



# 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

Item #: P22-168

Planner: Katelyn Page

Phone: 733-0440 ext. 1302

Email: [kpage@jacksonwy.gov](mailto:kpage@jacksonwy.gov)

**Owner:**

Shervin Limited Partnership  
PO Box 1807  
Jackson, WY 83001

**Applicant:**

Ward + Blake Architects  
PO Box 10399  
Jackson WY 83002

**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.

**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:  
[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: **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.

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  
 N/A Intended development options or subdivision proposal (if applicable)  
 N/A 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

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

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 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) Z CV / 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.

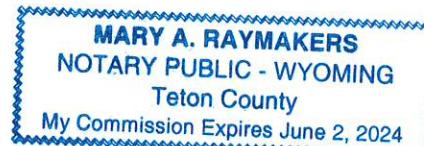
COUNTY OF Teton )

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 requirement 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 allowable 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	
	<b>133 parking spaces provided</b>	
	-100% shared parking for retail & office	

Landscape Ratio	7,318 s.f. required
	<b>17,668 s.f. provided</b>

Leasable Retail/ Office Main Floor area	7,008 s.f.
Leasable 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	
SEARCHED	
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 10<sup>th</sup> 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

1 of 4

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: Robert J. Shervin  
Its: Member/Manager

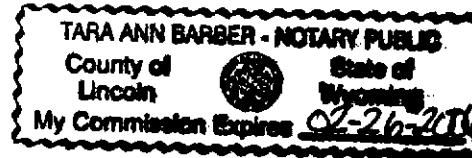
STATE OF WYOMING      )  
                            )  
                            ) ss  
COUNTY OF TETON      )

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.

Tara Ann Barber  
Notary Public

My Commission Expires:







# SHERVIN APARTMENTS

400 S HIGHWAY 89

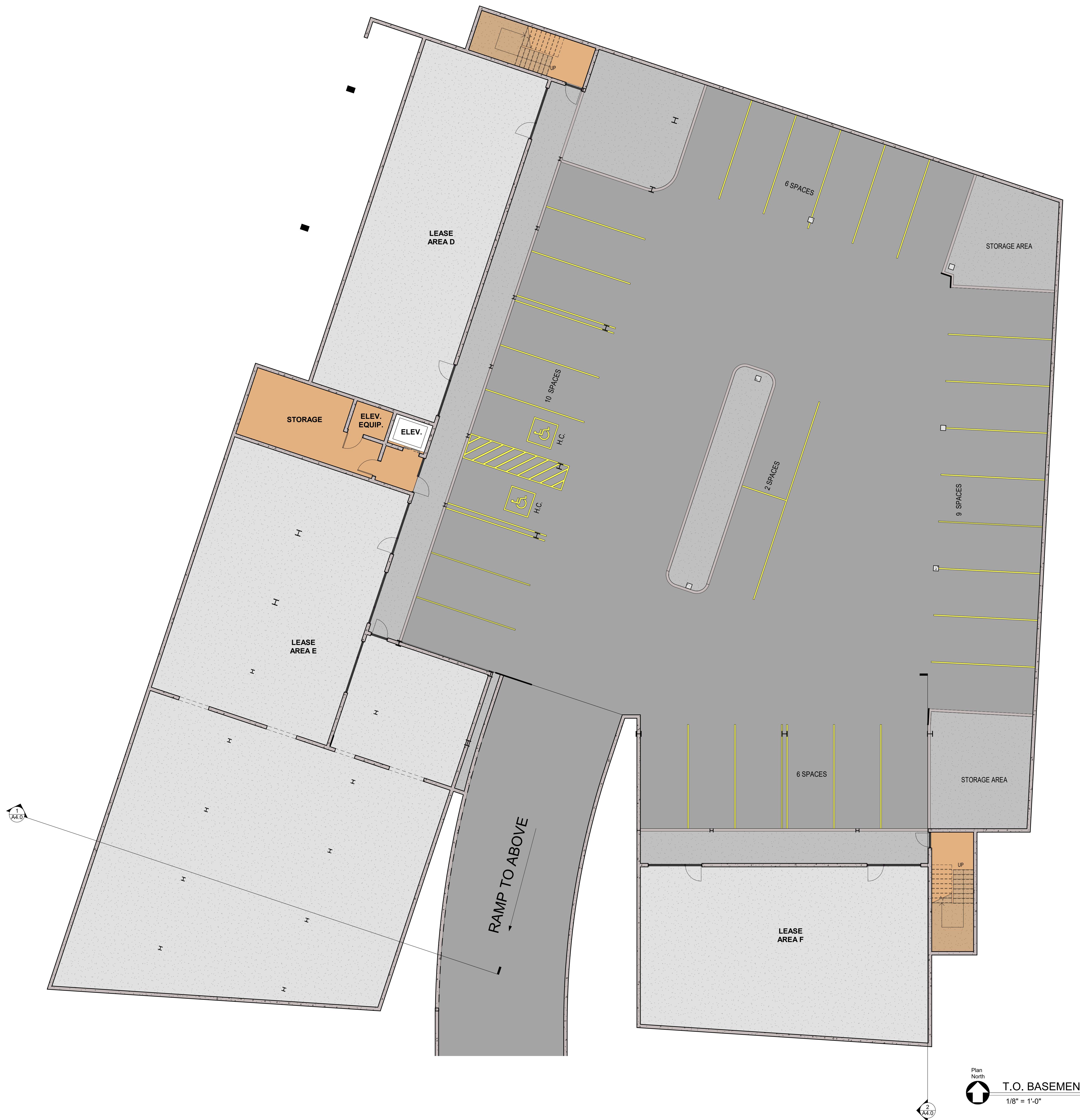
+ STRUCTURAL  
ENGINEERS+ MECHANICAL  
ENGINEERS+ LANDSCAPE  
ARCHITECTS

REVISIONS:

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

A1.0

BASEMENT PLAN



## SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL  
ENGINEERS+ MECHANICAL  
ENGINEERS+ LANDSCAPE  
ARCHITECTS

REVISIONS

DATE: 06-08-22  
PROJECT NO/Project  
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

