



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☒ Police

Joint Town/County

- ☒ Parks and Recreation
- ☒ Pathways
- ☒ Housing Department

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ 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 6, 2022 Item #: P22-115 <hr/> Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Fax: 734-3563 Email: panthony@jacksonwy.gov	<div style="text-align: center;">REQUESTS:</div> <p>The applicant is submitting a request for the Town of Jackson to vacate the alley behind N Cache St. and North Glenwood St., between Perry St. and Mercill Ave.</p> <p>For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.</p>
Owner Mogul Hospitality Partners –Jackson LLC PO Box 998 Midway, UT 84049 Applicant Same	
Please respond by: May 20, 2022 (Sufficiency) May 27, 2022 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alanglev@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: Jackson- North Cache Hotel/Multi- Use Development
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: Mogul Hospitality Partners - Jackson, LLC Phone: 435-709-1004
Mailing Address: PO Box 998, Midway, UT ZIP: 84049-0998
E-mail: bradw@mogulcapital.com

APPLICANT/AGENT.

Name: Mogul Hospitality Partners - Jackson, LLC Phone: 602-885-2342
Mailing Address: PO Box 998, Midway, UT ZIP: 84049-0998
E-mail: rachell@mogulcapital.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	Physical Development	Interpretations
____ Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification
____ Special Use	____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	____ LDR Text Amendment
____ Administrative Adjustment	____ Subdivision Plat	____ Map Amendment
____ Variance	____ Boundary Adjustment (replat)	Miscellaneous
____ Beneficial Use Determination	____ Boundary Adjustment (no plat)	<input checked="" type="checkbox"/> Other: <u>Alley Vacation</u>
____ Appeal of an Admin. Decision	____ Development Option Plan	____ 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 #: _____ 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?

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

☐ **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.

Rachel Lambert
Signature of Property Owner or Authorized Applicant/Agent
Rachel Lambert
Name Printed

05/02/2022
Date
VP of Construction
Title



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*sfc		3000	1	0.737	375 N Cache
Retail	0.000431*sfc		2500	1	1.076	355 N Cache
Retail	0.000431*sfc		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*sfc		16459	1	8.121	330 N Glenw
Apartment (Unrestricted)	$0.000017*sfc + (Exp(-14.17 + 1.59*Ln(sfc)))/2.176$	3	777	1	0.000	330 N Glenw
Detached Single-Family Unit (Unrestricted)	$0.000017*sfc + (Exp(-15.49 + 1.59*Ln(sfc)))/2.176$	3	1223	1	0.028	360 N Glenw
Office	0.000493*sfc		5366	1	2.647	65 Mercill
Apartment (Unrestricted)	$0.000017*sfc + (Exp(-14.17 + 1.59*Ln(sfc)))/2.176$	2	1000	1	0.000	65 Mercill
Retail	0.000431*s		0	1	0.000	345 N Cache
Detached Single-Family Unit (Unrestricted)	$0.000017*sfc + (Exp(-15.49 + 1.59*Ln(sfc)))/2.176$	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)733-3992 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:

Address of Premises: 65 MERCILL AVENUE, JACKSON, WY 83001

Legal 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, LLC

Mailing address of Applicant/agent: Mogul Hospitality Partners - Jackson, LLC, PO Box 998, Midway, UT 84049

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

Phone 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:

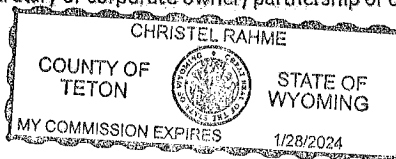
- ☒ Development/Subdivision Plat Permit Application ☐ Building Permit Application
☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
☐ Demolition Permit ☐ Other (describe) _____

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.

Amy Ryan
 Property Owner Signature
Managing Partner

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 Amy RYAN this 15th day of NOVEMBER, WITNESS my hand and official seal.

Christel Rahme

Notary Public

My commission expires: 1/28/24

MR AKROU



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 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

☐ 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)

COUNTY OF Norfolk) SS.

The foregoing instrument was acknowledged before me by Jon E. Cohen this 10 day of November, 2021.

