



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: July 1, 2022 | REQUESTS: The applicant is submitting a request for a Pre-Application Conference for the property located at 400 S Hwy 89 (Shervins)., legally known as S 1/2 LOT 7, LOT 9, LARK ADD. PIDN 22-41-16-32-4-07-007 For questions, please call Katelyn Page at 733-0440, x1302 or email to the address shown below. Thank you. |
| Item #: P22-168 | |
| Planner: Katelyn Page Phone: 733-0440 ext. 1302 Email: kpape@jacksonwy.gov | |
| Owner: Shervin Limited Partnership PO Box 1807 Jackson, WY 83001 Applicant: Ward + Blake Architects PO Box 10399 Jackson WY 83002 | |
| Please respond by: July 15, 2022 (Sufficiency) July 22, 2022 (with Comments) | |

RESPONSE: For Departments not using Trak-it, please send responses via email to: alangle@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
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be process 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

PROJECT.

Name/Description: Shervin's Apartments

Physical Address: 400 S. Highway 89

Lot, Subdivision: Lot 7B

PIDN: 22-41-16-32-4-07-007

PROPERTY OWNER.

Name: Shervin Limited Partnership

Phone: 307-413-9399

Mailing Address: P.O. Box 1807, Jackson, WY

ZIP: 83001

E-mail: mitch@shervins.com

APPLICANT/AGENT.

Name, Agency: Mitch Blake, Ward + Blake Architects

Phone: 307-733-6867

Mailing Address: P.O. Box 10399, Jackson, WY

ZIP: 83002

E-mail: mitchblake@wardblake.com

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.

| | |
|---|--|
| <input checked="" type="checkbox"/> Physical Development Permit | This pre-application conference is: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Optional <input type="checkbox"/> For an Environmental Analysis <input checked="" type="checkbox"/> For grading |
| <input checked="" type="checkbox"/> Use Permit | |
| <input type="checkbox"/> Development Option or Subdivision Permit | |
| <input checked="" type="checkbox"/> Interpretations of the LDRs | |
| <input type="checkbox"/> Amendments to the LDRs | |
| <input type="checkbox"/> Relief from the LDRs | |
| <input type="checkbox"/> Environmental Analysis | |

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) of the submittal packet.

Have you attached the following?

- ☒ **Application Fee.** Go to 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.



Signature of Owner or Authorized Applicant/Agent

Mitch Blake

Name Printed

06-30-2022

Date

Principal

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:

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: Sarah Shervin, Vice President

Being duly sworn, deposes and says that Shervin Limited Partnership is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 400 S. Hwy 89

Legal Description: S 1/2 Lot 7, Lot 9, Lark Addition

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Mitch Blake, Ward & Blake Architects

Mailing address of Applicant/agent: PO Box 10399, Jackson, WY 83002

Email address of Applicant/agent: Mitchblake@wardblake.com

Phone Number of Applicant/agent: 307-733-6867

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) ZCV / 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.

Sarah Shervin
Property Owner Signature

Vice President

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

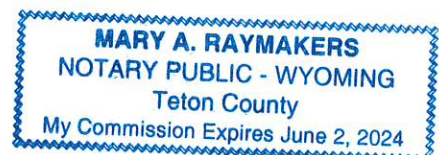
STATE OF Wyoming)
) SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Sarah Shervin this 30 day of June, 2022. WITNESS my hand and official seal.

Mary A. Raymakers
Notary Public

My commission expires:

6.2.2024



Shervin's Apartments Narrative

July 1, 2022



Project

Shervin's Apartments
400 S. Highway 89
Jackson, WY 83001

Background:

The original Shervin Apartments were developed in 2007 as part of the then existing Mixed-Use Zone. It consists of 20 apartments on the upper floors with retail and storage space at grade. It was developed on the east end of the Shervin's Independent Oil gas station and tire business property. The project went through a series of approvals from sketch plan to final development plan with the Town Planning Commission and Town Council. Many of the members of these two groups had been skeptical of the project and especially the green roof but approved it after about 8 months of working through the planning process. After its completion the project was praised as a success by many of the people who were then serving on the Town Planning Commission and Town Council. It has been the recipient of a national architecture award and published as a very successful housing solution in Residential Architect Magazine.

New Project:

The new project being proposed would demolish the existing Shervin's Independent Oil gas station and tire business building and redevelop the site with buildings like the original Shervin Apartments. This would be done with a new L shaped building that addresses Highway 89 and Maple Way. The building would terrace back from both streets in accordance with the CR-3 Zoning Requirements and provide roof gardens above the first floor. The building is broken up into various openings, projections, canopies, and other architectural elements that meet with the DRC guidelines. The roof gardens along with the landscaping provided between the new building and the street will be a significant improvement over the limited landscaping and large amounts of asphalt presently seen at the project site. The CR-3 Zone requires a 10% minimum landscape require and the new development we are proposing provides a 24% LSR. The new development fits within the scale and density of the existing neighborhood and provides much needed housing for our community.

We can meet all the CR-3 Zone setback and height requirements for the new building with the exception of the FAR. However, with workforce housing bonuses we believe this project should meet with the intent of the LDR's. Please refer to the attached worksheet indicating compliance with the CR-3 Zone and parking requirements. We have provided 2.5 cars per apartment and are requesting 100% shared parking for the office/ retail/ storage lease areas on the ground and basement floors. We have met the required number of accessible parking spaces in the process.

We are requesting a 0.64 FAR by providing 100% work force housing with both the new and existing apartments. This is a 0.24 increase to the 0.40 FAR allowed. We believe we have met all the other requirements for the CR-3 Zone and are hoping the increased FAR will meet with your approval. In addition, we would like to replace the existing deed restrictions on the existing apartments with a new agreement for all 33 apartments that will be part of this complex.

SHERVIN APARTMENTS



Site

1.68 Acre 73,180.80 s.f.

Basic Development Area

| | | |
|------------------|-----|----------------|
| Allowable F.A.R. | 0.4 | 29,272.32 s.f. |
|------------------|-----|----------------|

| | |
|----------------------------------|-------------|
| Existing Mixed Use Building Area | 18,862 s.f. |
|----------------------------------|-------------|

| | |
|---------------------------------|-------------|
| Existing Gas Station/ Tire Shop | 11,600 s.f. |
|---------------------------------|-------------|

| | | |
|--------------------------|-------------|------------------------------------|
| Total Existing Buildings | 30,462 s.f. | Exist. over allowabe by 1,190 s.f. |
|--------------------------|-------------|------------------------------------|

Proposed New Building Area

| | |
|--------------|-------------|
| New Building | 37,749 s.f. |
|--------------|-------------|

| | |
|---------------------|-------------|
| Underground Parking | 17,523 s.f. |
|---------------------|-------------|

| | |
|---|-------------|
| Total Exist. Mixed-Use Bldg. + New Building | 56,611 s.f. |
|---|-------------|

| | |
|---|-------------|
| Total Exist. Bldg. + New Building above grade | 46,766 s.f. |
|---|-------------|

0.64 FAR

0.40 FAR Allowable

Lease Area

| | |
|----------------------------|----------|
| Existing Studio Apartments | 16 Units |
|----------------------------|----------|

| | |
|-------------------------------|---------|
| Existing 1 Bedroom Apartments | 4 Units |
|-------------------------------|---------|

