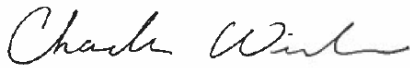


**DEVELOPMENT PLAN PERMIT  
DEV2025-0003**

**GRANTED TO  
NAVISTAR REAL ESTATE, LLC  
FOR A TWO-LOT SUBDIVISION**

**Nelson Engineering**, on behalf of the owners **Navistar Real Estate, LLC** having made application for a Development Plan in the Business Park zone and Tiered Natural Resources Overlay (NRO) Base & Mid Tiers, and the Teton County Board of County Commissioners, having determined that all of the required standards are met, concludes that the applicant is entitled as a matter of law to the issuance of a permit, **Navistar Real Estate, LLC** is hereby granted a **Development Plan** for the two-lot land division as set forth in the application materials received August 21, 2025 and revised September 9, 2025. This Permit is subject to the limitations outlined in the Findings of Fact and Conclusions of Law dated January 20, 2026, with the one condition of approval stated below.

**Dated this 21<sup>st</sup> day of January, 2026  
TETON COUNTY PLANNING AND BUILDING DEPARTMENT**



Chandler Windom, Senior Planner

**PERMIT ISSUED FOR:** A two-lot land division

**LOCATION:** 550 W Deer Drive  
Lot 6, Valley View Subdivision  
PIDN: 22-40-16-17-4-09-009

**LIMITATIONS AND CONDITIONS:**

1. Prior to the recording of the Subdivision Plat, non-compliant site development shall be reclaimed and/or the applicant shall record private access easements concurrent with the Subdivision Plat that exempt certain driveway site development encroachments.

**PERMIT NUMBER: DEV2025-0003**

**NOTE REGARDING EXPIRATION OF PERMITS:** According to Section 8.3.2 Development Plan Expiration, A development plan shall expire 18 months after the date of approval except under one of the following circumstances. The applicable circumstances shall be established in the notice of decision on the application.

1. In the case of a subdivision, a subdivision plat has been recorded with the County Clerk;

**PERMIT EXPIRATION DATE: JULY 20, 2027**