WITNESS my hand and official seal.

Notary Public



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

My commission expires: April, 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

DRAWING TITLE	NO.
COVER	A0
EXISTING CONDITIONS SITE PLAN	C101
EXISTING CONDITIONS SITE PLAN AERIAL	C102
PROPOSED UTILITY SITE PLAN	C103
LEVEL 1 PLAN	A1
LEVEL B2 / B1 PLAN	A2
LEVEL 2 / 3 PLAN	A3
SECTION	A4
SOUTH EAST VIEW	A5
NORTH WEST VIEW	A6



ARCHITECTS

www.sb-architects.com

415 Jackson St, Suite 100
San Francisco, CA 94111
T 415/673-8990

A California Corporation



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

COVER

Sheet No.

A 0



**415 Jackson St, Suite 100
San Francisco, CA 94111
T 415/673-8990**



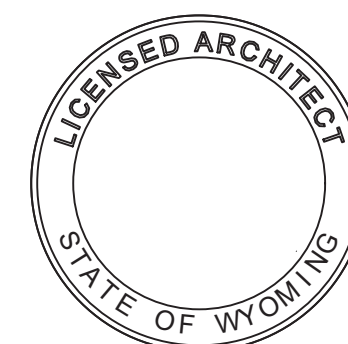
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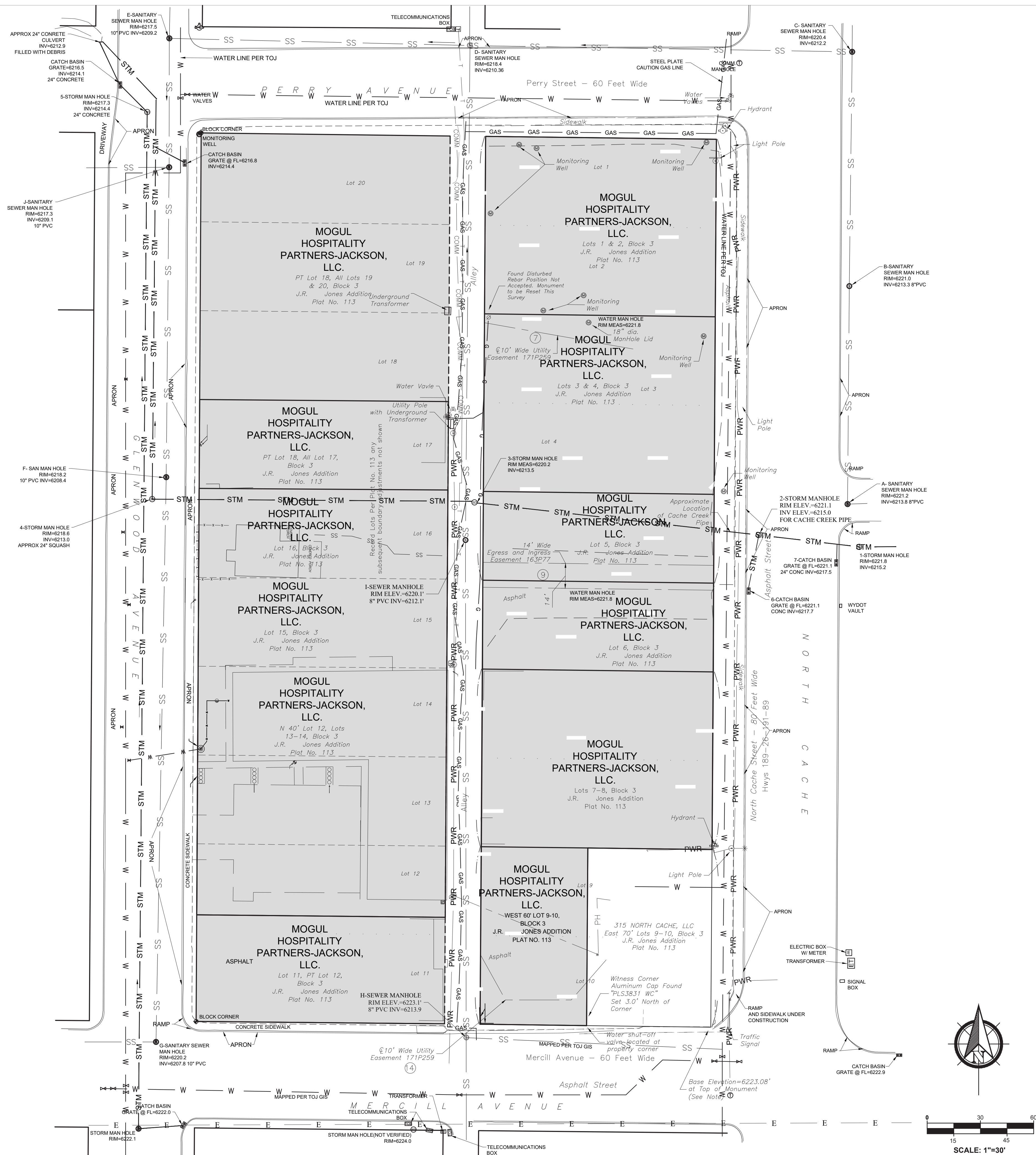
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Sheet Title

