



# 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: May 5, 2022	REQUESTS:
Item #: P22-114	
Planner: Paul Anthony	
Phone: 733-0440 ext. 1303	
Email: <a href="mailto:panthony@jacksonwy.gov">panthony@jacksonwy.gov</a>	
Owner Mogul Hospitality Partners –Jackson LLC PO Box 998 Midway, UT 84049	
Applicant Same	
<b>Please respond by: May 27, 2022 (with Comments)</b>	

The applicant is submitting a request for a Pre-Application Conference for a Sketch Plan for a mixed-use hotel / residence for the properties located at 325, 335, 345, 355, & 375 N Cache Street, 45, & 65 Mercill Ave, 330, 350, 360, 370, & 390 N Glenwood Street

PIDNs: 22-41-16-28-4-03-009, 22-41-16-28-4-03-005, 22-41-16-28-4-03-013, 22-41-16-28-4-03-004, 22-41-16-28-4-03-001, 22-41-16-28-4-03-011, 22-41-16-28-4-03-012, 22-41-16-28-4-03-008, 22-41-16-28-4-03-007, 22-41-16-28-4-03-00, 22-41-16-28-4-03-003, 22-41-16-28-4-03-002

For questions, please call Paul Anthony at 733-0440, x1303 or email to the address shown below. Thank you.

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[alangley@jacksonwy.gov](mailto:alangley@jacksonwy.gov)



**PRE-APPLICATION CONFERENCE REQUEST (PAP)**  
Planning & Building Department

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

***For Office Use Only***

Fees Paid \_\_\_\_\_

Time & Date Received \_\_\_\_\_

Application # \_\_\_\_\_

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

**APPLICABILITY.** This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to [www.townofjackson.com/204/Pre-Application](http://www.townofjackson.com/204/Pre-Application)

**PROJECT.**

Name/Description: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Lot, Subdivision: \_\_\_\_\_

PIDN: \_\_\_\_\_

**PROPERTY OWNER.**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name, Agency: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**DESIGNATED PRIMARY CONTACT.**

Property Owner

Applicant/Agent

**ENVIRONMENTAL PROFESSIONAL.** For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**TYPES OF PRE-APPLICATION NEEDED.** Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

Physical Development Permit  
 Use Permit  
 Development Option or Subdivision Permit  
 Interpretations of the LDRs  
 Amendments to the LDRs  
 Relief from the LDRs  
 Environmental Analysis

**This pre-application conference is:**  
 Required  
 Optional  
 For an Environmental Analysis  
 For grading

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)) of the submittal packet.

Have you attached the following?

**Application Fee.** Go to [www.townofjackson.com/204/Pre-Application.com](http://www.townofjackson.com/204/Pre-Application.com) for the fees.

**Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

**Narrative Project Description.** Please attach a short narrative description of the project that addresses:  
 Existing property conditions (buildings, uses, natural resources, etc)  
 Character and magnitude of proposed physical development or use  
 Intended development options or subdivision proposal (if applicable)  
 Proposed amendments to the LDRs (if applicable)

**Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:  
 Property boundaries  
 Existing and proposed physical development and the location of any uses not requiring physical development  
 Proposed parcel or lot lines (if applicable)  
 Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

**Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

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

Under penalty of perjury, I hereby certify that I have read this application and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

*Rachel Lambert*

Signature of Owner or Authorized Applicant/Agent

Rachel Lambert

Name Printed

5/5/2022

Date

VP of Construction

Title



ARCHITECTS

Scott A. Lee, AIA, LEED AP  
Bruce A. Wright, AIA, LEED AP  
Mark S. Sopp, AIA, LEED AP  
Jorey S. Friedman  
Pinar Harris, AIA

## N. Cache Hotel and Residences

04/12/22

### *Project Narrative*

#### Lot Info:

##### Address:

- 325, 335, 345, 355, & 375 N Cache Street
- 45, & 65 Mercill Ave
- 330, 350, 360, 370, & 390 N Glenwood Street

##### PIDN:

- 325 N Cache Street - 22-41-16-28-4-03-009
- 335 N Cache Street - 22-41-16-28-4-03-005
- 345 N Cache Street - 22-41-16-28-4-03-013
- 355 N Cache Street - 22-41-16-28-4-03-004
- 375 N Cache Street - 22-41-16-28-4-03-001
- 45 Mercill Ave. - 22-41-16-28-4-03-011
- 65 Mercill Ave. - 22-41-16-28-4-03-012
- 330 N. Glenwood Street - 22-41-16-28-4-03-008
- 350 N. Glenwood Street - 22-41-16-28-4-03-007
- 360 N. Glenwood Street - 22-41-16-28-4-03-006
- 370 N. Glenwood Street - 22-41-16-28-4-03-003
- 390 N. Glenwood Street - 22-41-16-28-4-03-002

##### Area:

- 325 N Cache Street - .30 Acres
- 335 N Cache Street - .15 Acres
- 345 N Cache Street - .15 Acres
- 355 N Cache Street - .30 Acres
- 375 N Cache Street - .30 Acres
- 45 Mercill Ave. - .14 Acres
- 65 Mercill Ave. - .19 Acres
- 330 N. Glenwood Street - .45 Acres
- 350 N. Glenwood Street - .16 Acres
- 360 N. Glenwood Street - .16 Acres
- 370 N. Glenwood Street - .17 Acres
- 390 N. Glenwood Street - .48 Acres
-

Full Site: 3.17 Acres (138,043 SF)

Project Site – @ Level 1 (Arrival Level) – 73,365 s.f.

Zoning: CR-2 (Commercial Residential-2) Allowable commercial FAR is 0.8

Overlays: N/A

Setbacks:

- Primary street setback range (min-max) 0'-10'
- Secondary Street setback range (min-max) 0'-10'
- Side Interior (min) 5'
- Rear 10'
- Abutting protection (min) 10'

#### Scale of Development

Allowed Nightly Rental FAR: 0.8 (110,434 s.f.)

Total 2:1 Bonus housing 114,540 s.f.

- 76,398 s.f. Market Rate
- 38,142 s.f. Deed Restricted Workforce Housing

Basement exempt area:

- 94,854 s.f. occupied
- 107,992 s.f. basement parking

Total occupied area (319,828 s.f.) – excludes structured parking

Total building area including Parking: 427,820 s.f.

