



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
- ☒ Joint Housing Dept

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: March 24, 2022 Item #: P22-067 Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov Owner Arts District West, LLC PO Box 10483 Jackson, WY 83001 Applicant Y2 Consultants, LLC – Brenda Younkin PO Box 2870 Jackson, WY 83001	REQUESTS: The applicant is submitting a request for a Basic Use Permit to request dual use (STR and residential rental) for units currently designated as STR only for the property located at 175 S Glenwood St., legally known as LOTS 11-12, BLK 2, WORT-2 PIDN: 22-41-16-33-1-08-004 For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Please respond by: April 7, 2022 (Sufficiency) April 14, 2022 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangley@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Arts District West Residential Use BUP
Physical Address: 175 S. Glenwood Street
Lot, Subdivision: Lots 11-12, Blk 2, Wort 2 PIDN: 22-41-16-33-1-08-004

PROPERTY OWNER.

Name: Arts District West, LLC Phone: _____
Mailing Address: PO Box 10483, Jackson WY ZIP: 83001
E-mail: stephen@vescko.com

APPLICANT/AGENT.

Name: Brenda Younkin, Y2 Consultants, LLC Phone: 307-733-2999
Mailing Address: PO Box 2870, Jackson WY ZIP: 83001
E-mail: brenda@y2consultants.com

DESIGNATED PRIMARY CONTACT.

____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

☒ Basic Use
____ Conditional Use
____ Special Use

Relief from the LDRs

____ Administrative Adjustment
____ Variance
____ Beneficial Use Determination
____ Appeal of an Admin. Decision

Physical Development

____ Sketch Plan
____ Development Plan
____ Design Review

Subdivision/Development Option

____ Subdivision Plat
____ Boundary Adjustment (replat)
____ Boundary Adjustment (no plat)
____ Development Option Plan

Interpretations

____ Formal Interpretation
____ Zoning Compliance Verification

Amendments to the LDRs

____ LDR Text Amendment
____ Map Amendment

Miscellaneous

____ Other: _____
____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: P18-156 Date of Neighborhood Meeting: _____

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. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

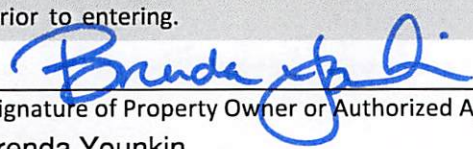
X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

X **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>.

NA **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists 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 Property Owner or Authorized Applicant/Agent

Brenda Younkin

Name Printed

2/28/22

Date

Agent

Title



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: 03.09.2022

LETTER OF AUTHORIZATION **NAMING APPLICANT AS OWNER'S AGENT**

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: STEPHEN CHARLES KING, MANAGER

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

Address of Premises: 175 S Glenwood, Jackson WY

Legal Description: Lots 11-12, Blk 2, Wort 2

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Brenda Younkin/Agent

Mailing address of Applicant/agent: PO Box 2870, Jackson WY 83001

Email address of Applicant/agent: brenda@y2consultants.com

Phone Number of Applicant/agent: 307-733-2999

Is authorized to act as property owner's agent 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) Basic Use Permit

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.

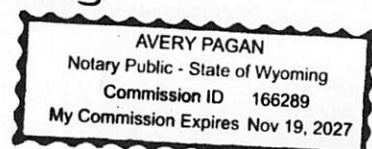
[Signature]
 Property Owner Signature
MANAGER

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 Stephen C. King this 9th day of March, 2022. WITNESS my hand and official seal.

[Signature]
 Notary Public



My commission expires: November 19, 2027



y2consultants.com
307 733 2999

CONSULTANTS

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

BASIC USE PERMIT APPLICATION NARRATIVE

Development Plan P18-156 was approved for a mixed-use building with employee housing for the property located at 175 S. Glenwood Street. Short-term rental was approved for 11 units. As required in a condition of approval for P18-156, residential use is not allowed without a separate approval from the Town. This application is to request dual use (short-term rental and residential rental use) for all units currently designated as short-term residential only.

BACKGROUND

The subject property is a 0.34 acre (15,000 sf) lot within the Commercial Residential-1 (CR-1) zoning district and Lodging Overlay. The site is located at the northwest corner of South Glenwood Street and East Simpson Avenue. The site is home to the former Western Motel, which operated from 1954 to 2007. The parcel in question originally contained ten remnant one-story lodging units that were built as an extension of the Western Motel in 1964 from the original Western Motel on the other side of West Simpson Avenue where the Springhill Marriott now stands. At one point a pool existed on the lot which was removed in 2012 in expectation of redevelopment.

On September 16th, 2002 Town Council approved a Planned Mixed-Use Development Master Plan #02-02.2, for 18 lots fronting Simpson Avenue to the east and west of Millward Street, essentially surrounding the Town's parking structure. The project consisted of 289,471 square feet of above grade development in addition to below grade parking garages, with a mix of uses including residential, office, commercial retail, restaurant, and short-term lodging.

After the 2002 approval, numerous extensions and modifications to the project were proposed. Ultimately, the Millward+Simpson PMD Master Plan P14-070 was amended and approved in 2014, with a Final Major Development Plan P14-071 for the hotel, and a Conditional Use Permit (dormitory) P14-072 also approved. In total, 92,219sf of hotel with 121 lodging rooms, nine short-term rental condominiums, 3,041 sf of restaurant, four employee housing units, and a 6-bedroom dormitory were approved. The property has now been rezoned to Commercial Residential – One. The Final Development Plan (Phase 2) was approved in August 2018.

The revised Final Development Plan (Phase 2) consists of four commercial/retail spaces totaling 5,381 sf, ten short-term rental lodging units totaling 18,285 sf, and three employee housing units totaling 2,140 sf, with underground parking totaling 25 spaces. The total project contains 26,646 sf of floor area, not including employee housing. The ground floor of the development consists of retail space fronting Glenwood and Simpson with employee housing located in the interior. The second and third floors consist of short-term rental units with third floor units featuring interior lofts set back from the street front.

The development standards presented in the Millward+Simpson PMD Phase 2 Master Plan as amended govern the review of the Glenwood+Simpson PMD. These standards are provided in Table 1.

Table 1. Summary of Development Standards.

	Allowed/Required by Master Plan and Affidavit	2018 Development Plan	Complies?
FAR	2.0 over total PMD area	1.78 or 26,689 sf	Yes
LSR (min)	5% or 750 sf	5% or 750.2 sf	Yes
Plant Units	N/A	Applicant proposed 3.42 plant units	Yes
Minimum Lot Size	15,000 sf	15,000 sf	Yes
Height (Max)	46 ft	46 ft	Yes
Off-Street Parking	27 basement spaces proposed	23 spaces required ¹ /25 basement spaces proposed	Yes
Parking Credits	10	10	Yes
On-Street Spaces	10	7	Yes
Bicycle Parking	N/A	12 spaces proposed	Yes
Primary/Secondary Street Yard Setback	0 ft	0 ft (variable setback along Glenwood 0-14ft and Simpson 0-1 ft)	Yes
Rear Yard Setback	0 ft	2 ft	Yes
Side Interior Yard Setback (Alley)	0 ft	0 ft (variable setback 0-6 ft)	Yes
Number of Stories	4	3 rd floor contains a loft	Yes
Street Façade Width (min)	N/A	Simpson 100% or 100 ft	Yes
3rd Story Setback	0 ft and N/A	0 ft and N/A	Yes
Transparency (min)	N/A	Ground Story: 60% Upper Story: 40%	Yes
Blank Wall Area (max)	N/A	3ft 6 in to 6 ft	Yes
Story Height (Min)	N/A	Ground: 12ft 2 in-14ft 2in Upper Stories: 12ft 6 Lofts: 9ft 5 in	Yes

¹ 2014 Millward+Simpson PMD Master Plan – 1st Amendment reduced parking requirements for lodging/residential use from 2 spaces to 1 space per unit.

A breakdown of each floor by size and use is provided in Table 2.

Table 2. Use by floor.

Floor	Size (Gross)	Uses
First	8,899sf	3 Employee Housing Units - 2,140sf 4 Commercial Spaces - 5,381sf Common Areas - 1,378sf
Second	9,696sf	5 Short Term Rental Units - 8,798sf Common Areas - 898sf (stairs and elevator counted above)
Third	8,420sf	5 Short Term Rental Units - 7,447sf Common Areas - 973sf
Lofts	2,040sf	5 Short Term Rental Units - 2,040sf
TOTAL (Gross sf)	29,055sf	3 Employee Housing Units 4 Commercial Spaces 10 Short Term Rental Lodging Units

Adding residential use to the existing short-term rental use is not anticipated to impact findings of the staff report for the approved Development Plan (P18-156). The staff report provides the analysis behind the findings summarized below.

- Current LDRs: Proposal is in conformance with the requirements of the Master Plan and many of the dimensional standards for its zone.
- Comprehensive Plan: The Phase 2 development plan is consistent with both the 1994 and 2012 Comprehensive Plan.
- Traffic: In compliance with the PMDs requirements.
- Vehicle Access/Circulation: Adequate.
- Parking: 23 spaces required; 25 garage spaces and 7 on street spaces are provided, exceeding requirements.
- Affordable/Employee Housing: Mitigation occurred at the rate required for short term rental units only, which exceeds that required for residential use. Net mitigation requirements for the short-term rental application were 1,712sf. The applicant provided 2,140sf of mitigation.

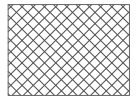
FINDINGS

Based on the information provided, the proposed residential use meetings parking, employee housing, and building code standards. We request our application for residential use be approved.