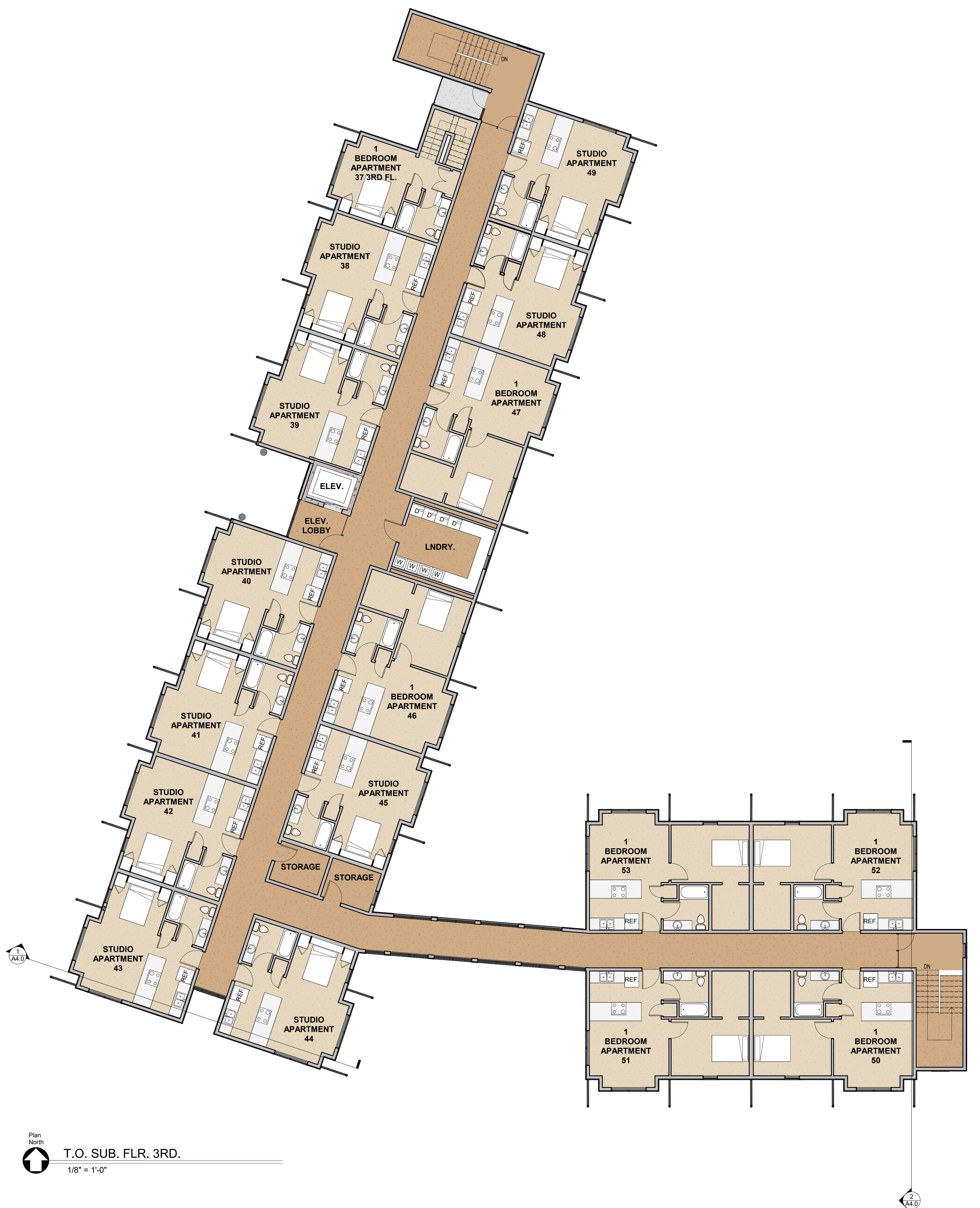


# SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL  
ENGINEERS+ MECHANICAL  
ENGINEERS+ LANDSCAPE  
ARCHITECTS

REVISIONS:



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

A1.3

3RD FLOOR PLAN

## SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL  
ENGINEERS+ MECHANICAL  
ENGINEERS+ LANDSCAPE  
ARCHITECTS

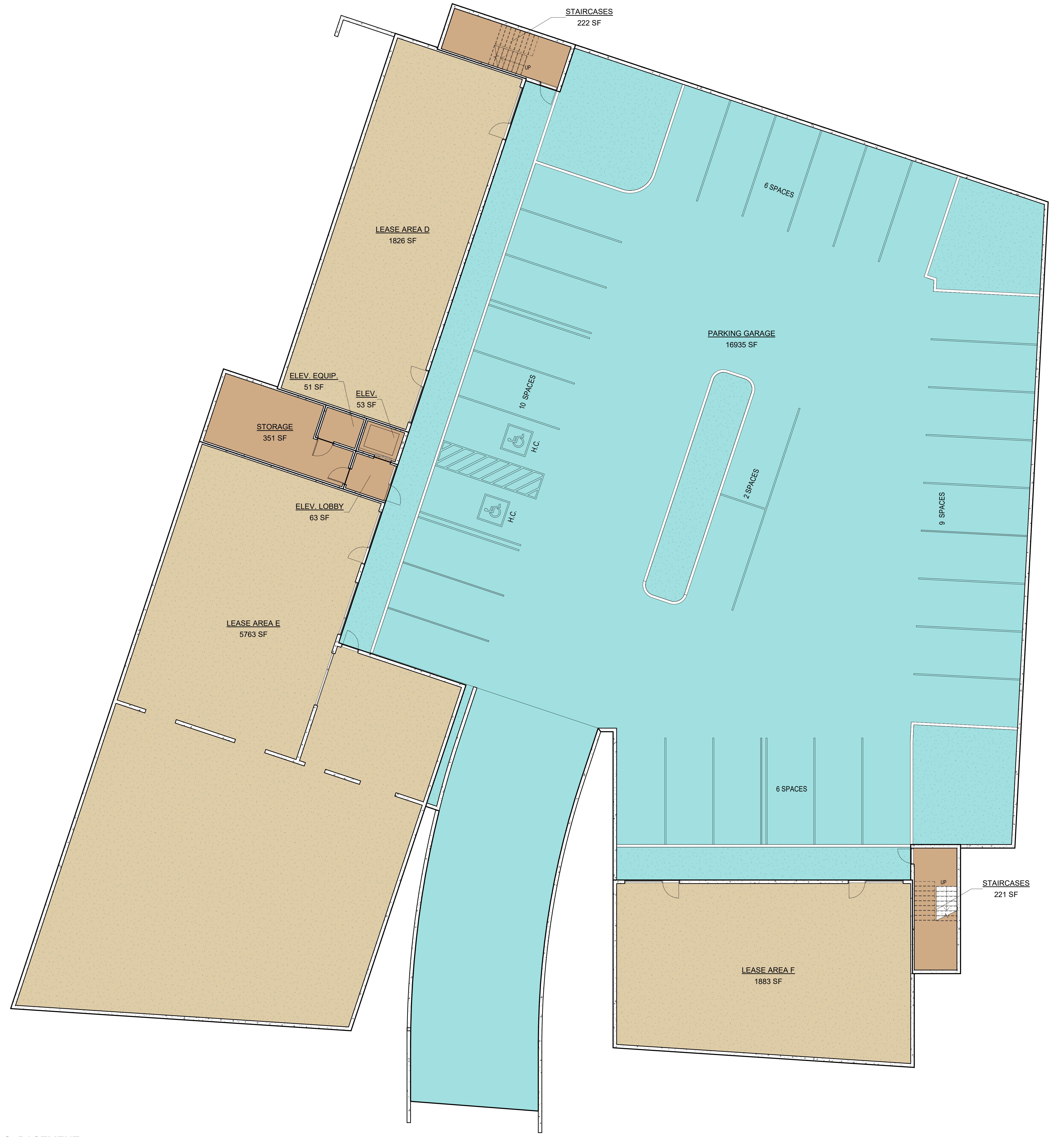
REVISIONS

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

A1.4

BASEMENT AREA  
PLAN

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	3070 SF
ELEV.	355 SF
ELEV. EQUIP.	103 SF
ELEV. LOBBY	129 SF
LEASE AREA A	1626 SF
LEASE AREA B	3299 SF
LEASE AREA C	1883 SF
LEASE AREA D	1626 SF
LEASE AREA E	5763 SF
LEASE AREA F	1883 SF
NEW BUILDING	16545 SF
STAIRCASES	1635 SF
STORAGE	1038 SF
	39559 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	15902 SF
	15902 SF
TOTAL SOFT:	136012 SF



## SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL ENGINEERS

+ MECHANICAL ENGINEERS

+ LANDSCAPE ARCHITECTS

REVISIONS

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

A1.5

FIRST 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	3676 SF
EXIST. STARCASE	127 SF
EXIST. STORAGE	539 SF
	10396 SF
2	
CIRCULATION	3976 SF
ELEV.	355 SF
ELEV. EQUIP.	103 SF
ELEV. LOBBY	129 SF
LEASE AREA A	1826 SF
LEASE AREA B	3296 SF
ELEV.	163 SF
LEASE AREA D	1028 SF
LEASE AREA E	576 SF
LEASE AREA F	1883 SF
NEW BUILDING	15645 SF
STARCASES	1823 SF
STORAGE	1038 SF
	39590 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 SOFT:	136012 SF



## SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL ENGINEERS

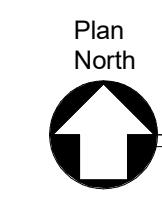
+ MECHANICAL ENGINEERS

+ LANDSCAPE ARCHITECTS

REVISIONS

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

A1.6

SECOND FLOOR AREA  
PLAN

T.O. SUB. FLR. 2ND.