Total Nightly Rentable SF: 205,288 s.f. (Which includes the 110,434 s.f. allowed + 94,854 s.f. of Exempt Area)

#### Parking:

Residential

- Residential Parking Factor – 1.5
- Residential Unit Count – 62
- Required Parking Stalls – 93
- Provided - 100
- Excess – 7

Commercial

- Hotel Parking Factor - .8
- Hotel Key Count – 120
- Required Parking Stalls – 96
- Provided – 129
- Excess – 33

Total Parking Required: 189 Total Parking Provided: 229 Excess – 40 N. Cache Hotel and Residences

04/12/2022

#### Building Heights:



- Max Height 42'
- Stories - 3 Stories above grade + 2 Exempt Basement Levels

#### Existing Property Conditions:

- Existing Commercial buildings to be demoed and removed
- Existing Trees will need to be removed for the new development
- Existing Utilities to be rerouted along the perimeter of the project site

#### Character Size and Development:

- 3 Story Hotel and Condo building over 2 levels of Exempt habitable conditioned space and parking (B1 & B2) totaling 319,828 s.f. of conditioned space with 107,992 s.f. reserved for structured parking.
- 120 Guestrooms and 62 Condo units
- Reconfigure, add curb cuts for the arrival/drop-off on N. Cache St., BOH access off Mercill & garage parking access off of N. Glenwood St.
- New utility connections and routing

#### Employee Housing

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	
Heavy Retail/Service	0.000246*sf		3000	1	0.737	375 N Cache
Retail	0.000431*sf		2500	1	1.076	355 N Cache
Retail	0.000431*sf		1325	1	0.571	335 N Cache
Conventional Lodging	0.204*bedrooms	5	1417	1	1.021	325 N Cache
Conventional Lodging	0.204*bedrooms	2	1600	1	0.409	325 N Cache
Conventional Lodging	0.204*bedrooms	8	1904	1	1.634	325 N Cache
Conventional Lodging	0.204*bedrooms	10	2880	1	2.043	45 Mercill
Office	0.000493*sf		16459	1	8.121	330 N Glenw
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	3	777	1	0.000	330 N Glenw
Detached Single-Family Unit (Unre	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176	3	1223	1	0.028	360 N Glenw
Office	0.000493*sf		5366	1	2.647	65 Mercill
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	2	1000	1	0.000	65 Mercill
Retail	0.000431*s		0	1	0.000	345 N Cache
Detached Single-Family Unit (Unre	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176	2	1840	1	0.045	370 N Glenw
Conventional Lodging	0.204*bedrooms	37		1	7.559	390 N Glenw
Existing Workforce Housing Credit						25.891

#### 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
Conventional Lodging	0.204*bedrooms	120	104030	1	24.515

Affordable Workforce Housing Required: 0.000 units

Fee-in-Lieu Amount: \$ -

**Total 2:1 Bonus housing 114,540 s.f.**

- 76,398 s.f. Market Rate
- 38,142 s.f. Deed Restricted Workforce Housing
  - Proposing to provide the deed restricted workforce housing on our S Park Loop Rd development and convert this onsite to market rate



## ATTACHMENT "C" LETTER OF AUTHORIZATION

DONOVAN RYAN PROPERTIES, LLC/MOGUL HOSPITALITY PARTNERS, LLC

Town of Jackson 65 MERCILL AVE, JACKSON WY 83001 Date: November 5, 2021  
 150 E Pearl Avenue OCTOBER 23, 2021  
 PO Box 1687, Jackson, WY 83001  
 P: (307)733-3932 F: (307)739-0919  
 www.jacksonwy.gov

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

Being duly sworn, deposes and says that DONOVAN RYAN PROPERTIES, LLC is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 65 MERCILL AVENUE, JACKSON, WY 83001Legal Description: LOT 11, PT LOT 12, BLK. 3, JONES, PIDN#22-41-16-28-4-03-012

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Mogul Hospitality Partners - Jackson, LLCMailing address of Applicant/agent: Mogul Hospitality Partners - Jackson, LLC, PO Box 998, Midway, UT 84049Email address of Applicant/agent: rachell@mogulcapital.comPhone Number of Applicant/agent: Rachell (602) 885-2342

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 in 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.

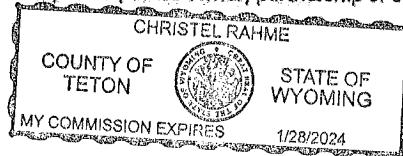
Property Owner Signature

Christel Ryan

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 Christel Rahme this 15<sup>th</sup> day of NOVEMBER, WITNESS my hand and official seal.

Notary Public

My commission expires: 1/28/24



## Town of Jackson Planning and Building Department

### 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

Being duly sworn, deposes and says that Jon E. Cohen, Principal is the owner in fee of the premises located at:  
Name of property owner as listed on deed

Address of Premises: 390 N. Glenwood Street Jackson, WY 83001

Legal Description: PT. LOT 18, ALL LOT 19&20, BLK 3, JONES, PIDN 22-41-16-28-4-03-002  
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Mogul Hospitality Partners - Jackson

Mailing address of Applicant/agent: Po Box 998 Midway, UT 84049

Email address of Applicant/agent: rachell@mogulcapital.com

Phone Number of Applicant/agent: (602) 885-2342

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 in 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

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

*Member*

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF MA )

) SS.

COUNTY OF Norfolk )

The foregoing instrument was acknowledged before me by Jon E. Cohen this 16 day of November, 2021.

WITNESS my hand and official seal.

*Maufalo*



MARIA PAULA BAUTISTA  
CUELLAR  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires April 1, 2027

Notary Public

My commission expires: Apr 1, 2027



11/16/21

### LETTER OF AUTHORIZATION SIDE LETTER

I, the undersigned, as a company officer of Mogul Hospitality Partners – Jackson, LLC (“Mogul”), do hereby agree that the letter of authorization to be signed by Newport Hotel Group (“Newport”) is subject to the following provisions:

1. Mogul will not commit the Cache Creek property to any development project or zoning changes prior to Mogul closing the acquisition of the property from Newport
2. If the proposed transaction between Mogul and Newport is terminated, Mogul will remove the Cache Creek property from the development application

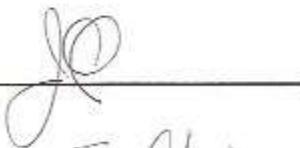
Mogul Hospitality Partners – Jackson, LLC

By: 

Name: Brad Wagstaff

Title: CEO

Newport Hotel Group

By: 