EXISTING CONDITIONS SITE PLAN

Sheet No.

C 101



GENERAL NOTES:

THIS SURVEY IS A COMPIATION OF SURVEYS 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.

3. 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.

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.
3. PLW SURVEY WAS BEST FIT TO BADGER FOUND MONS. THE BEARINGS AS SHOWN DO NOT REREPRESENT THE CORRECT BEARINGS. THEY ARE ROTATED
4. 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.
5. 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.
6. BUILDING TIES FOR THE ENCROACHMENT OF STRUCTURE ON LOT 12-14 MATCH WITH THE WEST LINE OF THE ALLEY.
7. THE EXTERIOR OF BLOCK 3 HAS BEEN SURVEYED AND ALL EXTERIOR BLOCK MONUMENTS WERE FOUND AND CHECK REASONABLY WELL WITH RECORD.
8. 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.
9. DRAWING UPDATED 2021-01-11 WITH INVERTS AND TOWN OF JACKSON GIS AS-BUILT LINEWORK.

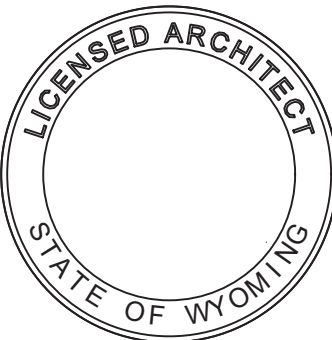


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Jackson Hotel Residence
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JACKSON, WYOMING

Owner
MOGUL CAPITAL
210 E MAIN ST.
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NOT FOR CONSTRUCTION



Issued
Conceptual

No.	Description	Date

Sheet Title

EXISTING CONDITIONS
SITE PLAN
AERIAL

Sheet No.