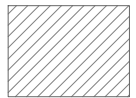
HATCH LEGEND



PRIVATE
ELEMENT



LIMITED
COMMON
ELEMENT

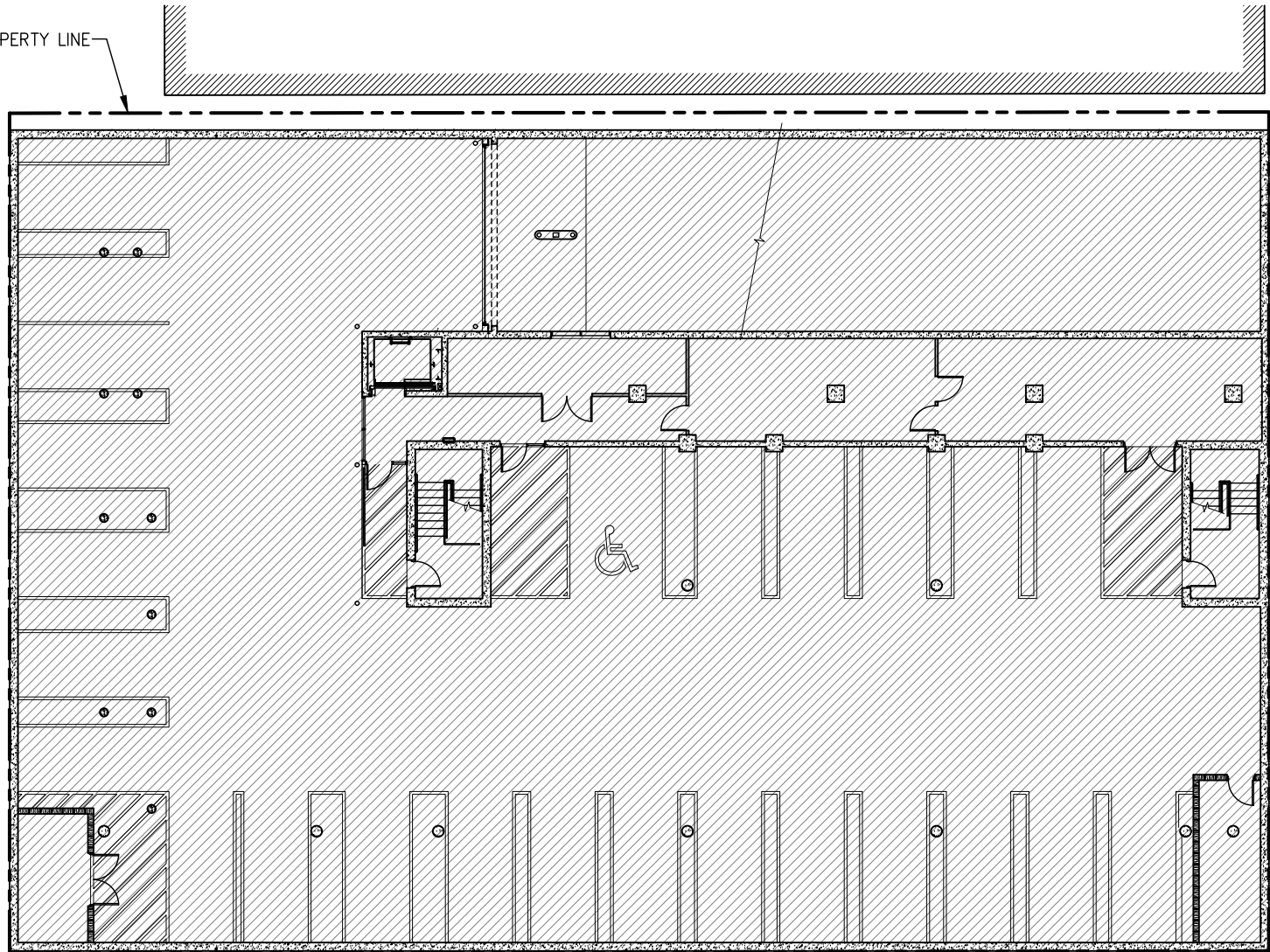


COMMON
ELEMENT



TOJ
EASEMENT

PROPERTY LINE



FLOOR PLAN – BASEMENT

0' 5' 10' 20'

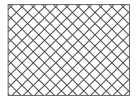


ARTS DISTRICT WEST
JACKSON, WYOMING

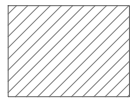
HATCH LEGEND



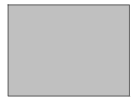
PRIVATE
ELEMENT



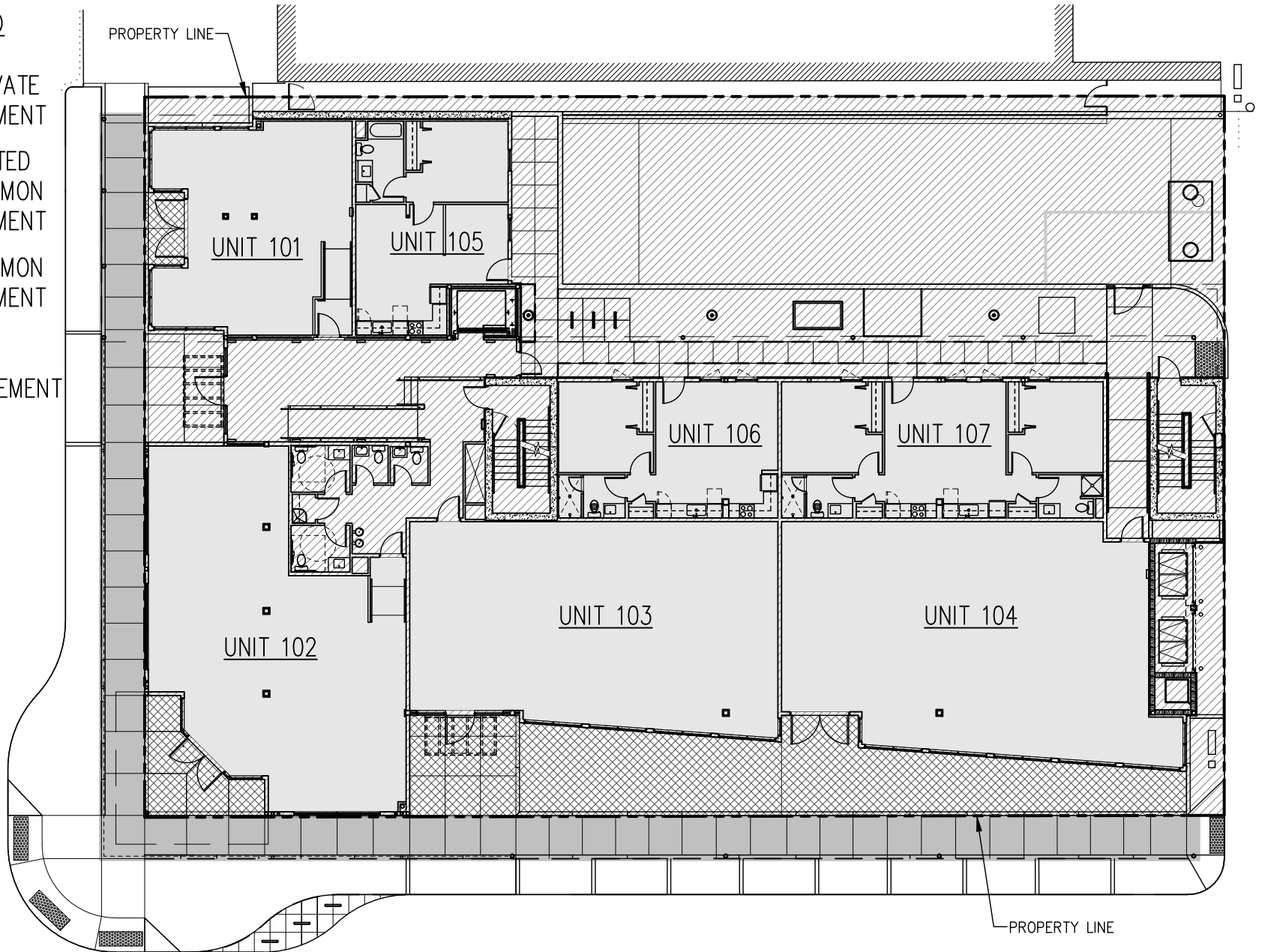
LIMITED
COMMON
ELEMENT



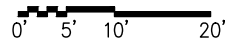
COMMON
ELEMENT



TOJ
EASEMENT



FLOOR PLAN – LEVEL 1

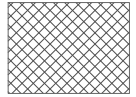


ARTS DISTRICT WEST
JACKSON, WYOMING

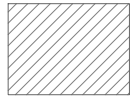
HATCH LEGEND



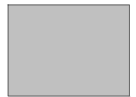
PRIVATE
ELEMENT



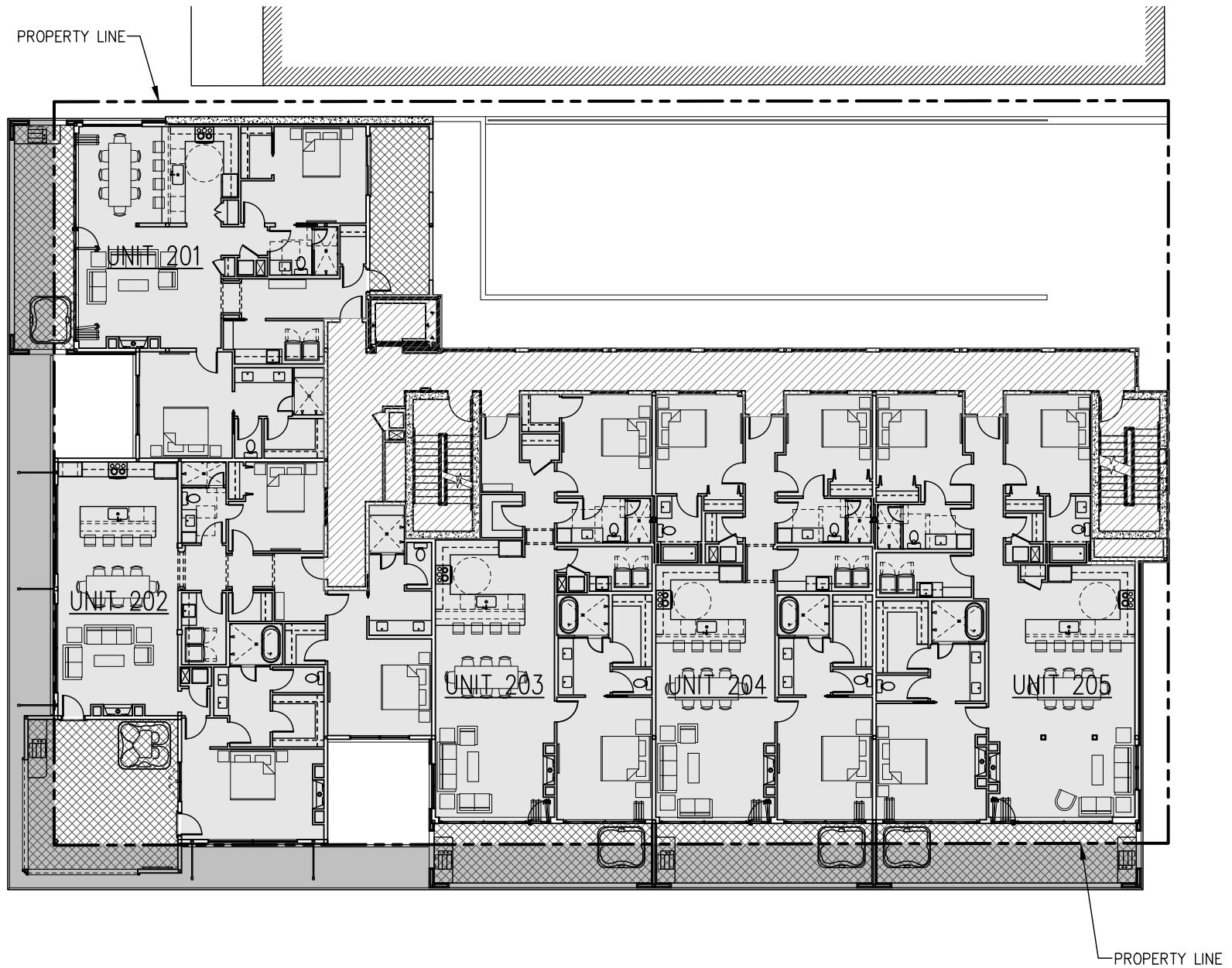
LIMITED
COMMON
ELEMENT



COMMON
ELEMENT



TOJ
EASEMENT



FLOOR PLAN – LEVEL 2

0' 5' 10' 20'