20

| | |
|--------------------------------|----------|
| Proposed New Studio Apartments | 20 Units |
|--------------------------------|----------|

| | |
|-----------------------------------|----------|
| Proposed New 1 Bedroom Apartments | 13 Units |
|-----------------------------------|----------|

33 Units

| | |
|-------|----------|
| Total | 53 Units |
|-------|----------|

| | |
|-----------------------------|-----------------------------|
| 2.5 parking spaces per unit | 133 parking spaces required |
|-----------------------------|-----------------------------|

133 parking spaces provided

-100% shared parking for retail & office

| | |
|-----------------|---------------------|
| Landscape Ratio | 7,318 s.f. required |
|-----------------|---------------------|

17,668 s.f. provided

| | |
|--|------------|
| Leaseable Retail/ Office Main Floor area | 7,008 s.f. |
|--|------------|

| | |
|--|------------|
| Leaseable Retail/ Office Basement Floor area | 8,884 s.f. |
|--|------------|

| | |
|---------------------------|-------------|
| Total Retail/ Office Area | 15,892 s.f. |
|---------------------------|-------------|

Required Workforce Housing

To be determined

Workforce Housing Floor Area Bonus

| | |
|-----------------------------|------------------|
| CR-3 Zone - 2 to 1 increase | To be determined |
|-----------------------------|------------------|

| | |
|------------|--|
| RELEASED | |
| INDEXED | |
| ABSTRACTED | |
| SCANNED | |

**OCCUPANCY DEED RESTRICTION & AGREEMENT
FOR SHERVIN LIMITED PARTNERSHIP
EMPLOYEE HOUSING ON LOTS 9 & 7b LARK ADDITION, Plat 530
APPROVED PURSUANT TO DIVISION 49550 (EMPLOYEE HOUSING
STANDARDS) OF THE TOWN OF JACKSON, WYOMING
LAND DEVELOPMENT REGULATIONS
22-41-16-32-4-07-007**

THIS OCCUPANCY DEED RESTRICTION & AGREEMENT (hereinafter referred to as "Agreement" is made and entered into this 10th day of April, 2003 by and between **SHERVIN LIMITED PARTNERSHIP**, a Wyoming limited partnership, (hereinafter also referred to as "Owner") and the Town of Jackson, Wyoming, a Wyoming municipal corporation, (hereinafter referred to as "Town") on behalf of the Teton County Housing Authority, a duly constituted housing authority pursuant to Wyo. Stat. §15-10-116.

WITNESSETH

WHEREAS, Owner holds the fee ownership interest in real property, located in the Town of Jackson, Teton County, Wyoming, and more specifically described as **Lots 9 and 7B of the Lark Addition to the Town of Jackson, Teton County, Wyoming according to Plat No. 530, recorded in the office of the Teton County Clerk, Teton County, Wyoming** (hereinafter referred to as "Real Property"), which Real Property has been approved for a Final Development Plan to allow the construction of commercial storage units and affordable and employee rental units; and

WHEREAS, Owner's housing mitigation plan to provide 20 employee residential rental units was approved in conjunction with the aforesaid Final Development plan approval which provides for 20 "on-site" employee dwelling units to be constructed on the Real Property, consisting of 16 studio and 4 one bedroom units in the main building on the first, second and third floors (collectively the "Employee Dwelling Units"). Said "on-site" units will be available for occupancy by qualified employees as a condition of the issuance of an occupancy permit for the underlying commercial use; and

WHEREAS, this Agreement imposes certain covenants upon a portion of the Real Property which restrict the use and occupancy of the accessory residential Employee Dwelling Units;

NOW, THEREFORE, in consideration of the mutual promises and obligations contained herein, the Owner hereby covenants and agrees as follows:

1. This Agreement and the restrictions contained herein shall continue in effect until abandonment by Owner or its successors of the uses authorized by the Final

Grantor: SHERVIN LIMITED PARTNERSHIP

Grantee: TOWN OF JACKSON WYOMING

Doc 0604106 bk 520 pg 360-363 Filed at 3:51 on 08/22/03

Sherry L Daigle, Teton County Clerk fees: 17.00

By MARY D ANTROBUS Deputy

Development Plan or until such time as the Employee Housing Mitigation Plan for the Real Property is amended by the Town.

2. That portion of the Real Property to which the specific restrictions concerning Employee Dwelling Units shall be applicable is described as the east 120 feet of the Real Property and shall not be deemed or construed to encumber the remainder of the Real Property or existing or future lawful uses conducted on the remainder of the Real Property.
3. Owner hereby covenants that the Employee Dwelling Units shall at all times remain rental units. The Owner may transfer and convey the Employee Dwelling Units provided that the restrictions contained herein concerning the occupancy of the units shall continue in compliance with this Occupancy Deed Restriction and Agreement.
4. The use and occupancy of the Employee Dwelling Units shall, during the term of this Agreement, be limited exclusively to housing for "Qualified Employees," and their families as defined by the Teton County Housing Authority (hereinafter referred to as "TCHA") at rental rates not to exceed 30% of the income of the "qualified employees." The income of said "qualified employees" may not exceed 100% of the median household income in Teton County, Wyoming as determined by the currently published Federal Department of Housing & Urban Development median income chart for Teton County, Wyoming.
5. The Employee Dwelling Units shall not be occupied by ANY of the partners of **SHERVIN LIMITED PARTNERSHIP** or members of their immediate family ("immediate family" shall mean a person related by blood or marriage, or who is a first cousin (or closer relative and his or her children) nor shall the Employee Dwelling Units be used as a guesthouse or guest facilities.
6. Owner shall obtain written verification of income and employment in Teton County of Lessees proposing to rent the Employee Dwelling Units **prior** to occupancy thereof and upon each extension or renewal of the lease. Owner shall maintain these records for a period of two years and make them available for review by TCHA and/or the Town of Jackson.
7. The Employee Dwelling Units shall be offered for rent in periods of no less than three (3) consecutive months. A signed and executed copy of all leases executed or extended, and the Lessee employment verification documents, shall be made available for review to TCHA and/or the Town of Jackson by Owner upon initial lease to tenant/employee and every year thereafter. Monitoring of these units and lease records will be permitted upon reasonable notice by the TCHA and/or the Town of Jackson.
8. Employee Dwelling Units shall not be purposely kept vacant. These units may be vacant intermittently between tenancies to allow for proper verification,

advertisement for qualified employees, reasonable maintenance, etc, however, they shall not be vacant for a period greater than sixty (60)days, unless authorized in writing by TCHA and/or the Town of Jackson or unless no qualified applicants are available. If a vacancy exceeds the sixty (60) day limit without approval, then TCHA may locate the qualified employee(s) for the units and require a three (3) month lease.

9. The Employee Dwelling Units shall not be occupied by persons in excess of those permitted under the Town of Jackson Municipal Code, or the Teton County Housing Authority Affordable Housing Guidelines. Exceptions to this provision may be made by TCHA and/or the Town of Jackson for good cause and in situations where housing design and/or employee familial status justifies.
10. Persons employed by Owner or affiliated entities shall be given first priority to rent the Employee Dwelling Units associated with this development. In the event there are no persons directly employed by Owner or affiliates who qualify, the unit shall then be offered to other qualified persons according to this Agreement.
11. Owner shall be responsible for the cost and expense to keep and maintain both the interior and exterior of the Employee Dwelling Units and the adjacent open space areas. Owner shall keep the Employee Dwelling Units and the adjacent open space areas insured, in a state of good repair, and in a safe and clean condition. Reasonable wear and tear and/or negligent or intentional damage by tenants excepted.
12. The covenants contained in this Agreement shall constitute covenants running with the portion of the Real Property described in Paragraph 2 hereof as a burden thereon and for the benefit of, and shall be specifically enforceable by the Town of Jackson and/or TCHA, or their respective successors.
13. Any transferee of the Real Property shall be bound by the provisions of this Agreement, which shall run with and bind the title to the Real Property unless the approved use has been abandoned or the approved housing mitigation plan has been amended by the Town.