**415 Jackson St, Suite 100
San Francisco, CA 94111
T 415/673-8990**

A California Corporation

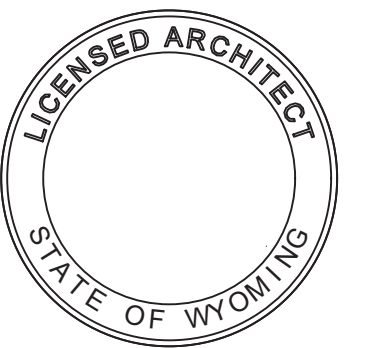


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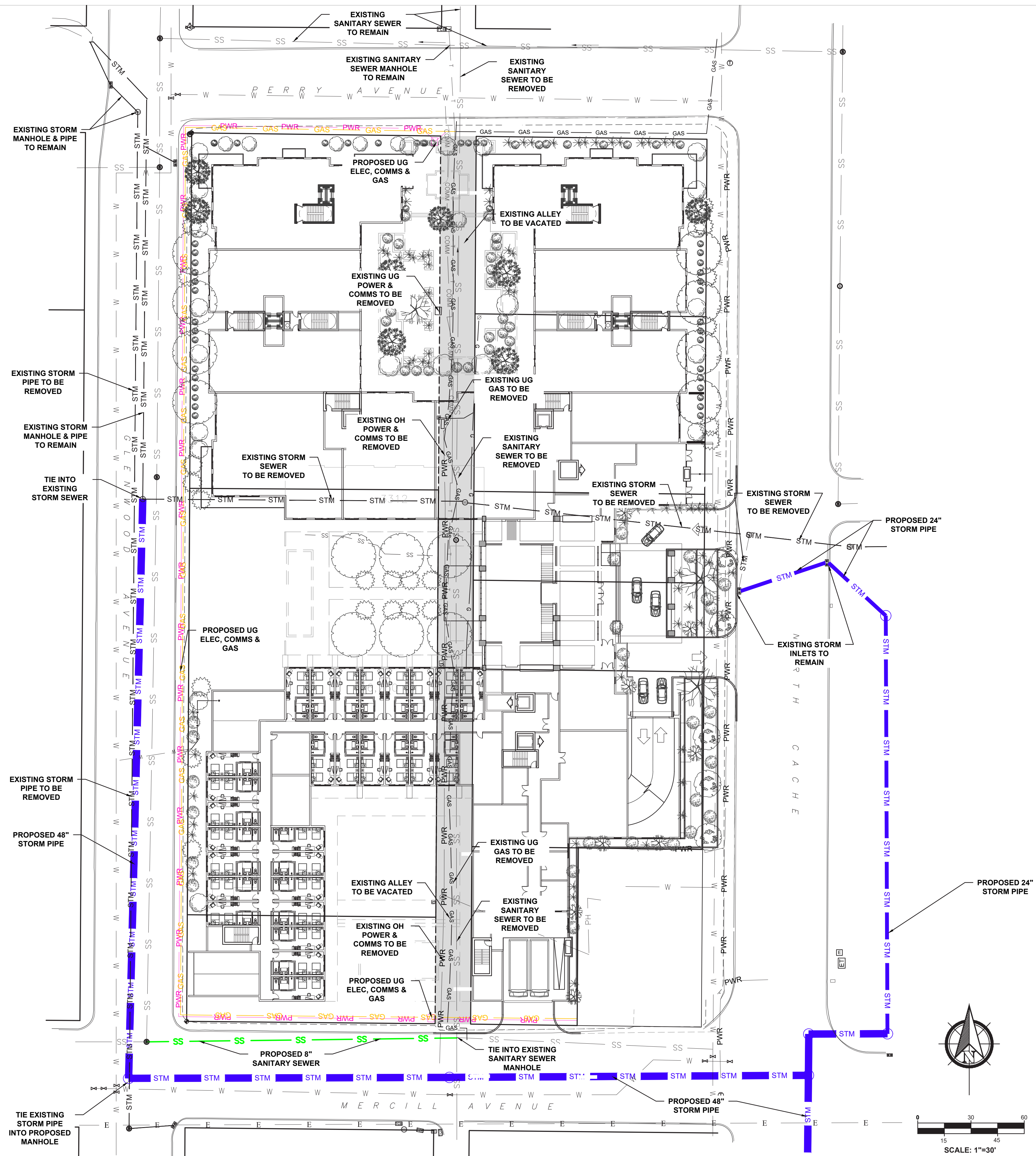
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Sheet Title

PROPOSED UTILITY SITE PLAN

Sheet No.

C 103





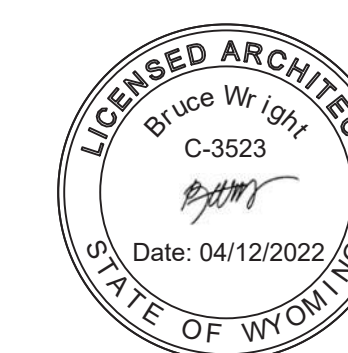
www.sb-architects.com

A California Corporation



Conceptual
JACKSON, WYOMING





NOT FOR CONSTRUCTION

[illegible]

Sheet No.