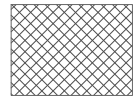


ARTS DISTRICT WEST
JACKSON, WYOMING

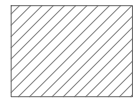
HATCH LEGEND



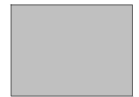
PRIVATE
ELEMENT



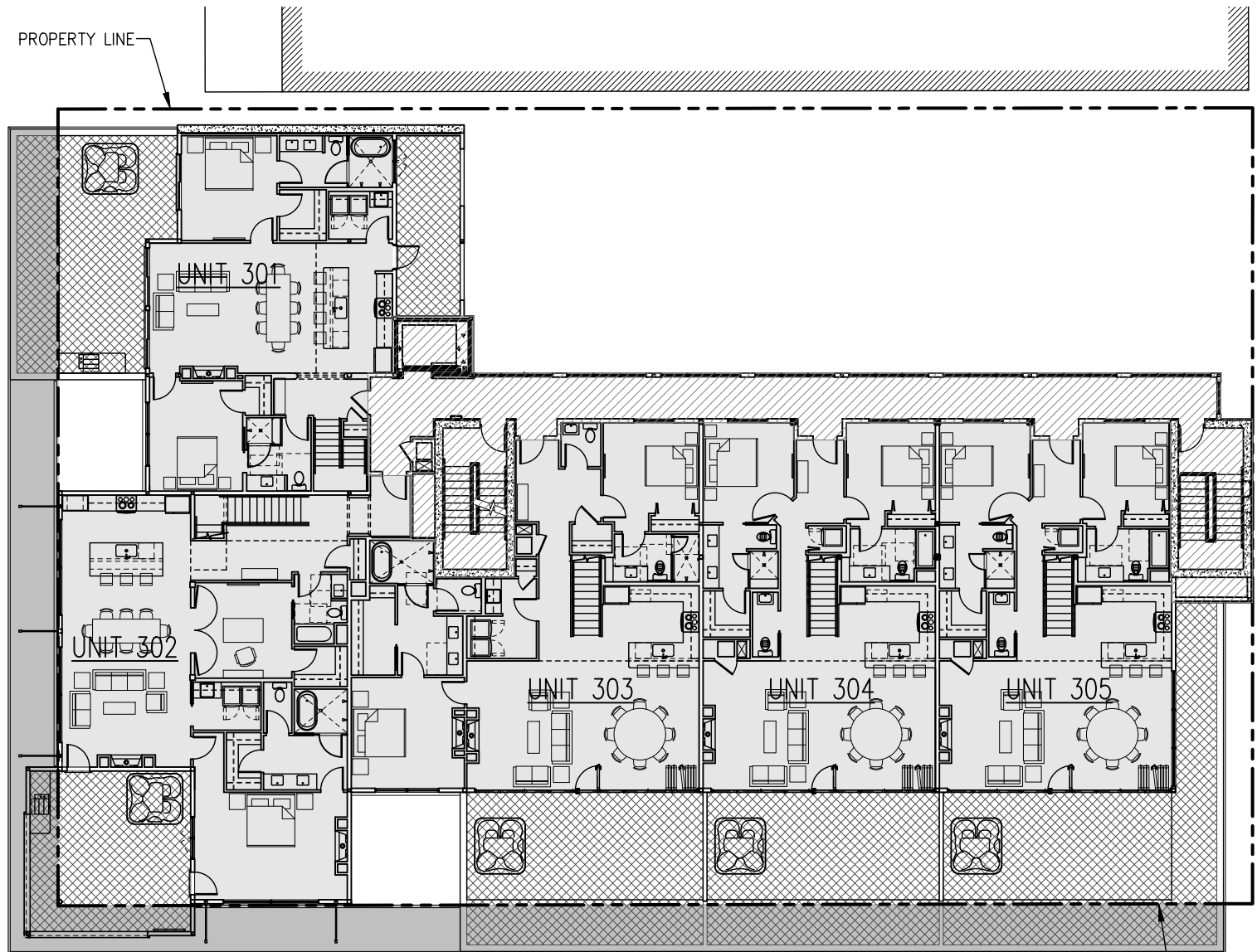
LIMITED
COMMON
ELEMENT



COMMON
ELEMENT



TOJ
EASEMENT



PROPERTY LINE

FLOOR PLAN – LEVEL 3

0' 5' 10' 20'

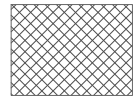


ARTS DISTRICT WEST
JACKSON, WYOMING

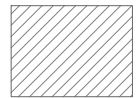
HATCH LEGEND



PRIVATE
ELEMENT



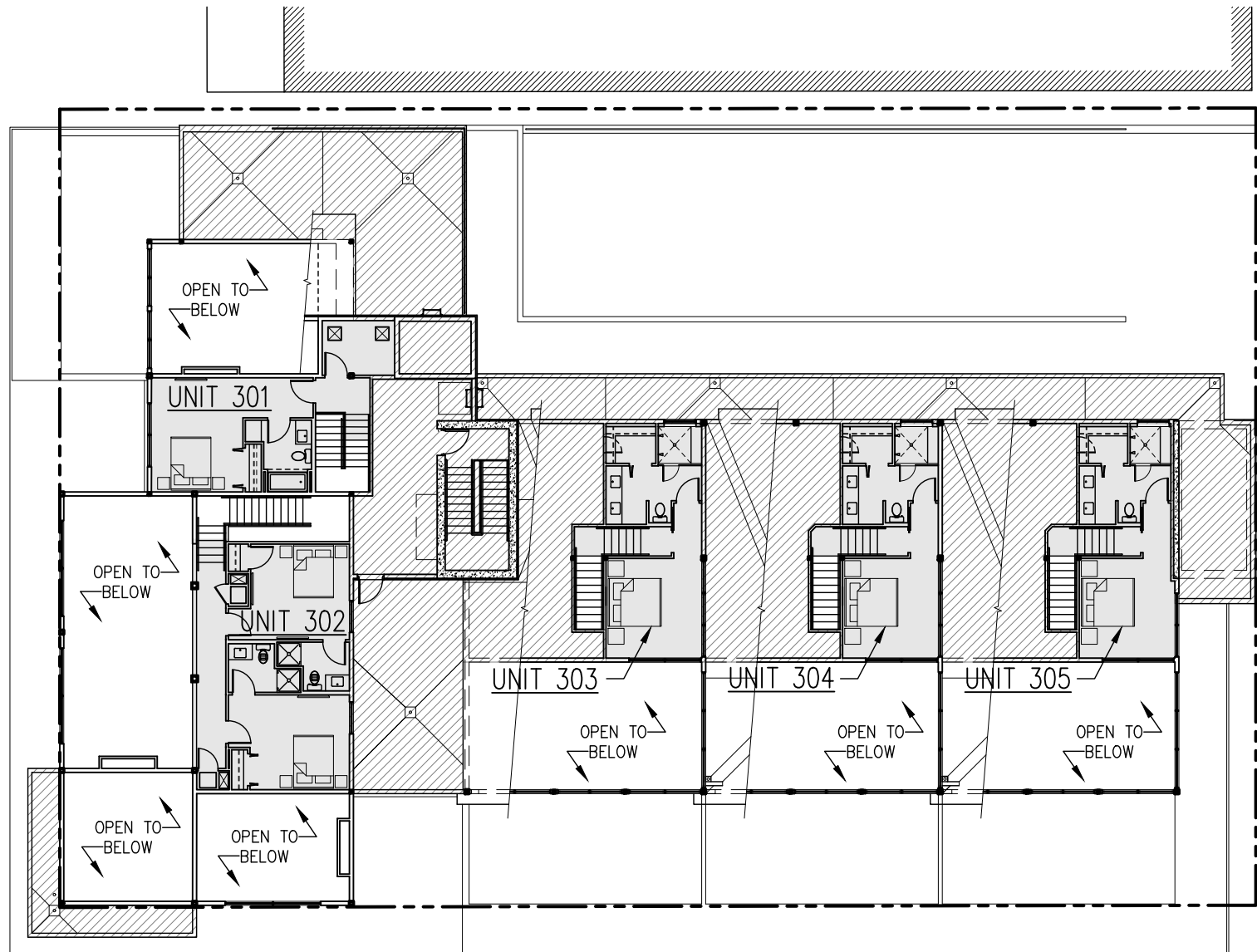
LIMITED
COMMON
ELEMENT



COMMON
ELEMENT



TOJ
EASEMENT



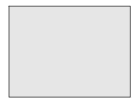
FLOOR PLAN – LOFT LEVEL

0' 5' 10' 20'

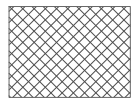


ARTS DISTRICT WEST
JACKSON, WYOMING

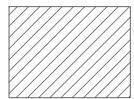
HATCH LEGEND



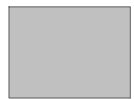
PRIVATE
ELEMENT



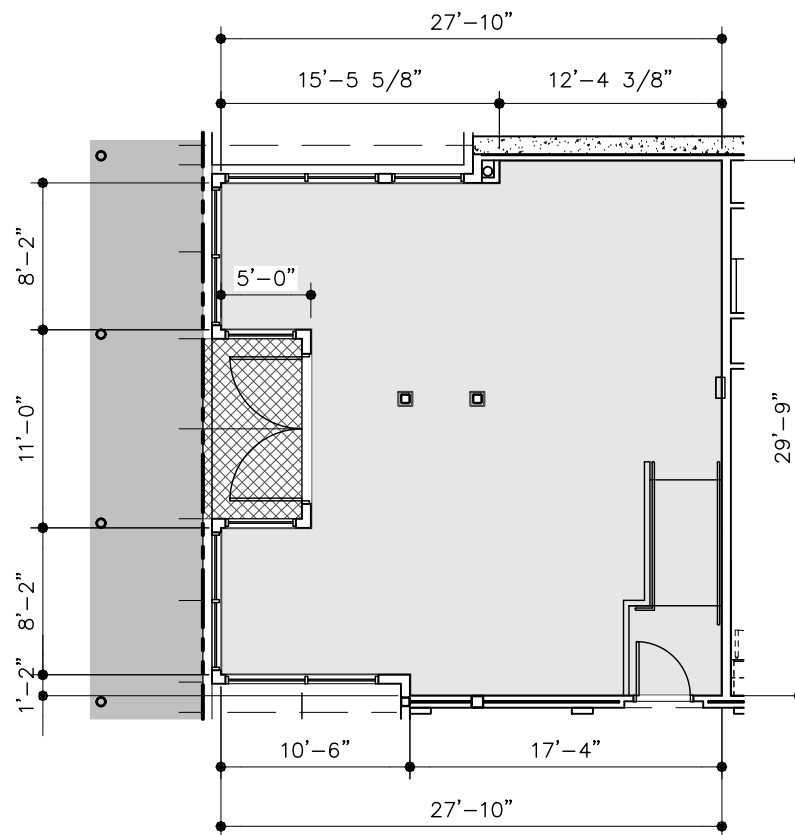
LIMITED
COMMON
ELEMENT



COMMON
ELEMENT



TOJ
EASEMENT



FLOOR PLAN – UNIT 101

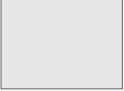
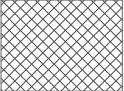