IN WITNESS WHEREOF we have executed this instrument to be effective as of the date set forth above.

SHERVIN LIMITED PARTNERSHIP,
a Wyoming limited partnership
By: Shervin Limited Liability Company, a
Wyoming limited liability company, general partner

By: 
Its: Member/Manager

STATE OF WYOMING)
) ss
COUNTY OF TETON)

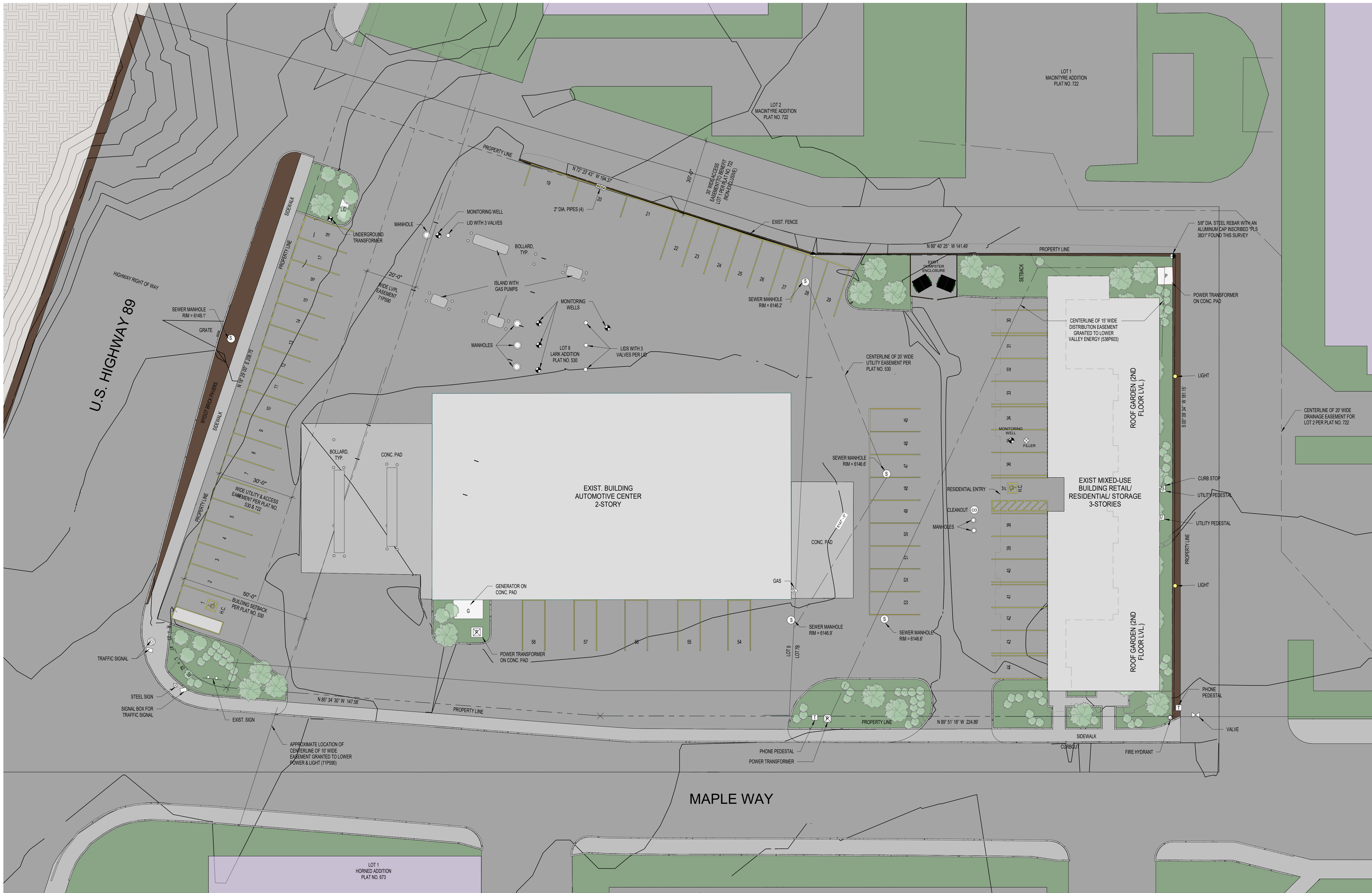
The foregoing instrument was acknowledged before me by Shervin Limited Partnership, a Wyoming limited partnership, by Shervin Limited Liability Company, a Wyoming limited liability company its general partner, by Robert L. Shervin, Member/ Manager, this 10th day of April, 2003.

Witness my hand and official seal.

Lara L. Barber
Notary Public

My Commission Expires:





SHERVIN APARTMENTS


400 S HIGHWAY 89

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

+ LANDSCAPE
ARCHITECTS

REVISIONS:

Plan
North
 EXISTING SITE PLAN
1/16" = 1'-0"

+ LANDSCAPE
ARCHITECTS


DATE: 06-08-22
PROJECT NOProject
Number

SP1.1

SITE PLAN



Plan
North



SITE PLAN

1/16" = 1'-0"

SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

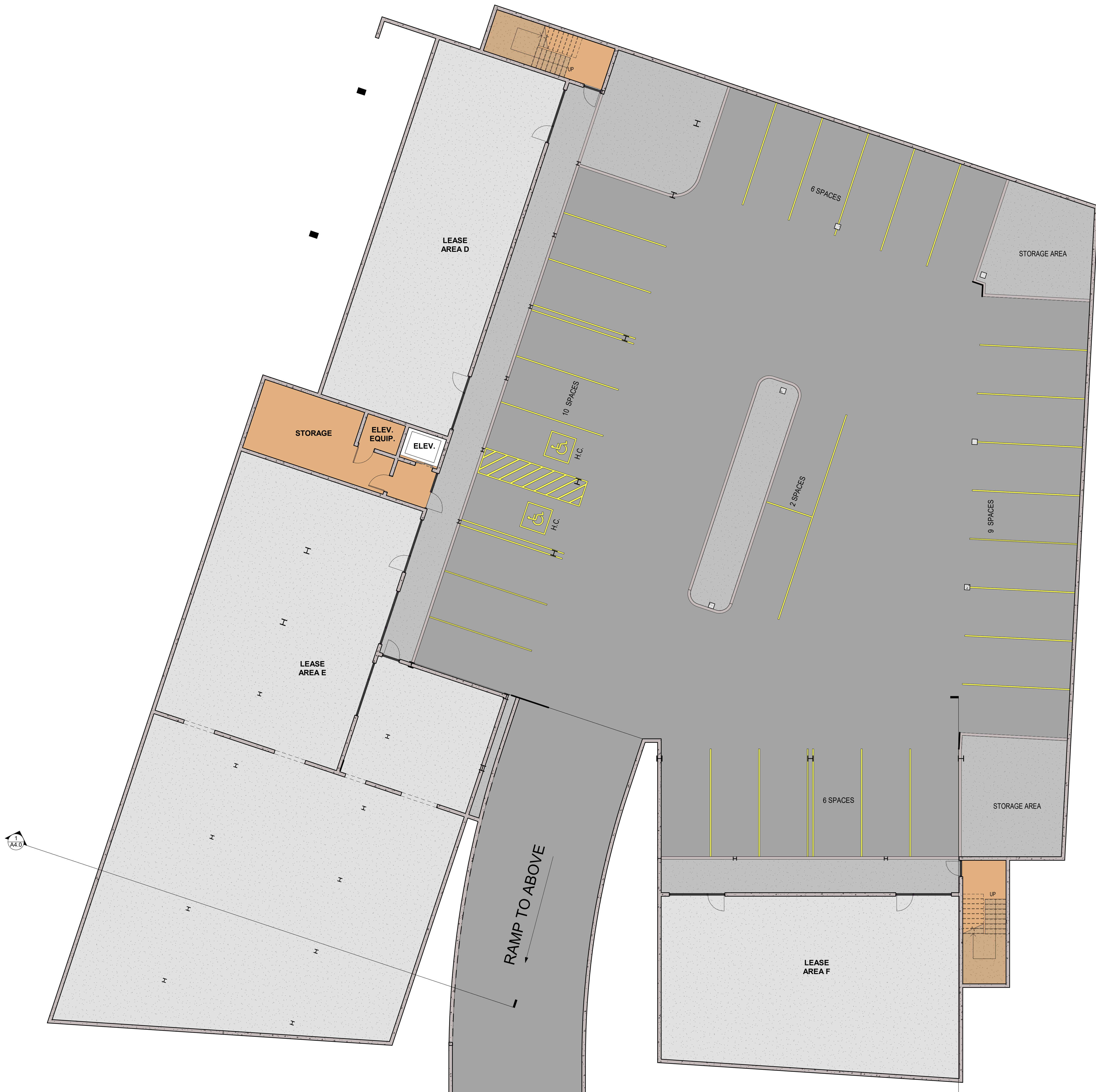
+ LANDSCAPE
ARCHITECTS

REVISIONS:

DATE: 06-08-22
PROJECT NOProject
Number

A1.0

BASEMENT PLAN



T.O. BASEMENT
1/8" = 1'-0"

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CONVENTIONS AND REPRESENTATIONS
INCORPORATED HEREIN, AS AN INSTRUMENT OF
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WARD + BLAKE ARCHITECTS AND ARE NOT TO BE
USED OR REPRODUCED IN WHOLE OR IN PART,
WITHOUT THE WRITTEN AUTHORIZATION OF AN AUTHORIZED
REPRESENTATIVE OF WARD + BLAKE ARCHITECTS

SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

+ LANDSCAPE
ARCHITECTS

REVISIONS:

DATE: 06-08-22
PROJECT NOProject
Number

A1.1
FIRST FLOOR PLAN



SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

+ LANDSCAPE
ARCHITECTS

REVISIONS:

DATE: 06-08-22
PROJECT NO: Project
Number

A1.2

2ND FLOOR PLAN



T.O. SUB. FLR. 2ND.
1/8" = 1'-0"

SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

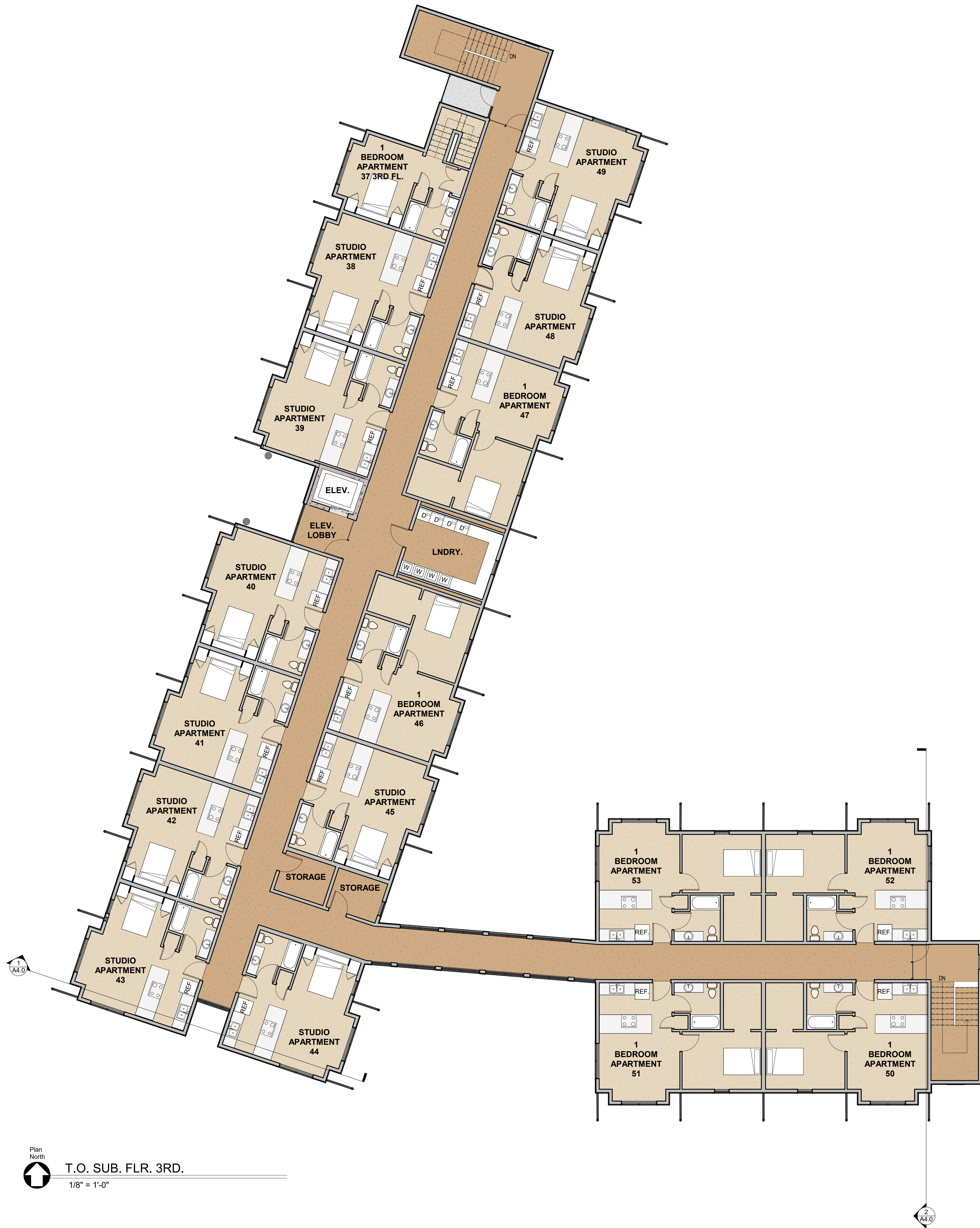
+ LANDSCAPE
ARCHITECTS

REVISIONS:

DATE: 06-08-22
PROJECT NOProject
Number

A1.3

3RD FLOOR PLAN

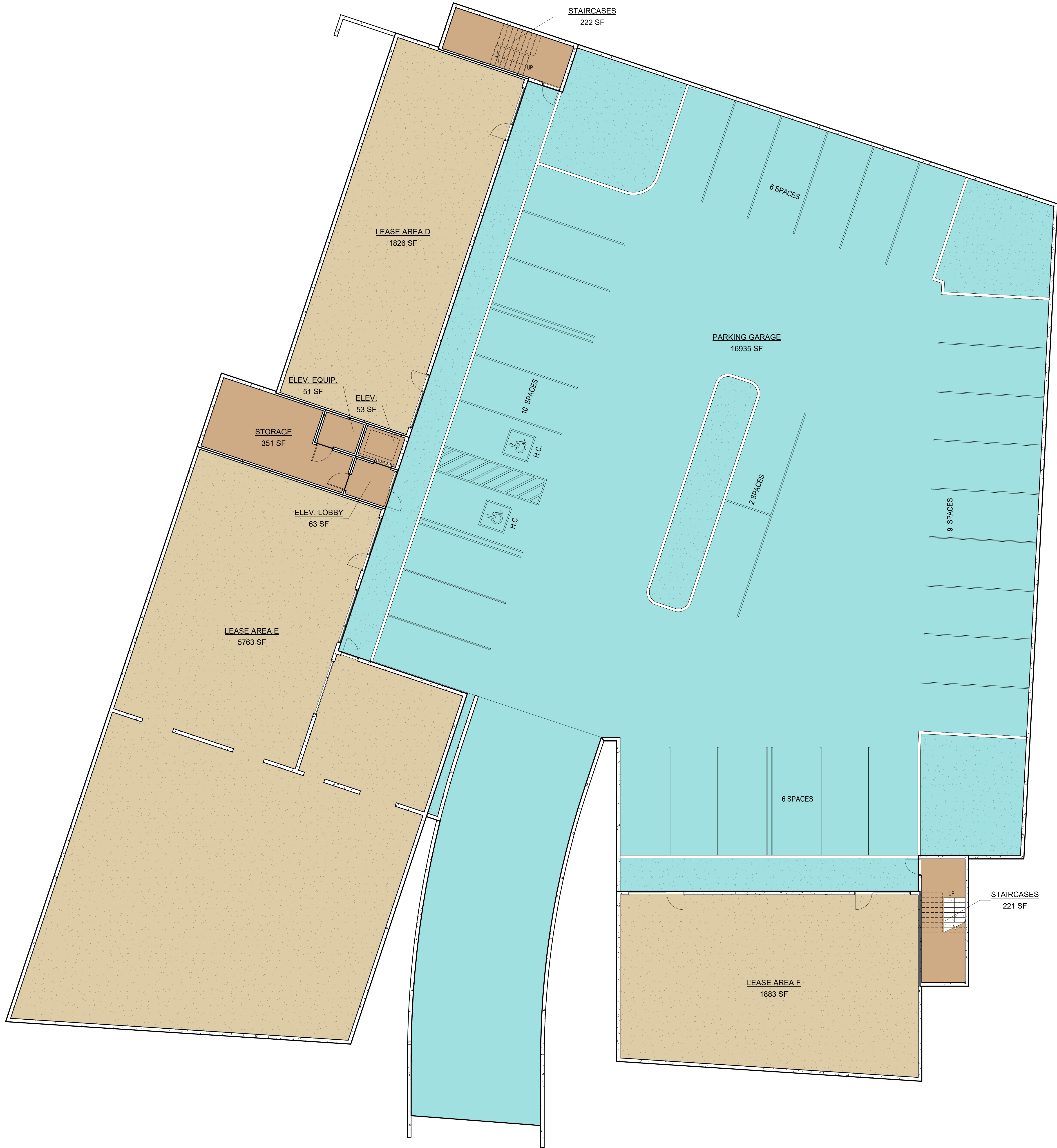


T.O. SUB. FLR. 3RD.

1/8" = 1'-0"

- CIRCULATION
- LANDSCAPE
- NEW BUILD.
- NEW SOD ROOF
- PARKING
- PARKING GARAGE
- STORAGE

| AREA CALCULATIONS | | |
|-------------------|----------------------|-----------|
| | Name | Area |
| 1 | | |
| | EXIST. BUILDING | 6144 SF |
| | EXIST. MECH. ROOM | 332 SF |
| | EXIST. RETAIL | 765 SF |
| | EXIST. SOD ROOF | 3678 SF |
| | EXIST. STAIRCASE | 127 SF |
| | EXIST. STORAGE | 5350 SF |
| 2 | | 16396 SF |
| | CIRCULATION | 3976 SF |
| | ELEV. | 355 SF |
| | ELEV. EQUIP. | 103 SF |
| | ELEV. LOBBY | 129 SF |
| | LEASE AREA A | 1606 SF |
| | LEASE AREA B | 3209 SF |
| | LEASE AREA C | 1883 SF |
| | LEASE AREA D | 1826 SF |
| | LEASE AREA E | 5763 SF |
| | LEASE AREA F | 1883 SF |
| | NEW BUILDING | 15945 SF |
| | STAIRCASES | 1825 SF |
| | STORAGE | 1038 SF |
| | | 39550 SF |
| 2.1 | | |
| | PARKING GARAGE | 16935 SF |
| | | 16935 SF |
| 2.2 | | |
| | NEW SOD ROOF | 7330 SF |
| | | 7330 SF |
| 2.3 | | |
| | ABOVE GROUND PARKING | 40709 SF |
| | | 40709 SF |
| 3 | | |
| | LANDSCAPING | 15092 SF |
| | | 15092 SF |
| | TOTAL SQFT: | 138012 SF |



THIS DOCUMENT AND ALL RELATED
CONVENTIONS AND REPRESENTATIONS
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OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
WITHOUT THE WRITTEN AUTHORIZATION OF AN AUTHORIZED
REPRESENTATIVE OF WARD + BLAKE ARCHITECTS

SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

+ LANDSCAPE
ARCHITECTS

REVISIONS:

DATE: 06-08-22
PROJECT NO: Project Number

A1.4

BASEMENT AREA
PLAN

- CIRCULATION
- LANDSCAPE
- NEW BUILD.
- NEW SOD ROOF
- PARKING
- PARKING GARAGE
- STORAGE

| AREA CALCULATIONS | | |
|----------------------|-----------|------|
| 1 | Name | Area |
| EXIST. BUILDING | 6144 SF | |
| EXIST. MECH. ROOM | 532 SF | |
| EXIST. RETAIL | 765 SF | |
| EXIST. SOD ROOF | 3678 SF | |
| EXIST. STAIRCASE | 127 SF | |
| EXIST. STORAGE | 5350 SF | |
| 2 | | |
| CIRCULATION | 3976 SF | |
| ELEV. | 355 SF | |
| ELEV. EQUIP. | 103 SF | |
| ELEV. LOBBY | 129 SF | |
| LEASE AREA A | 1826 SF | |
| LEASE AREA B | 3299 SF | |
| LEASE AREA C | 1883 SF | |
| LEASE AREA D | 1925 SF | |
| LEASE AREA E | 5763 SF | |
| LEASE AREA F | 1983 SF | |
| NEW BUILDING | 15645 SF | |
| STAIRCASES | 1825 SF | |
| STORAGE | 1036 SF | |
| 2.1 | | |
| PARKING GARAGE | 18935 SF | |
| 2.2 | | |
| NEW SOD ROOF | 7330 SF | |
| 2.3 | | |
| ABOVE GROUND PARKING | 40709 SF | |
| 3 | | |
| LANDSCAPING | 15092 SF | |
| LANDSCAPING | 15092 SF | |
| TOTAL SQFT: | 136012 SF | |



Sheet Issue Date:
6/8/2022 12:43:33 PM



T.O. SUB. FLR. 1ST.

