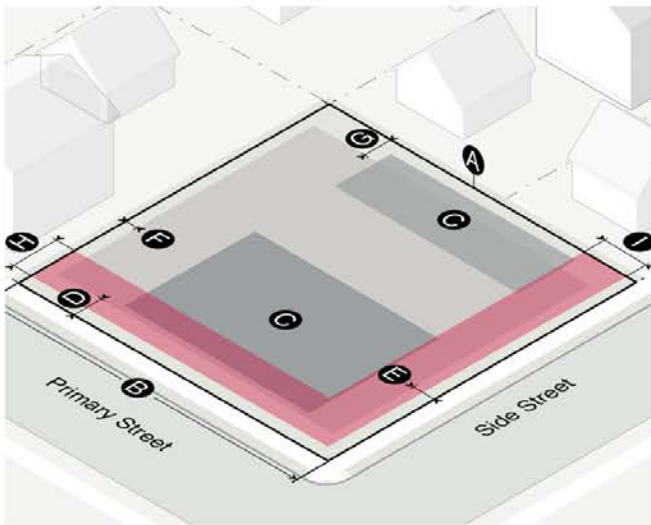
Definition

A building type that accommodates 3 to 4 dwelling units vertically or horizontally integrated.

Districts Allowed

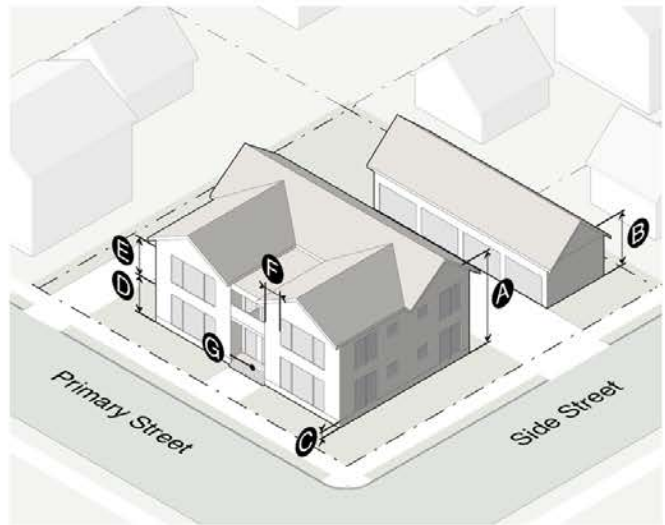
- RM-1
- RM-2
- NX
- RX
- CX

8.9.2. Lot and Placement



Lot		
Area	7,000 SF min	A
Width	65 min	B
Dwelling units per lot	3 min / 4 max	
Coverage		
Lot coverage	set by district	C
Building and Structure Setbacks		
Primary street	set by district	D
Side street	set by district	E
Side interior	set by district	F
Rear	set by district	G
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	H
Building facade in side street BTZ (% of lot width)	set by district	I

8.9.3. Height and Form



Height		
Principal building	35' max	A
Accessory structure	24' max	B
Ground floor elevation	0' min	C
Transparency		
Ground story	20% min	D
Upper story	20% min	E
Blank wall area	35' max	F
Pedestrian Access		
Entrance facing primary street	Required	G
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Balcony	see Sec. 8.17.3	
Porch	see Sec. 8.17.6	
Stoop	see Sec. 8.17.7	
Parking Location		
Front/corner yard	Not allowed	
Garage door restrictions	see Sec. 8.18.1	

8.10.1. Description



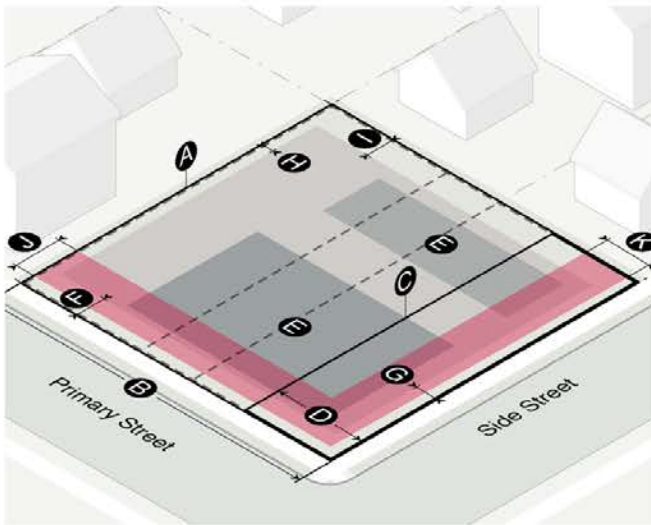
Definition

A building type where the building walls typically correspond with the property lines and all open yard space is owned and managed by a common association. This building type includes buildings that accommodate two or more dwelling units where each unit is separated vertically by a common wall, or single units that have walls built on property lines.