Name: Jon Cohen

Title: Manager

# PROJECT TEAM

## OWNER:

MOGUL CAPITAL  
210 E MAIN ST  
MIDWAY, UT 84049

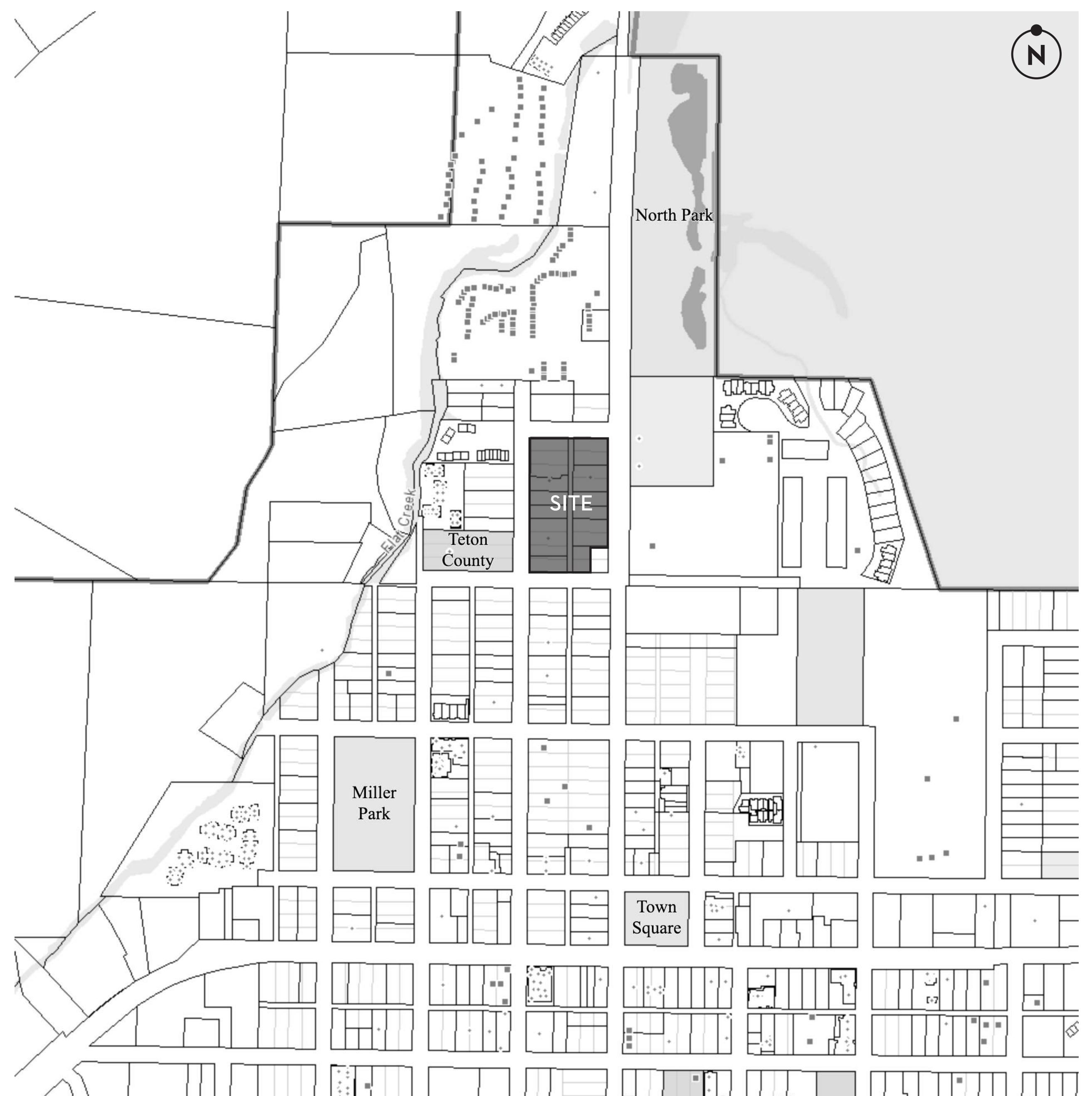
# ARCHITECT:

SB ARCHITECTS  
415 JACKSON STREET, SUITE 100  
SAN FRANCISCO, CA 94105

# CIVIL ENGINEER:

SUMMIT CONSULTING GROUP  
2100 WILSON ROAD  
JACKSON, WY 83001

## VICINITY MAP



# SHEET INDEX

<i>DRAWING TITLE</i>	<i>NO.</i>
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# Jackson Hotel Residence

Constitutive  
models

**Owner**  
**MOGUL CAPITAL**  
**210 E MAIN ST.**  
**MIDWAY UT 84049**

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**NOT FOR CONSTRUCTION**

# Issued Conceptual

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**Sheet Title**

COVER

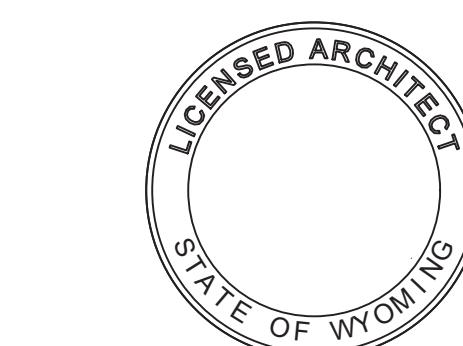
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## Jackson Hotel Residence

Conceptual

JACKSON, WYOMING  
Owner  
MOGUL CAPITAL  
210 E MAIN ST.  
MIDWAY, UT 84049

NOT FOR CONSTRUCTION

Issued  
Conceptual

No.	Description	Date

Sheet Title

EXISTING CONDITIONS  
SITE PLAN

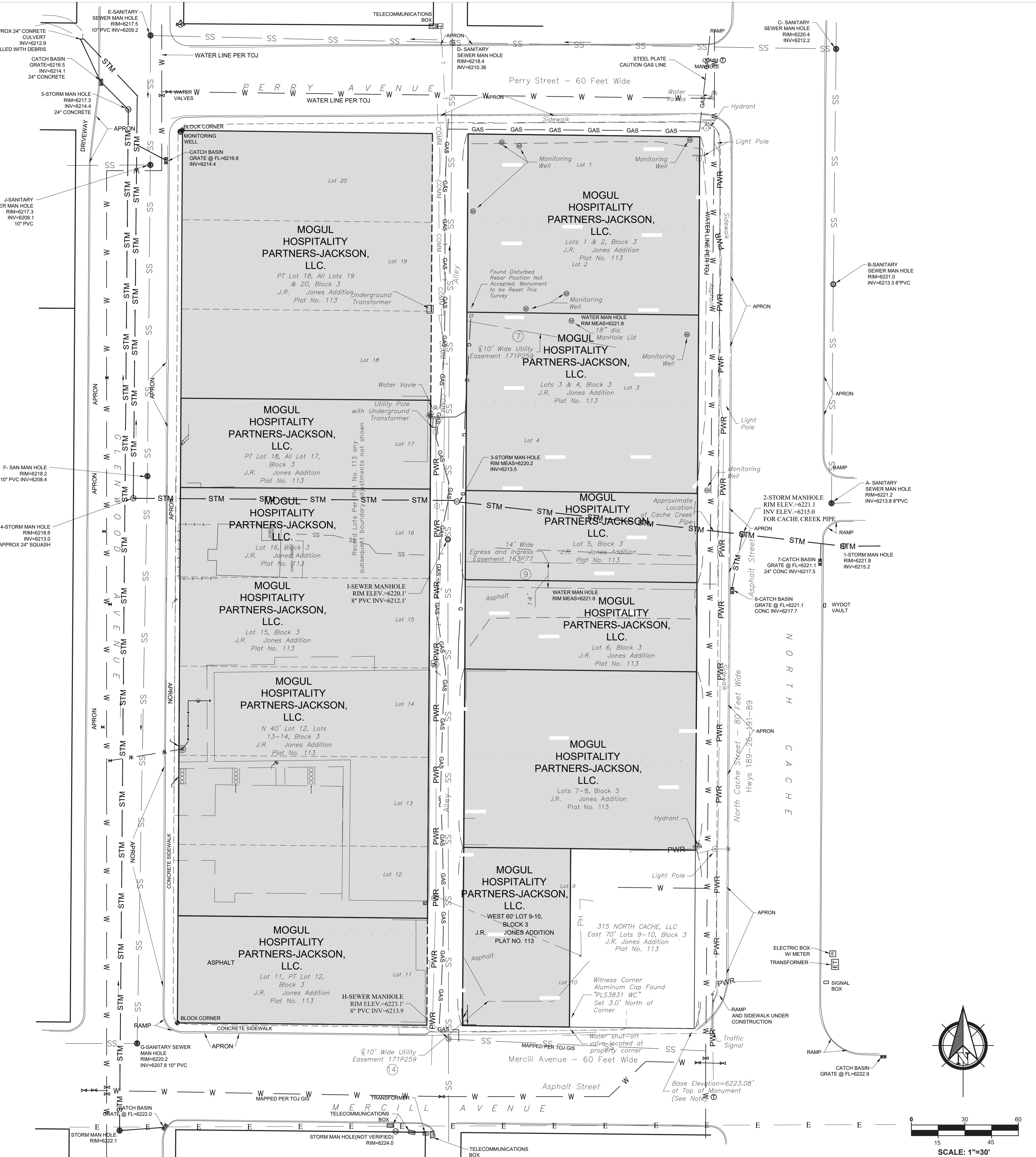
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## GENERAL NOTES:

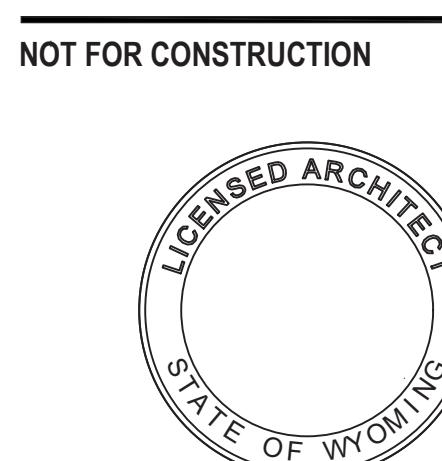
THIS SURVEY IS A COMPILED SURVEY PERFORMED BY PIERSON LAND WORKS LLC IN 2016 AND ONSIGHT LAND SURVEYING IN 2002. BADGER AERIAL MAPPING AND SURVEYING PERFORMED A FIELD SURVEY ON SEPTEMBER 30, 2020 OF THE AREAS BETWEEN BACK OF SIDEWALK ON BLOCK 3 TO THE TOP BACK OF CURBING ACROSS ADJACENT STREETS. SPOT ELEVATIONS WERE ALSO PROVIDED WITHIN BLOCK 3. IMAGERY WAS CAPTURED VIA UAV AND GEO-REFERENCED INTO THE DRAWING VIA GROUND CONTROL POINTS.

1. ALL BADGER POINTS ARE IN WYOWEST STATE PLANE GRID NORTH NAD 83 HORIZONTAL.
2. VERTICAL DATUM IS NAVD88 BASED ON THE PLW SURVEY USING THE BENCHMARK AS SHOWN ON THE SOUTHEAST CORNER OF BLOCK 3.  
OSLS SPOT ELEVATIONS ARE ON AN ASSUMED DATUM. FOR REFERENCE, THE DIFFERENCE BETWEEN THE ELEVATIONS IS APPROX 118.4 FEET.  
SPOT ELEVATION ON LAYER B\_SPOT\_ELEV. SITE CONDITIONS IN SOME AREAS MAY MAKE THE OSLS IRRELEVANT.
3. PLEASE REFER TO LAYER B\_SPOT\_TEXT FOR MOST CURRENT CONDITIONS.  
ALL FLOWLINE CURB, TOP BACK OF CURB AND CENTERLINE ROADS ARE DRAFTED AS 3D POLYLINES.
4. PLW SURVEY WAS BEST FIT TO BADGER FOUND MONS. THE BEARINGS AS SHOWN DO NOT REREPRESENT THE CORRECT BEARINGS. THEY ARE ROTATED
5. OSLS SURVEY WAS ROTATED INTO DRAWING BASED ON THE SOUTH AND WEST ALLEY CORNER OFFSET FROM THE EAST ALLEY TANGENT FROM THE NORTH FOUND MON ON PERRY TO THE PK WITH SHINER ON THE SOUTH END. BEARING BREAKS WERE IGNORED FROM PLW SURVEY AND LOTS ON THE WEST BLOCK FIT.
6. UNSURVEYED LOT LINES WERE PRORATED INTO THE BLOCK USING BOUNDARY DATA FROM OSLS TOPOGRAPHIC SURVEY. NO BOUNDARY RESOLUTION HAS BEEN COMPLETED ON THE WEST PORTION OF BLOCK 3.
7. BUILDING TIES FOR THE ENCROACHMENT OF STRUCTURE ON LOT 12-14 MATCH WITH THE WEST LINE OF THE ALLEY.
8. THE EXTERIOR OF BLOCK 3 HAS BEEN SURVEYED AND ALL EXTERIOR BLOCK MONUMENTS WERE FOUND AND CHECK REASONABLY WELL WITH RECORD.
9. BADGER AERIAL MAPPING AND SURVEYING DOES NOT ASSUME RESPONSIBILITY FOR UTILITY LOCATIONS, BOUNDARY, EASEMENTS, AND ANY OTHER INFORMATION AS PROVIDED FOR BY PIERSON LAND WORKS OR ONSIGHT LAND SURVEYING. LAYERS PREFIXED BY B\_ ARE MAPPED PER THE BADGER SEPTEMBER 30, 2020 SURVEY. SOME FEATURES FROM PREVIOUS SURVEYS HAVE BEEN REMOVED AS THEY WERE CONFIRMED TO NOT EXIST AT THE TIME OF THE BADGER SURVEY.
10. DRAWING UPDATED 2021-01-11 WITH INVERTS AND TOWN OF JACKSON GIS AS-BUILT LINELINE.



## Jackson Hotel Residence

## Conceptual

JACKSON, WYOMING  
Owner  
MOGUL CAPITAL  
210 E MAIN ST.  
MIDWAY, UT 84049Issued  
Conceptual

No.	Description	Date

Sheet Title

EXISTING CONDITIONS  
SITE PLAN  
AERIAL

Sheet No.

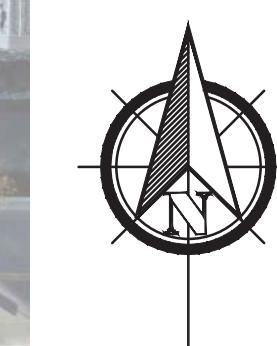
C 102



## GENERAL NOTES:

THIS SURVEY IS A COMPILED SURVEY PERFORMED BY PIERSON LAND WORKS LLC IN 2016 AND ONSIGHT LAND SURVEYING IN 2002. BADGER AERIAL MAPPING AND SURVEYING PERFORMED A FIELD SURVEY ON SEPTEMBER 30, 2020 OF THE AREAS BETWEEN BACK OF SIDEWALK ON BLOCK 3 TO THE TOP BACK OF CURBING ACROSS ADJACENT STREETS. SPOT ELEVATIONS WERE ALSO PROVIDED WITHIN BLOCK 3. IMAGERY WAS CAPTURED VIA UAV AND GEO-REFERENCED INTO THE DRAWING VIA GROUND CONTROL POINTS.