1/8" = 1'-0"



200 East Broadway
P.O. Box 10399
Jackson, Wyoming 83002
(307) 733-6867
fax (307) 733-4741
www.wardblakearchitects.com

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SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

+ LANDSCAPE
ARCHITECTS

REVISIONS:

DATE: 06-08-22
PROJECT NOProject
Number

A1.5

FIRST FLOOR AREA
PLAN

SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

+ LANDSCAPE
ARCHITECTS

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DATE: 06-08-22
PROJECT NO: Project Number

A1.6

SECOND FLOOR AREA
PLAN

- CIRCULATION
- LANDSCAPE
- NEW BUILD.
- NEW SOD ROOF
- PARKING
- PARKING GARAGE
- STORAGE

| AREA CALCULATIONS | | |
|-------------------|----------------------|-----------|
| | Name | Area |
| 1 | | |
| | EXIST. BUILDING | 6144 SF |
| | EXIST. MECH. ROOM | 332 SF |
| | EXIST. RETAIL | 765 SF |
| | EXIST. SOD ROOF | 3678 SF |
| | EXIST. STAIRCASE | 127 SF |
| | EXIST. STORAGE | 5350 SF |
| | | 16396 SF |
| 2 | | |
| | CIRCULATION | 3978 SF |
| | ELEV. | 355 SF |
| | ELEV. EQUIP. | 103 SF |
| | ELEV. LOBBY | 129 SF |
| | LEASE AREA A | 1026 SF |
| | LEASE AREA B | 3299 SF |
| | LEASE AREA C | 1883 SF |
| | LEASE AREA D | 1826 SF |
| | LEASE AREA E | 5763 SF |
| | LEASE AREA F | 1883 SF |
| | NEW BUILDING | 15645 SF |
| | STAIRCASES | 1825 SF |
| | STORAGE | 1038 SF |
| | | 36550 SF |
| 2.1 | | |
| | PARKING GARAGE | 18935 SF |
| | | 18935 SF |
| 2.2 | | |
| | NEW SOD ROOF | 7330 SF |
| | | 7330 SF |
| 2.3 | | |
| | ABOVE GROUND PARKING | 40709 SF |
| | | 40709 SF |
| 3 | | |
| | LANDSCAPING | 15002 SF |
| | | 15002 SF |
| | TOTAL SQFT: | 136012 SF |

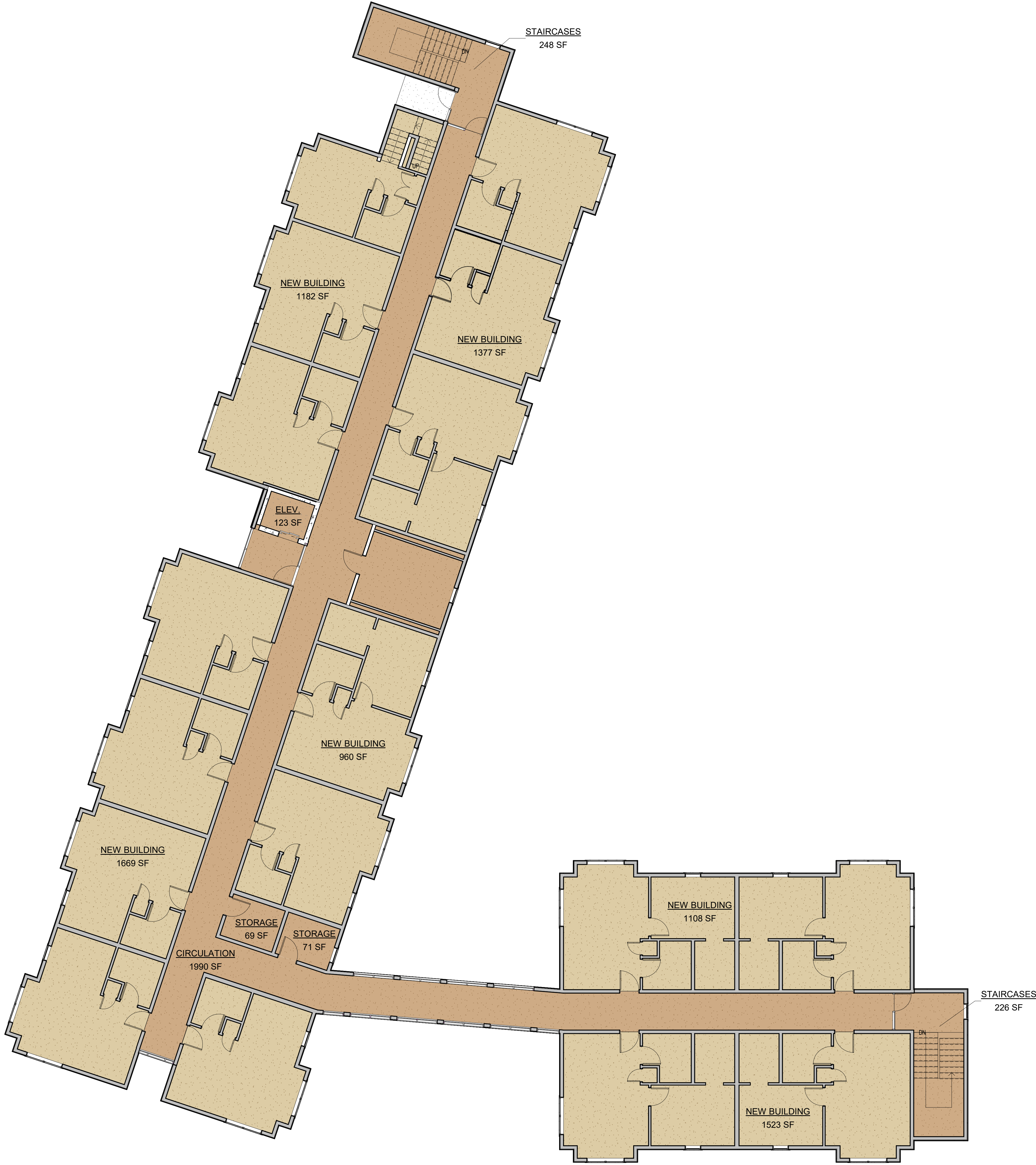


T.O. SUB. FLR. 2ND.

1/8" = 1'-0"

- CIRCULATION
- LANDSCAPE
- NEW BUILD.
- NEW SOD ROOF
- PARKING
- PARKING GARAGE
- STORAGE

| AREA CALCULATIONS | | |
|-------------------|----------------------|-----------|
| | Name | Area |
| 1 | | |
| | EXIST. BUILDING | 6144 SF |
| | EXIST. MECH. ROOM | 332 SF |
| | EXIST. RETAIL | 765 SF |
| | EXIST. SOD ROOF | 3678 SF |
| | EXIST. STAIRCASE | 127 SF |
| | EXIST. STORAGE | 5330 SF |
| | | 16396 SF |
| 2 | | |
| | CIRCULATION | 3976 SF |
| | ELEV. | 355 SF |
| | ELEV. EQUIP. | 103 SF |
| | ELEV. LOBBY | 129 SF |
| | LEASE AREA A | 1826 SF |
| | LEASE AREA B | 3299 SF |
| | LEASE AREA C | 1883 SF |
| | LEASE AREA D | 1826 SF |
| | LEASE AREA E | 5783 SF |
| | LEASE AREA F | 1883 SF |
| | NEW BUILDING | 15645 SF |
| | STAIRCASES | 1625 SF |
| | STORAGE | 1126 SF |
| | | 38650 SF |
| 2.1 | | |
| | PARKING GARAGE | 16935 SF |
| | | 16935 SF |
| 2.2 | | |
| | NEW SOD ROOF | 7330 SF |
| | | 7330 SF |
| 2.3 | | |
| | ABOVE GROUND PARKING | 40709 SF |
| | | 40709 SF |
| 3 | | |
| | LANDSCAPING | 15092 SF |
| | | 15092 SF |
| | TOTAL SOD: | 138012 SF |



Plan
North

T.O. SUB. FLR. 3RD.