Districts Allowed

- RM-2
- NX
- RX
- CX

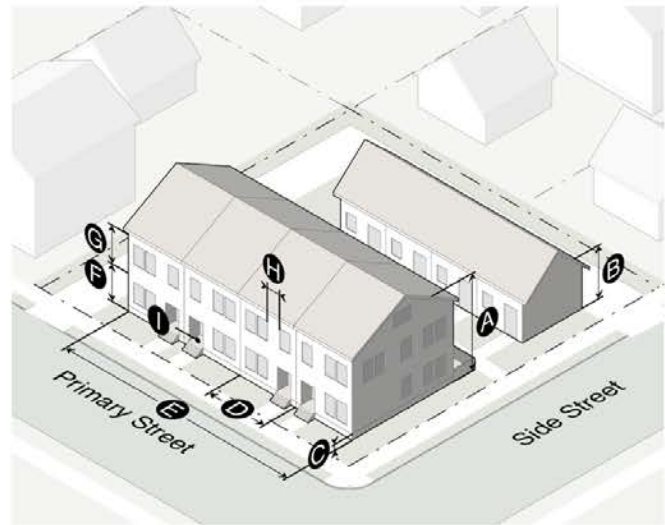
8.10.2. Lot and Placement



Site		
Site area	5,000 SF min	A
Site width	70' min	B
Dwelling units per lot	1 min / no max	
Lot		
Area	1,500 SF min	C
Width	20' min	D
Coverage		
Lot coverage	set by district	E
Site Development Setbacks		
Primary street	set by district	F
Side street	set by district	G
Side interior	set by district	H
Rear	set by district	I
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	J
Building facade in side street BTZ (% of lot width)	set by district	K

*Allowed if located on an Arterial road, and front yard landscaping is applied per 11.2.3.E.

8.10.3. Height and Form



Height		
Principal building	3 stories / 35' max	A
Accessory structure	24' max	B
Ground floor elevation	0' min	C
Building Dimensions		
Unit width	20' min	D
Number of units permitted in a row	6 max	E
Transparency		
Ground story	20% min	F
Upper story	20% min	G
Blank wall area	35' max	H
Pedestrian Access		
Entrance facing primary street (each ground floor unit)	Required	L
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Balcony	see Sec. 8.17.3	
Porch	see Sec. 8.17.6	
Stoop	see Sec. 8.17.7	
Parking Location		
Front/corner yard	Not allowed*	
Garage door restrictions	see Sec. 8.18.1	

8.11.1. Description



Definition

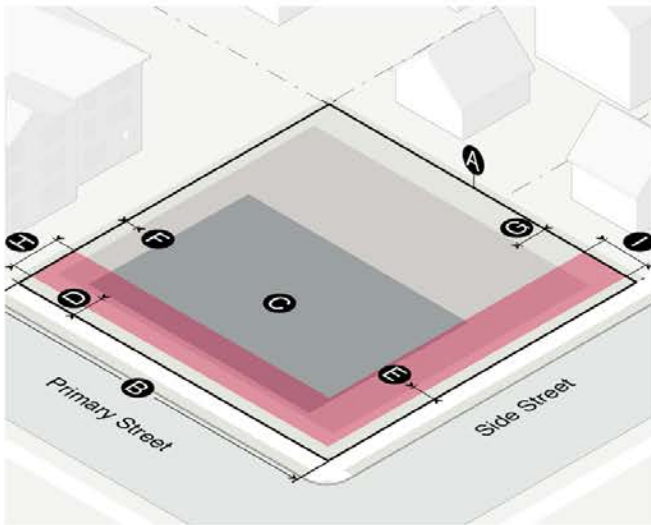
A building type that accommodates 5 or more dwelling units vertically and horizontally integrated.

Districts Allowed

RM-2

CX

8.11.2. Lot and Placement



Lot		
Area	set by district	A
Width	set by district	B
Dwelling units per lot	5 min / no max	
Coverage		
Lot coverage	set by district	C
Building and Structure Setbacks		
Primary street	set by district	D
Side street	set by district	E
Side interior	set by district	F
Rear	set by district	G
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	H
Building facade in side street BTZ (% of lot width)	set by district	I
Courtyard		
Courtyard/Open Space Area	min 15% of lot area	

8.11.3. Height and Form



Height		
All buildings and structures	set by district	A
Ground floor elevation	0' min	B
Building Dimensions		
Length	120' max	C
Transparency		
Ground story	20% min	D
Upper story	20% min	E
Blank wall area	35' max	F
Pedestrian Access		
Entrance facing primary street	Required	G
Entrance spacing along primary street	100' max	H
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Balcony	see Sec. 8.17.3	
Forecourt	see Sec. 8.17.4	
Porch	see Sec. 8.17.6	
Stoop	see Sec. 8.17.7	
Parking Location		
Front/corner yard	Not allowed	