1/8" = 1'-0"

# SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL  
ENGINEERS+ MECHANICAL  
ENGINEERS+ LANDSCAPE  
ARCHITECTS

REVISIONS

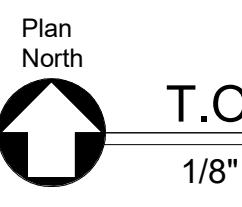
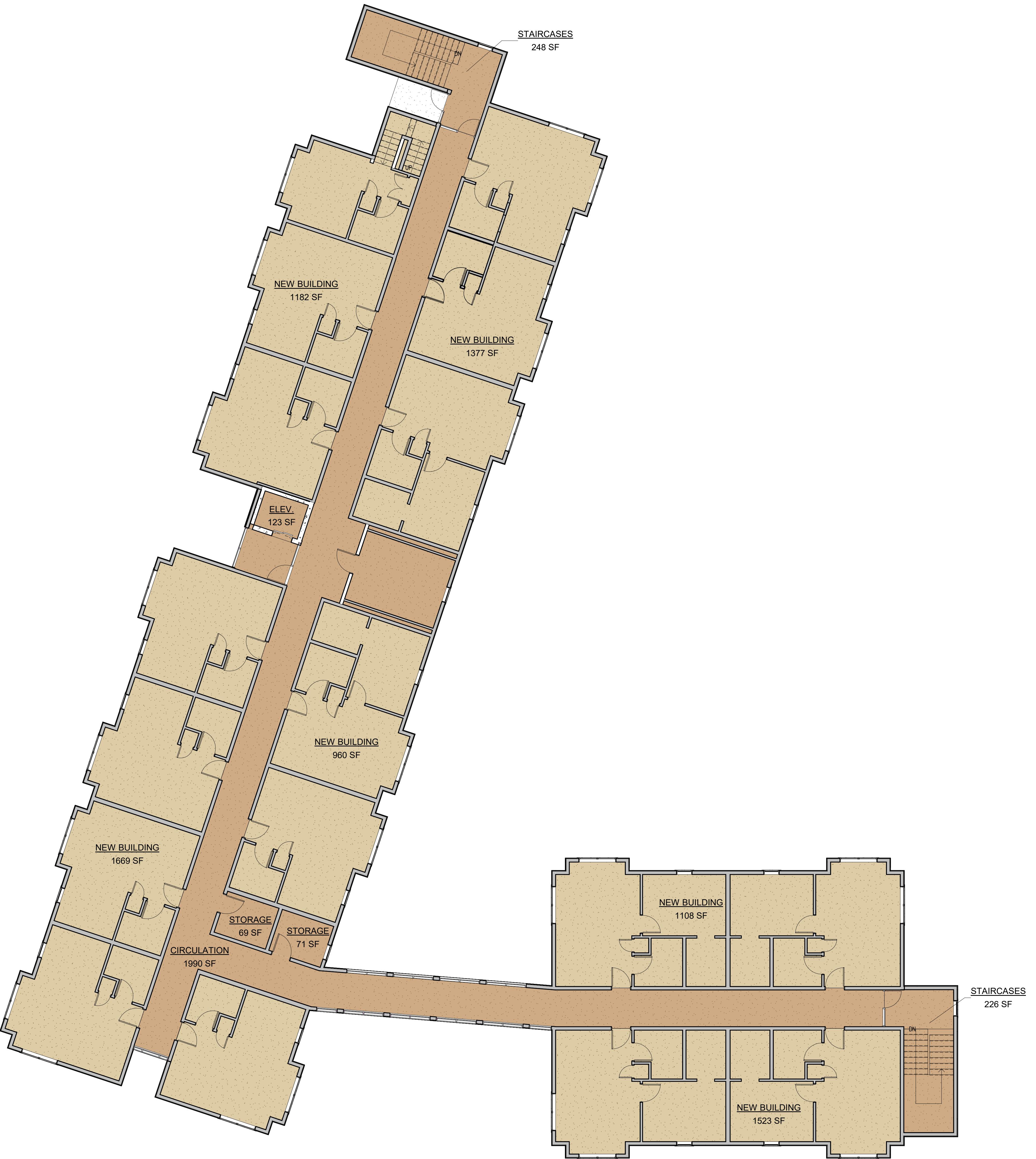
DATE: 06-08-22  
PROJECT NO/Project  
Number