A1



-  Hotel Area
-  Residential Area
-  Exempt Area
-  Parking

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



**415 Jackson St, Suite 100
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[illegible]

Sheet Title

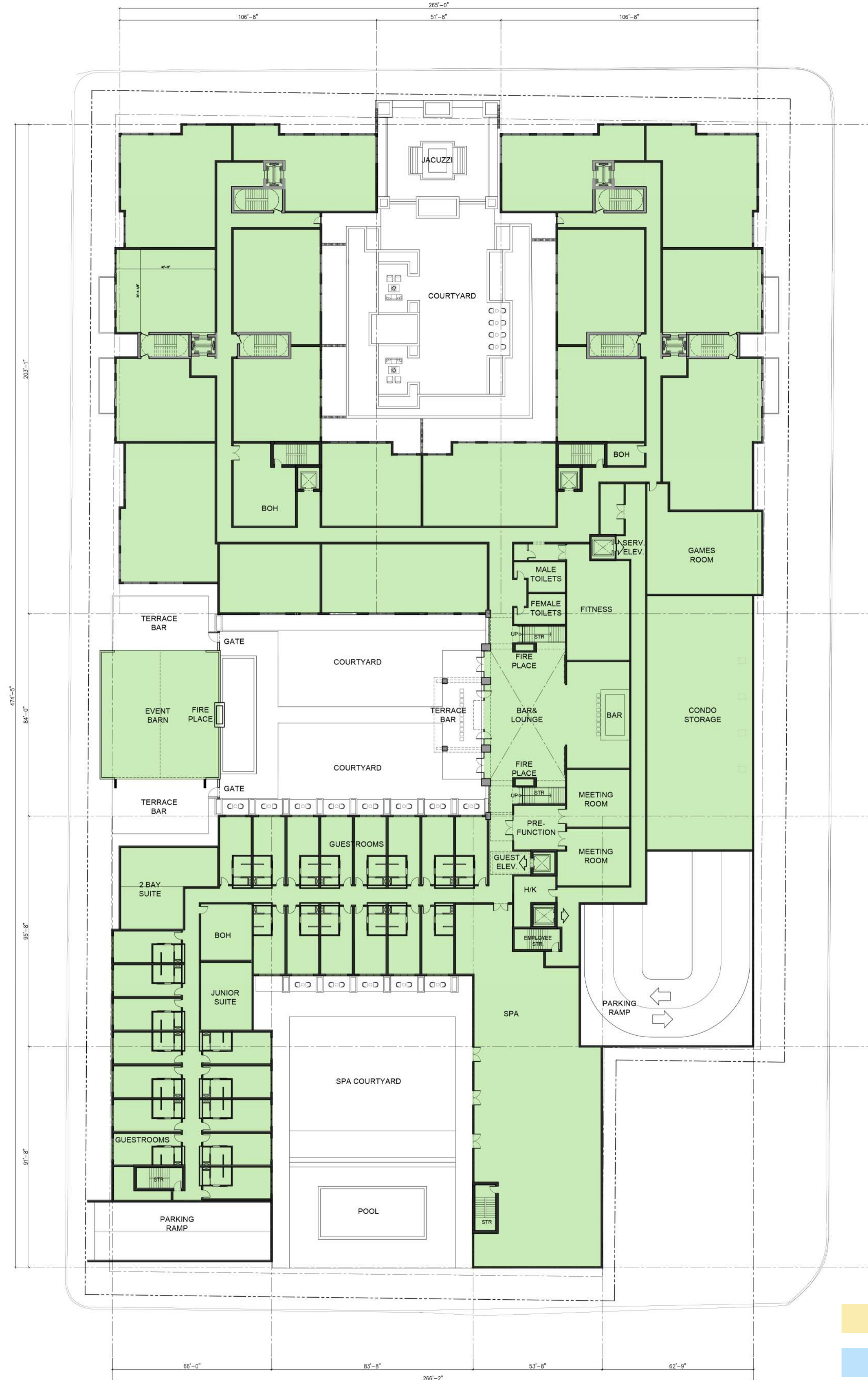
LEVEL B2 PLAN
LEVEL B1 PLAN

Sheet No.