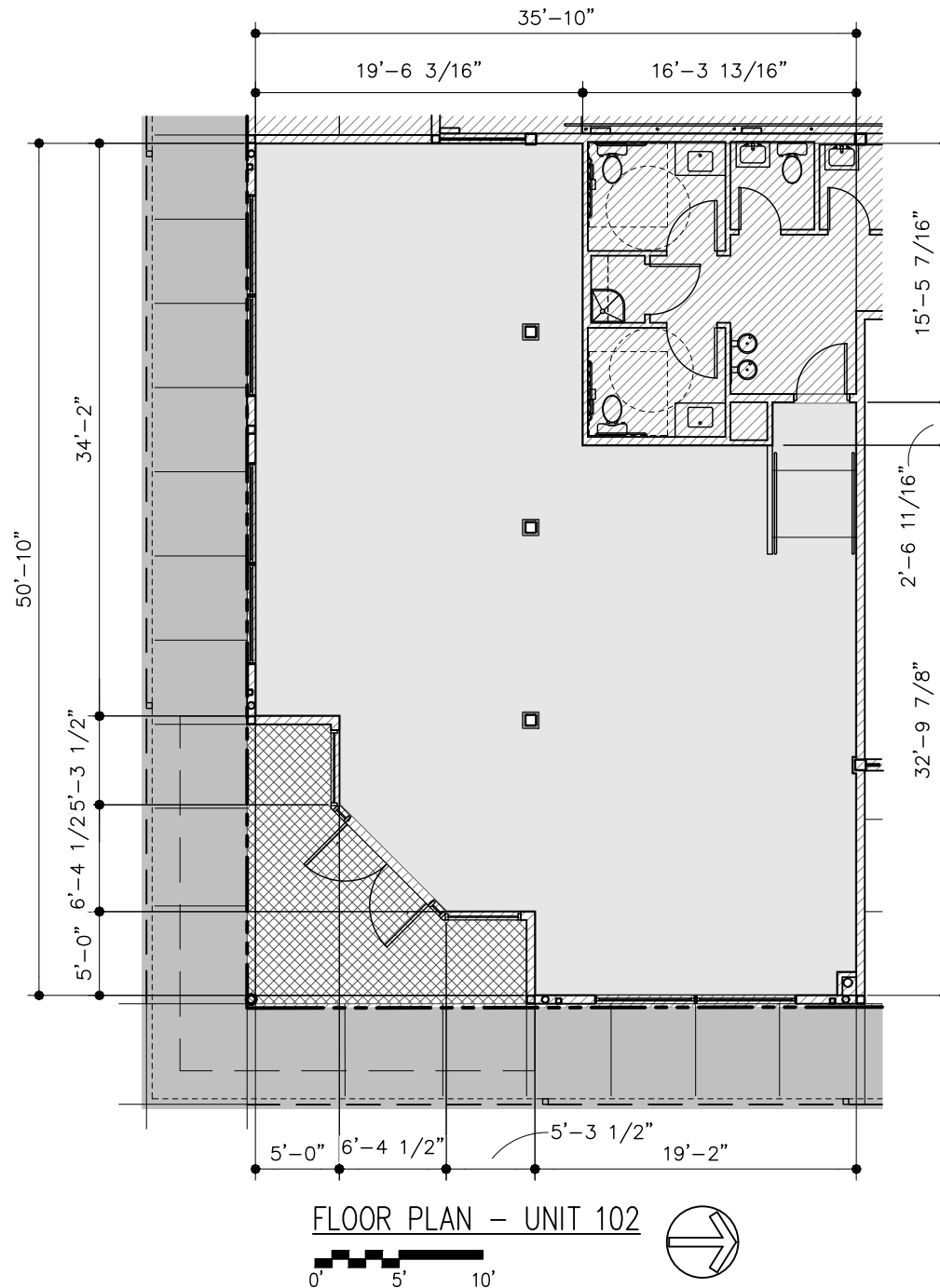
NET AREA: 734 S.F.

LIMITED COMMON ELEMENT: 55 S.F.
(AREA MAY VARY DEPENDING
ON EXTERIOR WALL FINISH)

ARTS DISTRICT WEST
JACKSON, WYOMING

HATCH LEGEND

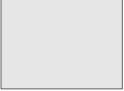
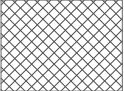
	PRIVATE ELEMENT
	LIMITED COMMON ELEMENT
	COMMON ELEMENT
	TOJ EASEMENT

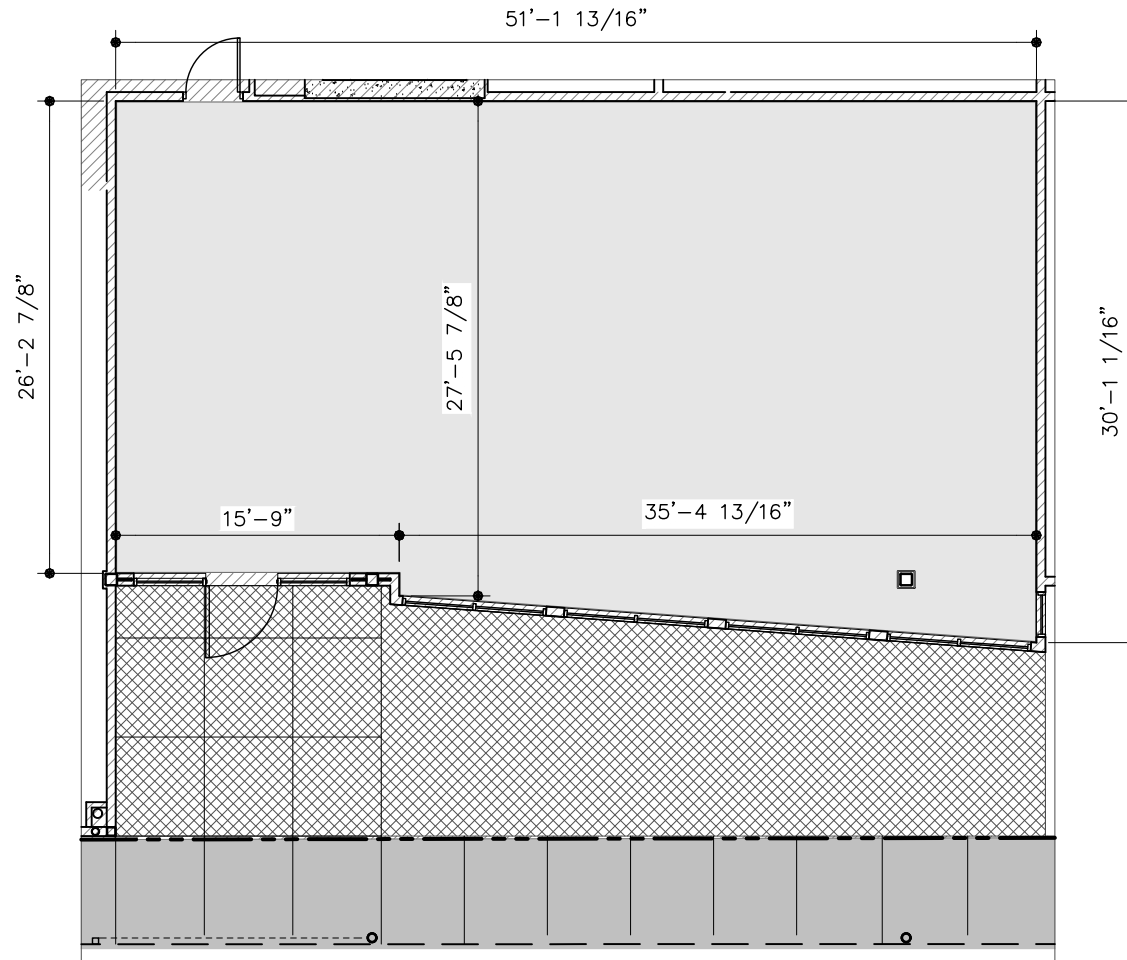


FLOOR PLAN – UNIT 102

ARTS DISTRICT WEST
JACKSON, WYOMING

HATCH LEGEND

-  PRIVATE
ELEMENT
-  LIMITED
COMMON
ELEMENT
-  COMMON
ELEMENT
-  TOJ
EASEMENT



FLOOR PLAN – UNIT 103



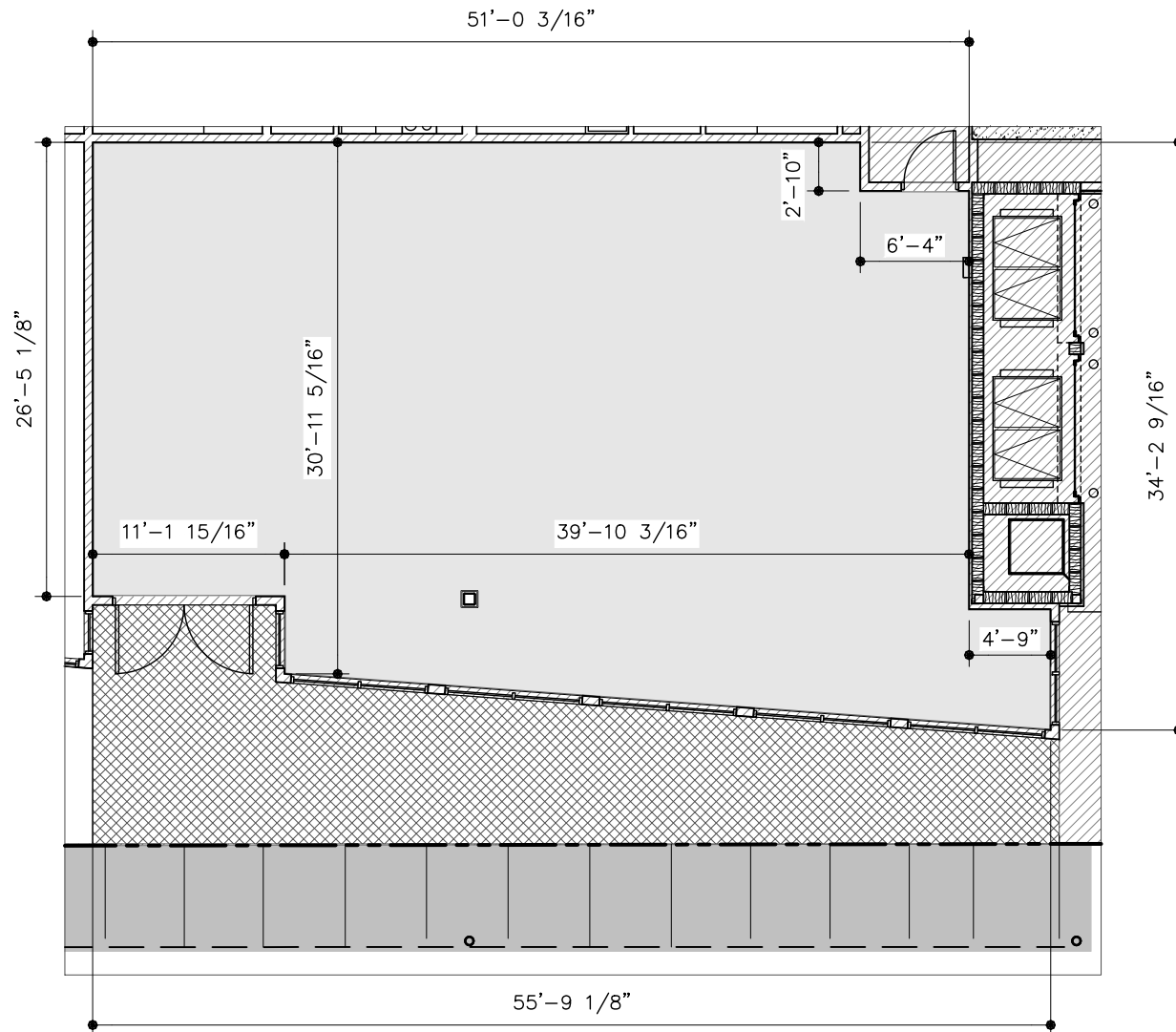
NET AREA: 1,423 S.F.

LIMITED COMMON ELEMENT: 632 S.F.
(AREA MAY VARY DEPENDING
ON EXTERIOR WALL FINISH)

ARTS DISTRICT WEST
JACKSON, WYOMING

HATCH LEGEND

- PRIVATE ELEMENT
- LIMITED COMMON ELEMENT
- COMMON ELEMENT
- TOJ EASEMENT



NET AREA: 1,591 S.F.