1. ALL BADGER POINTS ARE IN WYOWEST STATE PLANE GRID NORTH NAD 83 HORIZONTAL.
2. VERTICAL DATUM IS NAVD88 BASED ON THE PLW SURVEY USING THE BENCHMARK AS SHOWN ON THE SOUTHEAST CORNER OF BLOCK 3.
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6. ALL FLOWLINE CURB, TOP BACK OF CURB AND CENTERLINE ROADS ARE DRAFTED AS 3D POLYLINES.
7. PLW SURVEY WAS BEST FIT TO BADGER FOUND MONS. THE BEARINGS AS SHOWN DO NOT REREPRESENT THE CORRECT BEARINGS. THEY ARE ROTATED.
8. OSLS SURVEY WAS ROTATED INTO DRAWING BASED ON THE SOUTH AND WEST ALLEY CORNER OFFSET FROM THE EAST ALLEY TANGENT FROM THE NORTH FOUND MON ON PERRY TO THE PK WITH SHINER ON THE SOUTH END. BEARING BREAKS WERE IGNORED FROM PLW SURVEY AND LOTS ON THE WEST BLOCK FIT.
9. UNSURVEYED LOT LINES WERE PRORATED INTO THE BLOCK USING BOUNDARY DATA FROM OSLS TOPOGRAPHIC SURVEY. NO BOUNDARY RESOLUTION HAS BEEN COMPLETED ON THE WEST PORTION OF BLOCK 3.
10. BUILDING TIES FOR THE ENCROACHMENT OF STRUCTURE ON LOT 12-14 MATCH WITH THE WEST LINE OF THE ALLEY.
11. THE EXTERIOR OF BLOCK 3 HAS BEEN SURVEYED AND ALL EXTERIOR BLOCK MONUMENTS WERE FOUND AND CHECK REASONABLY WELL WITH RECORD.
12. BADGER AERIAL MAPPING AND SURVEYING DOES NOT ASSUME RESPONSIBILITY FOR UTILITY LOCATIONS, BOUNDARY, EASEMENTS, AND ANY OTHER INFORMATION AS PROVIDED FOR BY PIERSON LAND WORKS OR ONSIGHT LAND SURVEYING. LAYERS PREFIXED BY B\_ ARE MAPPED PER THE BADGER SEPTEMBER 30, 2020 SURVEY. SOME FEATURES FROM PREVIOUS SURVEYS HAVE BEEN REMOVED AS THEY WERE CONFIRMED TO NOT EXIST AT THE TIME OF THE BADGER SURVEY.
13. DRAWING UPDATED 2021-01-11 WITH INVERTS AND TOWN OF JACKSON GIS AS-BUILT LINELINE.



SCALE: 1"=30'

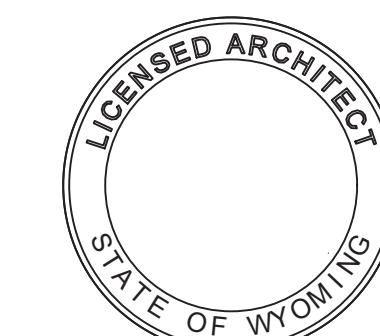
## Jackson Hotel Residence

Conceptual

JACKSON, WYOMING

Owner  
MOGUL CAPITAL  
210 E MAIN ST.  
MIDWAY, UT 84049

NOT FOR CONSTRUCTION

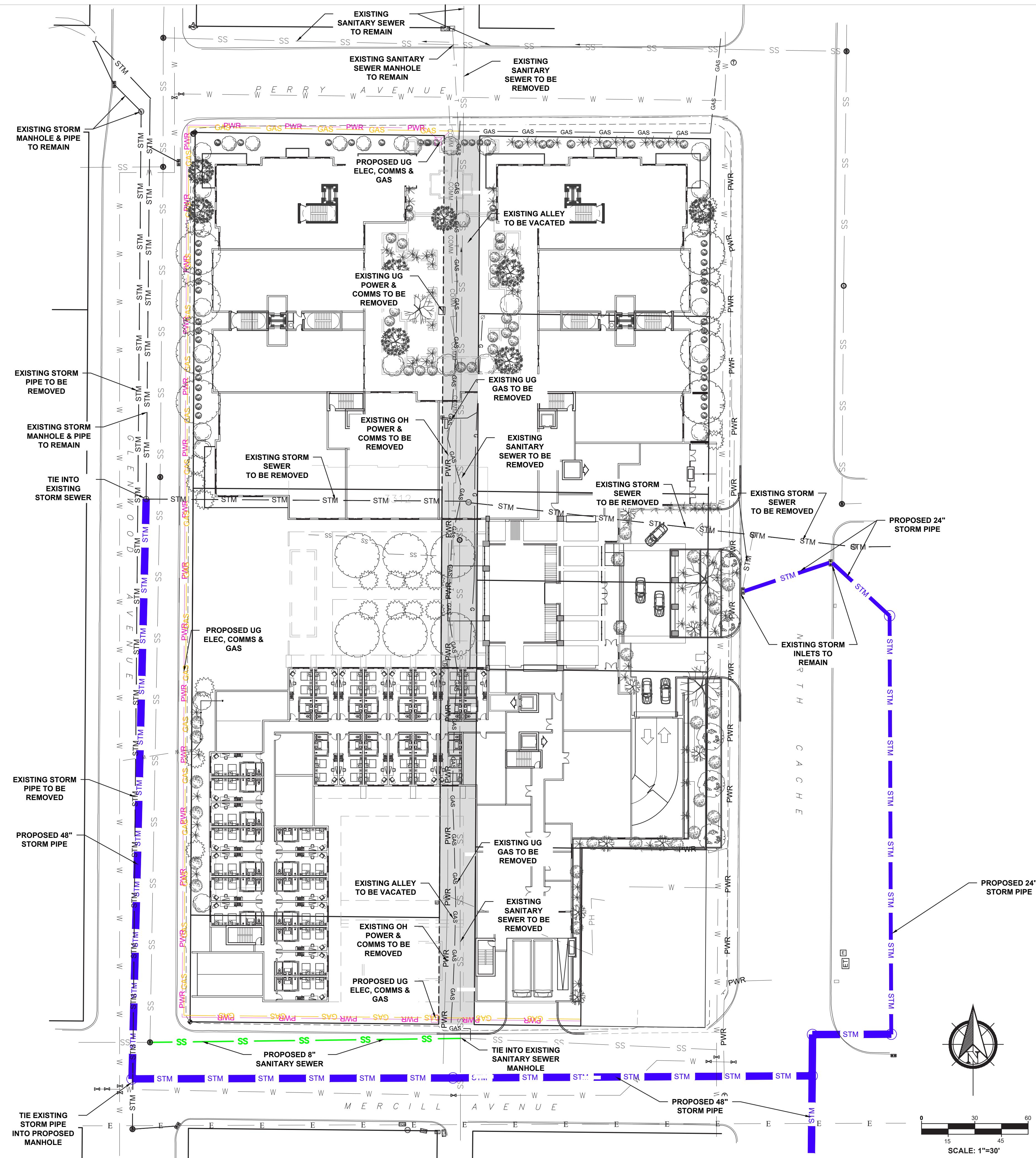
Issued  
Conceptual

No.	Description	Date

Sheet Title

PROPOSED UTILITY SITE PLAN

Sheet No.