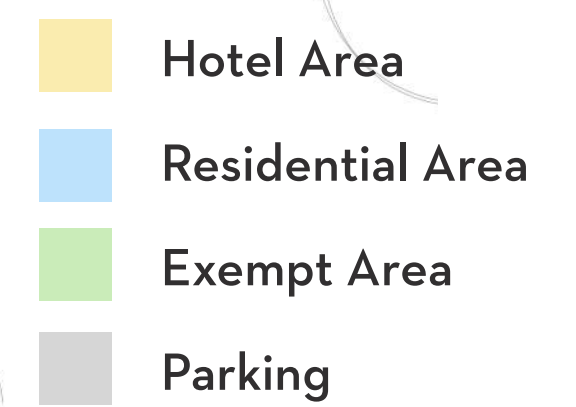
A 2



LEVEL B2 (-16'-0")



LEVEL B1 (-5'-0")



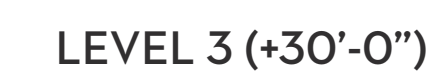
$1/32"=1'$




0 16 32 64Ft.



A 3



1/32"=1'



0 16 32 64Ft.



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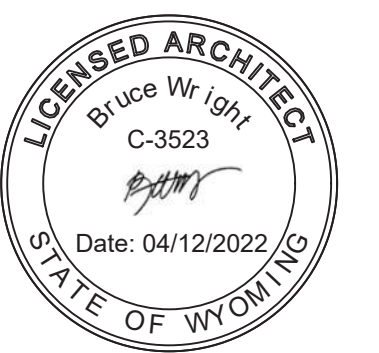
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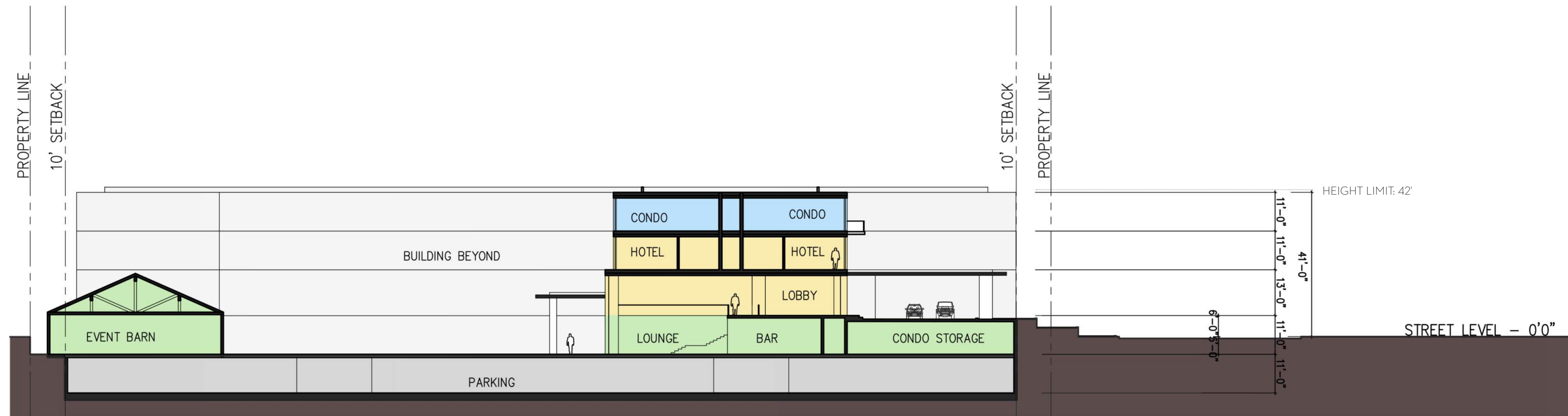
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Sheet Title

SECTION

Sheet No.

A 4



SECTION A





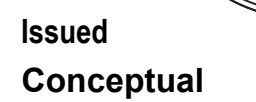
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Sheet Title

SOUTH EAST VIEW

Sheet No.

A 5






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Sheet Title

NORTH WEST VIEW

Sheet No.

A 6