8.12.1. Description



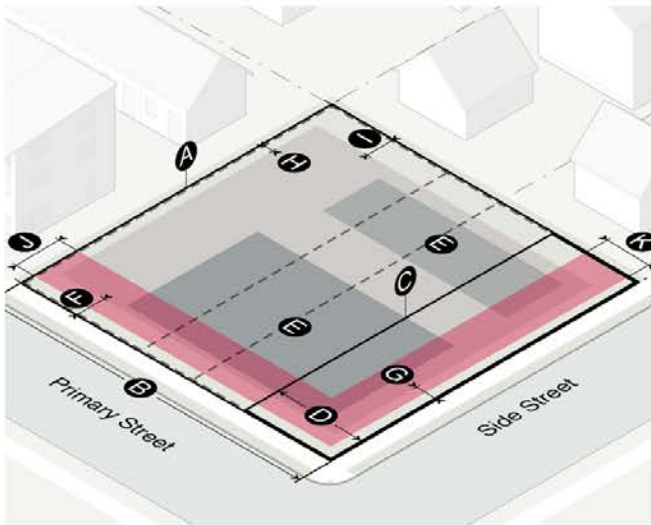
Definition

A building type that accommodates 3 or more units. Units allow for residential and nonresidential uses in the same physical space. Units may be vertically or horizontally mixed.

Districts Allowed

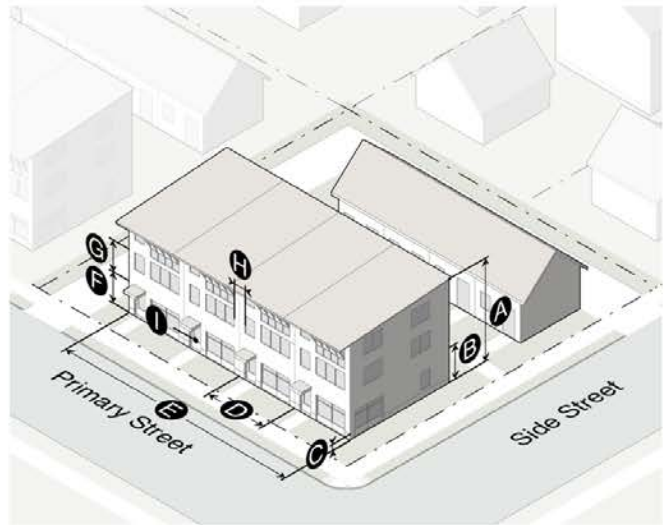
RX CX DX CC IX

8.12.2. Lot and Placement



Site		
Site area	4,000 SF min	A
Site width	55' min	B
Units per lot	1 min / no max	
Lot		
Area	1,100 SF min	C
Width	15' min	D
Coverage		
Lot coverage	set by district	E
Building and Structure Setbacks		
Primary street	set by district	F
Side street	set by district	G
Side interior	set by district	H
Rear	set by district	I
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	J
Building facade in side street BTZ (% of lot width)	set by district	K

8.12.3. Height and Form



Height		
All buildings and structures	35' max	A
Ground story height	10' min	B
Ground floor elevation	0' min	C
Building Dimensions		
Unit width	15' min / 30' max	D
Number of units permitted in a row	6 max	E
Transparency		
Ground story	40% min	F
Upper story	20% min	G
Blank wall area	25' max	H
Pedestrian Access		
Entrance facing primary street (each ground floor unit)	Required	I
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Balcony	see Sec. 8.17.3	
Porch	see Sec. 8.17.6	
Stoop	see Sec. 8.17.7	
Parking Location		
Front/corner yard restrictions	Not allowed	
Garage door restrictions	see Sec. 8.18.1	

8.13.1. Description



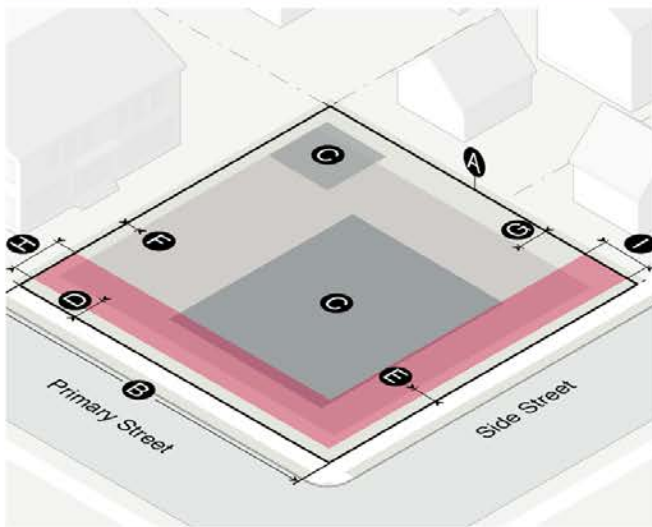
Definition

A building type that typically accommodates ground floor retail, office or commercial uses with upper-story residential or office uses at a scale that complements the existing residential character of the area.