## GENERAL NOTES:

1. A PORTION OF THE PROPOSED STORM SEWER ROUTING ADOPTED FROM STORM SEWER IMPROVEMENTS FOR CACHE CREEK TUBE, NORTH GLENWOOD ALIGNMENTS BY TOJ, DATED 11/24/2015.
2. PROPOSED FLOOR PLAN AND LANDSCAPING ADOPTED FROM HB-FP\_LEVEL 01\_flatten BY SB ARCHITECTS, DATED 4/11/2022.
3. EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.





# ARCHITECTS

**w w w . s b - a r c h i t e c t s .**  
**415 Jackson St, Suite 100**  
**San Francisco, CA 94111**  
**T 415/673-8990**

A California Corporation



# Jackson Hotel Residence

# Jackson

**Owner**  
**MOGUL CAPITAL**  
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LICENSED ARCHITECT

STATE OF WYOMING

Bruce Wright

C-3523

*B. Wright*

Date: 04/12/2022

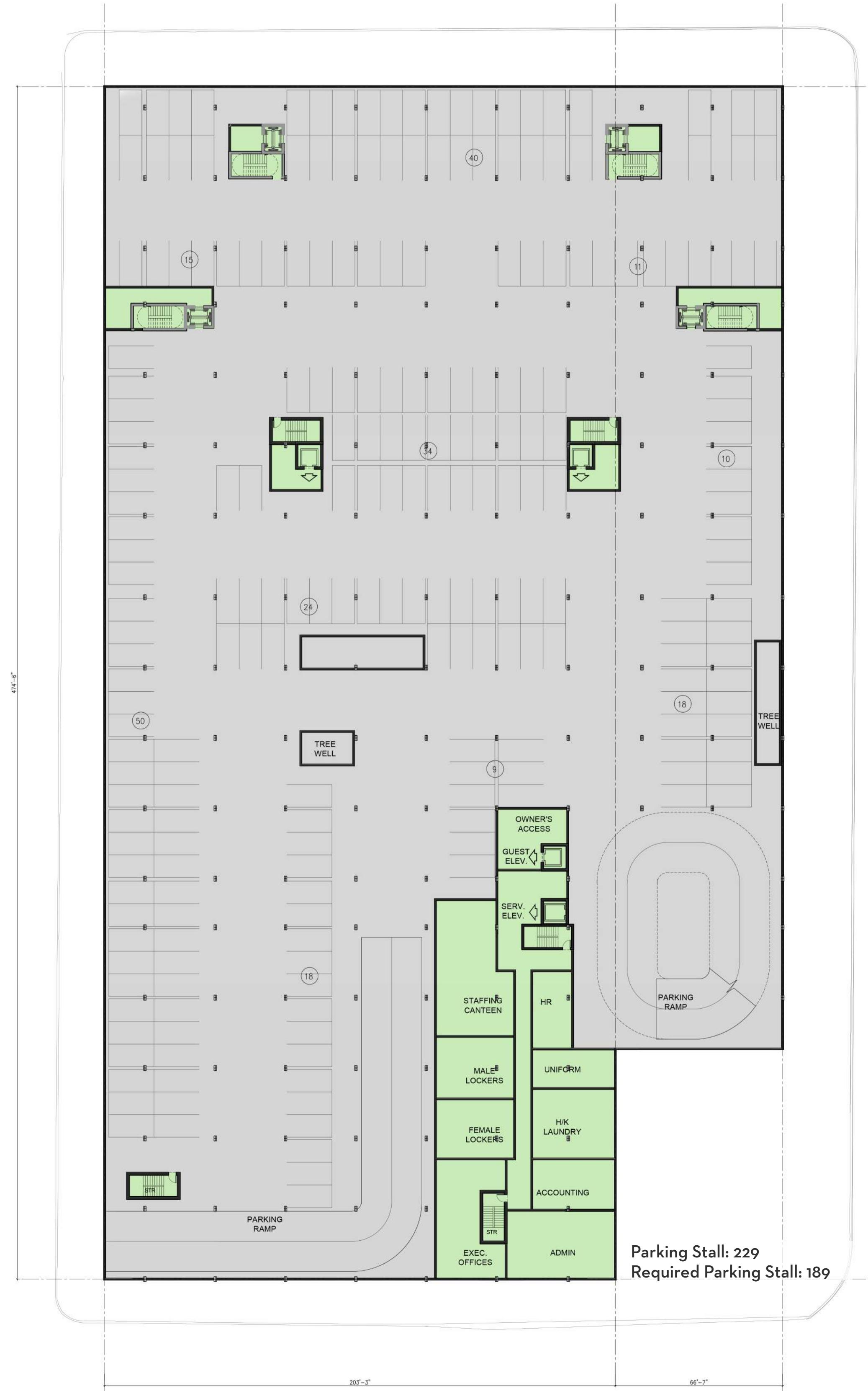
## Issued Concept

## Sheet Title

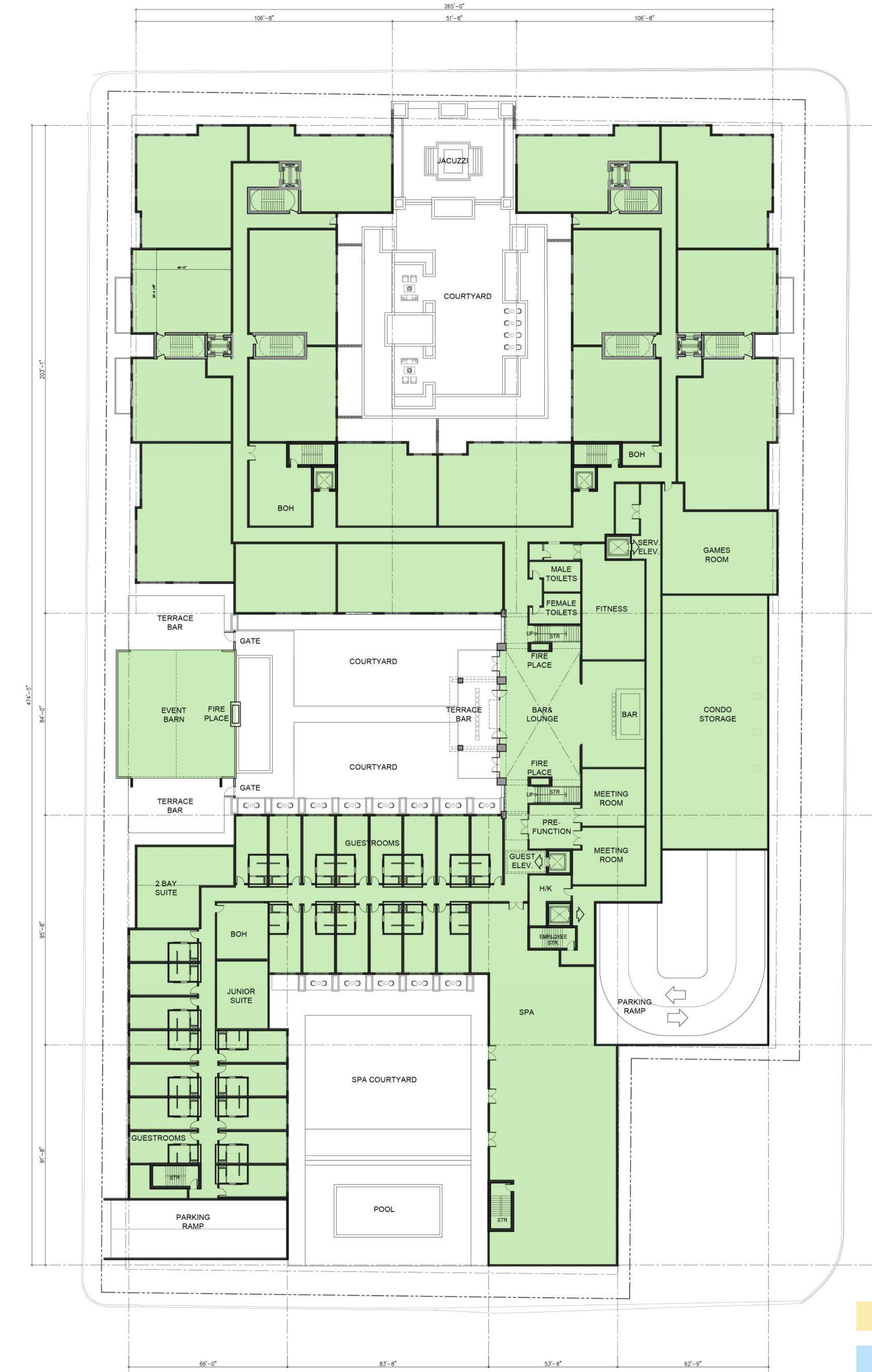
## LEVEL B2 PLAN

## LEVEL B1 PLAN

Sheet No.



LEVEL B2 (-16'-0")



## LEVEL B1 (-5'-O")

A2



# ARCHITECTS

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# Jackson Hotel Residence

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Bruce Wright  
C-3523  
Signature  
Date: 04/12/2023

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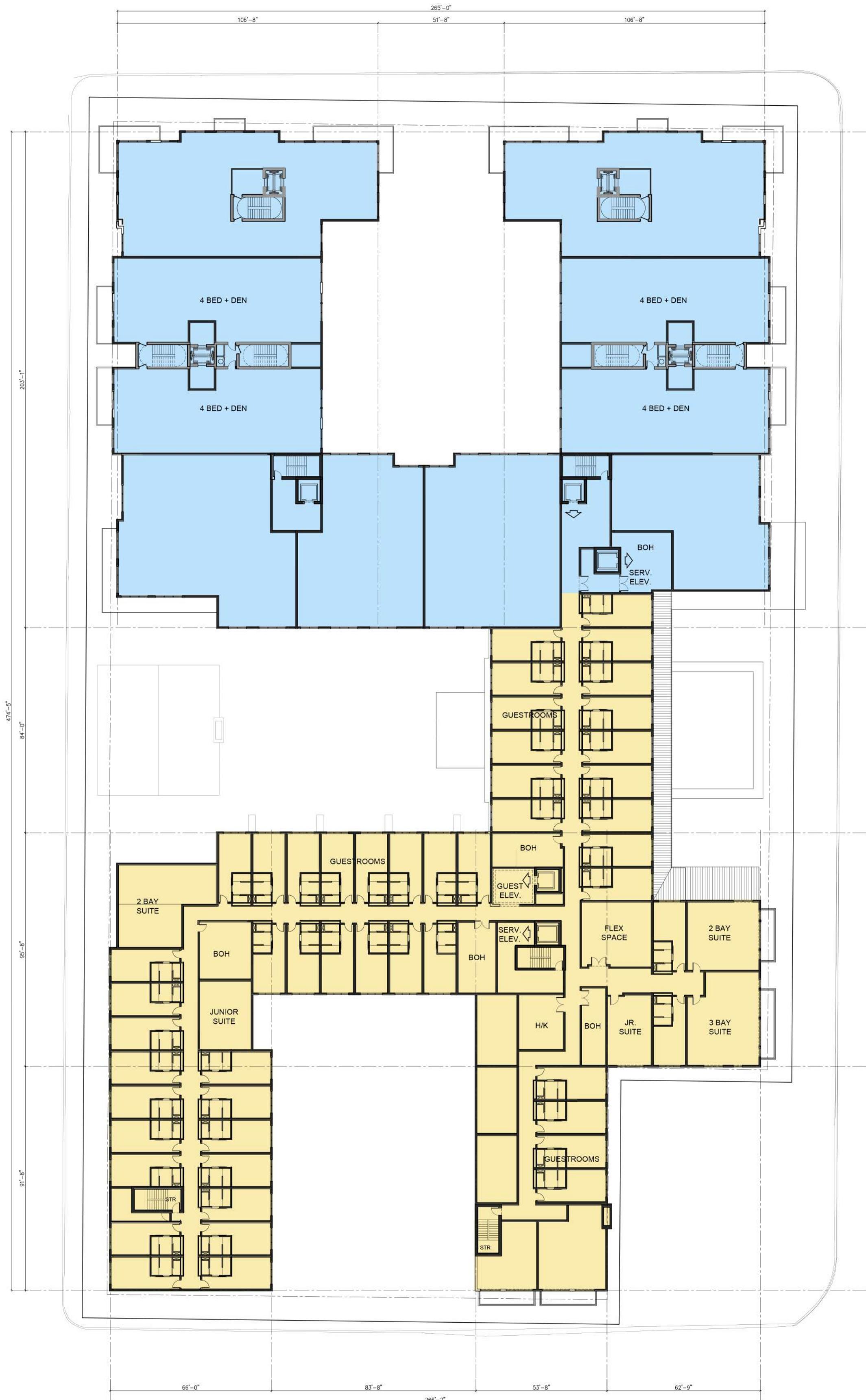
Sheet Title