LIMITED COMMON ELEMENT: 502 S.F.
(AREA MAY VARY DEPENDING ON EXTERIOR WALL FINISH)

FLOOR PLAN – UNIT R104

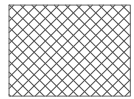


ARTS DISTRICT WEST
JACKSON, WYOMING

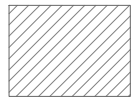
HATCH LEGEND



PRIVATE
ELEMENT



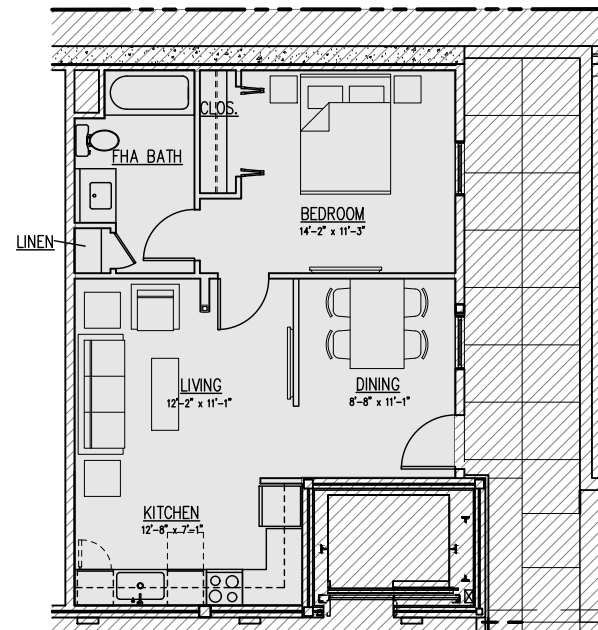
LIMITED
COMMON
ELEMENT



COMMON
ELEMENT



TOJ
EASEMENT



FLOOR PLAN – UNIT 105



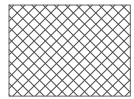
NET AREA: 560 S.F.

ARTS DISTRICT WEST
JACKSON, WYOMING

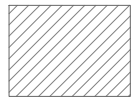
HATCH LEGEND



PRIVATE
ELEMENT



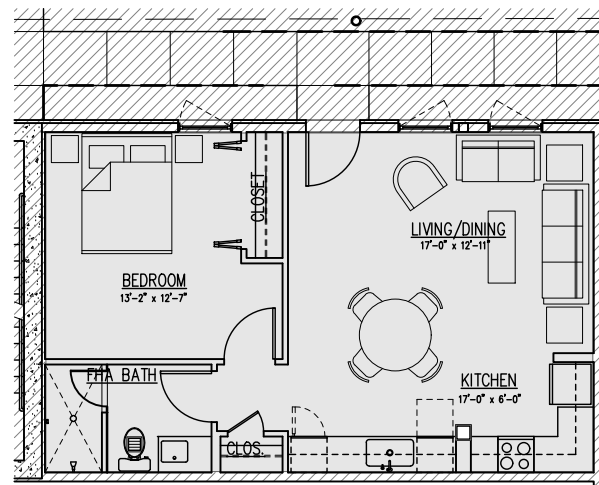
LIMITED
COMMON
ELEMENT



COMMON
ELEMENT



TOJ
EASEMENT



FLOOR PLAN – UNIT 106



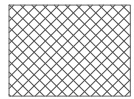
NET AREA: 571 S.F.

ARTS DISTRICT WEST
JACKSON, WYOMING

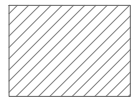
HATCH LEGEND



PRIVATE
ELEMENT



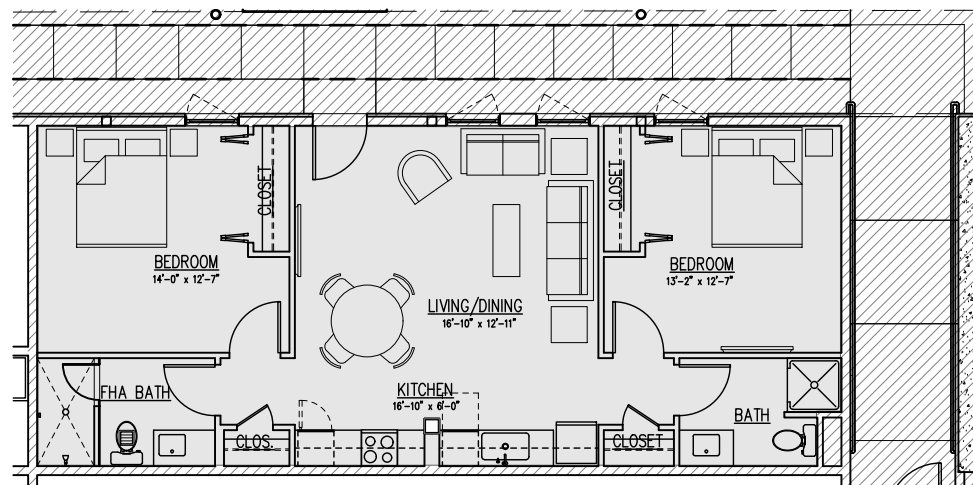
LIMITED
COMMON
ELEMENT



COMMON
ELEMENT



TOJ
EASEMENT



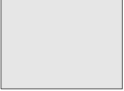
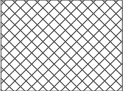
NET AREA: 834 S.F.

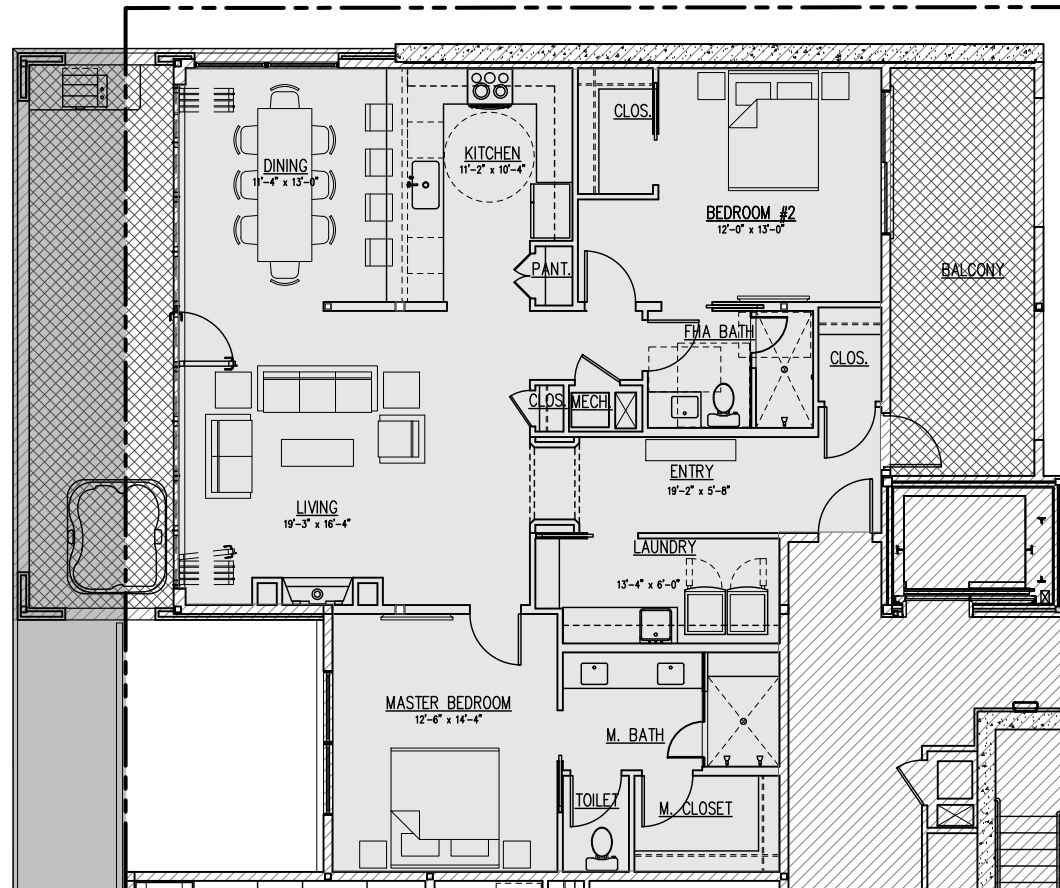
FLOOR PLAN – UNIT 107



ARTS DISTRICT WEST
JACKSON, WYOMING

HATCH LEGEND

	PRIVATE ELEMENT
	LIMITED COMMON ELEMENT
	COMMON ELEMENT
	TOJ EASEMENT



FLOOR PLAN – UNIT 201

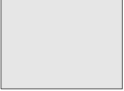
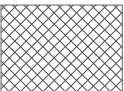


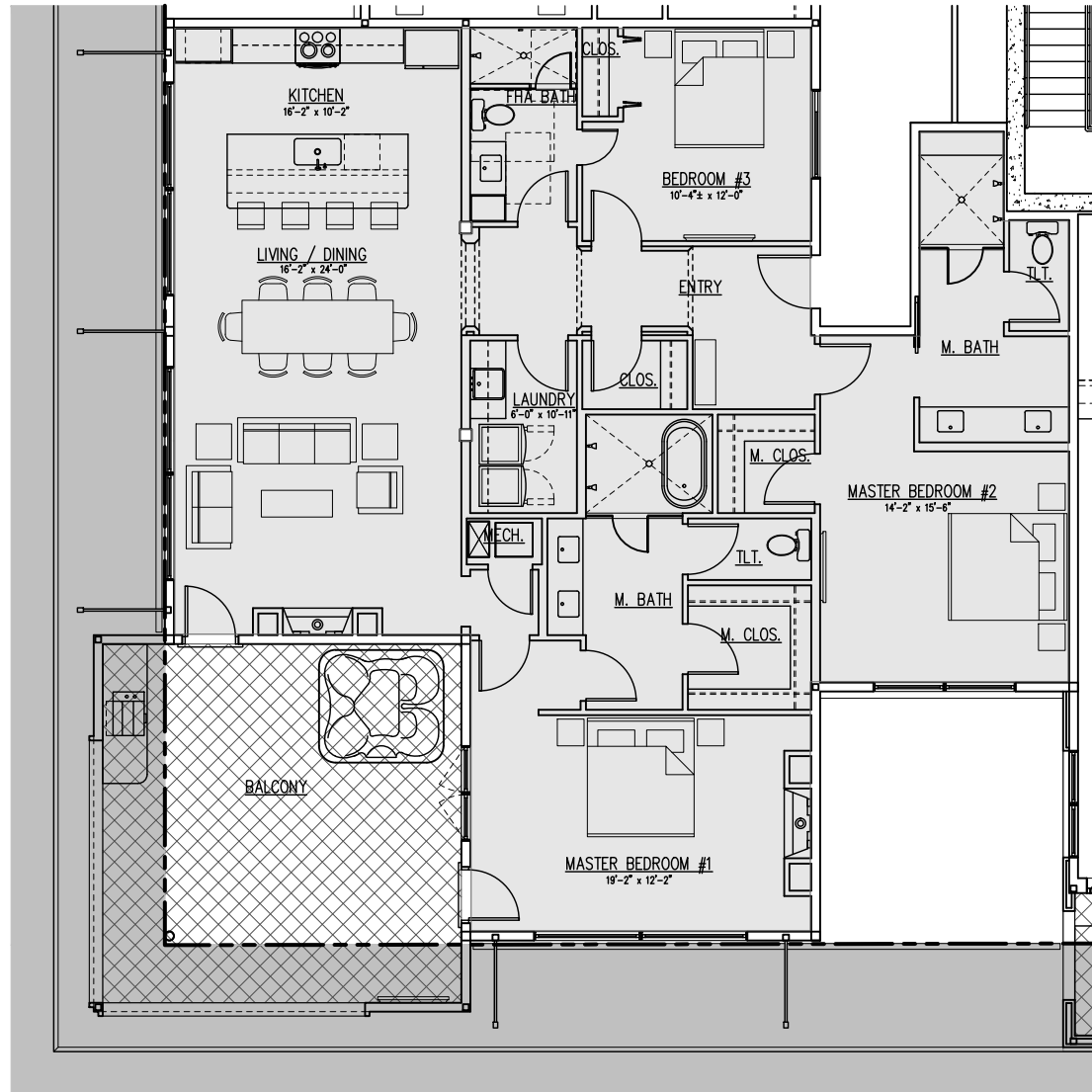
NET AREA: 1,502 S.F.