Districts Allowed

- NX
- CX
- CC
- IX

8.13.2. Lot and Placement



Lot		
Area	set by district	A
Width	set by district	B
Coverage		
Lot coverage	set by district	C
Building and Structure Setbacks		
Primary street	set by district	D
Side street	set by district	E
Side interior	set by district	F
Rear	set by district	G
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	H
Building facade in side street BTZ (% of lot width)	set by district	I

8.13.3. Height and Form



Height		
All buildings and structures	3 stories / 35' max	A
Ground story height	10' min	B
Building Dimensions		
Length	50' max	C
Depth	75' max	D
Transparency		
Ground story	40% min	E
Upper story	20% min	F
Blank wall area	35' max	G
Pedestrian Access		
Entrance facing primary street	Required	H
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Balcony	see Sec. 8.17.3	
Porch	see Sec. 8.17.6	
Stoop	see Sec. 8.17.7	
Parking Location		
Front/corner yard restrictions	Not allowed	
Garage door restrictions	see Sec. 8.18.1	

8.14.1. Description



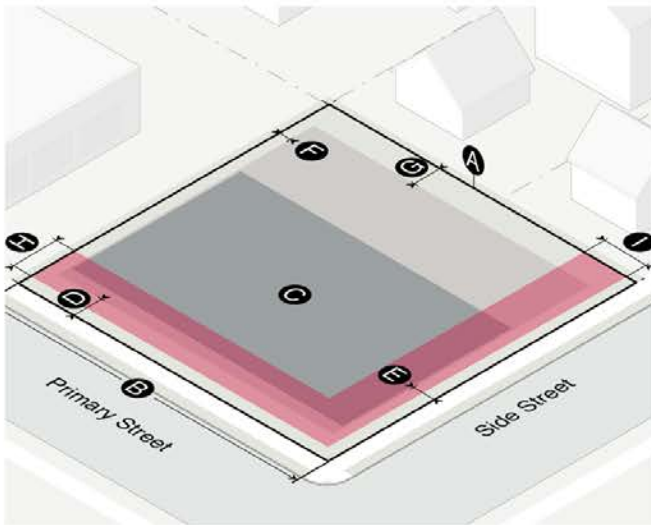
Definition

A single-story building type that typically accommodates retail or commercial uses.

Districts Allowed

CX DX CC CH IX

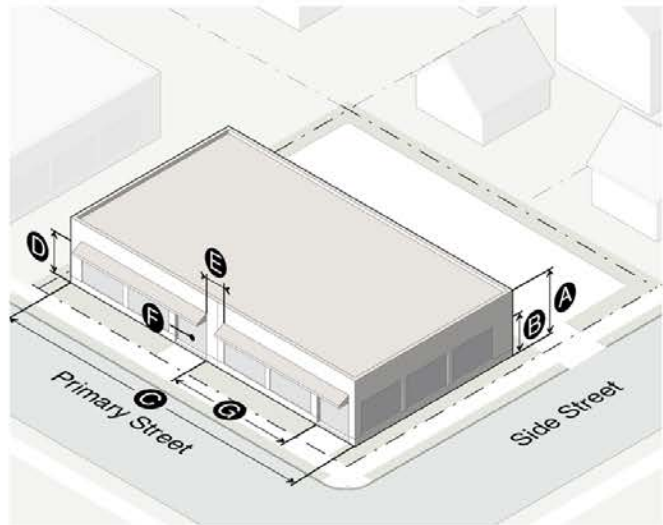
8.14.2. Lot and Placement



Lot		
Area	set by district	A
Width	set by district	B
Coverage		
Lot coverage	set by district	C
Building and Structure Setbacks		
Primary street	set by district	D
Side street	set by district	E
Side interior	set by district	F
Rear	set by district	G
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	H
Building facade in side street BTZ (% of lot width)	set by district	I

*See Sec. 5.4.4 for DX height standards

8.14.3. Height and Form



Height		
All buildings and structures*	1 story / 24' max	A
Ground story height*	10' min	B
Building Dimensions		
Length	150' max	C
Transparency		
Ground story	60% min	D
Building footprint 20,000 sf or more	30% min	
Blank wall area	25' max	E
Building footprint 20,000 sf or more	75' max	
Pedestrian Access		
Entrance facing primary street	Required	F
Entrance spacing along primary street	75' max	G
Building footprint 20,000 sf or more	125' max	
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Forecourt	see Sec. 8.17.4	
Gallery	see Sec. 8.17.5	
Parking Location		
Set by district		