1/8" = 1'-0"

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SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

+ LANDSCAPE
ARCHITECTS

REVISIONS:

DATE: 06-08-22
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A1.7

THIRD FLOOR AREA
PLAN

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SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

+ LANDSCAPE
ARCHITECTS

REVISIONS:

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Number

A3.0

SOUTH & EAST
ELEVATIONS

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NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

+ LANDSCAPE
ARCHITECTS

REVISIONS:

DATE: 06-08-22
PROJECT NO: Project
Number

A3.1

NORTH & WEST
ELEVATIONS



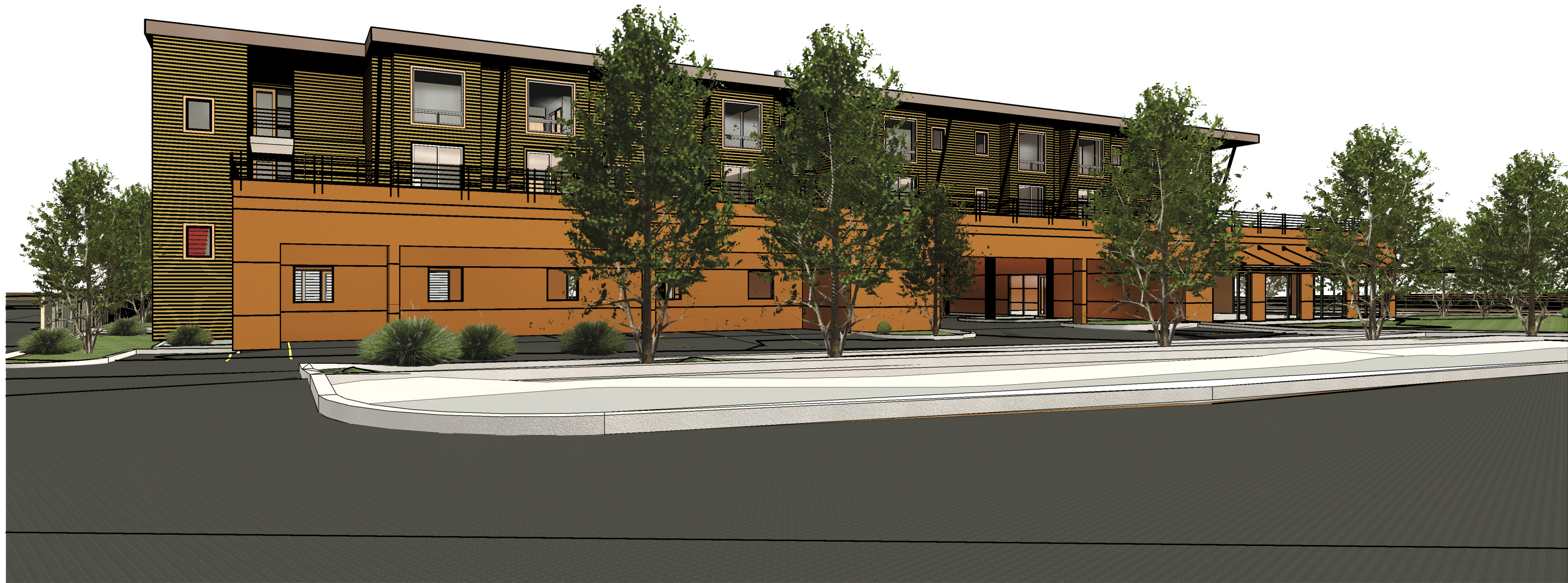
SOUTH - WEST



SOUTH - EAST



NORTH - EAST



NORTH - WEST



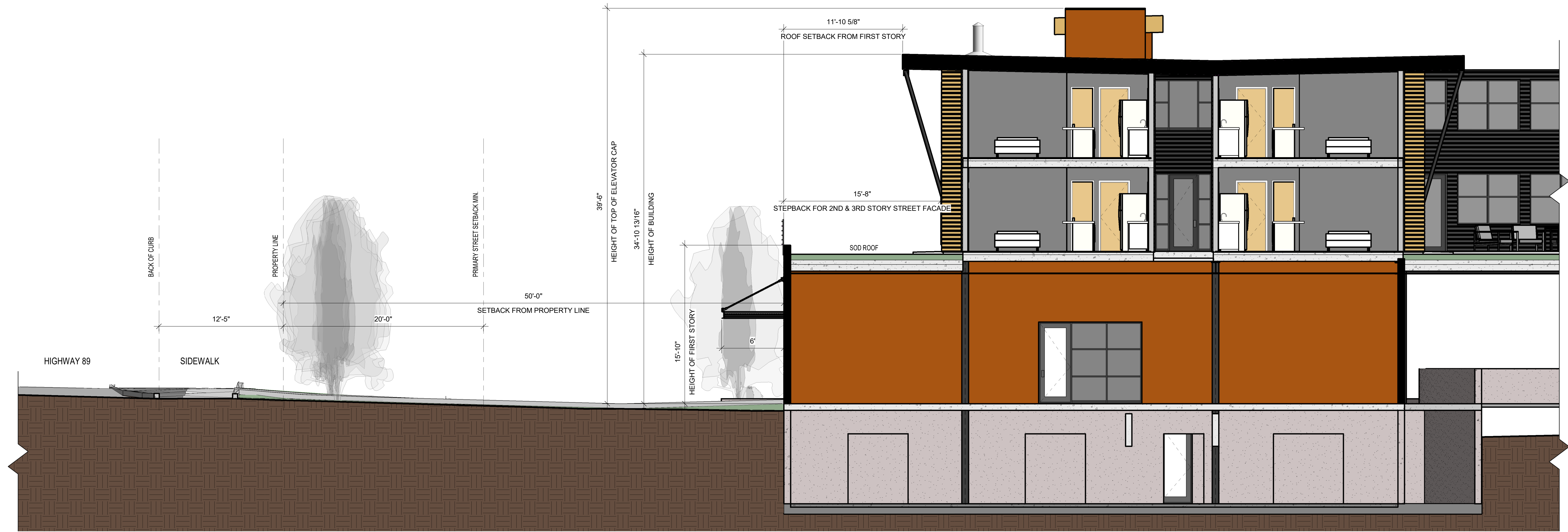
NORTH VIEW



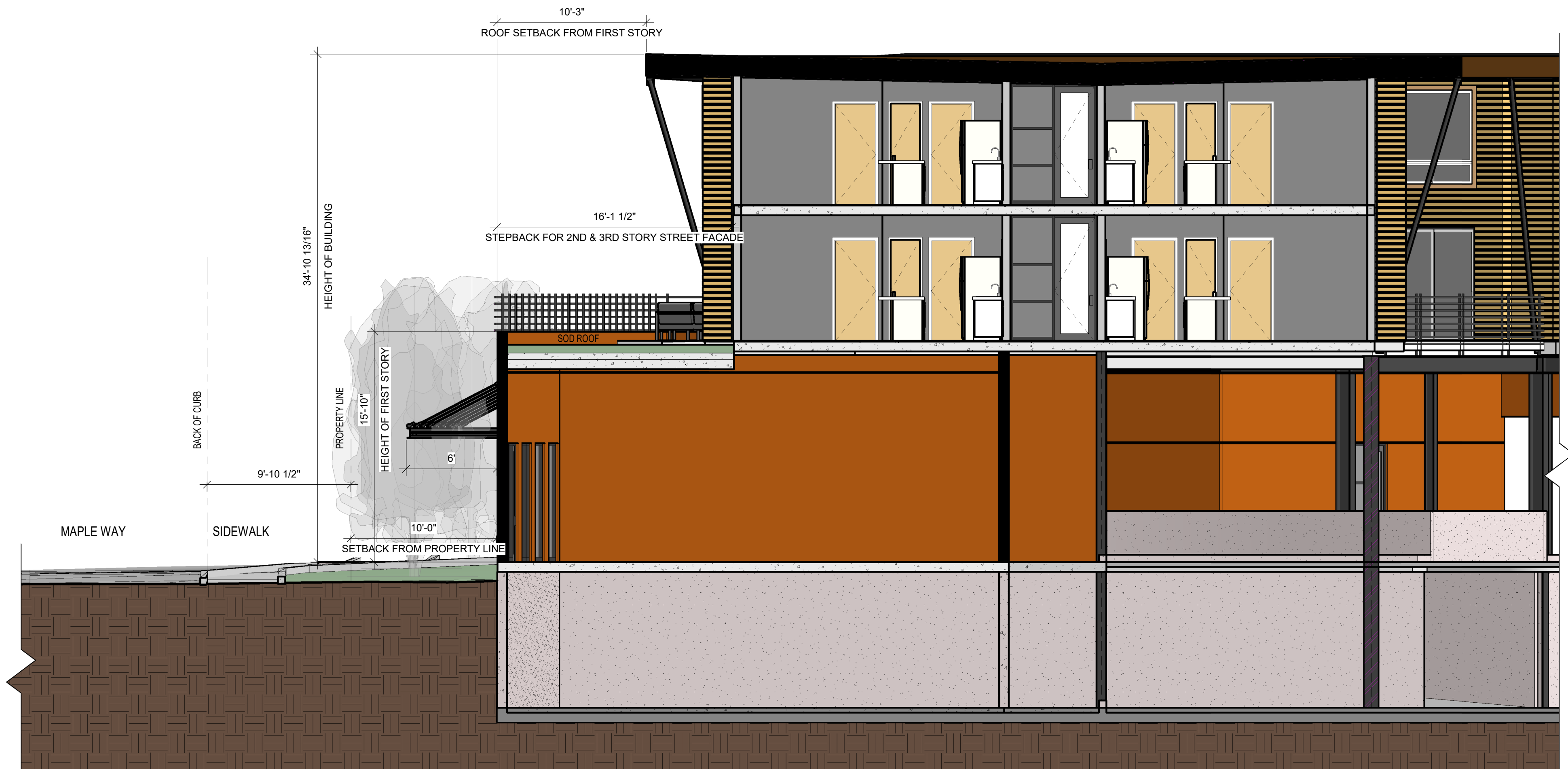
EAST VIEW



SOUTH VIEW



1 SECTION THROUGH HIGHWAY 89
A4.0 3/16" = 1'-0"



2 SECTION THROUGH MAPLE WAY
A4.0 3/16" = 1'-0"

SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

+ LANDSCAPE
ARCHITECTS

REVISIONS:

DATE: 06-08-22
PROJECT NOProject
Number

A4.0
BUILDING SECTIONS

Recording Requested By:
Wells Fargo Bank, National Association
BBOCS - Winston-Salem Collateral
Department
P.O. Box 2705
Winston-Salem, NC 27199-8182

| | |
|------------|--|
| Released | |
| Indexed | |
| Abstracted | |
| Scanned | |

When Recorded Mail To:
Shervin Limited Partnership
PO Box 796
Jackson, WY 83001-0796

GRANTOR: WELLS FARGO FINANCIAL NATIONAL BANK
GRANTEE: SHERVIN LIMITED PARTNERSHIP
Doc 0960237 Filed At 11:10 ON 11/14/18
Sherry L. Daigle Teton County Clerk fees: 12.00
By Mary Smith Deputy

JOB: # 1938864024 KM

FULL RECONVEYANCE

WHEREAS, Wells Fargo Financial National Bank is the duly authorized Trustee under that certain Deed of Trust executed by Shervin Limited Partnership, A Wyoming Limited Partnership ("Grantor") for the benefit of Wells Fargo Bank, National Association, successor by merger to The Jackson State Bank & Trust ("Beneficiary" & "Lender") dated October 22, 2004 and recorded on October 27, 2004, as Document/Instrument No. 0636290, in Book 569, Page 356-361 of the real estate records of the Clerk and Recorder of Teton County, the State of Wyoming (together with any and all modifications or amendments thereto, the "Deed of Trust").