BALCONY LIMITED
COMMON ELEMENT: 242 S.F.
(AREA MAY VARY DEPENDING
ON EXTERIOR WALL FINISH)

ARTS DISTRICT WEST
JACKSON, WYOMING

HATCH LEGEND

	PRIVATE ELEMENT
	LIMITED COMMON ELEMENT
	COMMON ELEMENT
	TOJ EASEMENT



FLOOR PLAN – UNIT 202

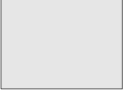
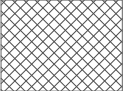


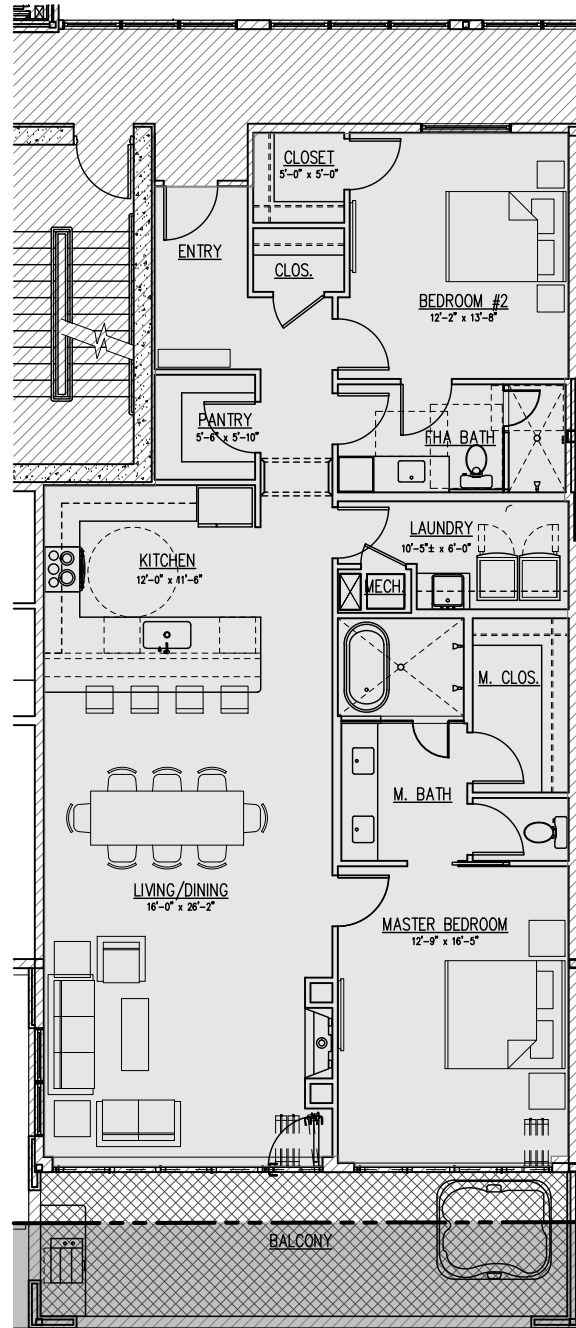
NET AREA: 1,893 S.F.

BALCONY LIMITED
COMMON ELEMENT: 407 S.F.
(AREA MAY VARY DEPENDING
ON EXTERIOR WALL FINISH)

ARTS DISTRICT WEST
JACKSON, WYOMING

HATCH LEGEND

	PRIVATE ELEMENT
	LIMITED COMMON ELEMENT
	COMMON ELEMENT
	TOJ EASEMENT



NET AREA: 1,528 S.F.

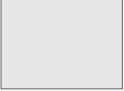
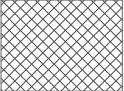
BALCONY LIMITED
COMMON ELEMENT: 234 S.F.
(AREA MAY VARY DEPENDING
ON EXTERIOR WALL FINISH)

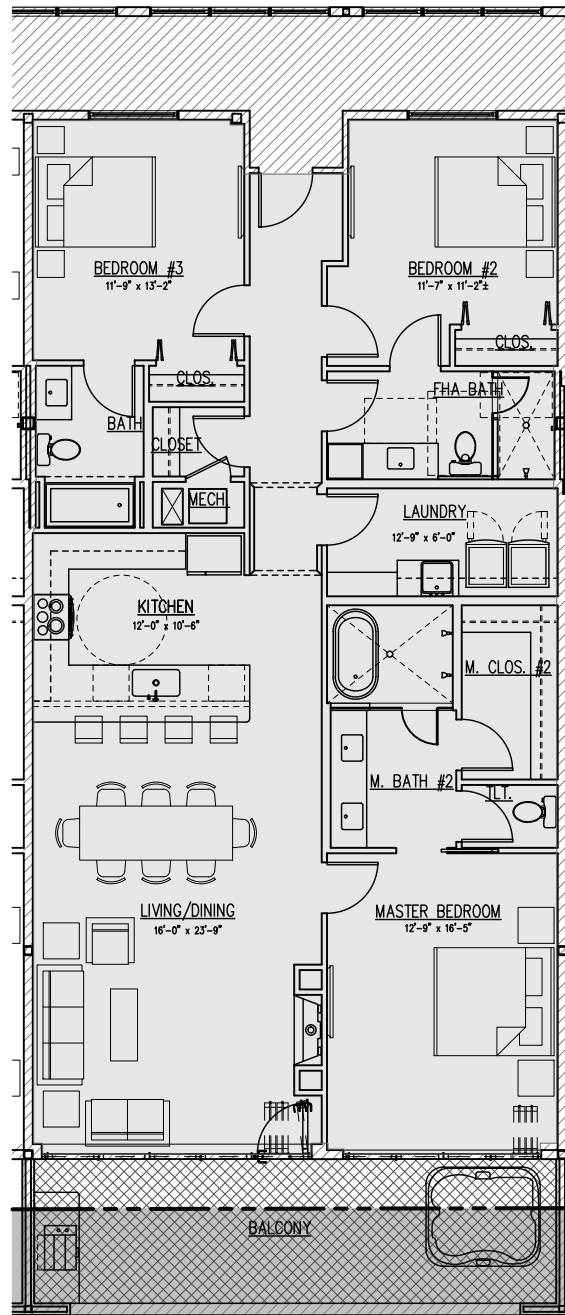
ARTS DISTRICT WEST
JACKSON, WYOMING

FLOOR PLAN – UNIT 203



HATCH LEGEND

	PRIVATE ELEMENT
	LIMITED COMMON ELEMENT
	COMMON ELEMENT
	TOJ EASEMENT



FLOOR PLAN – UNIT 204

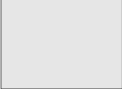
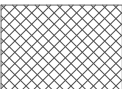


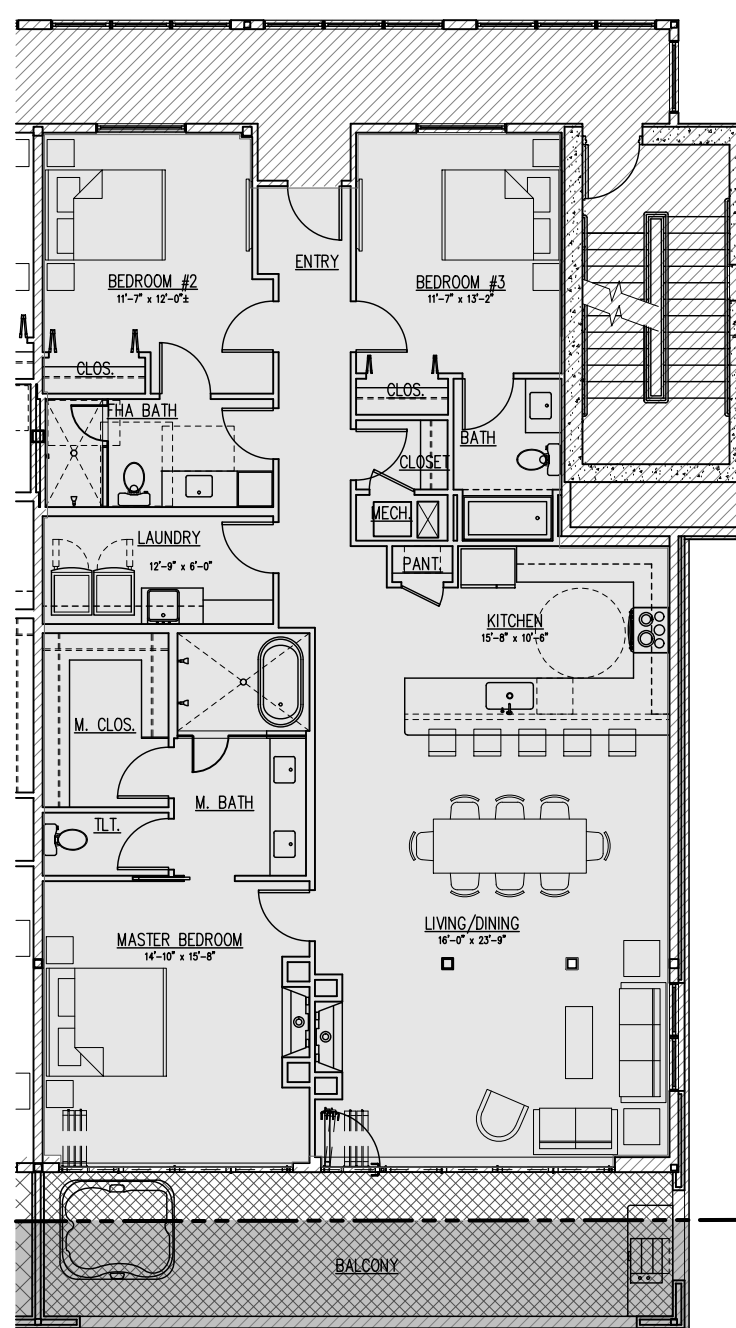
NET AREA: 1,647 S.F.

BALCONY LIMITED
COMMON ELEMENT: 232 S.F.
(AREA MAY VARY DEPENDING
ON EXTERIOR WALL FINISH)

ARTS DISTRICT WEST
JACKSON, WYOMING

HATCH LEGEND

	PRIVATE ELEMENT
	LIMITED COMMON ELEMENT
	COMMON ELEMENT
	TOJ EASEMENT



NET AREA: 1,826 S.F.