8.15.1. Description



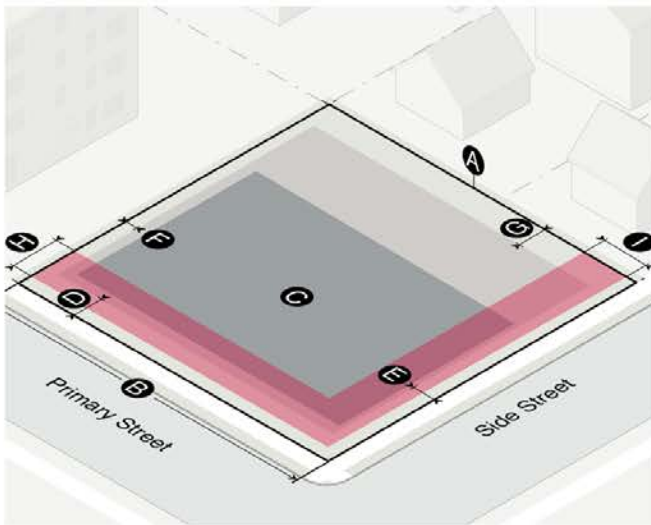
Definition

A building type that typically accommodates ground floor commercial uses with upper-story residential or commercial uses. Ground floor residential is permitted provided it does not front upon the main street.

Districts Allowed

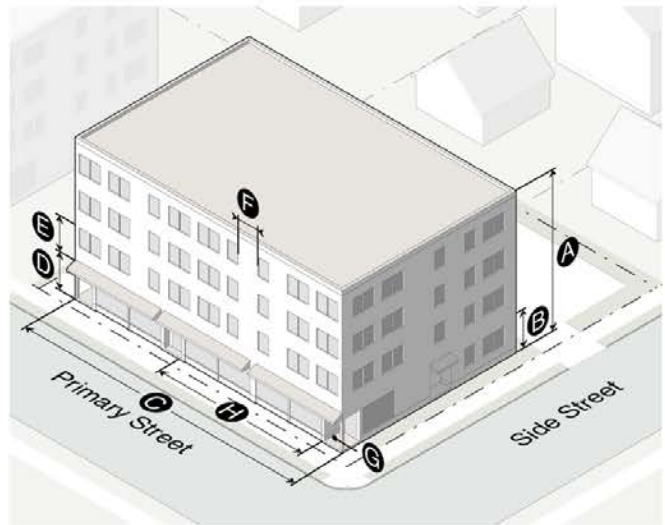
- CX
- DX
- CC
- IX

8.15.2. Lot and Placement



Lot		
Area	set by district	A
Width	set by district	B
Coverage		
Lot coverage	set by district	C
Building and Structure Setbacks		
Primary street	set by district	D
Side street	set by district	E
Side interior	set by district	F
Rear	set by district	G
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	H
Building facade in side street BTZ (% of lot width)	set by district	I

8.15.3. Height and Form



Height		
All buildings and structures	set by district	A
Ground story height	10' min	B
Building Dimensions		
Length	120' max	C
Transparency		
Ground story	60% min	D
Upper story	20% min	E
Blank wall area	25' max	F
Pedestrian Access		
Entrance facing primary street	Required	G
Entrance spacing along primary street	75' max	H
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Forecourt	see Sec. 8.17.4	
Gallery	see Sec. 8.17.5	
Parking Location		
Set by district		

8.16.1. Description



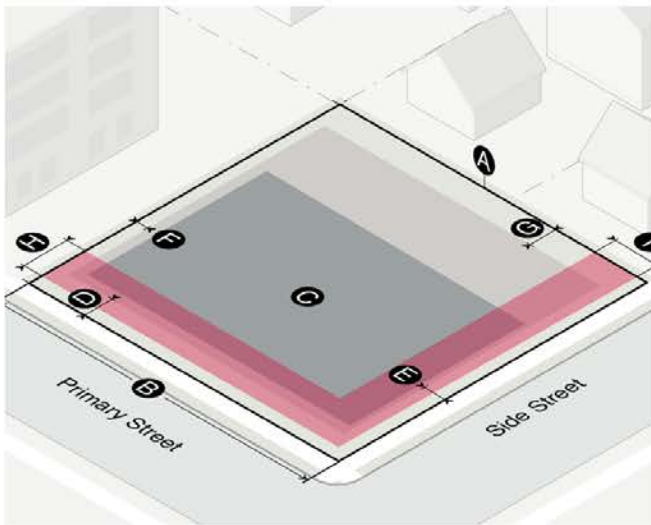
Definition

A building type that typically accommodates commercial, office or industrial uses.