Legal Description: Lot 9 and South ½ Lot 7 of Lark Addition to the Town of Jackson, Teton County, Wyoming according to that plat recorded December 28, 1982 as Plat No. 530, said South ½ of Lot 7 being shown as Lot 7B on Map to Accompany Lot Division Application for Dorothy D. Simon, recorded September 1, 1989 as Map D-62.
PIDN: 22-41-16-32-4-07-007

The Real Property address is commonly known as 400 South Highway 89, Jackson, WY 83001. The Real Property tax identification number is OJ-2479.

NOW, THEREFORE, Wells Fargo Financial National Bank as Trustee having been requested in writing by holder of the obligations there under to make this reconveyance by reason of all indebtedness secured by said Deed Of Trust being fully satisfied, and said Deed of Trust and the Note (s) secured thereby having been surrendered to said Trustee for cancellation, DOES HEREBY RECONVEY, without warranty, to THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, all the estate now held by it thereunder.

IN WITNESS WHEREOF, Wells Fargo Financial National Bank as such Trustee, has caused its corporate name to be hereto affixed by its duly authorized representative this 30th day of August, 2018.

Wells Fargo Financial National Bank

("Trustee")

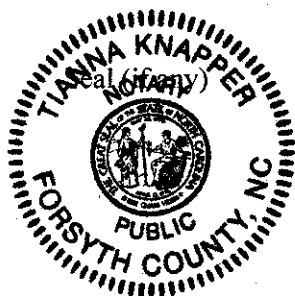
By

Name: M. Delores Crosby-Edwards

Title: Officer

State of North Carolina)
) ss.
County of Forsyth)

On this 30th day of August, 2018, before me, the undersigned Notary Public, personally appeared M. Delores Crosby-Edwards and known to me to be the Officer, authorized agent for Wells Fargo Financial National Bank, a national banking association, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said national banking association, duly authorized by the national banking association through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument.



Notary Signature: Tiana Knapper

My Commission expires: May 5, 2023