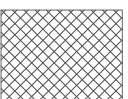
BALCONY LIMITED
COMMON ELEMENT: 280 S.F.
(AREA MAY VARY DEPENDING
ON EXTERIOR WALL FINISH)

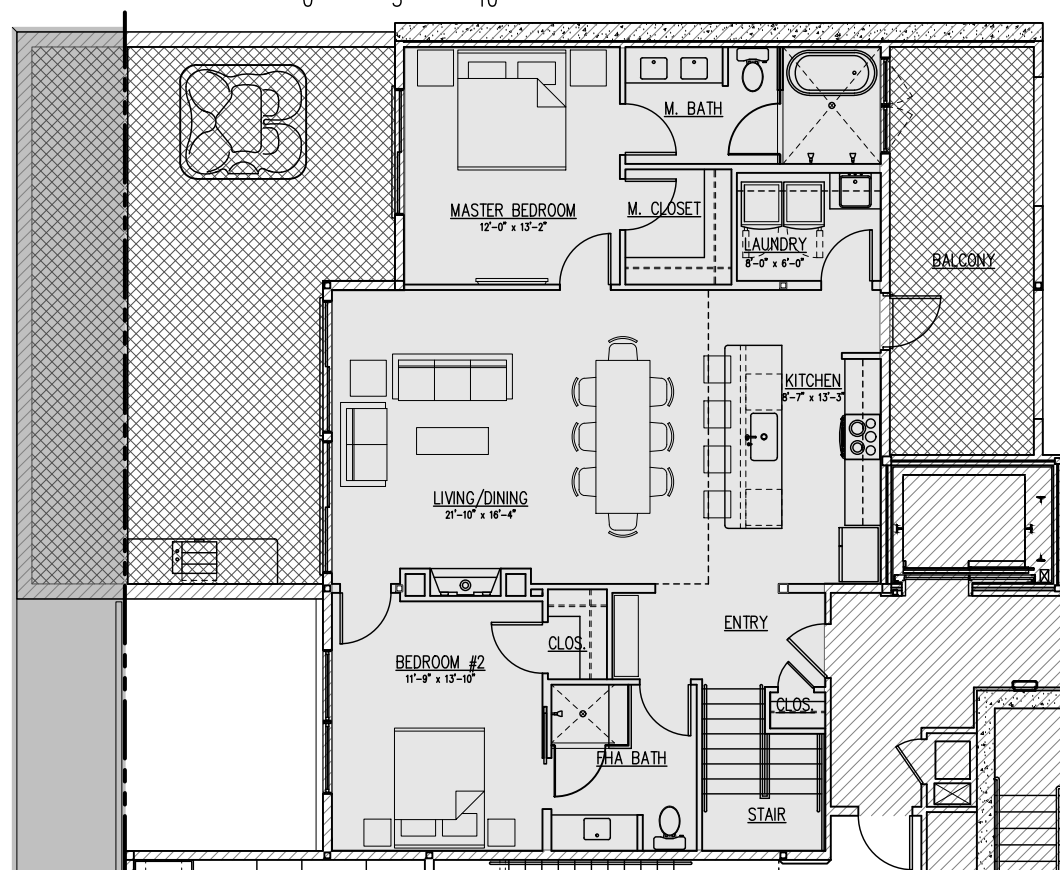
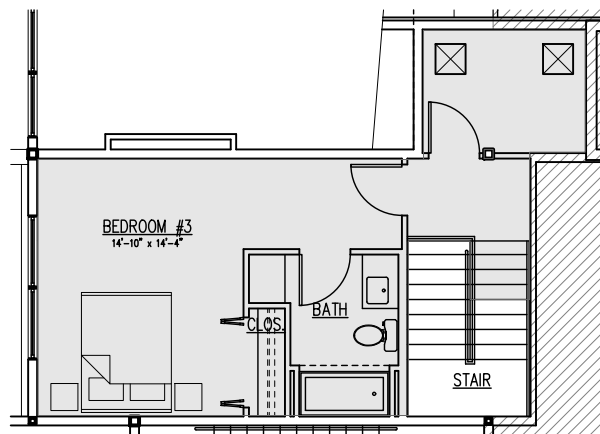
ARTS DISTRICT WEST
JACKSON, WYOMING

FLOOR PLAN – UNIT 205



HATCH LEGEND

	PRIVATE ELEMENT
	LIMITED COMMON ELEMENT
	COMMON ELEMENT
	TOJ EASEMENT

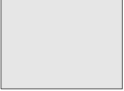
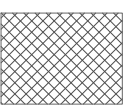
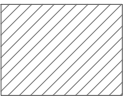


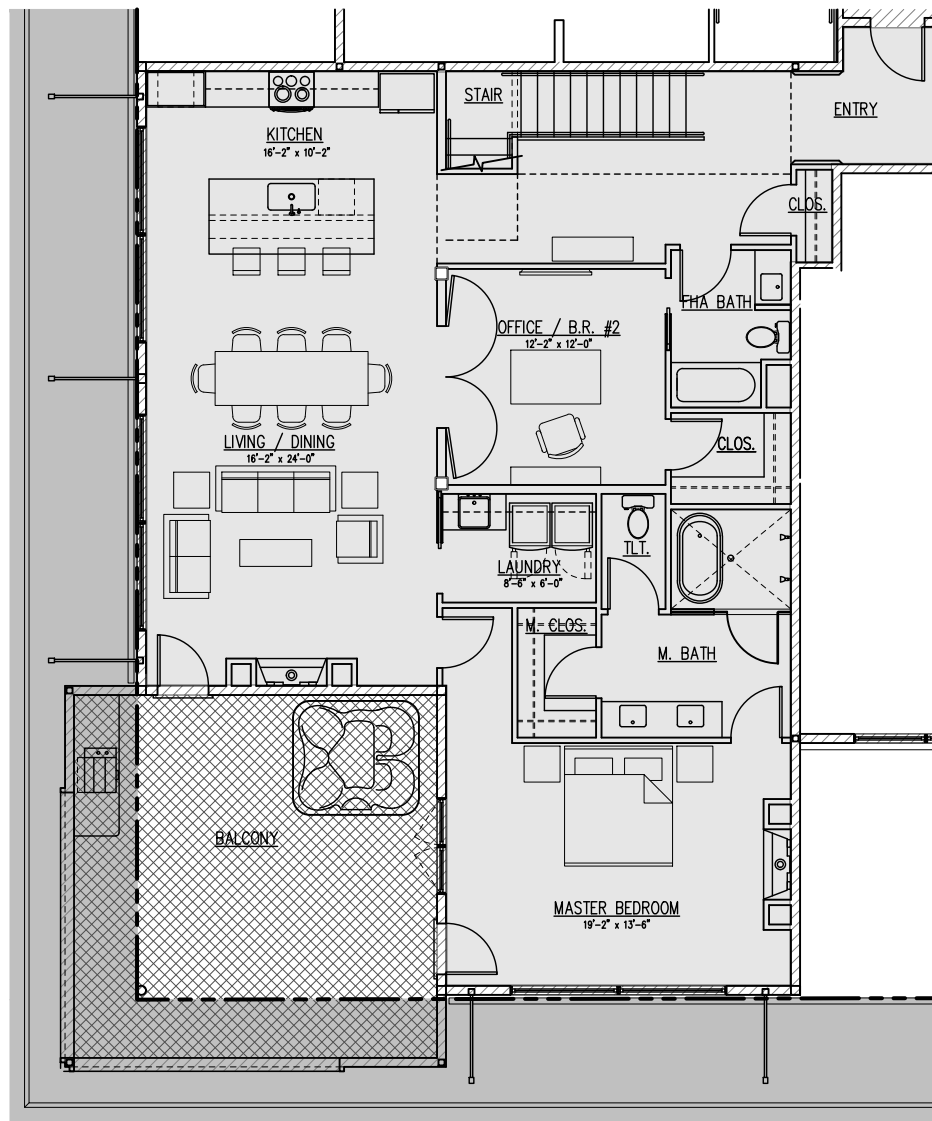
LEVEL 3 NET AREA:	1,256 S.F.
LOFT NET AREA:	397 S.F.
TOTAL NET AREA:	1,653 S.F.

USABLE SOUTH BALCONY AREA:	376 S.F.
SOUTH BALCONY LIMITED COMMON ELEMENT:	534 S.F.
NORTH BALCONY LIMITED COMMON ELEMENT:	181 S.F.
(AREA MAY VARY DEPENDING ON EXTERIOR WALL FINISH)	

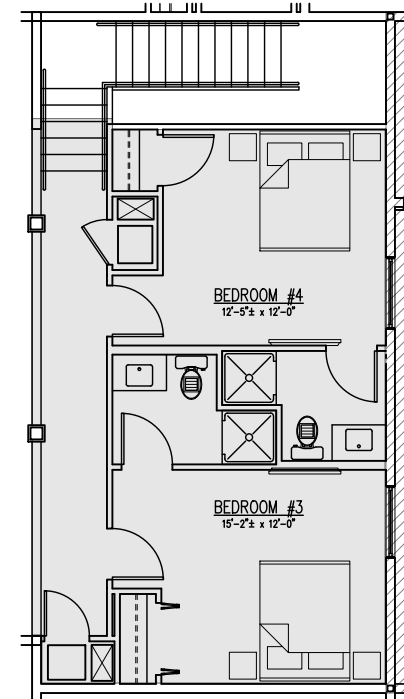
ARTS DISTRICT WEST
JACKSON, WYOMING

HATCH LEGEND

	PRIVATE ELEMENT
	LIMITED COMMON ELEMENT
	COMMON ELEMENT
	TOJ EASEMENT



FLOOR PLAN – UNIT 302



LOFT PLAN – UNIT 302

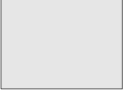
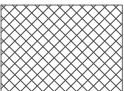


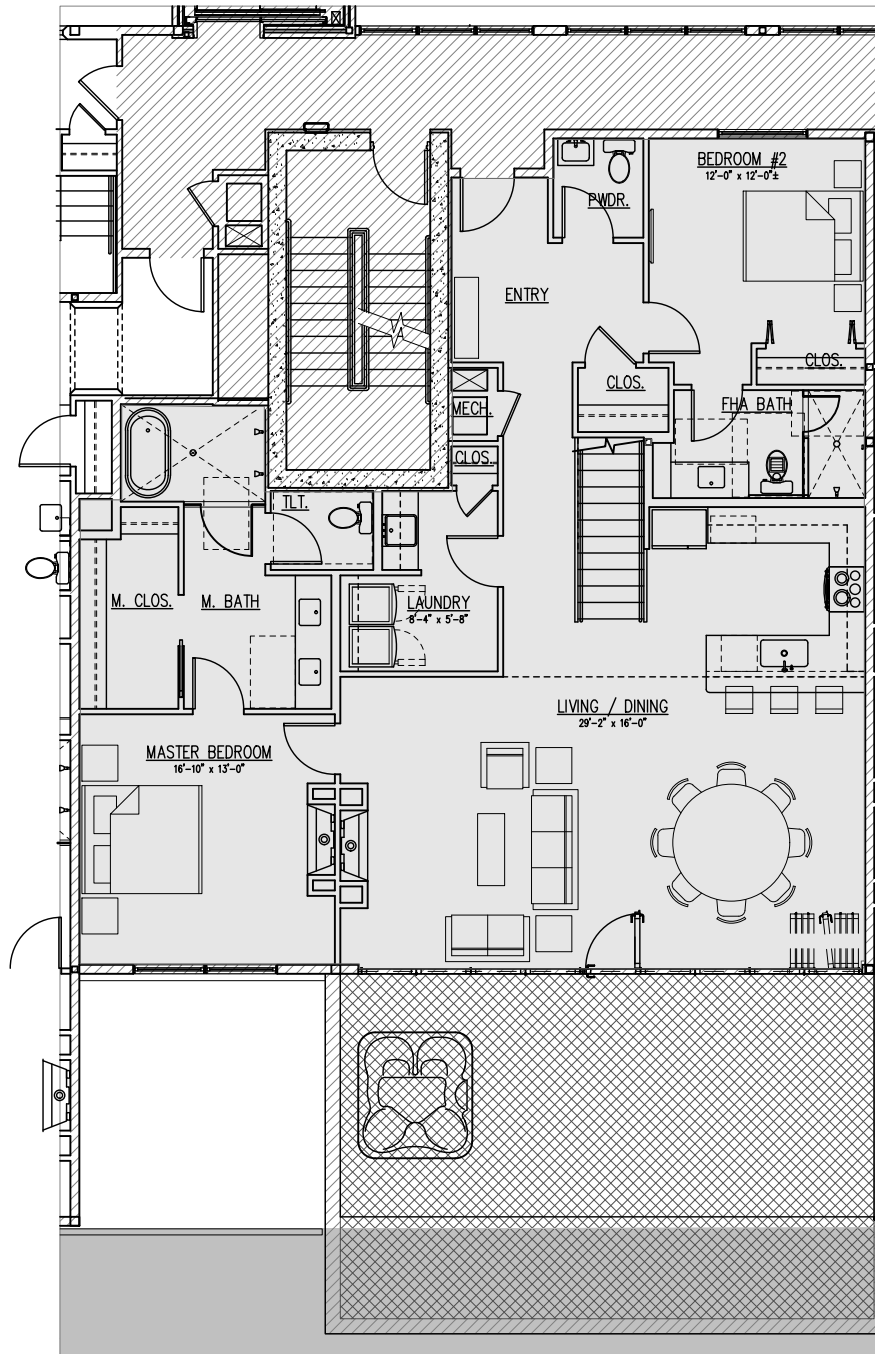
LEVEL 3 NET AREA: 1,599 S.F.
LOFT NET AREA: 604 S.F.
TOTAL NET AREA: 2,203 S.F.