Districts Allowed

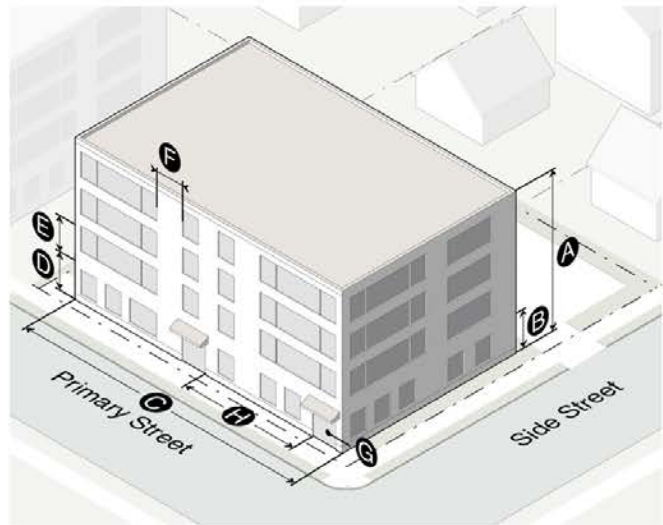
- CX
- CC
- CH
- DX
- IX

8.16.2. Lot and Placement



Lot		
Area	set by district	A
Width	set by district	B
Coverage		
Lot coverage	set by district	C
Building and Structure Setbacks		
Primary street	set by district	D
Side street	set by district	E
Side interior	set by district	F
Rear	set by district	G
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	H
Building facade in side street BTZ (% of lot width)	set by district	I

8.16.3. Height and Form



Height		
All buildings and structures	set by district	A
Ground story height	10' min	B
Building Dimensions		
Length	120' max	C
Transparency		
Ground story	40% min	D
Upper story	15% min	E
Blank wall area	50' max	F
Pedestrian Access		
Entrance facing primary street	Required	G
Entrance spacing along primary street	125' max	H
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Forecourt	see Sec. 8.17.4	
Gallery	see Sec. 8.17.5	
Parking Location		
Set by district		

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Address or Legal Description of Subject Property: 320 North Main Street, Driggs, Idaho 83422

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

- (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- (ii) KAF Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

- (i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- (ii) KAF Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) AL Agent has informed the seller of the seller's obligations under 42 U.S.C.4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Katy Ann Fox

Seller _____ Date 08/28/2024 02:37 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Andrea Loban

Seller's Agent **Andrea Loban** _____ Date 08/28/2024 02:28 Buyer's Agent _____ Date _____

WHY TETON VALLEY, IDAHO

A FLOURISHING MOUNTAIN COMMUNITY

Teton Valley's unique beauty and dramatic landscape create a premier destination for all seasons and is renowned for its endless recreation. Located within the **GREATER YELLOWSTONE ECOSYSTEM**, Teton Valley is surrounded on three sides by close to 3 Million protected acres of National Forest, National Parks, and Wilderness.

Become a part of a unique community of Western heritage, local artists, farmers, and world class athletes. Enjoy activities such as world class fishing, rafting, canoeing and boating, skiing, mountain climbing, hiking, camping, horseback riding, hunting, and even world class golfing just to name a few.



GRAND TETON NATIONAL PARK & YELLOWSTONE NATIONAL PARK where recreational opportunities include hiking, incredible wildlife viewing, biking, camping, boating, horseback riding, and a geyser viewing experience of a lifetime.

YELLOWSTONE-GRAND TETON LOOP is the most complete road tour of the Yellowstone-Grand Teton region. The 262 mile loop goes through Teton Valley and incorporates part of the Teton Scenic Byway and Mesa Falls Scenic Byway. It heads northeast to West Yellowstone, MT, through the National Park, into Grand Teton National Park, and through Jackson Hole

GRAND TARGHEE RESORT boasting over 500" of annual snowfall, Summer music festivals, and 70+ miles of multi use trails, Grand Targhee is an all season resort.

JACKSON HOLE MOUNTAIN RESORT is consistently ranked the #1 ski resort in the country. With more than 450" average snowfall, 12 lifts, 133 trails and 4,000+ ft. of vertical drop, it's not hard to see why. Located 34 miles from Teton Valley



JACKSON HOLE WYOMING also known as the Gateway to Yellowstone, is world renowned and home to the National Elk Refuge.



HOT AIR BALLOON RALLY A yearly event launched from the Teton Valley Fairground in Driggs Idaho, features several mornings of air balloon launches.



SNOWMOBILING

Experience some of Idaho's best snowmobile trails. With miles of groomed trails or access to back country powder, this is snowmobile heaven.