## LEVEL 2 PLAN

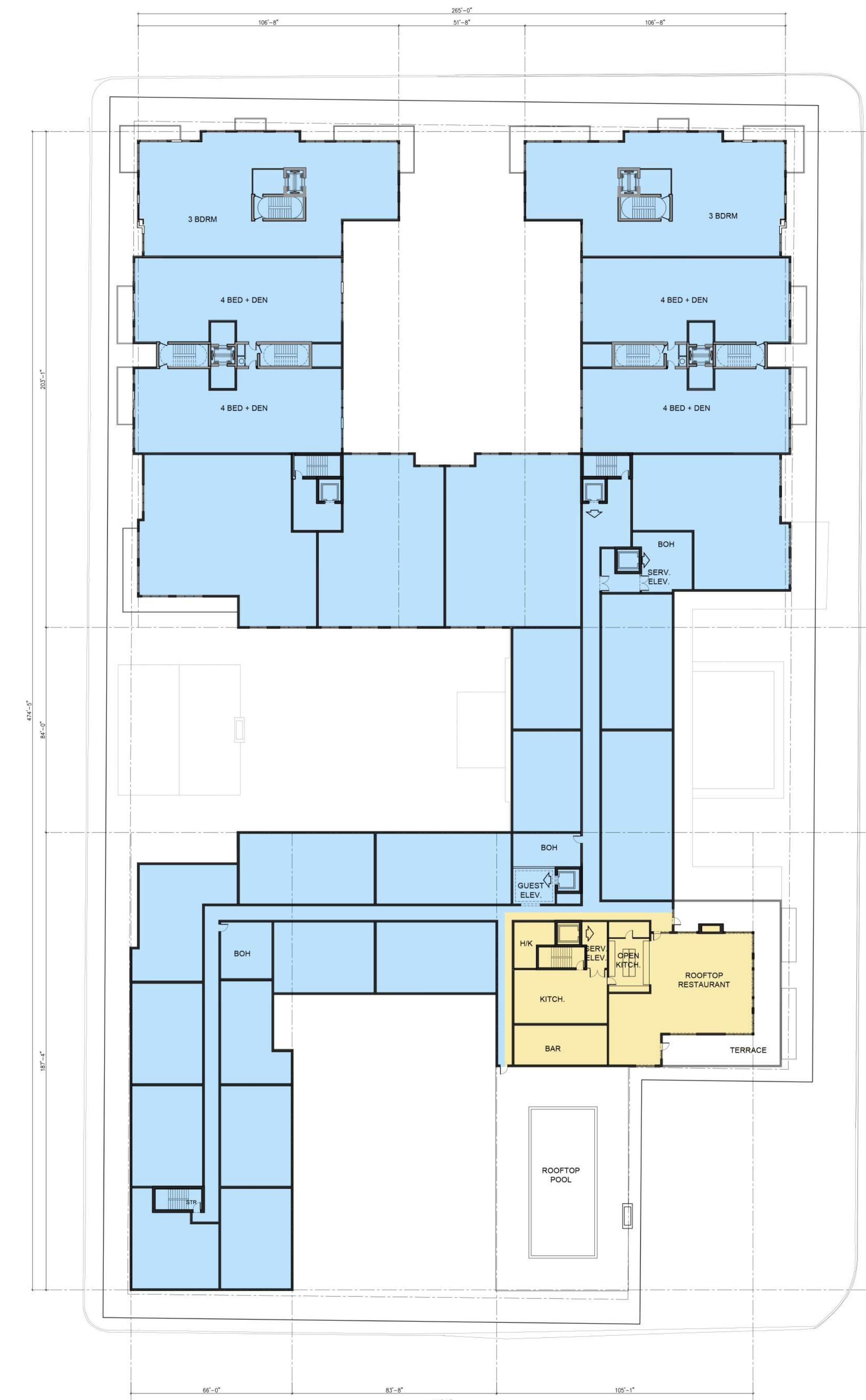
## LEVEL 3 PLAN

Sheet No.

A 3



## LEVEL 2 (+19'-0")



## LEVEL 3 (+30'-0")

1/32"=1' 0 16 32 64Ft.

Sheet No.

A3

# Jackson Hotel Residence

# Jackson

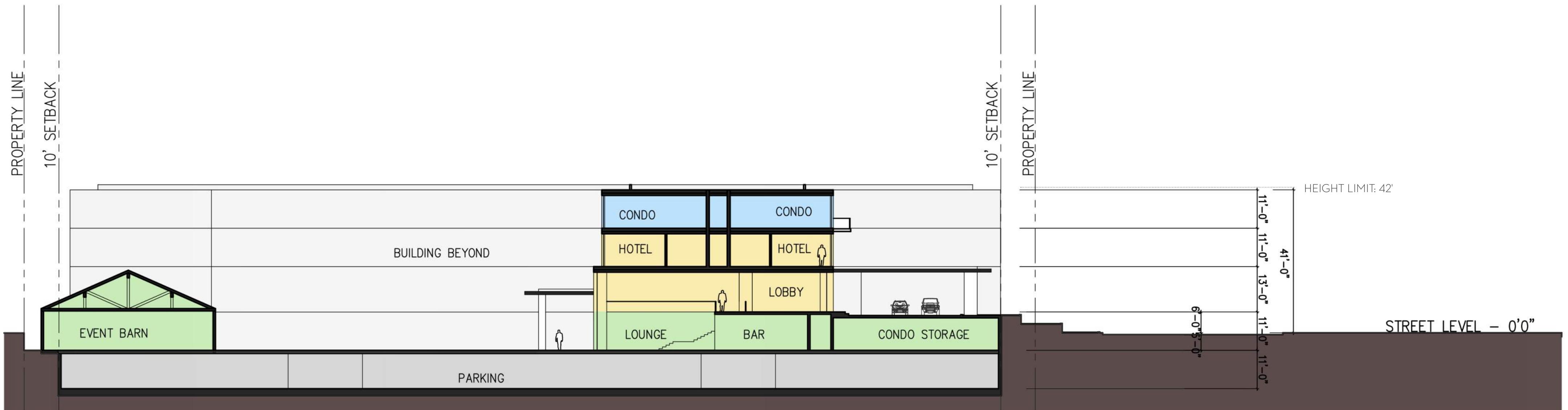
**Owner  
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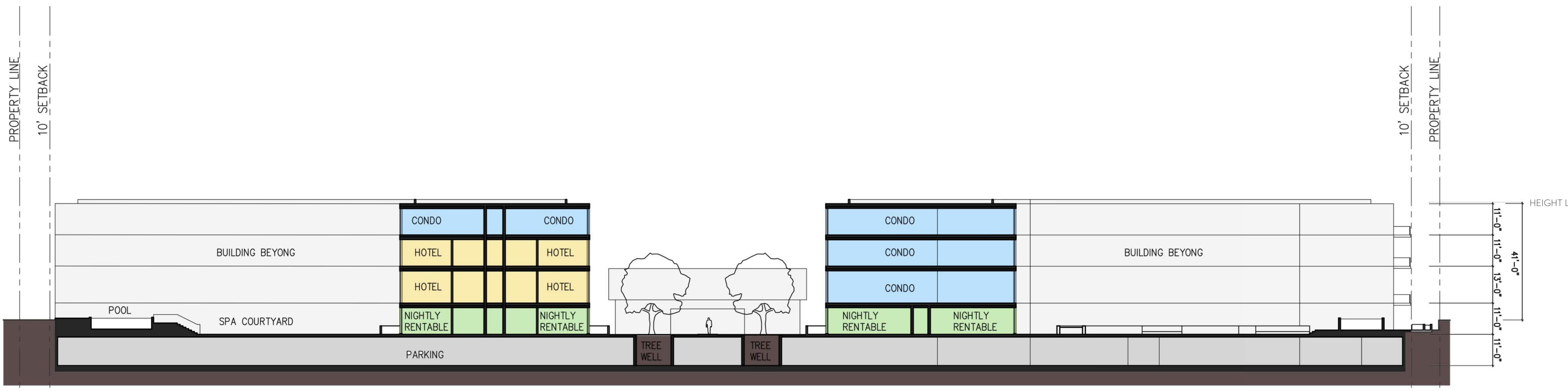
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## Sheet Title

## SECTION



## SECTION A



## SECTION B

- Hotel Area
- Residential Area
- Exempt Area
- Parking

1"=20' 0 10 20 40Ft.

# Jackson Hotel Residence

# Conceptual JACKSON, WYOMING

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Sheet Title

#### SOUTHEAST VIEW

Sheet No

A 5



# Jackson Hotel Residence

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Sheet Title

## NORTH WEST VIEW

Sheet No

A 6