BALCONY LIMITED
COMMON ELEMENT: 407 S.F.
(AREA MAY VARY DEPENDING
ON EXTERIOR WALL FINISH)

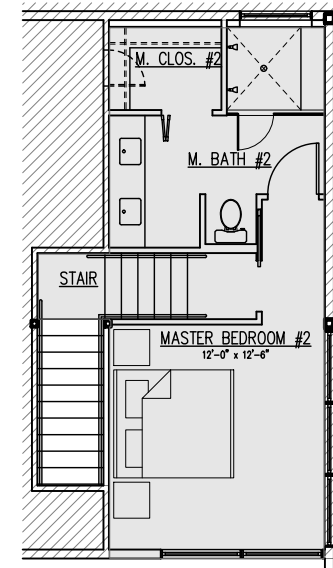
ARTS DISTRICT WEST
JACKSON, WYOMING

HATCH LEGEND

	PRIVATE ELEMENT
	LIMITED COMMON ELEMENT
	COMMON ELEMENT
	TOJ EASEMENT



FLOOR PLAN – UNIT 303



LOFT PLAN – UNIT 303

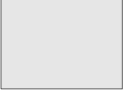
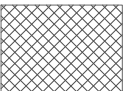


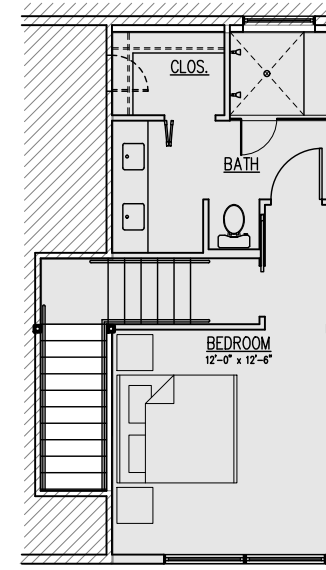
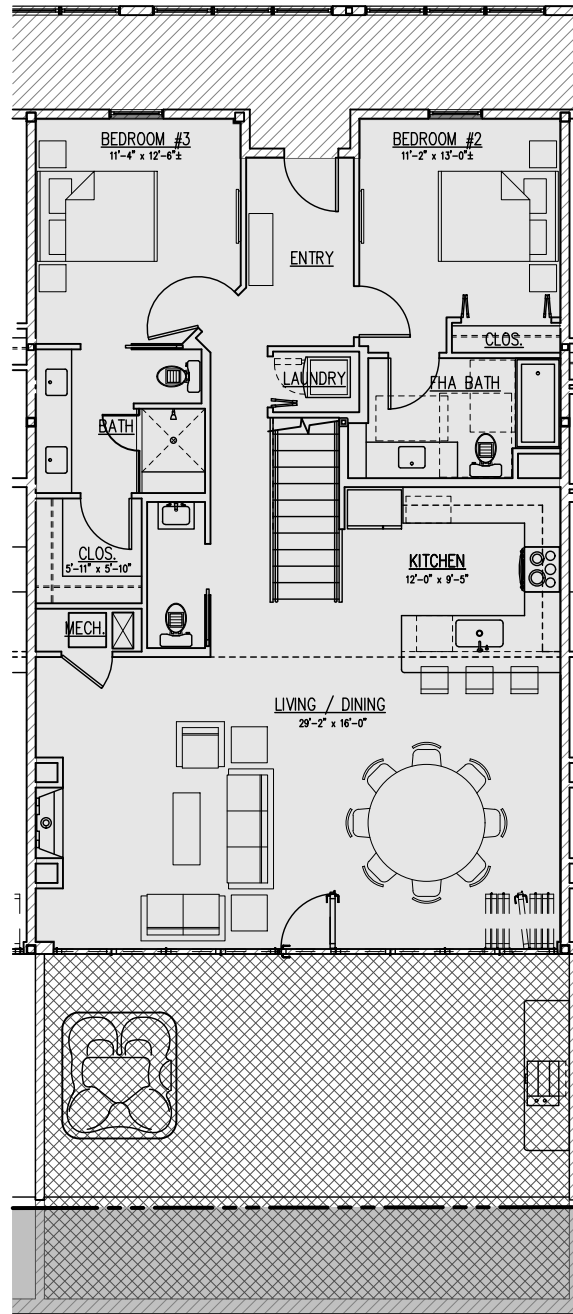
LEVEL 3 NET AREA:	1,623 S.F.
LOFT NET AREA:	365 S.F.
TOTAL NET AREA:	1,988 S.F.

USABLE BALCONY AREA:	400 S.F.
BALCONY LIMITED COMMON ELEMENT:	568 S.F.
(AREA MAY VARY DEPENDING ON EXTERIOR WALL FINISH)	

ARTS DISTRICT WEST
JACKSON, WYOMING

HATCH LEGEND

	PRIVATE ELEMENT
	LIMITED COMMON ELEMENT
	COMMON ELEMENT
	TOJ EASEMENT



LOFT PLAN – UNIT 304

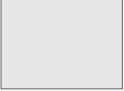
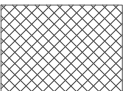


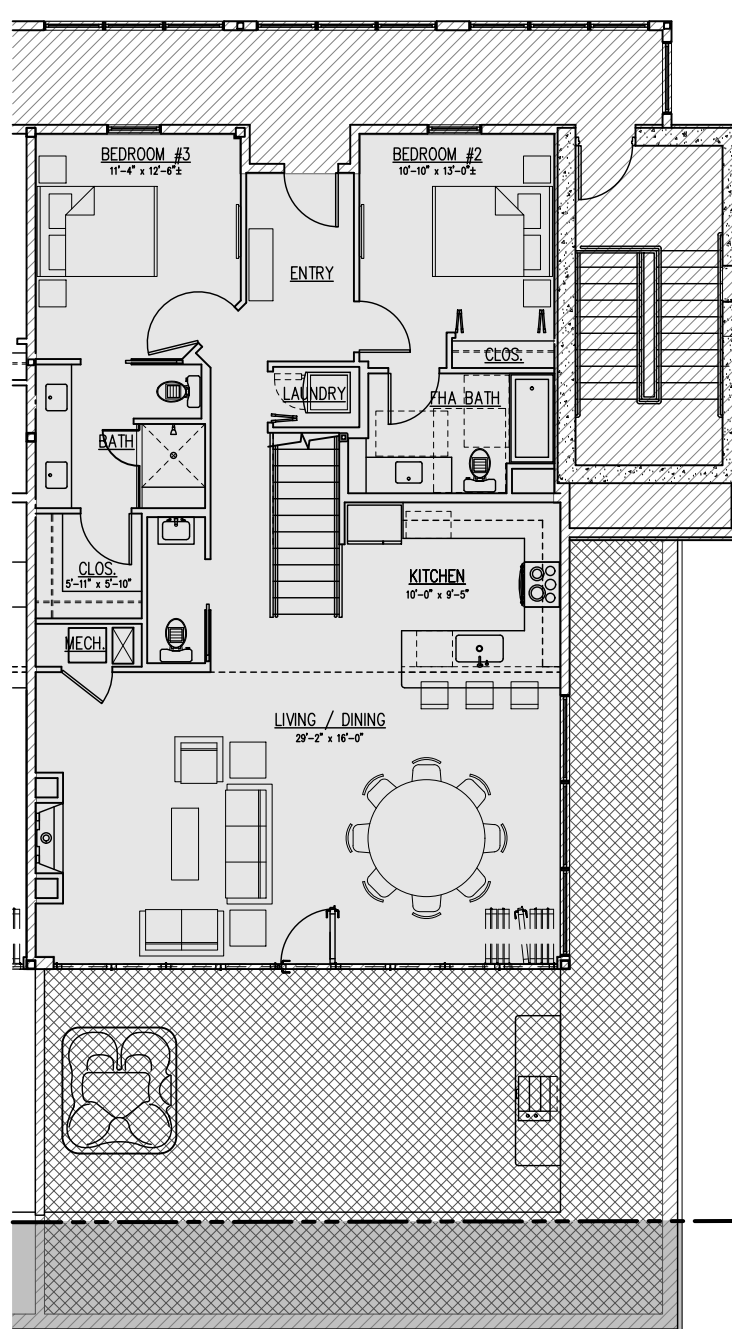
LEVEL 3 NET AREA: 1,324 S.F.
LOFT NET AREA: 365 S.F.
TOTAL NET AREA: 1,689 S.F.

USABLE BALCONY AREA: 394 S.F.
BALCONY LIMITED
COMMON ELEMENT: 599 S.F.
(AREA MAY VARY DEPENDING
ON EXTERIOR WALL FINISH)

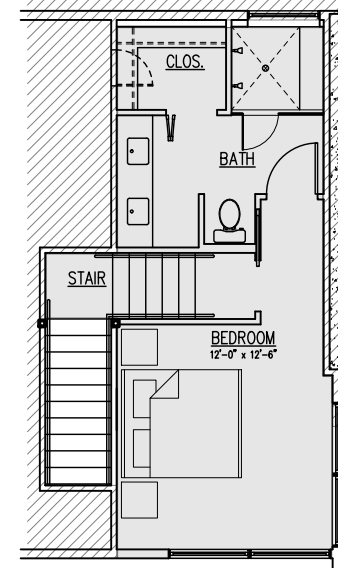
ARTS DISTRICT WEST
JACKSON, WYOMING

HATCH LEGEND

	PRIVATE ELEMENT
	LIMITED COMMON ELEMENT
	COMMON ELEMENT
	TOJ EASEMENT



FLOOR PLAN – UNIT 305



LOFT PLAN – UNIT 305



LEVEL 3 NET AREA:	1,317 S.F.
LOFT NET AREA:	355 S.F.
TOTAL NET AREA:	1,672 S.F.

USABLE BALCONY AREA:	387 S.F.
BALCONY LIMITED COMMON ELEMENT:	781 S.F.
(AREA MAY VARY DEPENDING ON EXTERIOR WALL FINISH)	

ARTS DISTRICT WEST
JACKSON, WYOMING