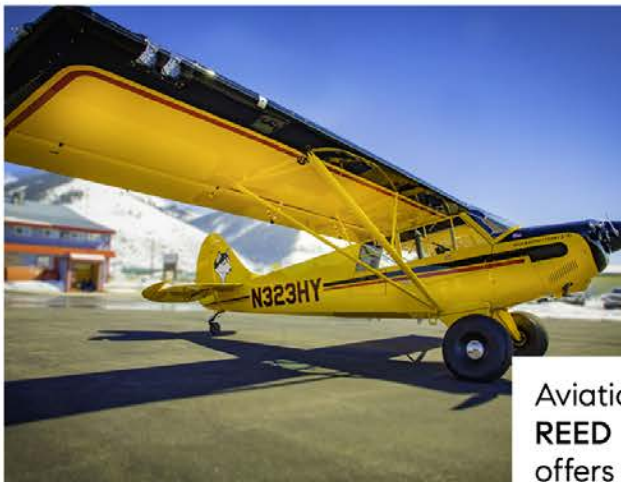
WORLD-CLASS FISHING on the area's rivers and lakes makes Teton Valley the envy of countless anglers every spring, summer and all.

ART GALLERIES & MUSEUMS

feature works from great western, to contemporary, too abstract artists.



GOLF Hit the links in Teton Valley for a relaxing way to spend time in the mountains. With 5 courses in close proximity, Teton Springs Resort & Club, Headwaters Golf Club, Teton Reserve, Tributary, Targhee Village, & Links at Teton Peaks your golf choices are diverse and easy to access.



Aviation enthusiasts dream. Located at the **DRIGGS-REED MEMORIAL AIRPORT**, Teton Aviation Center offers full service FBO, Scenic flights in the Teton Mountain Range, and a flight school. After a day floating amongst the clouds enjoy a bite at the Warbirds Café.



Why Fall Line Realty Group

SERVICE AND EXPERIENCE:

- Fall Line Realty Group has been awarded for excellence 13 years running, most recently the 2022 - 2024 RealTrends Verified, top 1.5% of Real Estate Professionals in the nation, 2017–2023 Teton Valley Top Producers, and 2020-2023 #1 Sales Volume.
- Fall Line Realty Group offers a team approach which means that someone is always available.
- Our team offers over 60 years of collective experience in Jackson Hole, WY, Star Valley, WY, and Teton Valley, ID real estate; providing superior service, attention, and communication.
- We develop a custom, personalized strategy for every Buyer and Seller.
- We are knowledgeable in all markets including residential, resort properties, investment properties, vacant land and commercial/real estate development opportunities.
- As members of the Teton County Multiple Listing Service, we are able to show you all available properties in our area that meet your criteria.
- We offer access to the valley's oldest and most established appraisal company and the most comprehensive real estate database in the region.
- Fall Line Realty Group is an exclusive member of REALM, the first and only globally connected luxury real estate community. REALM leverages the collaborative insight of elite real estate professionals globally to match qualified buyers to properties.
- Fall Line Realty Group donates to multiple local non profit organizations and community events. Our Brokerage, Compass, reinvests in our local community regularly by supporting local non profits as well.