A1.7

THIRD FLOOR AREA  
PLAN

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

AREA CALCULATIONS	
Name	Area
1	
EXIST. BUILDING	6144 SF
EXIST. MEC.H. ROOM	332 SF
EXIST. RETAIL	765 SF
EXIST. SOD ROOF	3678 SF
EXIST. STAIRCASE	127 SF
EXIST. STORAGE	5350 SF
	16396 SF
2	
CIRCULATION	3876 SF
ELEV.	355 SF
ELEV. EQUIP.	103 SF
ELEV. LOBBY	129 SF
LEASE AREA A	1626 SF
LEASE AREA B	3299 SF
LEASE AREA C	1883 SF
LEASE AREA D	1626 SF
LEASE AREA E	5763 SF
LEASE AREA F	1883 SF
NEW BUILDING	19845 SF
STAIRCASES	1625 SF
STORAGE	1038 SF
	36550 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	1592 SF
	1592 SF
TOTAL SQFT:	138012 SF



T.O. SUB. FLR. 3RD.

1/8" = 1'-0"

# SHERVIN APARTMENTS

400 S HIGHWAY 89



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

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

A3.0

SOUTH & EAST  
ELEVATIONS

# SHERVIN APARTMENTS

400 S HIGHWAY 89



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

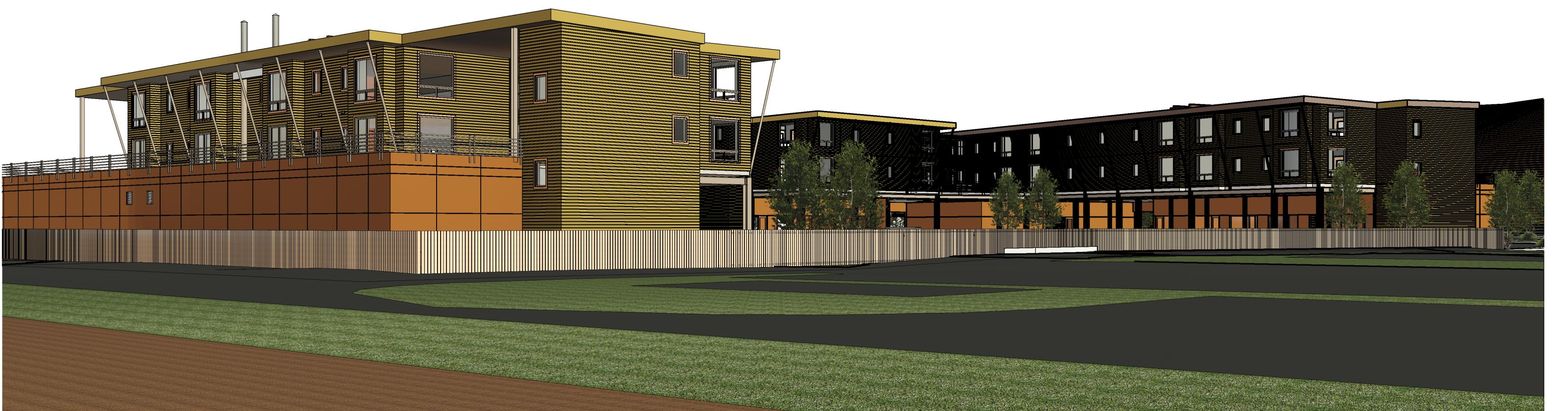
DATE: 06-08-22  
PROJECT NO: project  
Number