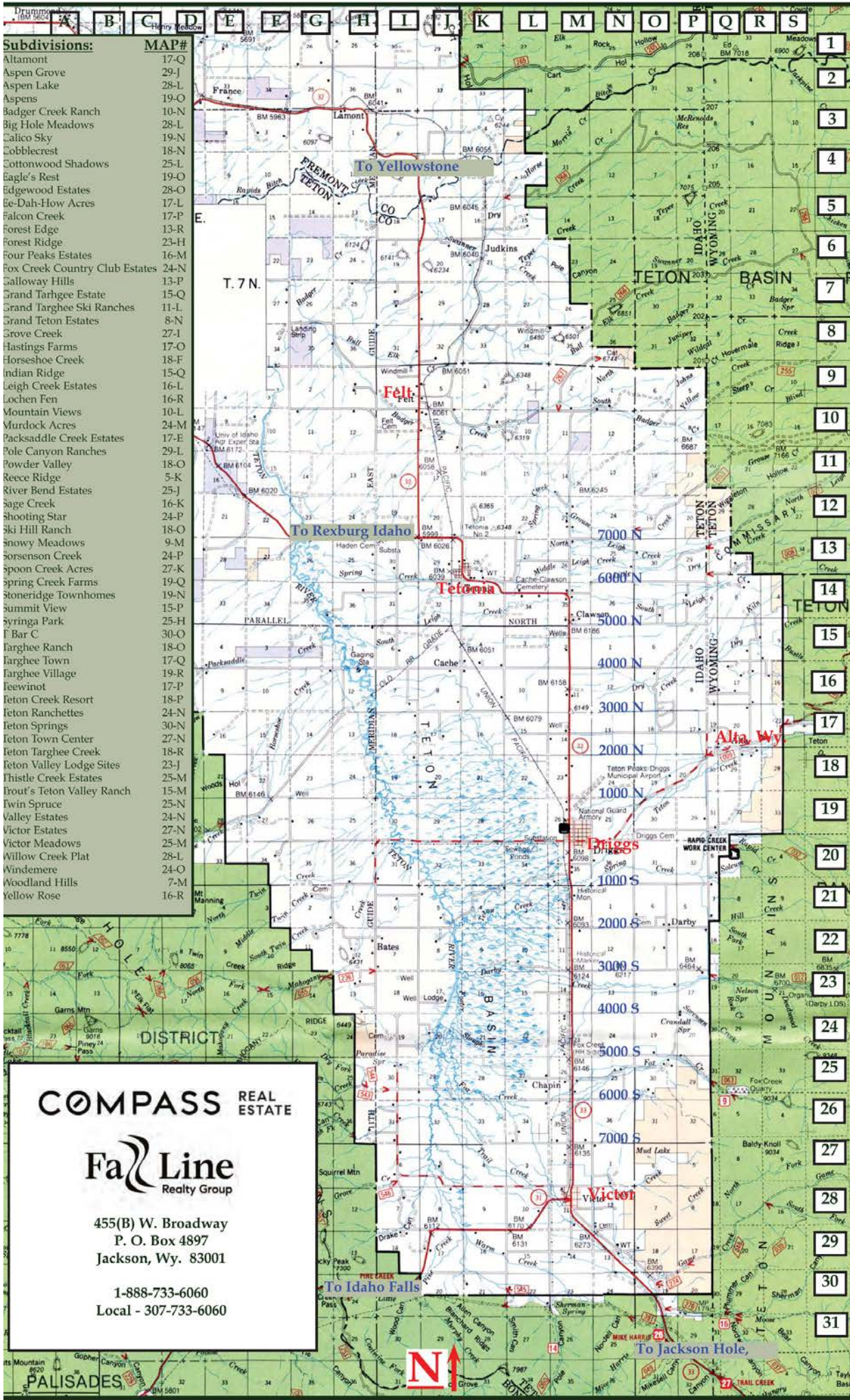
Paul Kelly
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Andrea Loban
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Chloë Pierce
Sales Associate
307.690.9340

Brice Nelson
Sales Associate
208.313.5269





- Subdivisions:**
- Altamont 17-Q
 - Aspen Grove 29-J
 - Aspen Lake 28-L
 - Aspens 19-O
 - Badger Creek Ranch 10-N
 - Big Hole Meadows 28-L
 - Calico Sky 19-N
 - Cobblecrest 18-N
 - Cottonwood Shadows 25-L
 - Eagle's Rest 19-O
 - Edgewood Estates 28-O
 - 6e-Dah-How Acres 17-L
 - Falcon Creek 17-P
 - Forest Edge 13-R
 - Forest Ridge 23-H
 - Four Peaks Estates 16-M
 - Fox Creek Country Club Estates 24-N
 - Galloway Hills 13-P
 - Grand Targhee Estate 15-Q
 - Grand Targhee Ski Ranches 11-L
 - Grand Teton Estates 8-N
 - Grove Creek 27-I
 - Hastings Farms 17-O
 - Horseshoe Creek 18-F
 - Indian Ridge 15-Q
 - Leigh Creek Estates 16-L
 - Lochen Fen 16-R
 - Mountain Views 10-L
 - Murdock Acres 24-M
 - Packsaddle Creek Estates 17-E
 - Pole Canyon Ranches 29-L
 - Powder Valley 18-O
 - Reece Ridge 5-K
 - River Bend Estates 25-J
 - Sage Creek 16-K
 - Shooting Star 24-P
 - Ski Hill Ranch 18-O
 - snowy Meadows 9-M
 - Sorsenson Creek 24-P
 - Spoon Creek Acres 27-K
 - Spring Creek Farms 19-Q
 - Stoneridge Townhomes 19-N
 - Summit View 15-P
 - Syringa Park 25-H
 - T Bar C 30-O
 - Targhee Ranch 18-O
 - Targhee Town 17-Q
 - Targhee Village 19-R
 - Teewinot 17-P
 - Teton Creek Resort 18-P
 - Teton Ranchettes 24-N
 - Teton Springs 30-N
 - Teton Town Center 27-N
 - Teton Targhee Creek 18-R
 - Teton Valley Lodge Sites 23-J
 - Thistle Creek Estates 25-M
 - Trout's Teton Valley Ranch 15-M
 - Twin Spruce 25-N
 - Valley Estates 24-N
 - Victor Estates 27-N
 - Victor Meadows 25-M
 - Willow Creek Plat 28-L
 - Windemere 24-O
 - Woodland Hills 7-M
 - Yellow Rose 16-R

MAP#

A B C D E F G H I J K L M N O P Q R S

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