A3.1

NORTH & WEST  
ELEVATIONS



SOUTH - WEST



NORTH - EAST



SOUTH - EAST



NORTH - WEST

## SHERVIN APARTMENTS

400 S HIGHWAY 89

+ STRUCTURAL  
ENGINEERS+ MECHANICAL  
ENGINEERS+ LANDSCAPE  
ARCHITECTS

REVISIONS

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

A3.2

3D VIEWS



NORTH VIEW



EAST VIEW



## SHERVIN APARTMENTS

400 S HIGHWAY 89

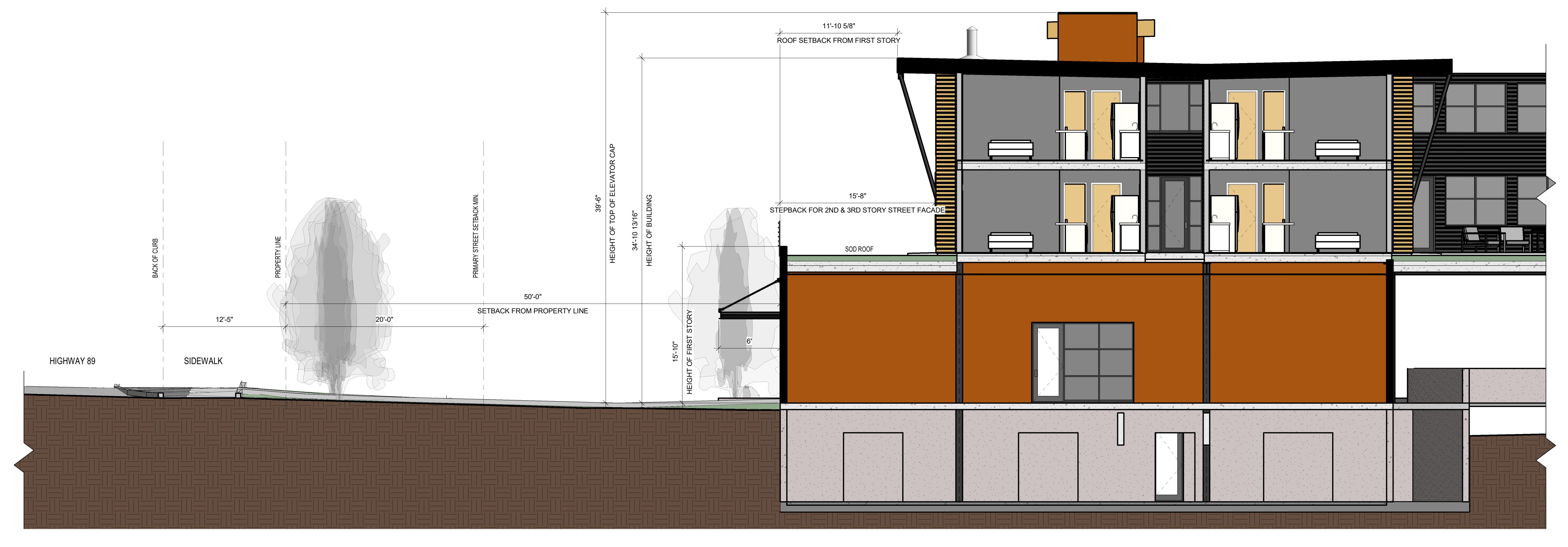
+ STRUCTURAL  
ENGINEERS+ MECHANICAL  
ENGINEERS+ LANDSCAPE  
ARCHITECTS

REVISIONS

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

A3.3

RENDERINGS



## SHERVIN APARTMENTS

400 S HIGHWAY 89

STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

LANDSCAPE ARCHITECTS

REVISIONS

DATE: 06-08-22  
PROJECT NO: project  
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	<input checked="" type="checkbox"/>
Indexed	<input checked="" type="checkbox"/>
Abstracted	<input checked="" type="checkbox"/>
Scanned	<input checked="" type="checkbox"/>

**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").

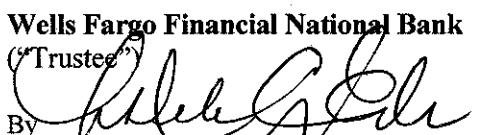
**Legal Description:** Lot 9 and South ½ Lot 7 of Lark Addition to the Town of Jackson, Teton County, Wyoming according to that plat recorded December 28, 1982 as Plat No. 530, said South ½ of Lot 7 being shown as Lot 7B on Map to Accompany Lot Division Application for Dorothy D. Simon, recorded September 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: T. Anna Knapper  
My Commission expires: May 5, 2023